

7.4.3 2026008 ALBANY DRIVE & ARGYLE RESERVE PLAYGROUND UPGRADES

Responsible Manager:	Andrew Andonopoulos, Manager Capital Works
Responsible Director:	Jarrod Doake, Director City Services

RECOMMENDATION

That Council

1. **Awards the tender from Warrandale Industries for Albany Drive Reserve and Argyle Reserve Playspace Upgrades, Contract No. 2026008 for a Fixed Lump Sum of \$613,789.83 with an extra \$85,800 for Contingencies.**
2. **Authorises the Chief Executive Officer or their delegate to execute the contract agreement.**
3. **Notes that the anticipated contract commencement date is 29 October 2025 and the expected completion date is June 2026 and**
4. **Notes that the total budget including the contract Fixed Lump Sum, Consultant Fees and Project Management/Delivery Fees is \$703,359.53 with an extra \$85,800 for Contingencies.**

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

INTRODUCTION

Council has conducted a tender for 2026008 Albany Drive Reserve and Argyle Reserve Playspace Upgrades.

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. This tender had two site specific designs with unique local characteristics and constraints at Albany Drive Reserve and Argyle Reserve with long lead times on playground equipment contributing to tight timelines to enable the project to be completed within the 2025/26 financial year. As a result, collaboration for this construction tender was not feasible.

COUNCIL PLAN STRATEGIC OBJECTIVES

A well-planned and future ready city

An attractive and well-designed city with connected neighbourhoods, active transport, open spaces, facilities and infrastructure that meets the current and future needs of our community.



BACKGROUND

Council's Active Monash Department has identified Albany Drive Reserve and Argyle Reserve playspaces through the Playground Condition Audit Report and Playground Development Program that these play spaces require renewal. The tendered works are for the renewal of the existing play spaces, new shelter, fitness and ninja course (Argyle Reserve only) and associated landscape and accessibility works.

Council was successful in receiving a grant from the 2024-25 Local Sports Infrastructure Fund for the design and construction of active recreation infrastructure to be built in conjunction with the council funded playground upgrade.

The works and associated infrastructure include:

- Demolition of existing play spaces;
- General earthworks;
- Installation of new playground equipment;
- Installation of fitness equipment and ninja course;
- Path works and improved accessibility to play spaces;
- Installation of new park furniture;
- Installation of shelter; and
- Landscaping Including new plantings & establishment period.

NOTIFICATION

A public notice was placed in The Age newspaper on 16 August 2025 and the tender closed on 5 September 2025.

TENDERS RECEIVED

Tender submissions were received from the following 12 suppliers by the appointed closing time

TENDERERS SUBMITTED	
1	Warrandale Industries
2	Sustainable Landscaping
3	GRN Built Pty Ltd
4	Melbourne Landscape Group
5	Yellowstone Landscaping
6	Safe Play Australia Pty Ltd
7	Regal Innovations Pty Ltd
8	Rose Landscape Services
9	Landstruct Landscape Construction
7	LD Total
11	Melbourne Landscape Co
12	Contek Constructions

CONFORMANCE SUMMARY

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.

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised. The shortlisted tenders were assessed in accordance with the following criteria as per the tender documentation:

ASSESSMENT CRITERIA	
Risk Level 1-3: OHS & Quality Mandatory Rapid Global	Pass/Fail
Mandatory Insurances	Pass/Fail

KEY SELECTION CRITERIA	CRITERIA WEIGHTINGS	SUB CRITERIA WEIGHTINGS	SUB CRITERIA
Capacity and Capability	20%	6%	Experience
		5%	Resources
		5%	Risk Management
		3%	Legal Compliance
		1%	Performance and Innovation
Project Timelines	10%	4%	Start and Completion timeframe
		6%	Proposed Program
Sustainability (Mandatory)	20%**	18%	Environmental Sustainability
		1%	Local Sustainability
		1%	Social Sustainability
Price	50%*	50%	Price

DISCUSSION


The following information supports the evaluation panel's recommendations.

The Tender Evaluation Panel (TEP) evaluated all tenders against the key selection criteria and weightings including price. After the initial assessment of the qualitative / non price assessment criteria, it was found that Warrandale Industries, Yellowstone and Sustainable Landscaping were the top three ranked submissions to be shortlisted for further review.

The TEP met again to review the shortlisted tenderers and finalized their scores. The TEP ranked Warrandale highest for both Albany and Argyle Reserve Play Spaces.

The tender prices received were very competitive with 10 of the 12 submissions received within the adopted budget.

Reference checks for Warrandale Industries confirmed that they delivered a large regional playground project to a high standard with minimal variations, implemented



strong safety systems & process and demonstrated good working relationships with subcontractors to complete the works.

Warrandale Industries have also successfully delivered several projects for the City of Monash to a high-quality standard and within time and budget, recent examples of which are Pinewood Reserve and Orchard Street Reserve Play Spaces.

The final evaluation ranking (including the price and non-price evaluation criteria) had Warrandale Industries ranked highest and as such, the TEP recommends Warrandale Industries as representing the best value outcome for Council and that they be awarded this tender.

FINANCIAL

The 2025/26 Capital Works budget makes provision for these projects as follows:

Capital Budget Allocation	\$ GST Ex	\$ GST Inc.
C09948 Albany Drive Reserve <u>Playspace</u> Upgrade Construction	\$181,921.36	\$200,113.50
C09736 Argyle Reserve <u>Playspace</u> Upgrade Construction (Includes Sport Recreation Victoria 2025-26 Local Sports Infrastructure Fund Grant of \$164,427 ex GST)	\$543,427.00	\$597,769.70
TOTAL PROJECT BUDGET	\$725,348.36	\$797,883.20

Total Anticipated Project Expenditure Based Upon <u>Warrandale Industries</u> Submission		
C09948 Albany Drive Reserve <u>Playspace</u> Upgrade		
Lump Sum Price	\$143,919.45	\$158,311.40
Contingency	\$18,000.00	\$19,800.00
Project Management/Delivery Fees	\$16,000.00	\$17,600.00
Consultant Fees	\$4,000.00	\$4,400.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$181,919.45	\$200,111.40

C09736 Argyle Reserve <u>Playspace</u> Upgrade Construction		
Lump Sum Price	\$414,071.30	\$455,478.43
Contingency	\$60,000.00	\$66,000.00
Project Management/Delivery Fees	\$34,000.00	\$37,400.00
Consultant Fees	\$27,427.00	30,169.70
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$535,498.30	\$589,048.13
TOTAL COMBINED ANTICIPATED EXPENDITURE	\$717,417.75	\$789,159.53

SUSTAINABILITY OUTCOMES

As part of Council's commitment to sustainability this project involves the use of:

Environmental and Local Sustainability:

- Recycling concrete, rubber matting, plant pots;
- Tracks emissions (electricity, fuel) as well as water usage and waste volumes;
- Sourcing mulch, concrete and drainage pits locally; and
- Works conducted in line with Safety, Environment & Quality Management Plan.



Social Sustainability:

Warrandale Industries have worked with Rotary Overseas Recycled Playground Program (RORP) since 2018 to repurpose and recycle existing playground equipment. This equipment goes to communities where a safe playground is not always readily available. This program reduces landfill waste, provides recreational opportunities for underprivileged children and promotes environmental sustainability.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Community consultation was not required.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONCLUSION

The Evaluation Panel recommends that the Council approves the Recommendations contained within this report.

ATTACHMENT LIST

Nil