

### 4.3 TENDER FOR CALOOLA RESERVE MULTI-SPORTS PAVILION (CF2020026: TB)

Responsible Director: Ossie Martinz

**RECOMMENDATION\***

*That Council:*

1. *Awards the tender from 2 Construct Pty Ltd for Caloola Reserve Multi-Sport Pavilion, Contract No. 2020026 for a fixed Lump Sum of \$3,276,484 (GST excl.) and \$3,604,132.40 (GST incl.) with an extra \$165,924 for Contingencies and \$59,129 for Project Management and City Design fees.*
2. *Authorises the Chief Executive Officer to execute the contract agreement;*
3. *Notes that the total budget including the fixed Lump Sum, Contingencies and Provisional Items is \$3,583,367.*

*(\*Please note that all dollar figures are GST Inclusive unless stated otherwise).*

**INTRODUCTION**

Council tendered for a contractor to construct a new sports pavilion at Caloola Reserve, Atkinson Street, Oakleigh. The purpose of this report is to reflect the outcomes of the evaluation panel's recommendation for the project and to appoint a Contractor for the works.

**BACKGROUND**

Active Monash identified a need for a multi-sport pavilion to replace the recently demolished pavilion. The new multi-sport pavilion will be a shared facility with the recently located Oakleigh and Oakleigh North Tennis Clubs, Monash City Football Club and the East Oakleigh and Oakleigh Cricket Club.

The works include:

- A four change room pavilion and shared social space
- Hot shots courts/basketball court
- Pathways
- Improved parking along Drummond Street.
- Park lighting
- Landscaping and tree planting
- Sportsground reconfiguration including sports light pole configuration

Council engaged the services of Katz Architects to undertake detailed design services for the project. There was a change in scope to the initial brief as a result of additional funding from the State Government.

Extensive consultation was undertaken with all user groups, internal stakeholders from City Design, Horticulture, Engineering Services, Strategic Asset Management and Active Monash to ensure the final design and construction meets the requirement of all parties.

### **NOTIFICATION**

Six (6) prequalified suppliers from the Department of Treasury and Finance Construction Supplier Register (CSR) were invited to participate in a selective Tender for this project on 9/09/2019 and the tender closed on 11/10/2019. Council's use of the CSR list is approved by the Minister of Local Government under section 186(5) (c) of the Local Government Act 1989 and is therefore compliant with legislative requirements.

### **TENDERS RECEIVED**

Three tender submissions were received by the appointed closing time. The tenders received are listed below:

- 2 Construct Pty Ltd
- JR & BL Kendall Pty Ltd
- Shultz Building Group

### **Tender Conformance:**

All submissions were accessed for their compliance with the tender conditions including the contractual terms and conditions and the requirements of the response schedules.

All tender submissions were deemed conforming.

### **TENDER EVALUATION**

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised.

<b>Pass/Fail Assessment Criteria</b>	<b>Score</b>
Quality Systems (if applicable)	<i>Pass/Fail</i>
OHS	<i>Pass/Fail</i>
Mandatory Insurances (if applicable)	<i>Pass/Fail</i>
Conforming Tender	<i>Pass/Fail</i>
Scope Requirements	<i>Pass/Fail</i>

<b>KEY SELECTION CRITERIA</b>	<b>CRITERIA WEIGHTINGS</b>	<b>SUB WEIGHTINGS</b>	<b>SUB CRITERIA/RETURNABLE SCHEDULES LINK</b>
<b>40% NON-PRICE CRITERIA</b>	<b>Capacity and Capability</b>	<b>20%</b>	<b>5%</b> Experience
			<b>5%</b> Resources
			<b>5%</b> Risk Management

			5%	Performance and Innovation
	Project Timelines	10%	4%	Start and Completion timeframe
			6%	Proposed Program
	Sustainability (Mandatory)	10%	4%	Environmental Sustainability
			3%	Local Sustainability
			3%	Social Sustainability
PRICE (60%)	Price*	60%	60%	Comparison of Whole of Life Cost or Total Project Cost or Estimated Annual Cost

\*Minimum 60% price weighting required unless Council approves otherwise.

### **DISCUSSION**

The following information supports the evaluation panel's recommendations.

The final evaluation ranking (including the price and non-price evaluation criteria) had 2 Construct Pty Ltd ranked highest and as such, the evaluation panel recommends 2 Construct Pty Ltd as representing the best value outcome for Council.

### **FINANCIAL IMPLICATIONS**

The tenders closed at 2:00 PM Friday 11<sup>th</sup> October 2019 and the lowest tender received was from 2 Construct Pty Ltd, but is above the funding available. Permission was obtained by our Strategic Procurement Department to begin discussions with 2 Construct as the lowest tenderer, and to value manage the scope to identify savings without compromising the design of the facility. A meeting with the evaluation team and City Design discussed possible savings.

Submitted Lump Sum Price (2 Construct)	\$	3,464,484.00
Replace Social Room perforated marine-grade plywood internal ceiling (base option) with a perforated plasterboard ceiling.	-\$	34,000.00
Replace Social Room solid marine-grade plywood external soffit (base option) with FC-sheet	-\$	19,000.00
Soft Spot Allowance	-\$	18,000.00
Concrete Set downs / Screeds	-\$	12,000.00
Modify Insulation to external walls	-\$	3,600.00
Delete Feature Screen	-\$	6,900.00
Delete linings to external store	-\$	5,200.00

Modify Tiling Layout	-\$	3,600.00
Reduce Extent of Tiling (Delete 100m2)	-\$	9,000.00
Alternative Tactiles	-\$	3,800.00
Changes to Social Room A/C	-\$	12,000.00
Alternative fittings	-\$	18,900.00
Planting	-\$	42,000.00
Concrete Path Materials		
<b>Total savings</b>	<b>\$</b>	<b>272,000.00</b>
<b>Revised Lump Sum Price (2 Construct)</b>	<b>\$</b>	<b>3,276,484.00</b>

None of the items identified above will impact the use of the pavilion facility.

The available budget for the project is \$3,583,367.00, and with the identified cost savings the cost breakdown is as follows:

Project Budget	\$ 2,699,367
SRV Grant	\$ 800,000
Available Funds	\$ 3,499,367
Lowest Tender Submission Price (2Construct)	\$ 3,276,484
FF&E fees	\$ 20,000
Removal of cricket wickets	\$ 6,702
New Light towers	\$ 30,000
PM and City Design Fees	\$ 59,129
Katz Architecture Fees	\$ 25,128
Contingency 5%	\$ 165,924
Total Estimated Project Expenditure	\$ 3,583,367

A further \$84,000 for pathway lighting was considered as a value management saving to achieve budget but is not recommended as it is seen as an essential safety item.

***CONCLUSION***

That Council approves the recommendations contained within this report.