

4.4 TENDER FOR EUNEVA CAR PARK LEVEL 1 COMMUNITY INFRASTRUCTURE PROJECT (CF2019112: SMC)

Ward: Glen Waverley

Responsible Director: Director Infrastructure

RECOMMENDATION

That Council:

- 1. Awards the tender from Capabuild Pty Ltd for the Euneva Car Park Level 1 Community Infrastructure Project, Contract No. 2019112 for a fixed Lump Sum of \$1,721,294.30 with an extra \$258,194.20 for Contingencies;*
- 2. Authorises the Chief Executive Officer to execute the contract agreement;*
- 3. Notes that the total budget including the fixed Lump Sum, Contingencies and Fees is \$2,176,576.60*

Please note that all dollar figures are GST inclusive unless stated otherwise.

INTRODUCTION

The purpose of this report is to accept the Lump Sum tender submission of Capabuild Pty Ltd for the construction and fit out for Euneva Car Park Level One Community Infrastructure Project at 2 Euneva Avenue, Glen Waverley.

BACKGROUND

Council, at its April 2018 meeting resolved to consolidate both Monash Youth Services and Wavecare into a central co-located space on level one of the Euneva Avenue Car Park. This consolidation would realise many benefits to the community including the provision of a central point for service delivery in the heart of the Glen Waverley Activity Centre. With Link Health and Community operating from the ground floor, this opportunity provides for increased activation of the Euneva Avenue Car Park precinct.

The relocation of Monash Youth Service and Wavecare will ensure community services within the City of Monash continue to meet the changing needs of the Monash community and meet best practice guidelines for service provision. Council has resolved to sell 155 Coleman Parade, Glen Waverley and 14 Bogong Avenue, Glen Waverley to fund the redevelopment. The commencement of the statutory process will occur at an appropriate time in the project so as to not impact service delivery. Council is seeking to appoint a contractor to construct this new facility.

NOTIFICATION

Seven (7) prequalified suppliers from the Department of Treasury Construction Supplier Register (CSR) were invited to participate in a selective Tender for this project. The tender opened on 8 March 2019 and closed on 29 March 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 Council's legislative requirements.

DISCUSSION

Seven (7) sets of documents were issued to prospective tenderers with three formal tenders being received by the appointed closing time, 2.00pm Friday 29 March 2019.

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.

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

The tender evaluation panel consisted of:

- Manager Strategic Procurement.
- Manager Capital Works
- A / Coordinator Capital Works
- A / Coordinator Community Wellbeing
- Project Architect, Urban Design & Architecture

The submissions were subjected to a basic compliance test. This test ensured that the submitted tenders complied with the requirements of tendering.

The range of tenders received was \$1,683,617 to \$1,968,418 GST inclusive. This was adjusted following tender interviews.

The tenders received are listed below:

- 2 Construct Pty Ltd
- Capabuild Pty Ltd
- Schultz Building Group Pty Ltd

Reference checks and tender interviews were undertaken with the two shortlisted tenderers found to be satisfactory for the prescribed works under the contract.

The preferred contractor has completed previous major construction projects successfully for Council and to a high standard.

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

SOCIAL IMPLICATIONS

The refurbishment of Level one at the Euneva Car Park building provides Council with the opportunity to consolidate a range of complementary community support services into a central co-located space and provides the community with greater access to a broad range of integrated community services in an accessible location.

CONSULTATION

Discussions have been occurring since February 2016 with both Monash Youth Services and Wavecare in regard to their relocation to Level One of the Euneva Ave Building. Wavecare's Board of Management have approved the final plans and have also signed a Heads of Agreement with Council.

Monash Youth Services have consulted with young people, as users of their facility, to ensure that the new building will meet their expectations and requirements. MYS staff are excited to move to a purpose built facility that will be engaging and welcoming to young people.

Council officers have met with representatives of Link Health and Community and the Glen Waverley Traders Association to ensure they are aware of the project. Link Health and Community are very supportive of the two services moving to the Euneva building.

Internal	External
Monash Youth Services	Wave Care
Engineering	Link Health and Community
Architecture & Urban Design	Community and Traders
Strategic Asset Services	
Property Services	
Capital Works	
Business Technology	
Monash Communications	

The relevant stakeholders will continue to be engaged and consulted throughout the duration of the project.

FINANCIAL IMPLICATIONS

The 2018/19/20 Capital Works Program has made a provision for a budget of \$2,832,500 GST exclusive. This is to be funded through the proceeds of sales of 155 Coleman Parade and 14 Bogong Avenue, Glen Waverley subject to the formal statutory process. A provision

of \$2,800,000 GST exclusive has been allocated to this project with any surplus funds from the sale reallocated to reimburse car parking costs and other Capital Works projects.

CAPITAL BUDGET	\$ GST exclusive	\$ GST inclusive
Euneva Car Park Level 1 Community Infrastructure Project	\$2,832,500	\$3,115,750
TOTAL INCOME	\$2,832,500	\$3,115,750
Estimated Project Expenditure		
Tender Sum – Capabuild Pty Ltd	\$1,564,813	\$1,721,294.30
Contingency (15%)	\$234,722	\$258,194.20
Design Fees (8%)	\$125,185	\$137,703.50
Project Management Fees (3%)	\$53,986	59,384.60
Estimated Project Construction Expenditure	\$1,978,706	\$2,176,576.60

The submission by Capabuild Pty Ltd of \$1,721,294.30 (GST inclusive) for the works under contract can be funded from the available allocated budget within the 2018/19/20 Capital Works Program following the proposed land sales.

SUSTAINABLE OUTCOMES

The design supports Council's endeavour for sustainable outcomes. Some sustainable measures included but not limited to are;

- The existing Euneva Car Park building was designed with the intention of offering future adaptability and change of use. This project is a realisation of that intention with the conversion of car parking space into office space for the provision of youth and community services by Council and other users. As a result there is no new roof or floor structure required to provide the new accommodation.
- The existing building already includes a number of sustainability measures including energy efficient lighting, bio-filtration stormwater treatment and raw material finishes such as concrete, timber and core-ten steel requiring little or no ongoing maintenance.
- The proposed works include the removal and re-use of timber cladding around the lift and stair cores on Level 1. The timber will be re-used as cladding and seating within this project.

- Where feasible, the new materials and finishes will be natural, low VOC emitting, high recycled-material content.
- Low energy LED lighting will be used throughout.
- Existing car park lighting within the works area will be removed and retained as spares for the remaining car park decks.
- The co-location of Monash Youth Services and Wavecare allows the sharing of resources. The proximity to the existing ground floor Link Health Community Service is also a beneficial social outcome.
- The design of the youth spaces allows for design input by the user groups into the final look and feel of the spaces. Council will be working with youth groups in developing the design further during construction giving a real sense of ownership of the final outcome to the user groups.

CONCLUSION

That Council approves the recommendations contained within this report.