5.7 EATON MALL ENHANCEMENT – CIVIL CONTRACT
(CN: CF 2012085)

Ward: Oakleigh

Responsible Director: Paul Kearsley

RECOMMENDATION

That:

1. Council accepts the adjusted lump sum tender price of $2,014,621.40 inclusive of GST, submitted by Juniper Contractors, for the construction and management of the Eaton Mall Enhancement Works.

2. The anticipated project expenditure of $2,213,712 for the Eaton Mall Enhancement Works be approved.

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

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

BACKGROUND

Eaton Mall is an important urban place within the City of Monash. It supports a culturally diverse community and is an integral part of Oakleigh Village. The importance of Eaton Mall and its revitalisation has been identified in numerous Council reports, including the Oakleigh Urban Design Framework, Oakleigh Structure Plan and the Oakleigh Placemaking report.

The Eaton Mall Enhancement Works project is highlighted in Council’s Business Plan 2011-2012 and funds have been allocated in Council’s Capital Works budget.

The proposed concept plans and details of the project have undergone extensive community engagement over a period of twelve months, including a number of information sessions held in the Mall, one-on-one meetings with traders and the establishment of a Project Reference Group to oversee the consultation process and the preparation of concept plans.

SCOPE OF WORKS

The proposed Eaton Mall Enhancement works include new civil and drainage works, stone paving, way-finding signage, electrical services and lighting, shade structures, public art, street furniture, water sensitive urban design features and landscaping throughout the mall.

ANALYSIS

Tenders were invited to undertake the proposed works at Eaton Mall and, of the six (6) invited tenderers, Council received four (4) conforming tender submissions.
The Evaluation Criteria was clearly set out in the tender documents and included the following;

**Price:** Providing the best value for money to Council

**Work Methodology:** The provision of a detailed preliminary Work Method Statement (WMS) highlighting the best approach to take in an area which is used extensively by the public and existing traders, and the provision of details of the project personnel to be used to complete the contract, including relevant experience with management and delivery of similar projects.

**Program:** The provision of time line from commencement of the project to practical completion. The program of works must indicate measures to be used when taking into consideration the sensitive nature of the mall area with existing traders operating in the mall.

**Personnel/Experience:** Copies of the project personnel CVs to be submitted with the Tender. Nomination of key suppliers and sub-contractors.

Tenders were submitted by the following companies:

- Batsow Holdings and Lanyon Nominees P/L trading as Juniper Contractors
- Canteri Bros Construction
- Civilscape Pty Ltd
- Watpac Civil & Mining (Vic) Pty Ltd

The submitted prices ranged between $1,885,978.00 (excluding GST) and $2,922,429.00 (excluding GST) and $2,074,575.80 (inclusive of GST) and $3,214,672.00 (inclusive of GST).

The lowest lump sum tender price of $2,074,575.80 (inclusive of GST) was submitted by Juniper Contractors. The expected construction timeline for works indicates commencement in mid-June 2012. The construction program is scheduled for a 26 week period.

Tender clarifications were sought from the lowest tenderer on a number of items, which resulted in a reduction to the overall lump sum figure. The savings totalling $54,504 (excl GST) involved clarification regarding preliminaries, light pole demolition and structural support for trees.

Therefore, the revised lump sum figure is $1,831,474 (excluding GST) and $2,014,621.40 (including GST).

The panel concluded that Juniper Contractors offered the overall best value to Council. Juniper Contractors have previously undertaken work with Monash Council and have worked on a number of large urban design projects. They offer best value and provide valuable experience.
**FINANCIAL IMPLICATIONS**

The total project cost breakdown for the adjusted tender from Juniper is as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost (excl GST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tender Amount</td>
<td>$1,831,474</td>
</tr>
<tr>
<td>Paving Supply</td>
<td>$162,238</td>
</tr>
<tr>
<td>Shade Sails</td>
<td>$50,000</td>
</tr>
<tr>
<td>Street Furniture</td>
<td>$50,000</td>
</tr>
<tr>
<td>Asphalt Road surfacing (Chester &amp; Portman)</td>
<td>$20,000</td>
</tr>
<tr>
<td>Contingency sum</td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>Total Project Cost (excl GST)</strong></td>
<td><strong>$2,213,712</strong></td>
</tr>
</tbody>
</table>

The total project cost, therefore, exceeds the remaining capital budget balance of $1,905,560 by an estimated total of $308,152.

It is proposed that the remaining budget shortfall of $308,152 be covered by funds made up from various capital works budgets relevant to the Eaton Mall Enhancement project.

The Eaton Mall Enhancement budget is made up of both Council and external funding. The external funding partners are the Office of Multicultural Affairs and Citizenship (OMAC) who are contributing $1,000,000 and the Department of Planning and Community Development (DPCD) who are contributing $300,000 to the project.

Excluding the external funding agreements, the Council budget for the Eaton Mall Enhancement project is $913,712.

**IMPLEMENTATION**

Upon Council awarding the contract, the necessary documentation will be executed and the works will commence in mid-June 2012.

Prior to the commencement of the works, information sessions and meetings with affected traders and the Project Reference Group will take place in May 2012.

**CONCLUSION**

The adjusted lump sum tender submitted by Juniper Contractors represents best value to Council.