

1.5 AWARD OF TENDER FOR CONSULTANCY SERVICES (ARCHITECTURAL AND OTHER DESIGN SERVICES) BOGONG CAR PARK EXTENSION PROJECT

Responsible Director: Peter Panagakos

RECOMMENDATION

That Council:

- 1) Awards the tender from Katz Architecture Pty Ltd for Contract No. 2022057 - Consultancy Services (Architectural and other design services) – Bogong Car Park Extension Project (Project) for the fixed lump sum amount of \$517,073 (or \$546,571 if novated to the builder) with an extra \$60,000 for contingencies to provide lead consultancy services related to the preparation of a detailed design, planning permit, tender documentation and construction stage services.
- 2) Notes that the 2021/2022 adopted budget for the Project is \$641,000 which will cover consultancy progress payments from this Contract 2022057 and also Contract 2022056 being quantity surveying services for this Project.
- 3) Authorises the Chief Executive Officer or their delegate to execute the Contract.

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

INTRODUCTION

The purpose of this report is to request Council's approval to award Contract No. 2022057 (Contract) for a lead consultant to prepare a detailed design for the extension of the Bogong Avenue car park following the completion of a request for tender process for consultancy services (architectural and other design services) for the Bogong Car Park Extension Project (Project).

The Contract allows for delivery of services up to and including detailed design and construction documentation, an application for a permit for the construction works and support Council with the development of construction stage services. The Contract also allows the option to novate the Contract to the construction contractor at the sole discretion of Council should Council determine to do this.

BACKGROUND

Council has committed to providing additional, accessible and safe car parking spaces to residents and supporting local businesses in the Glen Waverley Activity Centre (GWAC).

This commitment is demonstrated through the inclusion of a key proposal in Council's Glen Waverley Structure Plan in order to achieve the desired outcomes for the future of the GWAC and the collection of contributions from developers via previous planning overlays.

To deliver on this commitment, Council had previously identified a suitable parcel of its land for redevelopment as a mixed-use multi-level car park at 31-39 Montclair Avenue, Glen Waverley. However due to the Suburban Rail Loop Authority intention to acquire this site as the preferred site for Suburban Rail Loop Glen Waverley Station, Council has terminated the project.

Alternative site investigations were undertaken in the GWAC to identify sites that could accommodate additional car parking to serve the needs of the GWAC. The result was the identification of an existing Council owned multi-level (3) car park at 1 - 5 Bogong Avenue, Glen Waverley (Site).

Council appointed consultants to complete a feasibility study (Study) on this Site including confirming the structural integrity of the existing building for extension, the estimated construction costs and preliminary design options.

The Study confirmed that the building can be extended with strengthening of existing columns and sub-surface treatments to the foundations.

Previous Council Resolutions

At the October 2021 Council Meeting, Council received a report providing an update on the Suburban Rail Loop project. The report included a discussion on this Project and the following recommendations were adopted by Council in relation to this matter:

- 8. Notes that officers have completed investigations into alternative sites for car parking in the Glen Waverley Activity Centre and that Council's existing multi-level car park at 1-5 Bogong Avenue, Glen Waverley has been identified as the most appropriate location for provision of some of the additional car spaces.*
- 9. Resolves that Council's existing multi-level car park at 1-5 Bogong Avenue, Glen Waverley is the preferred location for the provision of some of the additional car spaces required to be provided noting as has been previously resolved by Council that the balance of the required car spaces is to be resolved with the SRLA as it is considered that there is a shared responsibility to accommodate those required car spaces.*
- 10. Notes that officers have commenced preparation and will release a tender for a consultancy services to design an upgrade and extension to the preferred site noted in item 8 with Council to consider the awarding of any tender at a future Council meeting.*

DISCUSSION

The Site

The Site is located at 1-5 Bogong Avenue, Glen Waverley within close proximity of the Kingsway retail strip. It has an area of 4,919m² and provides 514 car spaces.

Image 1 – the Site



The Scope of Services

The tender for the detailed design included a Scope of Services for a Lead Consultant to assemble a project team to complete the following milestone:

1. Return Brief
2. Concept Plan/s
3. Design development for community consultation
4. Detailed design report and planning permit application
5. Construction documentation for tender for construction to be priced on two scenarios:
 - a. construct only contract; and
 - b. design and construct contract (novate to builder).

Notification

Four (4) pre-qualified suppliers from the Department of Treasury and Finance Construction Supplier Register (CSR) were invited to participate in a selective Tender for this project on 9 October 2021 and the tender closed on 5 November 2021. The use of the CSR is compliant with clause 2.3.2.5 of Council's Procurement Policy. The invited parties were:

1. Warren & Mahoney Architects Australia Pty Ltd
2. MGS Architects Pty Ltd
3. Godfrey Spowers (Victoria) Pty Ltd
4. Katz Architecture Pty Ltd

Tenders Received

Tender submissions were received by the appointed closing time from all 4 invited parties listed above. The tenderers were asked to provide two lump sum prices with and without novation of their design services to the builder.

Tender Conformance

All submissions were accessed for their compliance with the tender conditions including the contractual terms and conditions and the requirements of the response schedules.

The evaluation panel sought further information and clarifications from the highest ranked tenderer Katz Architecture Pty Ltd to satisfy itself that the resourcing, scope of services, milestone timelines & program were clearly understood and had been allowed for in their submission.

Tender Evaluation

The tender evaluation panel consisted of:

| |
|-------------------------------------------|
| 1. Manager Property & City Design (Chair) |
| 2. Manager Capital Works |
| 3. Manager Strategic Procurement |
| 4. Principal Architect |
| 5. Property Projects Co-Ordinator |
| 6. Co-Ordinator Capital Works Buildings |

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

Following tender clarifications, the price range of the tenders was as follows:

- a. Without novation - Construct only Contract – ranged from \$517,073 to \$1,162,590 (inc GST).
- b. With novation - Design & Construct ranged from \$546,571 to \$1,018,809 (inc GST) .

All tenders were assessed in accordance with the evaluation criteria published in the tender documentation as follows:

Evaluation Criteria

| Pass/Fail Assessment Criteria | | | | Score | |
|--------------------------------------|-----------------------------------|-----------------------|-----------------------------------------------|---------------------------------------------------------------------------------|--|
| Statement of Compliance | | | | <i>Pass/Fail</i> | |
| Scope Requirements | | | | <i>Pass/Fail</i> | |
| Quality & OHS Systems | | | | <i>Pass/Fail</i> | |
| Insurance & Indemnity | | | | <i>Pass/Fail</i> | |
| KEY SELECTION CRITERIA | CRITERIA WEIGHTINGS | SUB WEIGHTINGS | SUB CRITERIA/RETURNABLE SCHEDULES LINK | | |
| 40% NON-PRICE CRITERIA | Capacity and Capability | 15% | Experience | | |
| | | 5% | Resources | | |
| | | 2% | Risk Management | | |
| | | 2% | Legal Compliance | | |
| | | 1% | Performance and Innovation | | |
| | | 5% | Timelines and Program | | |
| | Sustainability (Mandatory) | 10% | 4% | Environmental Sustainability | |
| | | | 3% | Local Sustainability | |
| | | | 3% | Social Sustainability | |
| PRICE (60%) | Price* | 60% | 60% | Comparison of Whole of Life Cost or Total Project Cost or Estimated Annual Cost | |

With regards to the weighing for 'Sustainability', sustainability requirements form part of the mandatory design of this Project and there is not expected to be a significant sustainability differential between the architects invited to tender. For this reason, the sustainability weighting was reduced to 10% in favour of a higher price weighting.

After reviewing the questions to answers submitted to Katz Architecture, the evaluation panel were satisfied with the submission and completed its evaluation (including the price and non-price evaluation criteria) which concluded that Katz Architecture Pty Ltd had ranked highest.

FINANCIAL IMPLICATIONS

The adopted 2021/2022 Capital Works Budget makes provision of \$641,000 towards the Project. This will fund progress payments under this Contract as well as providing for other consultancies required during the detailed design phase including quantity surveying services procured separately under Contract 2022056 and awarded on 16 December 2021 under Officer delegation.

As this Project is a multi-year project, additional consultancy funds will be requested from Council should the project proceed to construction stage.

CONCLUSION

Following the completion of a request for tender process for consultancy services (architectural and other design services) for the Bogong car park extension project (Project), this report seeks Council's approval to award Contract No. 2022057 (Contract) for a lead consultant to prepare a detailed design for the extension of the Bogong Avenue car park.