

7.4.2 2025075 MT WAVERLEY RESERVE CAR PARK REDEVELOPMENT

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

RECOMMENDATION

That Council

1. Approves additional contingency funds of \$346,099.93 to Contract 2025075 Mt Waverley Reserve Car Park Redevelopment with Ramsay Civil Pty Ltd.
2. Approves additional budget funding of \$297,800.64 for project C09999 Mount Waverley Reserve Car Park.
3. Notes that this request for additional contingency funds is compliant with Council's Contract Variation Delegation Rules as approved by Council on 31 October 2023 and
4. Notes the revised anticipated final project expenditure is \$1,947,800.64.

Please Note: All values in this report are GST exclusive unless stated otherwise.

INTRODUCTION

In accordance with Council's Contract Variation delegation rules, this report explains the reason for a Contract Variation for Council approval.

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

On 26 August 2025, Council awarded Tender No. 2025075 Mt Waverley Reserve Car Park Redevelopment to Ramsay Civil Pty Ltd for a lump sum price of \$1,273,700.71 with an approved contingency allowance of \$250,000 resulting in a total available contract sum of \$1,523,700.71. A copy of the original Council Report is attached as supporting background information

As of the date of this report, the project is approximately 70% complete. The scope of works includes demolition of the existing tennis courts and tennis club building, the existing car park will be partially reconstructed, retaining and reusing a significant proportion of the subgrade and base material and the car park extended over the former tennis court area. The new works include expanded car park, bin storage compound, surrounding landscape works with vegetation planting.

The contract commenced following Council approval and was initially scheduled to be completed in February 2026. As a result of the additional works identified in this report following a redesign of sections of the car park, the project is expected to be completed in June 2026.

DISCUSSION

To prevent and minimise disruption, the car park reconstruction works were divided into two stages. Stage 1 (being the larger portion of the works) extend from Charles Street and included the old tennis court area. Stage 2 works are predominantly in front of the Mt Waverley Learning Centre, west of Fleet Street.

As part of the initial design investigations for the car park reconstruction project, Design Consultants undertook surveys to identify existing utilities and underground services within the project area. The survey results had identified 2 major water utilities; a 1050mm diameter Melbourne Water scour drain and the other a 900mm diameter Yarra Valley Water, water main. Both of these pipes run in the east-west direction through the existing and extended carpark.

The carpark design included an expanded drainage system, subsurface drainage and associated pits to adequately drain the new carpark. The drainage design took into consideration efficiency of drainage flow, and consolidating drainage to avoid and minimising duplicating pipe runs where necessary. This design also crossed over the existing Melbourne Water(MW) and Yarra Valley Water(YVW) infrastructure identified above.

During construction and after exposing the MW & YVW assets it was discovered that there were a number of issues with the documented design; both the proposed new drainage system and the finished car park construction levels failed to meet the clearance requirements to comply with the major water authority assets.

The Project team met with both MW & YVW on-site and had numerous discussions to determine whether a suitable solution could be achieved to maintain the original design alignment & levels albeit with reduced minimum clearances to their assets however, this was unachievable and a redesign of the car park was required.

The new design includes a duplicate drainage system to avoid crossing the MW & YVW assets, raises the finished car park levels & includes installation of reinforced concrete rather than asphalt above the MW & YVW assets to increase cover & provide protection to their assets. This process took some time to resolve including gaining final approval from MW & YVW. As a result, construction stopped and the contractor demobilised from site between the end of November through until early March 2026. This has resulted in additional costs to the project including delay costs and additional scope and construction requirement costs. There were no additional costs for the redesign works in acknowledgment that there were significant omissions & shortcomings with the original design.

The additional costs to the contract comprise the following:

- Delay costs of 67 working days. This covers the period between end November and early March 2026. - \$33,500.
- Amended & additional drainage works, including preliminaries, prolongation costs, demobilising/re-mobilising of plant and additional holding costs for materials already purchased - \$376,443
- Adjusting the carpark grading and increased finished surface levels over the existing MW & YVW assets - \$50,000 (estimate)
- A further \$32,000 is requested for unforeseen latent conditions.

There is currently \$145,843.07 remaining in the approved contingency allowance for this contract. As part of the variation, Officers are seeking further funding of \$346,099.93 contingency to complete the project.

The Mount Waverley Reserve Car Park Redevelopment had a project budget allocation of \$1,650,000. As a result of the additional requested contingency, further project funding of \$297,800.64 is also required.

Whilst the amended design changes were required to comply with the requirements of the Water Authorities, Council Officers' assessment is that this did not occur. Council is currently considering its options regarding recovery of loss and damage from its external consultants.

FINANCIAL IMPLICATIONS

In accordance with Council's Contract Variation Delegation Rules, Council approval is required where contract variations do not meet the definition of Exceptional Circumstances and where the variation exceeds 10% of the awarded contract sum (including approved contingency) or \$100,000.

A summary of contract expenditure is provided in the table below.

Spend Information	Amount
Fixed Lump Sum Contract 2025075 Mt Waverley Reserve Car Park Redevelopment	\$1,273,700.71
(b) Approved Contingency	\$250,000.00
(c) Total Available Contract Funds	\$1,523,700.71
(d) Approved Contract Variations to date	\$104,156.93
(e) Contingency Remaining (b less d)	\$145,843.07
(f) Additional Contract variations required to complete the works	\$491,943.00
(g) Additional Contingency required (f less e)*	\$346,099.93
Total revised Contract 2025075 - Mt Waverley Reserve Car Park Redevelopment (c plus g)	\$1,869,800.64

Project Budget

Budget Detail	Amount
Approved Project Budget	\$1,650,000.00
Expenditure	
Revised Contract Amount	\$1,869,800.64
Project Management/Delivery Fees	\$78,000.00
Anticipated Final Project Expenditure	\$1,947,800.64
Additional Project Budget Required	\$297,800.64

The Project Budget shortfall will be managed in delivery of the overall 2025/26 Capital Works program.

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

That the recommendations within this report are approved by Council.



ATTACHMENT LIST

1. 7.4.1-2025075-mt-waverley-reserve-car-park-redevelopment [**7.4.2.1** - 8 pages]

7.4.1 2025075 - MT WAVERLEY RESERVE CAR PARK REDEVELOPMENT

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

RECOMMENDATION

That Council

1. **Awards the tender from RAMSAY CIVIL PTY LTD for the Mt Waverley Reserve Car Park Redevelopment, Contract No. 2025075 for a fixed Lump Sum of \$1,401,070.78 with an extra \$275,000 for Contingencies.**
2. **Authorises the Chief Executive Officer to execute the contract agreement.**
3. **Notes that the contract is anticipated to commence on 8 September 2025 and the expected completion date is 30 January 2026 and**
4. **Notes that the anticipated project expenditure including the fixed Lump Sum and Project Management / Delivery Fees is \$1,486,870.78 with a further allocation of \$275,000 for Contingencies.**

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

INTRODUCTION

Council has conducted a tender for 2025075 Mt Waverley Reserve Car Park Redevelopment

As part of its planning process for this tender, Council Officers considered its procurement options, including whether to go to the market itself, participate in regional or sector collaboration or to access established contracts via other compliant Procurement agreements. As this is a site-specific construction tender which also requires coordination with several other projects already in progress at this site at the same time, no opportunities for collaboration were identified.

BACKGROUND

Council has invited tenders for a fixed lump sum construction contract for the Mount Waverley Reserve Car Park. The tennis courts and tennis club building will be demolished, the existing car park will be partially reconstructed, retaining and reusing a significant proportion of the subgrade and base material and the car park extended over the former tennis court area. The new works include expanded car park, bin storage compound, surrounding landscape works with vegetation planting supported by passive irrigation with water directed off the car park pavement, new drainage, connecting pathway between Fleet Street and Charles Street and a vehicle connection to the sportsground for maintenance and emergency vehicle access.

The project supports the delivery of a high priority action item within the endorsed Mount Waverley Reserve Master Plan following on from the sportsground redevelopment, sports ground lighting, practice cricket net construction, playground renewal and new pavilion which is nearing completion.

This project is essential to address the insufficient parking availability at the reserve and to support and accommodate future events and activities, providing adequate parking facilities for visitors and participants.

Works include:

- Demolition of existing tennis courts, pavilion, lighting poles, fencing and earthworks
- Construction of underground drainage, kerb & channel and asphalt pavement
- Construction of new car park pavement, car park lighting, drainage system and associated landscape infrastructure

NOTIFICATION

A public notice was placed in The Age newspaper on 21 June 2025 and the tender closed on 2 July 2025.

TENDERS RECEIVED

Tender submissions were received from the following 21 suppliers by the appointed closing time.

TENDERERS SUBMITTED	
1	RUSTEL PTY LTD
2	MELBOURNE CIVIL WORKS (M.C.W)
3	ETHEREDGE MINTERN PTY LTD
4	NOVACON GROUP PTY LTD
5	SJM TURF & CIVIL PTY LTD
6	RAMSAY CIVIL PTY LTD
7	KAIZEN CIVIL PTY LTD
8	CDN CONSTRUCTORS PTY LTD
9	PARKINSON GROUP AUSTRALIA PTY LTD
10	SME CIVIL CONSTRUCTION PTY LTD
11	SIMPSON CONSTRUCTION COMPANY PTY LTD
12	HABITAT CIVIL PTY LTD
13	CONTEK CONSTRUCTIONS PTY LTD
14	KOZCON PTY LTD

15	KALOW HOLDINGS PTY LTD
16	ROADSAFE ASPHALT VIC PTY LTD
17	APPIA PTY LTD
18	AMH CIVIL PTY LTD
19	P&H CIVIL LANDSCAPES
20	PRESTIGE PAVING PTY LTD
21	BLUE PEAK CONSTRUCTIONS PTY LTD

PRE-TENDER PROCESS

A pre-tender briefing was undertaken on Wednesday 2 July 2025 to provide tenderers with an opportunity to visit the site and for Council Officers to emphasise key considerations including site access and set up, coordination of these works with the current pavilion redevelopment and the continued use of the sports ground throughout the construction period.

TENDER EVALUATION

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

The evaluation panel consisted of:

SCORING EVALUATION PANEL MEMBERS - NAME		SCORING EVALUATION PANEL MEMBERS - POSITION
1	Hung Pham	Project Manager - Buildings
2	Nicholas Hunter	Recreation Project Officer
3	Marina Perera	Senior Design Engineer

NON-SCORING EVALUATION PANEL MEMBERS - NAME		NON - SCORING EVALUATION PANEL MEMBERS - POSITION
1	Andrew Andonopoulos	Manager Capital Works
2	Shane McMahon	Strategic Project Manager
3	Tamrae Kerr	Procurement Officer
4	Sujata Alvares	Procurement Support Officer
5	Anthony Gionfriddo	Director, Architecture Matters Pty Ltd
6	Henry Luu	Architecture Graduate, Architecture Matters Pty Ltd



All members of the evaluation panel signed Conflict of Interest and Confidentiality forms. One of the scoring members did state a potential conflict of interest which was appropriately managed.

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%	8%	Experience
		7%	Resources
		3%	Risk Management
		1%	Legal Compliance
		1%	Performance and Innovation
Project Timelines	10%	4%	Start and Completion timeframe
		6%	Proposed Program
Sustainability (Mandatory)	10%**	8%	Environmental Sustainability
		1%	Local Sustainability
		1%	Social Sustainability
Price	60%*	60%	Price

The price weighting for the evaluation was amended under the guidance of Strategic Procurement during the Procurement planning stage to reduce the Sustainability criteria weighting to 10% and increase the price weighting criteria to 60%. Sustainability items have been specified within the Tender Design documents for the new car park construction and therefore there is limited opportunity for tenderers to provide additional sustainability options.

DISCUSSION

The following information supports the evaluation panel's recommendations.

Stage 1

The Tender Evaluation Panel (TEP) evaluated all tenders against the key selection criteria and weightings. Whilst most submissions provided quality evidence of having completed similar sized construction projects for Local Government, 5 tenders were of a lower standard failing to adequately address the qualitative assessment criteria including the ability to meet the required timeframe and program for this contract and did not achieve a minimum weighted score of 20% for the qualitative criteria. As per the published tender conditions, Council reserves the right to disqualify a tenderer if their total qualitative score is less than half of the nominated total qualitative score. Therefore, these 5 tenders were not evaluated further.

Stage 2

At the conclusion of the stage 1 tender scoring assessment, the TEP agreed to shortlist and progress with the two highest ranked tenderers. Post tender clarifications were sought from both tenderers including line items in the price schedules, exclusion of specific construction elements and tender & contract departures.

Based on the clarifications and confirmed prices received the TEP convened to discuss these findings and to re-evaluate and re-score as necessary. At the conclusion of the evaluation the final scoring had Ramsay Civil ranked highest.

Stage 3

The TEP interviewed Ramsay Civil and was able to seek further details to understand the tenderer's proposed construction methodology, program time and site establishment and to reaffirm the TEP's understanding of their submission. The interview provided the TEP confidence that Ramsay Civil can deliver the project within the required timeframes and quality. The TEP finalized their evaluation of the submissions following this interview. Departures and exclusions were also assessed and negotiated and resolved during this stage. The final scoring and ranking are shown in the tender evaluation table above.

Detailed referee checks were undertaken on Ramsay Civil which reaffirmed the TEP's assessment of their capability to deliver this contract. Ramsay Civil have recently delivered projects with a similar scope and budget successfully for other Councils including Carrum Downs Reserve Car Park for Frankston City Council and Grasmere Reserve Boardwalk and path for City of Casey. The construction program submitted by Ramsay Civil indicates the works will commence in September 2025 and reach Practical Completion by January 2026 which aligns with Council's expectations.

The Financial Check on Ramsay Civil P/L, resulted in a PASS score of 6.38 out of 10 indicating a sound financial capacity to undertake the contract in question.

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

FINANCIAL IMPLICATIONS

The 2025/26 Capital Works Budget makes provision for this project as follows:

Capital Budget Allocation	\$ GST Ex.	\$ GST Inc.
Project C09999 – Mount Waverley Reserve Car Park Construct/Deliver	\$1,650,000.00	\$1,815,000.00
TOTAL PROJECT BUDGET	\$1,650,000.00	\$1,815,000.00

Total Anticipated Project Expenditure Based Upon Ramsay Civil Pty Ltd Submission		
Lump Sum Price	\$1,273,700.71	\$1,401,070.78
Contingency	\$250,000.00	\$275,000.00
Project Management/Delivery Fees	\$78,000.00	\$85,800.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$1,601,700.71	\$1,761,870.78

Additional contingency funds have been allocated for any potential unidentified latent conditions. During the adjacent pavilion construction works, asbestos was identified in the ground which led to additional variation costs and delays. Contamination testing has been undertaken on this site however, the extent of testing was limited beneath the existing tennis court playing surface area and therefore some risk remains on what may be discovered during excavation works.

Any surplus funding will be returned to the budget at the completion of this project.

SUSTAINABILITY OUTCOMES

As part of the Council's commitment to sustainability this project incorporates the use of significant volumes of recycled materials in its construction including:

- Reclaimed asphalt pavement (RAP) within new asphalt - 20% (341t)
- Reclaimed Crushed rock replacement– (2700t)
- Retention of / reusing the existing car park subgrade and base (approx. 800t in-situ materials)

In addition to the above, the following are some benefits that Ramsay Civil Pty Ltd have committed to include in their key materials for this contract:

- Crushed Rock: Sourced from Victorian-based quarries, incorporating recycled concrete aggregates (RCAs) were specified. Materials are manufactured with low embodied energy and minimal transport emissions.

- Concrete: Supplied by local batching plants incorporating supplementary cementitious materials (SCMs) such as fly ash or slag to reduce reliance on Portland cement
- Asphalt: Produced by regional suppliers incorporating reclaimed asphalt pavement (RAP) where feasible, supporting reuse and reduced virgin input.
- Drainage Pipes: Preference given to recycled polymer-based systems and HDPE where applicable, supporting closed-loop recycling streams.

Ramsay Civil stated they will also source many materials from within the City of Monash and seek to engage with local subcontractors and suppliers on the project including Alex Fraser, Reece Clayton, Garden Gear Pty Ltd and Monash Asphalt Plant. They also expect to hire 3 x new opportunities (all site based) for local candidates.

Ramsay Civil Pty Ltd have a Social Procurement Commitment which they operate under. The guiding principles of this commitment address:

- Local Employment & Economic Activity
- Local Procurement & Supply Chain Support
- Indirect Local Spend
- Commitment to Local Engagement.

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 final evaluation ranking (including the price and non-price evaluation criteria) had Ramsay Civil Pty Ltd ranked highest and as such, the evaluation panel recommends Ramsay Civil Pty Ltd as representing the best value outcome for Council and that they be awarded this tender.



ATTACHMENT LIST

Nil