

7.4.1 2026129 - PRINCES HIGHWAY RESERVE, GLADESWOOD RESERVE, QUEENS PARADE RESERVE - PLAYGROUND CONSTRUCTIONS

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

RECOMMENDATION

That Council

1. Awards the tender from Warrandale Industries Pty Ltd for Princes Highway Reserve, Gladeswood Reserve and Queens Parade Reserve - Playground Construction, Contract No. 2026129, for a Fixed Lump Sum of \$2,726,786.59, with an extra \$270,000 for Contingencies.
2. Authorises the Chief Executive Officer or their delegate to execute the contract agreement.
3. Notes that the contract will commence on 12 October 2026 and the expected completion date is 31 May 2027.
4. Notes that the anticipated combined project expenditure including the fixed Lump Sum, Provisional Items and Project Management Fees is \$2,889,786.59 with an extra \$270,000 for Contingencies and
5. Notes that there is a combined forecast surplus of \$210,513.41 across the three projects which will be returned to the Capital Works Budget following award of the tender.

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

INTRODUCTION

Council has conducted a tender for 2026129 - Princes Highway Reserve, Gladeswood Reserve and Queens Parade Reserve - Playground 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.

This tender pertains to three site-specific construction projects with timelines to deliver by the end of financial year 2027, with adequate allowance for lead times to supply play equipment ahead of installation. As a result, collaboration for the construction tender is not feasible. However, the three playground projects were tendered as a package to provide an opportunity for competitive pricing and economies of scale with the potential for one contractor to deliver 2 or 3 playgrounds.

BACKGROUND

Council's Playground Condition Audit Report and Playground Development Program identified Princes Highway Reserve, Gladeswood Reserve and Queens Parade Reserve as high priority for renewals.

Council was successful in securing funding for all three projects through the Victorian Government's Pick My Park Grant Program, receiving \$250,000 each for Princes Highway Reserve and Gladeswood Reserve, and \$178,650 for Queens Parade Reserve. In addition, Princes Highway Reserve received \$900,000 through the Commonwealth Government's Major and Local Community Infrastructure Program. Council is funding the remainder of costs for the works.

The project involves the construction of three new play spaces and associated infrastructure.

Princes Highway Reserve Playground

- Removal and disposal of the existing play equipment.
- Supply and installation of new equipment, climbing and retaining walls, footpaths, street furniture, drinking fountain and landscape works.
- Reinstatement, maintenance and establishment of landscaped areas.

Gladeswood Reserve Playground

- Removal and disposal of the existing play equipment.
- Supply and installation of new equipment including water play, footpaths, street furniture, drinking fountain and landscape works.
- Construction of a shared pathway beside the new playground.
- Reinstatement, maintenance and establishment of landscaped areas.

Queens Parade Reserve Playground

- Removal and disposal of the existing play equipment.
- Supply and installation of new equipment, gravel path, street furniture and landscape works.
- Reinstatement, maintenance and establishment of landscaped areas.

NOTIFICATION

A public notice inviting tenders was published on Council's public website and made available via Council's nominated electronic tendering portal on 15 July 2026. The tender closed on 12 August 2026.

TENDERS RECEIVED

Eleven tender submissions were received by the appointed closing time.

The tenders received are listed below:

- *Ace Landscape Services Pty Ltd*
- *Bild Greenfields Pty Ltd*
- *Fleming's Landscapes Pty Ltd*
- *J. Mac Constructions Pty Ltd*
- *P&H Civil Landscapes Pty Ltd*
- *Pirotta Services Commercial Pty Ltd*
- *Shade 'N' Sails Pty Ltd*
- *Sustainable Landscaping Pty Ltd*
- *Vine Civil Pty Ltd*
- *Warrandale Industries Pty Ltd*
- *Yellowstone Resource Group*

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.

One submission was deemed nonconforming, and this submission was not evaluated further.

TENDER EVALUATION

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

The remaining ten conforming tenders were then assessed in accordance with the evaluation criteria published in the tender documentation:

Pass/Fail Assessment Criteria	Measure	Score
Risk Level 1-3: OHS and Quality Mandatory Rapid Global	<i>Compliant on Rapid Global at tender close</i> <i>OR</i> <i>Accepts requirement to become compliant if requested by Council.</i>	<i>Pass/Fail</i>
Mandatory Insurances	<i>Satisfactory evidence provided</i>	<i>Pass/Fail</i>

Table 2	Key Selection Criteria	Criteria Weightings
Qualitative Criteria	Capacity and Capability	20%
	Project Timelines	10%
	Sustainability (Mandatory)	10%
Quantitative Criteria	Price (Mandatory)	60%

DISCUSSION

The Tender Evaluation Panel (TEP) assessed each conforming tender against the approved key selection criteria and weightings published in the tender documentation.

Following the initial qualitative assessment, two tenderers did not meet the minimum qualitative threshold required under the published tender conditions and were not evaluated further.

The TEP completed its evaluation of the remaining tenderers and, in accordance with the tender conditions, sought post-tender clarifications from relevant tenderers. The clarification responses were reviewed and incorporated into the final evaluation.

Following completion of the evaluation process, Warrandale Industries Pty Ltd was identified as the preferred tenderer following evaluation for all three playground projects and is recommended for award of the contract.

The preferred tenderer confirmed its capacity to deliver the required scope and offered Council a discount of 2.5% if they were awarded all three playground construction projects.

Due to the competitive pricing received through the tender process, the evaluation confirmed that the provisional items for Princes Highway Reserve could be included within the final scope of works while remaining within the approved project budget.

Reference checks and Council's previous experience with Warrandale Industries Pty Ltd confirmed satisfactory performance on comparable projects, including playground and public open space construction works.

As the value of the contract exceeds \$1 million, an independent financial assessment was undertaken in accordance with Council's Procurement Policy. The assessment confirmed that the preferred tenderer has the financial capacity to deliver the contract.

The evaluation panel concluded that Warrandale Industries Pty Ltd represents the best value outcome for Council, having regard to the published evaluation criteria, tendered pricing, capacity to deliver the works, demonstrated experience and financial capacity.

Accordingly, the evaluation panel recommends that Council award Contract No. 2026129 to Warrandale Industries Pty Ltd for the construction of the Princes Highway Reserve, Gladeswood Reserve and Queens Parade Reserve playground projects.

FINANCIAL IMPLICATIONS

The 2026/27 Capital Works Program makes provision for allocated budgets as follows:

CAPITAL BUDGET ALLOCATION	\$ GST Ex.
C09744 – Princes Highway Reserve Playspace (Construction)	
Major and Local Community Infrastructure Program Grant	\$900,000
Pick My Park Grant	\$250,000
Council Contribution	\$363,000
TOTAL	\$1,513,000

CAPITAL BUDGET ALLOCATION	\$ GST Ex.
C09985 Gladeswood Reserve Playspace Construction	
Pick My Park Grant	\$250,000
Council Contribution	\$1,250,000
TOTAL	\$1,500,000

CAPITAL BUDGET ALLOCATION	\$ GST Ex.
C10164 – Queens Parade Playspace Construction	
Pick My Park Grant	\$178,650
Council Contribution	\$178,650
TOTAL	\$357,300

COMBINED TOTAL PROJECT BUDGET	\$3,370,300
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ANTICIPATED PROJECT EXPENDITURE - PRINCES HIGHWAY RESERVE	\$ GST Ex.
Total Anticipated Project Expenditure Based Upon Warrandale Industries Pty Ltd's Submission	
Lump Sum Price	\$1,155,573.05
Provisional Items (Incorporated Into Revised Lump Sum)	\$102,329.60
Revised Lump Sum	\$1,257,902.65
Less 2.5% Discount	(\$31,447.57)
Contingency	\$120,000.00
Project Management Fees	\$70,000.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$1,416,455.08
SURPLUS	\$96,544.92

ANTICIPATED PROJECT EXPENDITURE - GLADESWOOD RESERVE	\$ GST Ex.
Total Anticipated Project Expenditure Based Upon Warrandale Industries Pty Ltd's Submission	
Lump Sum Price	\$1,253,149.40
Less 2.5% Discount	(\$31,328.74)
Contingency	\$120,000.00
Project Management Fees	\$74,000.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$1,415,820.66
SURPLUS	\$84,179.34

ANTICIPATED PROJECT EXPENDITURE - QUEENS PARADE RESERVE	\$ GST Ex.
Total Anticipated Project Expenditure Based Upon Warrandale Industries Pty Ltd's Submission	
Lump Sum Price	\$285,652.15
Less 2.5% Discount	(\$7,141.30)
Contingency	\$30,000.00
Project Management Fees	\$19,000.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$327,510.85
SURPLUS	\$29,789.15

COMBINED TOTAL ANTICIPATED PROJECT EXPENDITURE	\$3,159,786.60
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COMBINED TOTAL SURPLUS	\$210,513.40
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The combined surplus of \$210,513.41 across the three projects will be returned to the Capital Works Budget following award of the tender. This will ensure the retained budgets accurately reflect the anticipated project expenditure required for delivery and will support accurate financial reporting and monitoring across the annual Capital Works Program.

SUSTAINABILITY OUTCOMES

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

Environmental Sustainability:

- Recycled plastic plant pots, packing materials, timber pallets.
- Use of recycled plastic tree guards.
- Recycling of construction materials, including concrete, steel, timber and rubber, through approved recycling facilities.
- Tracking of emissions and use of battery-powered tools where practicable.
- Certificate of Conformity of Environmental Management System that complies with ISO 14001:2015.

Local Sustainability:

- Sourcing of concrete/crushed rock, steel, landscape products and electrical services from suppliers located within the municipality, where available and appropriate.

Social Sustainability:

- Provision of apprenticeship and on-the-job training opportunities for landscaping personnel.
- Reuse or donation of suitable materials and equipment, including play equipment, to community organisations such as Rotary for community reuse.

CONCLUSION

That Council approves the recommendations contained within this report.

ATTACHMENT LIST

Nil