

4.2 TENDER FOR MULGRAVE RESERVE PAVILION REDEVELOPMENT
(2021136: TB)

Responsible Director: Deb Cailes

RECOMMENDATION**That Council:*

- 1. Awards the tender from Simbuilt Pty Ltd for Mulgrave Reserve Pavilion Redevelopment, Contract No. 2021136 for a fixed Lump Sum of \$3,442,659 with an extra \$341,000 for Contingencies and \$148,500 for Provisional Sum allowances;*
- 2. Notes that the anticipated project expenditure including the fixed Lump Sum, Contingencies, Provisional Sum Allowances, Project Management fees (\$153,450) and Design Fees (\$402,358) is \$4,487,967;*
- 3. Notes the existing budget provision of \$4,400,000 is less than the anticipated project expenditure (approx. \$88K) and any shortfall will be funded from the overall 2021/22 Capital Works program;*
- 4. Authorises the Chief Executive Officer to execute the contract agreement; and*
- 5. Notes that the contract commences on 7 October 2021 and the expected completion date is 5 May 2022.*

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

INTRODUCTION

Council has conducted a tender for Mulgrave Reserve Pavilion Redevelopment.

BACKGROUND

The Mulgrave Reserve Pavilion Redevelopment project was identified as a high priority for renewal in the 2018 Mulgrave Reserve Master Plan, and more recent Integrated Site Plan. The project is also strategically supported by Building Condition Audit data and the Active Monash Capital Works Prioritisation Framework.

The existing building is no longer fit for purpose and meeting the needs of the user groups or the community. The project aims to address gaps in the provision of unisex player and umpire amenities and increase the number of change rooms to support on-field sporting activities.

The pavilion design has been developed in accordance with State Sporting Facility Guidelines and Council's own Active Monash Facility Hierarchy standards to ensure the provision of facilities cater for the level of sport and participation needs. The design has also been developed in collaboration with the three tenant user groups to ensure the new building will meet their current and future needs.

This project aims to deliver a new modern community facility along with several other key reserve improvements. These include:

- Upgraded sports pavilion consisting of four change rooms and amenities, kitchen, umpire amenities
- Upgraded public toilet amenities
- Additional reserve car parking
- New vehicle drop off zone
- DDA compliant parking area and building access ramps
- Spectator terracing
- Additional reserve pathway
- Landscaping and planting
- Consolidation of ageing cricket net infrastructure

Monash Council in partnership with the Victorian Government through a 2018 Election Commitment are funding the \$4,000,000 project. The Victorian Government has contributed \$2,000,000 towards the project and the City of Monash has committed the additional \$2,000,000.

NOTIFICATION

Six prequalified suppliers from the Department of Treasury and Finance Construction Supplier Register (CSR) were invited to participate in a selective Tender for this project on 10 July 2021 and the tender closed on 4 August 2021. Council use of the CSR list is approved by the Minister of Local Government under section 186(5) (c) of the Local Government Act 1989 and is therefore compliant with Councils' legislative requirements.

TENDERS RECEIVED

Number tender submissions were received by the appointed closing time.
The tenders received are listed below:

TENDERERS SUBMITTED	
1	Simbuilt Pty Ltd
2	JR &BL Kendall Pty Ltd
3	Alchemy Construct Pty Ltd
4	2 Construct Pty Ltd
5	Lloyd Group Pty Ltd

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.

All tender submissions were deemed conforming.

TENDER EVALUATION

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised. (if an evaluation panel member declared a conflict, explain how it has been managed if they were allowed to participate in the evaluation process).

The tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

Pass/Fail Assessment Criteria	Score
Quality Systems (if applicable)	Pass/Fail
OHS	Pass/Fail
Mandatory Insurances (if applicable)	Pass/Fail
Mandatory Pre-Tender Meeting	Pass/Fail

KEY SELECTION CRITERIA		CRITERIA WEIGHTINGS	SUB WEIGHTINGS	SUB CRITERIA/RETURNABLE SCHEDULES LINK
50% NON-PRICE 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%)	Price*	50%	50%	Comparison of Whole of Life Cost or Total Project Cost or Estimated Annual Cost

DISCUSSION

A financial check has been undertaken for the preferred contractor and is deemed satisfactory.

The final evaluation ranking (including the price and non-price evaluation criteria) had Simbuilt Pty Ltd ranked highest and as such, the evaluation panel recommends Simbuilt Pty Ltd as representing the best value outcome for Council.

Simbuilt Pty Ltd have recently completed the Brentwood Reserve Pavilion and the Operations Centre Chemical Shed successfully.

FINANCIAL IMPLICATIONS

The project has a funding allocation within the Capital Works program across the 2019/20 - 2021/22 financial years as follows:

PROJECT BUDGET ALLOCATION	GST exclusive	GST inclusive
C01141 - Mulgrave Reserve Pavilion	\$4,000,000	\$4,400,000
TOTAL PROJECT BUDGET	\$4,000,000	\$4,400,000
Estimated Project Expenditure Based Upon Simbuilt Pty Ltd's Submission		
Lump Sum Price	\$3,129,690	\$3,442,659
Provisional Sum Allowance Items	\$135,000	\$148,500
Contingency	\$310,000	\$341,000
Design fees	\$365,780	\$402,358
Project Management fees	\$139,500	\$153,450
ESTIMATED PROJECT EXPENDITURE	\$4,079,970	\$4,487,967

The anticipated project expenditure is above the available budget. The higher construction tender prices received are due primarily to increases in material costs and are reflective of the movement in pricing in the construction industry.

The shortfall in budget will be funded through savings in the overall 2021/22 Capital Works program.

SUSTAINABILITY OUTCOMES

As part of Council's commitment to sustainability, Simbuilt have included the following within their tender submission:

Environmental Sustainability:

In accordance with Simbuilt's Environmental Management System there are regular site HSEQ inspections and an annual Environmental Audit on the company.

Local Sustainability:

Offering employment and training opportunities to local residents, apprentices, unemployed and disadvantaged local residents;

Tailoring contracts to specify the delivery of particular social outcomes;

Procuring goods and subcontracting services from local businesses and/or not for profit social benefit suppliers;

Building the economic viability of local businesses and local investment.

Social Sustainability

Simbuilt Pty Ltd proactively addresses diversity in the workplace thereby creating an inclusive environment that accepts each individual's differences, embraces their strengths and endeavours to provide opportunities for all staff to achieve their full potential.

They ensure that flexible work options are available to staff including a comprehensive parental leave policy for women and men.

CONCLUSION

That Council approves the recommendations contained within this report.