

7.4.6 2025070 BRANDON PARK RESERVE MODULAR PAVILION REDEVELOPMENT

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

RECOMMENDATION

That Council

1. **Awards the tender from Modular by SHAPE (VIC) Pty Ltd for Brandon Park Reserve Modular Pavilion Redevelopment, Contract No. 2025070 for a fixed Lump Sum for \$2,335,046.93 with an extra \$330,000 for Contingencies.**
2. **Authorises the Chief Executive Officer to execute the contract agreement.**
3. **Notes that the contract will commence on 6 May 2025 and the expected completion date is 27 February 2026 and**
4. **Notes that the anticipated project expenditure including the fixed Lump Sum, Project Management/ Delivery Fees, Demolition of Existing Pavilion and Car Park Design & Construction is \$4,541,646.93 with a further allocation of \$330,000 For Contingencies.**

INTRODUCTION

Council has conducted a tender for CF2025070 – Brandon Park Reserve Modular Pavilion Redevelopment.

As part of its planning process for this tender, Council Officers considered their 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 is unique to the City of Monash and therefore the opportunity for collaboration for procurement of services is not viable. The project involves the design and construction of a modular sporting pavilion at Brandon Park Reserve, therefore requiring specific design and construction solutions to suit the site.

BACKGROUND

The existing Brandon Park Reserve Pavilion is currently not fit for purpose for the two sporting clubs – Mazenod Football Club and Mulgrave Wheelers Hill Cricket Club and does not comply with key recommended sports facility standards. The new pavilion will accommodate the needs of the growing number of participants for these two clubs. This project was chosen to be delivered as a design and construct modular building following the positive experience and value for money outcome associated with the development of the Carlson Reserve modular pavilion.

Following the completion of the Integrated Site Plan in 2023/24, it was decided that the new pavilion would be situated further north within the existing car park. This will allow for the existing pavilion to continue to be used by the clubs during the construction of the new pavilion. Once completed, the existing pavilion will be demolished, and a new car park will be constructed on the site of the old pavilion (separate contracts).

The project involves the design and construction of a new modular pavilion with tiered spectator seating. The pavilion will include four change rooms, referee and first aid rooms and a social space including kitchen and storage areas.

NOTIFICATION

Seven (7) 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 31 January 2025 and the tender closed on 14 March 2025. Council’s use of the CSR list is approved under Council’s Procurement Policy.

TENDERS RECEIVED

FIVE (5) tender submissions were received by the appointed closing time.

The tenders received are listed below:

- *Grove (Aust) Pty Ltd*
- *Modular by SHAPE*
- *Precom Pty Ltd*
- *Prefab1 Pty Ltd*
- *Redline Constructions 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.

ASSESSMENT CRITERIA	
Quality Systems	Pass/Fail
OHS	Pass/Fail
Mandatory Insurances	Pass/Fail

KEY SELECTION CRITERIA	CRITERIA WEIGHTINGS	SUB CRITERIA WEIGHTINGS	SUB CRITERIA
Capacity and Capability	20%	10%	Experience

		5%	Resources
		2%	Risk Management
		2%	Legal Compliance
		1%	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%*	50%	Price

DISCUSSION

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

As this was a selected tender, all submissions had good experience in the design and construction of modular buildings.

The Tender Evaluation Panel (TEP) evaluated all tenderers against the key selection criteria and weightings. After the initial assessment of the qualitative / non price assessment criteria, the TEP requested further clarifications from a number of tenderers prior completing their evaluation of all submissions.

The TEP met following these clarifications and reviewed their scores.

One tender submission lacked detail in key areas, contained exclusions for a number of required items and did not show a good understanding of the project risks and requirements. This tender's clarifications did not provide any additional detail or give the TEP sufficient confidence that they would be able to undertake the project to the required standard without risk of substantial variations. The tenderer scored less than 25% for qualitative / non price assessment criteria. As per the published tender quote 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, this tenderer was disqualified and not evaluated further.

From all remaining tenderers, Modular by SHAPE ranked highest overall.

Modular by SHAPE was formally known as K.L. Modular Systems (Aust) Pty Ltd. It was acquired by SHAPE Australia Pty Ltd in March 2022 and in May 2023 the name was changed to Modular by SHAPE. The business has successfully been operating as a modular builder for more than 30 years. They have a good understanding of the project having recently successfully completed a very similar pavilion at Carlson Reserve for Monash City Council to a very high standard.

A reference check was also undertaken with Brimbank City Council where they successfully delivered a unique pavilion that was described as not looking like a modular building. It was also built to a very high ESD standard exceeding Brimbank's expectations. They also stated that they

Capital Budget Allocation	\$ GST Ex.	\$ GST Inc.
Project C09723 – Brandon Park Reserve Modular Pavilion Redevelopment	\$4,490,000.00	\$4,939,000.00
TOTAL PROJECT BUDGET	\$4,490,000.00	\$4,939,000.00

had minimal variations and provided excellent communication and safety standards.

An independent financial assessment was conducted on the preferred tenderer by Corporate Scorecard with a score of 8.31 out of 10. This score is assessed as indicating strong financial capacity to undertake the project. The Manager Financial services advises that there is minimal risk exposure to Council for the contract in question.

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

FINANCIAL IMPLICATIONS

The Capital Works Budget makes provision for this project over multiple years as follows:

Total Anticipated Project Expenditure Based Upon Modular by SHAPE (VIC) Pty Ltd Submission		
Lump Sum Price	\$2,122,769.93	\$2,335,046.93
Contingency	\$300,000.00	\$330,000.00
Demolition of Existing Pavilion Allowance (separate contract)	\$100,000.00	\$110,000.00
Car Park Design and Construction Allowance (separate contract)	\$1,750,000.00	\$1,925,000.00
Project Management/Delivery Fees*	\$156,000.00	\$171,600.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$4,428,769.93	\$4,871,646.93

*Project Management/Delivery Fees are across all elements of the project including the demolition and car park construction components

SUSTAINABILITY OUTCOMES

1. Environmental Sustainability:

SHAPE's Organisational Climate Active Certification incorporates an emissions reduction strategy which has achieved a 22% reduction in emissions since 2022.

Shape suggests the use of Modwood as an alternative material for the changeroom benches which contains approximately 90% recycled or reclaimed materials.

2. Local Sustainability:

Modular by SHAPE will endeavour to source and secure materials of around 10-15% of the contract value from Monash council area which will largely be in the final stage of fit off after the modules have been

3. Social Sustainability:

Modular by SHAPE is a member of Supply Nation and utilises the Supply, Kinaway and Social Traders to assist in some of their projects

They have donated resources and money for social impact activities including charity golf and soccer days

CONCLUSION

That Council approves the recommendations contained within this report.

ATTACHMENT LIST

Nil