

4.1 TENDER FOR ASHWOOD HALL – BALCONY UPGRADE (CF2020150: TB)

Responsible Director: Ossie Martinz

RECOMMENDATION*

That Council:

- 1. Awards the tender from Simbuilt Pty Ltd for Ashwood Hall – Balcony Upgrade, Contract No. 2020150 for a fixed Lump Sum of \$500,456.00 with an extra \$75,068.40 for Contingencies and \$1,100.00 for Provisional Items (executable at Council's option);*
- 2. Authorises the Chief Executive Officer to execute the contract agreement;*
- 3. Notes that the contract will commence on 13 July 2020 and the expected completion date is 13 November 2020; and*
- 4. Notes that the total budget including the fixed Lump Sum, Contingencies and Provisional Items is \$608,908.30.*

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

INTRODUCTION

Council has tendered for the Ashwood Hall – Balcony Upgrade.

BACKGROUND

Council is seeking to appoint a contractor to undertake demolition of the existing North balcony and construct an extension including a new balcony and an emergency egress ramp along the West side of the Hall to ensure Council complies with the current Disability Discrimination Act regulations and specifications.

The existing hall balcony was constructed in 2 stages, the West end in the early 1960s and the East end in the early 1970s. Over time there has been displacement and water ingress into the balcony and wall structure resulting in structural failure of the balcony courtyard footings causing wall movement, steel lintel corrosion over doors & windows and reinforcement corrosion causing cracking in the wall arches. The ground floor tenancy has had ceiling cornice and plaster failure due to the persistent water ingress.

A structural engineering consultant was engaged to assess the integrity of the balcony and walls and recommended bracing the courtyard walls to the hall North wall to prevent further movement. This work was carried out in 2019.

The works were priced in 2 stages, 1A and 1B, giving Council the option to construct both stages this year

NOTIFICATION

A public notice was placed in The Age newspaper on 21 March 2020 and the tender closed on 15 April 2020.

TENDERS RECEIVED

Tender submissions were received from the following four (4) of suppliers by the appointed closing time.

TENDERERS SUBMITTED	
1	Ferrum Group Pty Ltd
2	Harris HMC Construction Pty Ltd
3	Simbuilt Pty Ltd
4	Total Trade Property Services Pty Ltd

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.

Tenderers were then further evaluated as per the agreed evaluation criteria.

TENDER EVALUATION

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

Tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

ASSESSMENT CRITERIA	
Quality Systems	Pass/Fail
OHS	Pass/Fail
Mandatory Insurances	Pass/Fail
Mandatory Pre-Tender Meeting	Pass/Fail
Conforming Tender	Pass/Fail

Key Selection Criteria	Criteria Weightings	Sub Criteria Weightings	Sub Criteria
Capacity and Capability	20%	5%	Experience
		5%	Resources
		5%	Risk Management
		3%	Legal Compliance
		2%	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%	60%	Price

*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 Simbuilt Pty Ltd ranked highest and as such, the evaluation panel recommends Simbuilt Pty Ltd as representing the best value outcome for Council.

FINANCIAL IMPLICATIONS

FINANCIAL

The 2019/20 Capital Works Program makes provision for an allocated budget as follows:

Capital Budget	\$ GST Ex.	\$ GST Inc.
Account No. 1.PY.BBD.B180.AHE.1670 Contract Name Ashwood Hall – Balcony Upgrade	\$486,307.00	\$534,937.70
TOTAL INCOME	\$486,307.00	\$534,937.70

Contract Price	\$454,960.00	\$500,456.00
Provisional Items	\$1,000.00	\$1,100.00
Design Fees	\$15,700.00	\$17,270.00
Contingency	\$68,244.00	\$75,068.40

Project Management Fees	\$13,649.00	\$15,013.90
TOTAL EXPENDITURE	\$553,553.00	\$608,908.30

The tender documents requested two stages of pricing for Part A, the existing balcony removal and demolition & extension of the ground floor tenancy and Part B for the continuation of the balcony and emergency egress ramp on the West side of the Hall.

The allocated budget of \$534,937.70 only allowed for Part A to be completed in the 2019/20 budget. The Client has requested additional funding and approval through the Capital Works Program and it is Councils preference to undertake both stages 1A and 1B to complete the project as a whole and minimise disruption to the user groups.

The total project cost is \$608,908.30 leaving a budget shortfall of \$73,970.60 with the additional funding to be made available from budget savings in the Capital Works Program as agreed with the Delivery Manager (Manager Capital Works) and Client (Chief Operating Officer).

SUSTAINABILITY OUTCOMES

Environmental Sustainability

Simbuilt Pty Ltd are an ISO accredited company with environmental management systems accredited under ISO 14001. For every Simbuilt Pty Ltd project a SIM203 Project Waste Management Plan is completed which highlights the key environmental impacts and risk mitigation techniques that are site-specific to each project. Examples of environmental initiatives include:

- Energy consumption targets
- Specific bins on site for recycling construction materials vs land waste
- Transport fuel (petrol and diesel) targets

Local Sustainability

Simbuilt Pty Ltd have 2 staff that live within the municipality, will source sub-contractors and procure at least 20% of the project materials from within the City of Monash.

Social Sustainability

Simbuilt Pty Ltd have recently partnered with the Melbourne Indigenous Transition School, based close to their office in Richmond. MITS focuses on providing a transition year for children from remote indigenous communities arriving in Melbourne to study at their partner schools. MITS aims to reduce the culture shock of transitioning from the "School of the Air" to Melbourne. Simbuilt Pty Ltd staff are to assist with after school homework and provide transport to sports matches for the students. Once the MITS programme matures Simbuilt Pty Ltd have committed to providing work experience placements for the students.

CONCLUSION

That Council approves the recommendations contained within this report.