

4.7 PINWOOD PAVILION RENEWAL – CONSTRUCTION

(TB: GRS: CF2018170)

Ward: Mount Waverley

Responsible Directors: Ossie Martinz; Julie Salomon.

RECOMMENDATION*That Council:*

1. *Accepts the fixed lump sum tender price of \$867,960.58(GST Inclusive), or \$789,055.08(GST Exclusive) from Capabuild Pty Ltd for Contract No.CF 2018170 for the Renewal of the Pinewood Reserve Pavilion - Pinewood Drive, Mount Waverley.*
2. *Approves a project contingency of \$58,390.92 (GST Exclusive) for any latent conditions and service authority works and Project & Construction Management fees of \$23,941 (GST Exclusive).*
3. *Notes the anticipated total expenditure for the project is \$871,387 (GST Exclusive) inclusive of all fees.*
4. *Authorises the Chief Executive Officer to approve any variations that do not exceed the project budget.*

INTRODUCTION

The purpose of this report is to accept the fixed tender submission of Capabuild Pty Ltd for the redevelopment and construction of a pavilion at Pinewood Reserve, Pinewood Drive, Mount Waverley.

BACKGROUND

Council's Active Reserve Strategy identified the Pinewood Reserve Pavilion as a priority for female friendly upgrade. The upgrade of the existing sporting facility is in line with changes that provide more accessible and female friendly sporting facilities.

Design works were undertaken in the 2017/18 financial year.

CONTRACT PERIOD

The preferred tenderer specified the contract term as being 200 construction days.

Subject to formal approval, the works could be scheduled for an August 2018 start and an expected completion by June 2019.

PUBLIC NOTIFICATION

Council publicly advertised this project on 10 May 2018 and tenders closed electronically at 2pm, 30 May 2018.

PROJECT SCOPE

The project brief outlined the proposed refurbishment under existing roofline,

- Internal accessible amenities and umpires facilities;
- 2 x Female Friendly & accessible for all change rooms;
- External works include sewer upgrade, access entry upgrade, storm water drains and mains water;
- Minor Landscaping;
- Accessible pathways;
- Basic Fit-out and;
- Temporary accommodation for user groups

CONSULTATION

Extensive consultation has been undertaken with all user groups, internal stakeholders from Horticulture, Engineering,, Strategic Asset Management, Active Monash and Sport & Recreation Victoria to ensure the final design and construction meets the requirement of all parties.

During the consultation the Mount Waverley Blues Football Club and Mount Waverley Cricket Club user groups, Councillors and Officers were informed of the budget constraints for the project. The Design brief prepared by Active Monash and approved by all parties represented the initial tender response.

TENDERS RECEIVED

Four (4) companies from the Department of Treasury and Finance preferred supplier register were provided with tender specifications. Four (4) tenders were received by the nominated closing time of 2:00pm Wednesday 30 May 2018.

A further series of clarifications detailing possible cost savings was issued to lowest tenderer for additional information,

The tenders received are listed below:

Contractors	
Capabuild P/L	Sherwood Constructions
Schultz Building Group	JR & BL Kendall P/L

BASIC COMPLIANCE CHECKLIST:

The submissions were subjected to a basic compliance test. This test ensured that the submitted tenders complied with the basic requirements of tendering.

Conflict of Interest forms were completed by all member of the Evaluation Panel with no conflicts declared.

TENDER EVALUATION

Evaluation Panel:

The evaluation panel consisted of:

- *Manager, Strategic Procurement*
- *Coordinator, Active Monash,*
- *A/Manager, Capital Works*
- *Construction Manager, Capital Works*

Evaluation Criteria:

The tenders received were assessed according to the following criteria listed in the tender documentation:

Evaluation Criteria	Weighting (%)
<i>Price</i>	<i>60</i>
<i>Non Price</i>	<i>40</i>
Total	100%
Financial Viability	<i>Pass/Fail</i>

DISCUSSION

At the time of tender closure all tenderers were identified as being over the initial project budget and outside the Quantity Surveyor estimates.

A number of clarifications were sought and value management of submissions was undertaken in order to assist the evaluation panel in making a determination for Council to consider.

Following the evaluation process, Capabuild Pty Ltd ranked highest on the overall points score. Capabuild has delivered similar contracts successfully for other Local Government bodies and has previously successfully completed works for the City of Monash.

SOCIAL IMPLICATIONS

The construction, demolition works and temporary accommodation setup will impact on car parking for users adjacent to the work site. Dedicated minimal parking will be identified prior to starting works and assigned accordingly to relevant groups.

Some minor disruptions to site and access immediately to the South of the existing facility will occur during demolition, but sufficient space will be maintained to not restrict any key access requirements to the adjoining facilities throughout the period. The existing tenant Clubs will continue to operate out of portable facilities during their respective seasons.

FINANCIAL IMPLICATIONS

The 2018/19 Capital Works program has made provision for a construction budget of \$872,000 (GST Exclusive) for this project or \$959,200 (GST Inclusive). The project is supported by Sport Recreation Victoria to the amount of \$100,000.

A project contingency of \$58,390 (GST exclusive) for latent conditions is required and allowed for within the above figures.

CONCLUSION

That Council

1. *Accepts the fixed lump sum tender price of \$867,960.58(GST Inclusive), or \$789,055.08(GST Exclusive) from Capabuild Pty Ltd for Contract No.CF 2018170 for the Renewal of the new Pinewood Reserve Pavilion - Pinewood Drive Mount Waverley.*
2. *Approves a Project contingency of \$58,390.92 (GST Exclusive) for any latent conditions and service authority works and Project & Construction Management fees of \$23,941 (GST Exclusive).*
3. *Notes the anticipated total expenditure for the project is \$871,387 (GST Exclusive) inclusive of all fees.*
4. *Authorises the Chief Executive Officer to approve any variations that do not exceed the project budget.*