

## 7.4.1 2025013 - PINWOOD RESERVE AND ORCHARD STREET PLAY SPACE UPGRADES- CONSTRUCTION

<b>Responsible Manager:</b>	Andrew Andonopoulos, Manager Capital Works
<b>Responsible Director:</b>	Jarrold Doake, Director City Services

### RECOMMENDATION

#### That Council

- Awards the tender from Warrandale Industries Pty Ltd for Pinewood Reserve and Orchard Street Play Space Upgrades - Construction, Contract No. 2025013 as follows:**
  - Project A: Pinewood Reserve Play Space Upgrade – Construction for a fixed Lump Sum of \$415,073.69 with an extra \$40,700 for Contingencies;**
  - Project B: Orchard Street Reserve Play Space Upgrade Construction for a fixed Lump Sum of \$313,680.95 with an extra \$30,800 for Contingencies;**
- Authorises the Chief Executive Officer to execute the contract agreement;**
- Notes that the contract is anticipated to commence in early November 2024 and the expected completion date is end of June 2025; and**
- Notes that the combined anticipated project expenditure including the fixed Lump Sum, Community Consultation and Project Management/Delivery Fees is \$771,157.44 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 2025013 – Pinewood Reserve and Orchard Street Play Space Upgrades – Construction.

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. This site-specific designs were completed in 2023/24. Each site presented with unique local characteristics and constraints and as a result, collaboration for the construction tender was not feasible. Council did however, tender both projects simultaneously to encourage competitive tenders and interest from the market.

### BACKGROUND

Council's Playground Condition Audit Report and Playground Development Program identified Orchard Street Reserve Play space as a high priority for renewal. Pinewood Reserve was also identified as a priority play space renewal for design in 2024/25 and construction in 25/26. Pinewood Community Bank Branch of Bendigo Bank approached Council with a proposal to contribute \$50,000 toward an upgraded local play space at Pinewood Reserve, Mount Waverley. As this opportunity presented itself with the funding contribution received by Council, detail design was able to commence in 2023/24 and construction brought forward to 2024/25. The play space at

Pinewood Reserve will also compliment the recently completed Pinewood Childcare Centre located immediately to the south.

The project involves the construction of two new play spaces and associated infrastructure.

The works and associated infrastructure include:

- Demolition of existing play space
- General earthworks
- Installation of new playground equipment
- Path works and improved accessibility to play spaces
- Installation of new park furniture
- Landscaping including new plantings
- Embankment landscaping works (Pinewood only)
- Water play element, irrigation and drinking fountain (Pinewood only)
- Supporting civil infrastructure such as drainage & sealed pathways

## **NOTIFICATION**

A public notice was placed in The Age newspaper on 31 August 2024 and the tender closed on 25 September 2024.

## **TENDERS RECEIVED**

Nineteen (19) tender submissions were received by the appointed closing time.

The tenders received are listed below:

- CDN Constructors Pty Ltd
- Civilised Construction & Landscaping Pty Ltd
- Commercialscapes
- Flemings Landscapes
- HDM Group
- JMac Constructions
- Kalow Holdings Pty Ltd
- Landstruct Landscape Construction
- LD Total
- P&H Civil Landscapes
- Parkinson Group (VIC) Pty Ltd
- Planned Constructions Group
- Programmed Property Services
- Rainscapes Pty Ltd
- Sustainable Landscaping
- UDL Group
- Urbania Group Pty Ltd
- Warrandale Industries
- Yellowstone Landscaping

## 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

In accordance with the Procurement Policy, the evaluation panel and evaluation criteria weightings were nominated prior to opening the Tender.

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

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

Pass/Fail Assessment Criteria	Score
Quality Systems	<i>Pass/Fail</i>
OHS	<i>Pass/Fail</i>
Mandatory Insurances	<i>Pass/Fail</i>

Table 2	Key Selection Criteria	Criteria Weightings
Qualitative Criteria	Capacity and Capability	20%
	Project Timelines	10%
	Sustainability (Mandatory)	20%
Quantitative Criteria	Price (Mandatory)	50%

## DISCUSSION

The following information supports the Tender Evaluation Panel's (TEP) recommendations.

The TEP evaluated all nineteen tenderers against the key selection criteria and weightings. After the initial assessment of the qualitative / non price assessment criteria, it was found that ten out of the nineteen tenderers received a total qualitative score of less than 25%. 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, these tenderers were disqualified and were not evaluated further.

The TEP concluded to review the remaining nine tenderers and shortlisted the top three ranked submissions received from Yellowstone Landscaping (Yellowstone), Rainscapes Pty Ltd (Rainscapes) and Warrandale Industries Pty Ltd (Warrandale).

Clarification was sought from Warrandale on two items being irrigation and water connection as these varied substantially from the Designer's estimates. Warrandale confirmed that the full scope of works for these items had been included in their lump sum tender price submission.

The shortlisted tenderers were all within the allocated budget and comparably competitive with each other. Therefore, this allowed for the inclusion of a number of priced provisional items into the tender for Pinewood Reserve (path extension and drinking fountain). The revised lump sum price for the top three ranked tenders is shown in the evaluation table.

The TEP agreed that all three shortlisted tenderers are capable of delivering these works to a high level of quality and standard.

Warrandale provided the most competitive price for both Orchard Street and Pinewood Reserve Play Spaces (inclusive of Provisional Items) and were ranked highest for both sites.

Two reference checks were undertaken for Warrandale. They delivered regional park projects for Booroondara & Hume City Councils at Hays Paddock and Grand Boulevard Reserve respectively. Both referees stated they were well resourced and experienced. A dedicated project manager was assigned to these contracts who was very responsive, provided good communication and ensured that the project was managed with minimal variations. Both referees indicated that they would have no hesitation re-engaging Warrandale for future works.

Warrandale has previously successfully delivered two play space projects for the City of Monash to a high-quality standard. These were Progress Park and Cameron Ave Reserve which recently won an award for Landscape Architecture the 2024 Australian Institute of Landscape Architects (AILA) awards.

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

## FINANCIAL IMPLICATIONS

The 2024/25 Capital Works Budget makes provision for these projects as follows:

Capital Budget Allocation	\$ GST Ex.	\$ GST Inc.
<b>Project A: C09850 – Pinewood Reserve Play Space Upgrade - Construction</b>	\$440,000.00*	\$484,000.00

<b>Project B: C09749 - Orchard Street Reserve Play Space Upgrade Construction</b>	\$362,715.53	\$398,987.08
<b>TOTAL PROJECT BUDGET</b>	<b>\$802,715.53</b>	<b>\$882,987.08</b>

<b>Estimated Project Expenditure Based Upon Warrandale Industries Pty Ltd Submission</b>		
<b><i>Project A: Pinewood Reserve Play Space Upgrade - Construction</i></b>		
Lump Sum Price	\$377,339.72	\$415,073.69
Contingency	\$37,000.00	\$40,700.00
Project Management/Delivery Fees	\$16,274.00	\$17,901.40
Community Consultation Fees	\$3,000.00	\$3,300.00
<b>Anticipated Project Expenditure – Project A</b>	<b>\$433,613.72</b>	<b>\$476,975.09</b>
<b>Budget Allocation for Project A</b>	<b>\$440,000.00</b>	<b>\$484,000.00</b>

<b><i>Project B: Orchard Street Reserve Play Space Upgrade Construction</i></b>		
Lump Sum Price	\$285,164.50	\$313,680.95
Contingency	\$28,000.00	\$30,800.00
Project Management/Delivery Fees	\$16,274.00	\$17,901.40
Community Consultation Fees	\$3,000.00	\$3,300.00
<b>Anticipated Project Expenditure – Project B</b>	<b>\$332,438.50</b>	<b>\$365,682.35</b>
<b>Budget Allocation for Project B</b>	<b>\$362,715.53</b>	<b>\$398,987.08</b>
<b>Total Anticipated Expenditure All Projects (Incl Contingency &amp; Project Management Fees)</b>	<b>\$766,052.22</b>	<b>\$842,657.44</b>

\*Additional funds of \$90,000 has been allocated within the play space budget from the two following projects: 2024-25 Reserve Improvement Program (\$40,000) and 2024-25 Parks and Gardens Irrigation Improvement Program (\$50,000) to fund priority works under these individual programs for Pinewood Reserve which are adjacent to the play space site.

There is an anticipated surplus within the project budget that will be returned to the Capital Works program at the conclusion of the project.

## **SUSTAINABILITY OUTCOMES**

As part of Council’s commitment to sustainability this project includes the following:

### Environmental Sustainability

- Demolition materials: concrete, rubber and steel taken to recycling plants
- Use of battery operated equipment/tools
- Reduced staff vehicle use by car pooling
- Reusing softfall mulch onsite
- Recycling timber mulch on garden beds

### Local Sustainability

- Engaging suppliers within the City of Monash for this project for mulch, concrete and drainage pits.

## Social Sustainability

- Warrandale are a Rotary International partner, joining with Rotary to repurpose playgrounds removed from Australian parks to developing nations.

## **CONCLUSION**

That Council approves the recommendations contained within this report.

## **ATTACHMENT LIST**

Nil