4.2 WELLINGTON RESERVE PAVILION AMENITIES REFURBISHMENT  
(GRS: CF 2013018)

Ward: Mulgrave

Responsible Director: Ossie Martinz

RECOMMENDATION

That:

1. Council accept the Wellington Reserve Pavilion Amenities Refurbishment sum Tender price of $305,453.10 inclusive of GST, submitted by Easternway Construction P/L to undertake the Refurbishment of Accessible Amenities for Wellington Reserve Pavilion.

2. The anticipated project expenditure of $334,579.09 for the refurbishment, design, documentation and supervision be noted.

3. The Chief Executive Officer be authorised to sign and seal the contract documentation.

4. The Chief Executive Officer be authorised to approve any contract variations that are contained within the anticipated project expenditure.

5. Council approve delaying major works to the Ashwood Reserve Soccer Pavilion to a future Major Capital works budget pending a detailed report and further analysis of structural requirements and community need. It is proposed to only provide a minor upgrade to the toilet/changerooms this financial year.

INTRODUCTION

Council is seeking to engage a contractor to provide a building upgrade to the existing Sporting Pavilion at Wellington Reserve, Carson Street Mulgrave.

BACKGROUND

In 2010, Council’s Active Reserve Strategy - Stage 1 identified the Wellington Reserve Sporting Pavilion as a priority for a minor amenities refurbishment in the 2011/2012 financial year. In particular the amenities were substandard and required an upgrade to be junior/female and accessible friendly. The budget for the project was initially estimated at $215K.

Council engaged the services of Freeform Architects to design and document the pavilion improvement noted in the project scope and consult with the current user groups for their requirements.
**PROJECT SCOPE**

The proposed refurbishment and alterations to the Wellington Reserve Pavilion include the following:

- The upgrading and accessible compliance of Public amenities.
- Upgrading of internal amenities and umpire facilities.
- Upgrading of electrical lighting, window replacements, painting works & repairs to eave linings and roof replacement over amenities.
- External works include sewer upgrade, access entry upgrade, stormwater drains and mains water.

**DISCUSSION**

Tenders for the project were invited on 17 November 2012 and there were 5 respondents.

Discussions have also been held with the tenant Clubs and the successful tenderer to ensure that provision was made within the tender quotation for the supply of temporary amenities and change rooms during Construction.

Easternway Constructions P/L have completed previous works for Monash Council at Princes Highway Reserve Storage facility and a similar project at Gardiners Reserve.

Reference checks were made and Manningham and City of Melbourne officers verified their capability.

**PUBLIC NOTIFICATION**

Council sought Tenders on 17 November 2012 in The Age newspaper with Tenders closing at 2pm on 5 December 2012.

**POLICY IMPLICATIONS**

12 companies demonstrated interest and obtained copies of the tender specifications. Five (5) contractor’s tenders were received by the nominated closing time of 2:00pm Friday 7 December 2012.

The lump sum tender prices ranging from $305,453 to $449,798.65, inclusive of GST, were received from the following:

<table>
<thead>
<tr>
<th>Everline Constructions</th>
<th>Easternway Constructions P/L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fercon Property Group</td>
<td>Programmed Facility Management</td>
</tr>
<tr>
<td>Envirosafe Constructions P/L</td>
<td></td>
</tr>
</tbody>
</table>

The tender Evaluation Panel consisted of:
John Trevorah Manager Project Services  
Garry Slack Capital Works Co-ordinator – Building - Project Services  
Shane McMahon Project Manager Reserves

FINANCIAL

The project B219 – Wellington Reserve Pavilion is nominated in the 2012/13 Capital Works program and it provides for a Pavilions budget allocation of $208,000 being available for works. A further $30,000 is provided for storage assist from the CW project B201 for a total 2012/13 budget of $238,000. (Figures quoted are GST excl)

The quantity surveyor’s cost plan undertaken during the design phase identified that in meeting the scope of works, as required, that it was estimated that the project would cost $320,000. The tendered cost of $277,684.64 (GST excl) is within that estimate.

Additional funding to meet the required project budget can be sourced from the B203 project budget (Ashwood Reserve Soccer Pavilion Upgrade) an amount of $66,160.09. This project has been identified as having insufficient budget and requiring further investigation after a recent detailed inspection.

Council approval is sought for delaying any major works to the Ashwood Reserve Soccer Pavilion to a future Major Capital works budget pending a detailed report and further analysis of structural requirements and community need. It is proposed to only provide a minor upgrade to the toilet/changerooms this financial year.

*The lowest Lump sum tender of $277,684.64, exclusive of GST, was submitted by Easternway Construction P/L, which is within the revised project budget. This tender was also the highest ranked tender when price and non price criteria were applied.*

Easternway Construction have successfully completed similar projects for other clients. The total project cost breakdown, exclusive of GST, for the lowest tender is as follows:

**Construction cost:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Lump Sum Tender including contingency sums</td>
<td>$254,684.64</td>
</tr>
<tr>
<td>Provisional Sums (for latent conditions &amp; Hazardous materials)</td>
<td>$23,000.00</td>
</tr>
<tr>
<td><strong>Sub total</strong></td>
<td><strong>$277,684.64</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consultants and management fees (exclusive GST)</td>
<td>$21,930.00</td>
</tr>
<tr>
<td><strong>Contingency</strong></td>
<td><strong>$4,545.45</strong></td>
</tr>
<tr>
<td><strong>Sub total</strong></td>
<td><strong>$304,160.09</strong></td>
</tr>
</tbody>
</table>

Refurbishment of Wellington Reserve Pavilion 2013018
Refurbishment of Wellington Reserve Pavilion 2013

GST $30,416.00

Total Project Cost (exclusive GST) $334,579.09

Referee and financial checks were undertaken and confirm the Panel’s selection to meet the requirements of the project.

**IMPLEMENTATION**

It is expected that the project will commence in January 2013 and is to be completed by 30 June 2013.

**CONCLUSION**

That Council accept the lowest Lump sum tender price of $277,684.64 exclusive of GST or $305,453.10 inclusive of GST, submitted by Easternway Construction P/L. This is deemed to represent best value to Council.