

## 4.2 TENDER FOR ESSEX HEIGHTS RESERVE MULTIPURPOSE NET REDEVELOPMENT - CONSTRUCTION

(2023184: AH)

Responsible Director: Jarrod Doake, Director City Services

### **RECOMMENDATION\***

*That Council:*

1. *Awards the tender to Grassports Australia Pty Ltd for Essex Heights Reserve Multi- Purpose Net Redevelopment - Construction, Contract No. 2023184 for a fixed Lump Sum of \$856,290.13 with an extra \$85,800 for Contingency;*
2. *Authorises the Chief Executive Officer to execute the contract agreement;*
3. *Notes that the contract is anticipated to commence on 21 August 2023 and the expected completion date is 22 December 2023;*
4. *Approves the additional funding of \$222,740.73 required to deliver this project; and*
5. *Notes that the anticipated project expenditure including the fixed Lump Sum, Project Management/Delivery Fees is \$877,132.93 with a further allocation of \$85,800 for Contingencies.*

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

### **INTRODUCTION**

Council has conducted a tender process for 2023184 – Essex Heights Reserve Multi-Purpose Net Redevelopment – Construction.

As part of its planning process for this tender, Council Officers considered its procurement options, including whether to go to market itself, participate in regional or sector collaboration or to access established contracts via other compliant Procurement agreements.

Due to the nature of the construction works being limited to sports infrastructure on a local Monash Reserve, it was deemed that options for collaboration were limited and that an independent procurement process would be undertaken.

## BACKGROUND

This project entails the redevelopment of cricket training facilities at Essex Heights Reserve in Mount Waverley. The existing facilities are made up of three synthetic practice wickets and eight natural turf wickets.

The facilities have been used by the Club for over 15 years with only minimal upgrade works undertaken in that time, with the condition of the facilities now requiring regular maintenance and major upgrade works.

The project will deliver an increased community amenity for the reserve incorporating a multi-purpose synthetic sports area that will divide into a six-cricket training net facility with retractable netting supporting formal cricket training which can also be opened up to a full-size futsal court for community use.

Stage 1 of the project was delivered in 2022-2023 and incorporated site and feasibility planning, preliminary concept design, community consultation and detailed facility design. As planned, the design was completed in 2022-2023 with construction to follow in 2023-2024.

The project scope will deliver the following:

- Multi-purpose synthetic training area incorporating a six lane cricket training facility with retractable lane netting that also converts to a full-size futsal court with goals;
- Synthetic court which will be fully enclosed with chain mesh fencing and soft netting roof;
- Upgraded and expanded pedestrian walking path around the new facility and connection to the northern car park;
- Power supply to support cricket training with the club electric bowling machine.

## NOTIFICATION

A public notice was placed in The Age newspaper on 26 April 2023 and 29 April 2023 and the tender closed on 24 May 2023.

## TENDERS RECEIVED

Five tender submissions were received by the appointed closing time.

The tenders received are listed below:

<b>TENDERERS SUBMITTED</b>	
<b>1</b>	<b>Hendriksen Contractors Pty Ltd</b>
<b>2</b>	<b>Grassports Australia Pty Ltd</b>
<b>3</b>	<b>Smartgrass</b>

4	Turf One Pty Ltd
5	Quantum Civil Pty Ltd

### TENDER CONFORMANCE

All submissions were assessed 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

In accordance with the Procurement Policy, the evaluation panel and evaluation criteria weightings were nominated prior to opening the Tender.

Pass/Fail Assessment Criteria	Score
Quality Systems (if applicable)	Pass
OHS	Pass
Mandatory Insurances (if applicable)	Pass

KEY SELECTION CRITERIA	CRITERIA WEIGHTINGS	SUB WEIGHTINGS	SUB CRITERIA/RETURNABLE SCHEDULES LINK	
40% NON-PRICE 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%)	Price*	60%	60%	Comparison of Whole of Life Cost or Total Project Cost or Estimated Annual Cost

**DISCUSSION**

Five submissions were received in response to the advertised project tender.

Lump Sum tender prices initially received exceeded the available budget. As such, the project team identified several opportunities within the project scope for value management to reduce the cost without impacting the expected community outcome & functionality of the project.

A revised project scope was provided to all tenderers for review and to resubmit their final price. The revised submissions were then evaluated by the Tender Evaluation Panel (TEP).

Four of the five tenderers are known to Council, all having successfully delivered sports infrastructure or sportsground redevelopment projects for Monash or other Metropolitan Municipalities. These include Hendriksen Contractors, SmartGrass, Grassports Australia and Turf One.

The tender evaluation panel had Grassports Australia (Grassports) ranked highest overall and are the preferred contractor for this project.

Grassports delivered the Jack Edwards Reserve synthetic sports field for Monash City Council in 2015 and are well regarded in the sports field construction industry having delivered similar scopes of work for other Metropolitan Councils, Victorian Government and within the Private Schools sector. This was further reiterated by their detailed responses to the Returnable Schedule and articulating their clear delivery methodology.

Reference checks were also performed with the City of Whittlesea and Carey Grammar where they have successfully delivered similar projects. Both organisations reported positive experiences and highly regarded Grassports' work; consistent themes were their professionalism, attention to detail and timeliness on delivering to the desired construction program and budget.

The final evaluation ranking (including the Price and Non-Price Evaluation Criteria) had Grassports ranked highest and as such, the evaluation panel recommends Grassports as representing the best value outcome for Council for this tender.

## FINANCIAL IMPLICATIONS

An overview of the budget and proposed project expenditure is outlined below.

Capital Budget Allocation	\$ GST Ex.	\$ GST Inc.
<b>Project C09435 – Essex Heights Reserve Multi-Purpose Net Redevelopment</b>	\$672,902.00	\$740,192.20
<b>TOTAL PROJECT BUDGET</b>	<b>\$672,902.00</b>	<b>\$740,192.20</b>

Total Anticipated Project Expenditure Based Upon Grassports Australia Submission		
Lump Sum Price	\$778,445.57	\$856,290.13
Contingency	\$78,000.00	\$85,800.00
Project Management	\$16,000.00	\$17,600.00
Design Consultant Fees (Construction Phase)	\$2,948.00	\$3,242.80
<b>ANTICIPATED TOTAL EXPENDITURE</b>	<b>\$875,393.57</b>	<b>\$962,932.93</b>
<b>Budget Shortfall</b>	<b>\$202,491.57</b>	<b>\$222,740.73</b>

The initial project budget was set in 2021–2022 for \$778,800 (incl GST) for the design and construction of the new cricket net facilities. The budget was identified by officers and benchmarked off similarly sized projects that Council had previously delivered.

Over the last two years the construction industry has substantially changed with a reduction of contractors tendering on works and significant increases in material and services costs. Overall tender prices have increased between 20–30%.

There is a budget shortfall of \$222,740.73 (GST Incl.) for this project. The additional budget required for this project will be funded through savings identified through delivery of the 2023/24 Capital Works Program.

## SUSTAINABILITY OUTCOMES

Grassports Australia has identified sustainability opportunities within this project that supports Council's endeavor to deliver environmental, local and socially sustainable projects and they have committed to recycle materials from the demolition of existing cricket nets and plan to source recycled crushed concrete material for their construction.

## CONCLUSION

That Council approves the recommendations contained within this report.