

7.4.4 2024189: ESSEX HEIGHTS TENNIS CLUB CONSTRUCTION

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

RECOMMENDATION

That Council

1. Awards the tender from Turf One Pty Ltd for Essex Heights Tennis Club Construction, Contract No. 2024189 for the fixed Lump Sum of \$1,774,392.40 with an extra \$181,500 for Contingencies;
2. Authorises the Chief Executive Officer to execute the contract agreement;
3. Notes that the contract is anticipated to commence in September 2024 and the expected completion date is late March 2025; and
4. Notes that the anticipated project expenditure including the fixed Lump Sum, Project Management/Delivery Fees is \$1,900,892.40 with a further allocation of \$181,500 for Contingencies.

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

INTRODUCTION

Council has conducted a tender for 2024189 – Essex Heights Tennis Club 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.

Council Officers investigated procurement opportunities available prior to commencing the tender process. Due to the nature of the project having critical delivery timeframes, having already been designed in the 2023/24 financial year and the site being of local significance to Monash, it was deemed that the best outcome for Council would be a stand-alone tender event.

BACKGROUND

Essex Heights Tennis Club's existing six acrylic courts and lighting is aging and no longer fit for purpose or compliant with current Tennis Australia facility standards. Council officers engaged 2MH Consulting to undertake a facility inspection in 2021. This report noted that all courts showed significant foundation issues, surface cracking and impacts from nearby vegetation. Essex Heights Tennis Club have undertaken regular patching and repair work to court surfaces to ensure they remain playable & safe. 2MH Consulting advised that these courts were at end of life and required reconstruction.

Essex Heights Tennis Club Court Design was completed in 2022/23 with construction to follow subject to Council budget approval. The construction project has been funded as part of Council's 2024/25 Capital Works Budget.

The scope of work includes the demolition of the six existing acrylic courts and asphalt base, fencing and lighting, construction of a six new acrylic Tennis Australia compliant courts and supporting infrastructure, court fencing and gates, new LED flood lighting and installation of a “Book-A-Court” system.

NOTIFICATION

A public notice was placed in The Age newspaper on 15 June 2024 and the tender closed on 10 July 2024.

TENDERS RECEIVED

Ten (10) tender submissions were received by the appointed closing time.

The tenders received are listed below:

- A.S. Lodge (VIC) Pty Ltd
- Contek Constructions
- Field Form
- GRN Built Pty Ltd
- Global Turf Projects
- Grassports Australia Pty Ltd
- iDwala Pty Ltd
- Quantum Civil Pty Ltd
- RMS Groundworks Pty Ltd
- Turf One 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 tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

Pass/Fail Assessment Criteria	Score
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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)	10%
Quantitative Criteria	Price (Mandatory)	60%

DISCUSSION

Council received a significant response to the Essex Heights Tennis Club Court Construction tender which were assessed against the tender evaluation criteria (including the Price and Non-Price evaluation criteria).

All tenderers provided detailed submissions outlining varying degrees of examples of completed projects to demonstrate their capacity to deliver this Contract for Monash. Submissions were received from well-known sportsground and hard-court construction specialists as well as civil engineering construction contractors and residential builders.

Ten submissions were received and included a significant variance on price from the highest to lowest tenderer ranging by more than \$800,000 (GST Incl). Several clarifications were sought from all tenderers for Price and Non-Price related items to ensure an equitable and transparent approach was undertaken.

Four tenderers failed to pass the qualitative selection criteria and were not considered further in the evaluation.

Tender Evaluation – Shortlisted Candidates

The TEP reviewed the final evaluation scoring and agreed to proceed by interviewing the two highest ranked contractors to progress to the next stage and attend formal tender interviews.

Turf One Pty Ltd and **Contek Constructions** were deemed capable based on their tender submissions that outlined their previous construction experience delivering comparable projects.

Tender interviews were conducted where the TEP asked the shortlisted contractors several questions to demonstrate their understanding of the project and outline their delivery methodology. Interview questions related to the following areas:

- Experience;

- Resourcing, capability and capacity to deliver one or two projects;
- Risk Management, Traffic Management and Stakeholders Management;
- Construction Methodology;
- Commencement and construction timeframe; and
- Innovation.

Contek Constructions are a highly experienced civil infrastructure contractor known to Council having delivered a range of contracts/works. Their site management & customer service is of a high standard & their professional interaction with Council Officers has enabled them to deliver works of a high standard.

Turf One Pty Ltd clearly demonstrated their understanding of the project and site constraints, identified potential risks and opportunities for cost saving for Council and outlined their capacity to deliver the project within Council's preferred delivery timeline, in conjunction with their existing project commitments outside of Monash.

In 2023 Turf One Pty Ltd delivered several large-scale sports field, sports infrastructure, and hard court construction projects for Trinity Grammar School, City of Kingston and City of Ballarat, all with similar value contracts to the Essex Heights Tennis Club Court Construction tender.

Turf One Pty Ltd provided a highly comprehensive submission demonstrating their previous experience and articulated their responses in detail to all Selection Criteria which was reinforced throughout the tender interview.

The final evaluation ranking (including the Price and Non-Price Evaluation Criteria) had Turf One Pty Ltd ranked highest and as such, the evaluation panel recommends Turf One Pty Ltd as representing the best value outcome for Council and that they be awarded this tender.

Project officers have undertaken reference checks with Trinity Grammar School where Turf One Pty Ltd had successfully completed a large-scale sports field upgrade project including the construction eight acrylic tennis courts, seven lane cricket training facility, archery range and natural turf playing fields. Further reference checks were undertaken with City of Kingston where Turf One Pty Ltd completed a tennis court conversion project creating four new acrylic tennis courts and two netball courts.

Referee feedback acknowledged Turf One's strong working relationship, proactive communication, emphasis on site and risk management, and excellent ability to efficiently problem solve. Both referees described an overall positive experience and willingness to work with the contractor in future.

As the value of this contract is more than \$1,000,000, an independent financial assessment was conducted by Equifax on the preferred tenderer using the Corporate Scorecard system. The report provided a marginal result with a score received of 3.55 out of 10.

To minimise the risk to Council in appointing the preferred contractor Turf One Pty Ltd, Council will look to implement several save guard measures to minimise the risk.

These risk mitigation measures will include the following;

- Bank Guarantee (5% of Contract Sum) will be obtained from the contractor in advance of commencement of works).
- Council payment terms are 30 days in arrears upon value of works completed at that time.
- Evidence of payments to sub-contractors or suppliers for major material purchased will be required prior to payment being made by Council to the Contractor.
- Bild Civil Pty Ltd, Turf One’s parent company has also agreed to be their guarantor for this Contract.

FINANCIAL IMPLICATIONS

The 2024/25 Capital Works Budget makes provision for this project as follows:

Capital Budget Allocation	\$ GST Ex.	\$ GST Inc.
Project C09565 – Federal Reserve - Essex Heights Tennis Club Court Construction	\$2,531,500	\$2,784,650
TOTAL PROJECT BUDGET	\$2,531,500	\$2,784,650

Total Anticipated Project Expenditure Based Upon Turf One Pty Ltd’s Submission		
Lump Sum Price	\$1,613,084	\$1,774,392.40
Contingency	\$165,000	\$181,500
Project Management/Delivery Fees	\$115,000	\$126,500
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$1,893,084	\$2,082,392.40

SUSTAINABILITY OUTCOMES

The project responds to Council’s commitment to sustainability as follows:

Turf One Pty Ltd outlined several sustainability opportunities with this construction project and nominated key City of Monash based suppliers that will be engaged to support the local economy throughout construction. These include suppliers for the recycle and disposal of existing tennis court materials being asphalt, crushed rock, fence steel and the purchase of new recycled materials including recycled crushed rock for the court bases and LED tennis court lighting.

Turf One Pty Ltd also outlined in their tender submission the use of more energy-efficient construction equipment meeting the latest energy standards, including opting for plant and equipment with lower fuel consumption rates and designed to minimise energy use during operation.

CONCLUSION

That Council approves the recommendations contained within this report.



ATTACHMENT LIST

Nil