

7.4.2 TENDER FOR MOUNT WAVERLEY 3 YEAR-OLD KINDERGARTEN REFURBISHMENT AND UPGRADE CONSTRUCTION - CT2023235

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

RECOMMENDATION

That Council:

- 1. Awards the tender from Simbuilt Pty Ltd for Mount Waverley 3 Year Old Kindergarten Refurbishment, Contract No. 2023235 for a fixed Lump Sum of \$861,663 with an extra \$110,000 for Contingencies and \$28,600 for Project Management/Delivery fees;**
- 2. Authorises the Chief Executive Officer to execute the contract agreement;**
- 3. Notes that the contract anticipated to commence on 18 September 2023 and the expected completion date is 12 January 2024; and**
- 4. Notes that the anticipated project expenditure including the fixed Lump Sum, Project Management/Delivery Fees is \$890,263 with a further allocation of \$110,000 for contingencies.**

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

INTRODUCTION

Council has conducted a tender for 2023235 – Mt Waverley 3 Year Old Kindergarten Refurbishment.

As part of its planning process for this tender, Council Officers considered its procurement options, including whether to go to market itself, participate in regional or sector collaboration or to access established contracts via other compliant Procurement agreements. Given the restrictive timeframe of the project, Council Officers invited tenderers from the Construction Supplier Register to participate in this project as a stand-alone tender event.

BACKGROUND

Following the completion of construction of the Pinewood Early Years Hub, the current Mt Waverley Maternal & Child Health (MCH) Centre, which is attached to the Mt Waverley Kindergarten has been vacated. With the introduction of the funded three year old kindergarten program by the State Government, we will see all three year old children being funded for up to 15 hours per week of kindergarten; equivalent to that of four year old kindergarten. This will result in more children requiring a kindergarten place. The MCH Centre was vacated at the end of 2022 when the staff moved into the new Pinewood Hub, thus allowing the building to be refurbished as a 22 place, three year old kindergarten room - adding sufficient places to accommodate some of the growing kindergarten needs in the area.

NOTIFICATION

Six (6) 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 16 June 2023 and the tender closed on 19 July 2023. Council's use of the CSR list is approved under Council's Procurement Policy.

TENDERS RECEIVED

Four tender submissions were received by the appointed closing time.

The tenders received are listed below:

TENDERERS SUBMITTED	
1	Simbuilt Pty Ltd
2	Formula Interiors Pty Ltd
3	Neo Construct Pty Ltd
4	Domain National 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.

The tenders were assessed in accordance with the following criteria as per the tender documentation.

Pass/Fail Assessment Criteria	Score
Quality Systems (if applicable)	<i>Pass/Fail</i>
OHS third party certification (if applicable)	<i>Pass/Fail</i>
Mandatory Insurances	<i>Pass/Fail</i>
Mandatory Pre-Tender Site Meeting Attendance	<i>Pass/Fail</i>

KEY SELECTION CRITERIA		CRITERIA WEIGHTINGS	SUB WEIGHTINGS	SUB CRITERIA/RETURNABLE SCHEDULES LINK
50% NON-PRICE CRITERIA	Capacity and Capability	15%	4%	Experience
			4%	Resources
			3%	Risk Management
			2%	Legal Compliance
			2%	Performance and Innovation
	Project Timelines	15%	7%	Start and Completion timeframe
			8%	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

Following the close of tenders, the evaluation panel met and assessed all submissions. The Tender Evaluation Panel (TEP) agreed that all the submitted tenderers were capable of delivering this contract given their vast experience delivering similar projects of similar scope and scale.

The highest scoring and recommended contractor, Simbuilt Pty Ltd, has successfully delivered several projects for Monash including Brentwood Reserve Pavilion Redevelopment, Ward Avenue Preschool Amenities Upgrade, Ashwood Hall – Balcony Upgrade, Oakleigh Service Centre - Roof Replacement, Mulgrave Pavilion and recently completed Pinewood Integrated Child and Family Hub. Simbuilt are currently constructing the South Oakleigh Child & Family Hub for Council which is progressing to schedule and budget.

Simbuilt have also completed several significant (large scale) heritage projects (for other organisations) and demonstrated an understanding of the complexities involving the heritage rose gardens at the front of the Mt Waverley site of these works. They have allowed for a management and protection plan including installation of a secured temporary fence around the rose gardens

to prevent any damage. Any works within the temporary fence zone will be closely monitored. A plant health and condition assessment will also be conducted on the roses & gardens prior to any works commencing.

Simbuilt have confirmed that they can meet the important completion date of 12 January 2024 which will enable the newly constructed facility to be available for the start of the 2024 school year.

The final evaluation ranking had Simbuilt Pty Ltd ranked highest and as such, the evaluation panel recommends Simbuilt Pty Ltd as representing the best value outcome for Council.

FINANCIAL IMPLICATIONS

The 2023/24 Capital Works budget makes provision for this project as follows:

PROJECT BUDGET ALLOCATION	GST exclusive	GST inclusive
Mt Waverley 3 Year old Kindergarten Refurbishment	\$920,000	\$1,012,000
TOTAL INCOME	\$920,000	\$1,012,000
Estimated Project Expenditure Based Upon Simbuilt Pty Ltd's Submission		
Lump Sum Price	\$783,330	\$861,663
Contingency	\$100,000	\$110,000
Project Delivery & Management Fees	\$26,000	\$28,600
ESTIMATED PROJECT EXPENDITURE	\$909,330	\$1,000,263


The overall project budget is \$1.36M across both financial years (2022/23/24) and is jointly funded by Council (\$360k) and includes \$1M of Victorian Schools Building Authority (VSBA) grant funding.

SUSTAINABILITY OUTCOMES

As part of Council's commitment to sustainability this project includes:

Environmental Sustainability:

In accordance with Simbuilt's Environmental Management System there are regular site HSEQ inspections and an annual Environmental Audit on the company. Simbuilt aim to protect and maintain a safe and healthy environment for each project, this can be seen from their ISO 14001



Environmental Management. They have recently switched to HammerTech, an online project which eliminates the need to print thousands of pieces of paper for projects.

Local Sustainability:

Simbuilt Pty Ltd offers employment and training opportunities to local residents, apprentices, unemployed and disadvantaged local residents. They engage in 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 and 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.

ATTACHMENT LIST

Nil