

7.4.2 2025112 MOUNT WAVERLEY & WHEELERS HILL LIBRARIES - ENTRANCE RENEWALS

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

RECOMMENDATION

That Council

1. Awards the tender from Black Sheep Construction Pty Ltd for Mount Waverley & Wheelers Hill Libraries - Entrance Renewals, Contract No. 2025112 for a fixed Lump Sum of \$501,612.21 with an extra \$71,500 for Contingencies.
2. Approves additional funding of \$130,365.45 to deliver the full scope of this project.
3. Authorises the Chief Executive Officer to execute the contract agreement.
4. Notes that the contract is anticipated to commence on 1 October 2025 and the expected completion date is 30 December 2025 and
5. Notes that the anticipated project expenditure including the fixed Lump Sum, Project Management / Design / Delivery Fees and Mobile Shelving Units is \$663,865.45 with a further allocation of \$71,500 for Contingencies.

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

INTRODUCTION

Council has conducted a tender for 2025112 - Mount Waverley & Wheelers Hill Libraries - Entrance Renewals

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 these two library projects are refurbishing existing entrance and internal joinery modifications, collaboration with other Councils was not considered efficient to deliver within strict timelines that would minimize impact to library operations.

BACKGROUND

Council has been successful in securing \$200,000 Victorian State Government grant funding for this project through the Department of Government Services with Council also required to provide a minimum equal co-contribution to the project.

The Mount Waverley and Wheelers Hill library entrances and circulation areas will be remodelled to enhance customer experience and engagement. Library collection shelving will be upgraded delivering flexible floor plans that improve accessibility, community programming, increased

participation and enhanced display and marketing of library collections, resources, and information.

This project will be used to deliver several key outcomes:

- Improvements to the library entrance/exit points to improve accessibility and increase library floor space.
- Improvements to customer service and staff areas.
- Provision of an additional community meeting room at Wheelers Hill.
- Provision of new furniture and additional casual seating.
- Improvements to customer information technology.
- Mobile shelving units at both libraries.

NOTIFICATION

A public notice was placed in The Age newspaper on 10 May 2025 and the tender closed on 30 May 2025.

TENDERS RECEIVED

Nine (9) tender submissions were received by the appointed closing time.

The tenders received are listed below:

TENDERERS SUBMITTED	
1	BLACK SHEEP CONSTRUCTION PTY LTD
2	BRAUS CONSTRUCTION PTY LTD
3	CA PROPERTY GROUP PTY LTD
4	FITZPATRICK TEAM DEVELOPMENTS PTY LTD
5	HARRIS HMC INTERIORS PTY LTD
6	KNIGHT FACILITIES MANAGEMENT (AUSTRALIA) PTY LTD
7	MAY CONSTRUCTIONS PTY LTD
8	SIMBUILT PTY LTD
9	TOTAL CONSTRUCTION MAINTENANCE SOLUTIONS

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.

PRE-TENDER PROCESS

Pre-Tender Supplier briefings were undertaken to provide Tenderers with an opportunity to familiarise themselves with both sites and to seek clarification if required. There were 3 pretender site visits at each location held on 14, 21 and 28 May 2025.

TENDER EVALUATION

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

The tenderers were assessed in accordance with the evaluation criteria published in 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%	5%	Experience
		5%	Resources
		5%	Risk Management
		3%	Legal Compliance
		2%	Performance and Innovation
Project Timelines	10%	4%	Start and Completion timeframe
		6%	Proposed Program
Sustainability (Mandatory)	20%	8%	Environmental Sustainability
		6%	Local Sustainability
		6%	Social Sustainability
Price	50%	50%	Price

DISCUSSION

The following information supports the evaluation panel's recommendations.

The Tender Evaluation Panel (TEP) evaluated all tenderers against the key selection criteria and weightings. After the initial assessment of the qualitative / non price assessment criteria, it was found that one tenderer received a total qualitative score of less than 25%.

This tender submission lacked sufficient detail across all areas. They failed all key selection criteria except the start and completion timeframe but were unable to back up these dates with a satisfactory proposed program for the works. 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, this tenderer was not evaluated further.

Black Sheep Construction Pty Ltd (Black Sheep) was ranked highest overall for the weighted evaluation criteria (including price and non-price criteria) and as such the TEP decided that they should be invited to attend an interview.

In the interview, the tenderer was asked a range of questions on the following:

- Previous experience
- Resources
- Risk management
- Site set up plan
- Commencement and construction timeframe

Black Sheep demonstrated strong capability and experience and gave the TEP confidence that they could deliver a quality outcome within Council's time constraints. Black Sheep have previously successfully delivered works for Monash and would be capable of completing this contract.

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

As such, the evaluation panel recommends these suppliers as representing the best value outcome for Council.

FINANCIAL IMPLICATIONS

The adopted Capital Works Budget makes provision for this project as follows:

Capital Budget Allocation	\$ GST Excl.	\$ GST Incl.
C09910 Libraries Revitalisation Project – Mount Waverley and Wheelers Hill	\$400,000.00	\$440,000.00
C10017 Libraries and MAPH Furniture and Equipment Renewal	\$150,000.00	\$165,000.00
TOTAL PROJECT BUDGET	\$550,000.00	\$605,000.00

Total Anticipated Project Expenditure Based Upon Black Sheep Constructions Submission		
Lump Sum Price	\$456,011.10	\$501,612.21
Library Shelving (Separately Procured outside of this contract)	\$116,502.95	\$128,153.24
Contingency	\$65,000.00	\$71,500.00
Project Management / Design / Delivery Fees	\$31,000.00	\$34,100.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$668,514.05	\$735,365.45
BUDGET SHORTFALL	\$118,514.05	\$130,365.45

There is a budget shortfall of \$130,365.45 (\$118,514.05 GST Excl.) for this project.

A range of value management options were presented and considered by the Project Control Group (PCG) to reduce the cost of the project including staging or reducing the scope of works. However, a reduction in scope was not possible without impacting the outcome of the project and benefits to the community using the libraries. Staging to deliver some works to a later date would come with additional costs and further disruption for library users.

It was recommended that additional funds be sought to efficiently deliver these works.

The additional funds required for this project will be managed within delivery of the overall 2025/26 Capital Works Program.

SUSTAINABILITY OUTCOMES

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

Environmental Sustainability

Black Sheep have provided a comprehensive response detailing their suite of environmental policies and practices focusing on minimizing waste, maximising recycling, reducing emissions and purchasing the best materials for the project that are both sustainably sourced and durable to reduce maintenance and replacement.

Local and Social Sustainability

Black Sheep is a local business with their office located in Huntingdale.

Black Sheep strive to create equitable genuine employment opportunities within their local community and source traditional materials from responsible local suppliers.

Since the inception of Black Sheep, they have grown in capacity, and this has further allowed them to take on two local apprentices and a junior project manager all 4 staff are local Monash residents.



CONCLUSION

That Council approves the recommendations contained within this report.

ATTACHMENT LIST

Nil