

### 4.3 MOUNT WAVERLEY COMMUNITY CENTRE & MOUNT WAVERLEY YOUTH CENTRE REFURBISHMENT

(GRS: File No. CF2018039)

Ward: Mount Waverley

Responsible Director: Ossie Martinz

#### **RECOMMENDATION**

*That Council:*

- 1. Accepts the fixed lump sum tender price of \$2,810,261 (GST Exclusive), or \$3,091,287.10 (GST Inclusive) from Capabuild Pty Ltd Pty Ltd for Contract No.CF 2018039 for the Refurbishment of the Mount Waverley Community Centre & Youth Centre, 45-47 Miller Crescent Mount Waverley inclusive of option 5 (main feature panel to Community Centre Hall) and Provisional sums of \$60,000 (GST Exclusive).*
- 2. Approves a project contingency \$136,127 (GST Exclusive) for any additional latent conditions and service authority works, Project & Construction Management fees of \$118,000 (GST Exclusive) and Design & Consultancy Service of \$175,612 (GST Exclusive)*
- 3. Notes the anticipated total expenditure for the project is \$3,240,000 (GST Exclusive) inclusive of all fees.*
- 4. Allocates additional funding for tender options including core ten finish to external façade (\$108,630), front façade improvements (\$45,400) and rendering and linkage between the Community and Youth Centres (\$175,000).*
- 5. Authorises the Chief Executive Officer to approve any variations that do not exceed the project budget.*

#### **INTRODUCTION**

The purpose of this report is to accept the fixed tender submission of Capabuild Pty Ltd for the redevelopment and construction of Mount Waverley Community Centre & Mount Waverley Youth Centre, 45-47 Miller Crescent Mount Waverley.

#### **BACKGROUND**

In 2015, Council undertook a Community Infrastructure Study to examine the current levels of community infrastructure provision within the municipality and developed recommendations to ensure that planning for future services and facilities are streamlined, adequately resourced and appropriately facilitated. The study recognised the dynamic and changing nature of communities and the need for facilities to be flexible, innovative and adaptable to meet the needs of the community both now and

into the future. Council recognises that it is no longer feasible to provide stand-alone community facilities for the exclusive use of specific community or socio-demographic groups.

As a result of this study, Council identified a number of potential opportunities to improve Council's community infrastructure.

The Mount Waverley Community Centre and Mount Waverley Youth Centre are two highly utilised community facilities located in Mount Waverley, however they are in need of a refurbishment to ensure that we are meeting the needs of current and future users.

Within the vicinity of the Community Centre are two Council owned properties that are currently tenanted by The Highway Gallery (14 The Highway, Mount Waverley) and Monash Waverley Community Information and Support (6 Holskamp St, Mount Waverley). As these two organisations are in single use properties it was proposed to co-locate both organisations into the refurbished community centre and sell the two surplus properties to offset the costs of the refurbishment.

This provides Council with an exciting opportunity to establish a vibrant, community activity precinct that provides artistic, cultural and community services to the local and broader community. The refurbishment of the facilities will need to be flexible and multipurpose for a broad range of community uses.

The works include:

*Mount Waverley Community Centre*

- Redevelopment of internal space
- Creation of Gallery space
- Demolition works
- Office accommodation for the MWCISS
- Upgrade of entrance
- A new entry from the Northern side directly to the carpark
- New HVAC system
- Replacement of the roof
- Floor coverings
- Toilet refurbishment

*Mount Waverley Youth Centre*

- Refurbishment of ceiling and hall area
- Toilet upgrade
- New compliant DDA toilet
- New entry
- Refurbishment of meeting spaces

**SOCIAL IMPLICATIONS**

It is important to acknowledge that the process of planning for community infrastructure is not static and therefore the provision of responsive services for the

community will continue to shift and change over time. Traditionally, Council has provided much of its community infrastructure on a single purpose basis, however with the ongoing pressures associated with ageing infrastructure, and increasing demand for the provision of community facilities this approach is no longer sustainable, efficient or equitable.

The Mount Waverley Community Centre and Mount Waverley Youth Centre are currently used by a significant number of community and cultural groups on a regular basis and are located in close proximity to the Mount Waverley railway station, shopping area and Mount Waverley Library.

The redevelopment of the Centres will ensure that Council is meeting the needs of current and future users.

The Highway Gallery and Monash Waverley Community Information and Support (MWCISS) both whom have long histories and identities within the Mount Waverley area, will be relocated to the Mount Waverley Community Centre. The relocation will ensure their connection and presence in the local and broader community continues to increase with greater community awareness and participation.

Council is also seeking a grant of \$100,000 to include a “Changing Places” toilet within the Youth Centre. If successful it is expected that Council would need to contribute further funds to meet this change in scope. The result of the application and any funding will be reviewed by officers and referred to CEO and Council for approval.

### ***CONSULTATION***

Council established a Project Control Group to facilitate liaison with the client manager (or representative) and the consultant team. This group included the consultant Architect, City Development, Urban Design & Sustainability, Community Development and Services, Corporate Administration and Customer Service, Halls Management, Strategic Asset Management, Horticulture and Capital Works Departments.

The two organisations that will be relocating to the Community Centre, The Highway Gallery and Monash Waverley Community Information and Support (MWCISS) have both been part of an extensive community consultation process that has occurred to establish their requirements.

A series of consultative listening posts were undertaken at the Community Centre to ensure the current users of the facilities and the broader community had an opportunity to comment on the proposed changes and future of the Centre.

The relevant stakeholders will be kept informed on a regular basis throughout the duration of the project.

### ***DISCUSSION***

Council’s Capital Works Department managed the design process and delivered the tender process and contract administration process. This was done in association with the appointed Architectural consultant and the Project Control Group.

The landscape and civil engineering design, including the car park area for the project site and the urban design and landscape of the precinct are not part of this tender and will require further input from Councils Horticultural, Urban Design and Sustainability and Engineering Departments.

Tenders were advertised via the Department of Treasury & Finance approved Construction Supply Register (CSR), with six (6) sets of documents issued to selected tenderers.

Five (5) formal submissions were received by the appointed closing time, 2.00pm Friday 13 October 2017. One (1) tenderer withdrew during the estimating phase, citing estimating workload as the issue.

The tender evaluation panel established a selection criterion in accordance with the tender documentation and Council procurement policy:

The tender evaluation panel consisted of:

- Manager Strategic Procurement (Chair Person)
- Chief Operating Officer
- Manager, Capital Works
- Coordinator, Capital Works
- Construction Manager, Capital Works
- Architectural Consultant (non-scoring)

The base tender submissions received ranged from approximately \$2.8 million to \$4.4 million (GST exclusive).

The tender submissions that were received are listed below:

- Connellan Industries Australia
- 2Construct Pty Ltd.
- John Lyng Commercial Builders
- By Design Construction Group Pty Ltd
- Capabuild Pty Ltd

The submissions were subjected to a basic compliance test to ensure that the submissions received complied with the requirements of Council's Procurement policy.

Council was previously briefed on the additional options that currently sit outside the project budget however their inclusion will improve the front facade of both buildings and truly integrate the Mount Waverley Community Centre and Mount Waverley Youth Centre via a linked pathway. This will ensure that both the Community Centre and the Youth Centre are prominent and visually appealing from the curb and the community will be able to easily access both of these facilities regardless of their ability.

A number of tender pricing options were included in tender documentation and tenderers provided submissions that make provision for Council to include the additional external linking paths, landscaping and facade improvement works within the project scope.

These options included:

Option			Preferred Tender Cost Estimate
3.	Core ten finish to external facade	Outside base tender	\$108,630
4.	Render externals Facade	Outside base tender	\$45,400
5	Main feature panel finishes to Community Centre Hall	Within base tender	\$77,800
6.	Civil works to link Youth Centre & Community Centre	Outside base tender	\$175,000

The preferred tenderer's submission is inclusive of option 5 (main feature panel to Community Hall) and is within the adopted 2017/18 Capital Works budget for Mount Waverley Community Centre and Youth Centre Refurbishment. The additional works from the preferred tender total \$329,030 and it is officers' recommendations that these projects be approved and that this be funded from the overall capital works budget

Interviews were conducted with the two lowest priced tenderers to ensure pricing solutions were correct and clarifications were provided back to Council and the evaluation panel.

Reference checks were conducted on the preferred contractor and referees provided satisfactory feedback on the capability of the preferred tenderer.

Financial checks were conducted on the preferred tenderer and they are considered a low risk.

### **FINANCIAL IMPLICATIONS**

The 2017/18 adopted Capital Works program has made provision for the Mount Waverley Community Centre & Mount Waverley Youth Centre. The overall project budget for the combined works is \$3,240,000.

Budget Account	Value
B330-000-1670 – Mount Waverley Community Centre and Youth Centre Refurbishment	\$2,580,000
B319-000-1670 - Replacement of HVAC Systems and R22 Gases	\$ 453,000
B326-000-1670 -Roof and Safety Platform replacements	\$ 207,000

The tender submission of \$2,810,261 (GST Exclusive), or \$3,091,287.10 (GST Inclusive) by Capabuild Pty Ltd for the works under the contract can be funded from the available allocated budget.

Whilst the scope of works that was tendered remains within the project budget, there are additional works that are recommended to be undertaken given both Council and

the community's expectations to have high quality, accessible Council facilities. These works include the improvements to the Mount Waverley Community Centre and Mount Waverley Youth Centre Facade and the inclusion of a pathway that links the two buildings together. The scope of these works totals \$329,030. It is proposed that this work be funded via the overall capital works budget.

Project Contingency, Project Management and Architectural Design fees have been accounted for in the overall project cost.

The tender panel concurs that the tender submission from Capabuild Pty Ltd offers Council best value.

### **CONCLUSION**

It is recommended that Council:

Accepts the fixed sum tender price of \$2,810,261 (GST Exclusive), or \$3,091,287.10 (GST Inclusive) from Capabuild Pty Ltd Pty Ltd for Contract No.CF 2018039 for the Refurbishment of the Mount Waverley Community Centre & Youth Centre, 45-47 Miller Crescent Mount Waverley inclusive of option 5 (main feature panel to Community Centre Hall) and Provisional sums of \$60,000 (GST Exclusive).

Approves a project contingency \$136,127 (GST Exclusive) for any additional latent conditions and service authority works, Project & Construction Management fees of \$118,000 (GST Exclusive) and Design & Consultancy Service of \$175,612 (GST Exclusive)

Notes the anticipated total expenditure for the project is \$3,240,000 (GST Exclusive) inclusive of all fees.

Allocates additional funding for tender options including core ten finish to external façade (\$108,630), front façade improvements (\$45,400) and rendering and linkage between the Community and Youth Centres (\$175,000).

Authorises the Chief Executive Officer to approve any variations that do not exceed the project budget.