

#### 4.4 TENDER FOR PINWOOD INTEGRATED CHILD AND FAMILY HUB (CF2022124: HM)

Responsible Director: Deb Cailes

**RECOMMENDATION\***

*That Council:*

- 1. Awards the tender from Simbuilt Pty Ltd for Pinewood Integrated Child and Family Hub Contract No. 2022124 for the fixed Lump Sum Price of \$4,883,816.30 with an extra \$594,000 for Contingencies and \$380,600 for PM & Design Fees;*
- 2. Authorises the Chief Executive Officer to execute the contract agreement;*
- 3. Notes that the contract is anticipated to commence on 11 May 2022 and the expected completion date is 9 December 2022; and*
- 4. Notes that the anticipated project expenditure including the fixed Lump Sum, Contingencies, Project Management & Delivery Fees and Provisional Items is \$6,046,874.50.*
- 5. Notes that this project is jointly funded by the Department of Education (\$2.2M) with the balance funded by Council (\$3,846,874.50)*

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

## **INTRODUCTION**

Council has conducted a tender for the construction of Pinewood Integrated Child and Family Hub – Contract 2022124.

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 is a standalone project unique in its design and with tight completion timelines and so there was no opportunity to collaboratively tender the works.

## **BACKGROUND**

The City of Monash Early Years & Family Services vision is to plan the future early years' service sector, including the provision of kindergarten facilities around integrated Child & Family Hubs that will operate in close association with local schools, Council services, health services and the community.

The integrated centres will provide facilities which will meet the needs of the local communities and provide the services required to support the health & wellbeing of children and their families through supporting a 'one door' facility. A new Integrated Child and Family Hub to provide a one stop access to a range of universal and additional support services to ensure families are confident and competent thus developing strong resilient children and a strong resilient community.

Provision of a new community hub, bringing together a range of professional services to deliver education, care, health and support services to children and their families will provide:

- An increase in participation of families in education/information events
- An increase in the number of options by which families can engage with the community-based service.
- Families being able to navigate the service system more easily and have knowledge of services that are available to them.

Currently Pinewood Kindergarten offers a one room service and is consistently the most sought-after kindergarten for the Mt Waverley families and surrounding community. This project will involve demolishing the current kindergarten and Maternal and Child Health (MCH) nurse centre and building a new 2 room kindergarten offering 33 places each, a new community playgroup room, 3 new MCH rooms, 2 Allied Health consulting rooms and 1 office for 4 Enhanced MCH staff.

**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 February 2022 and the tender closed on 18 March 2022. Council use of the CSR list is approved by the Minister of Local Government under section 186(5) (c) of the Local Government Act 1989 and is therefore compliant with Councils' legislative requirements.

**TENDERS RECEIVED**

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

The tenders received are listed below:

<b>TENDERERS SUBMITTED</b>	
1	Simbuilt Pty Ltd
2	Alchemy Construct Pty Ltd
3	2Construct Pty Ltd
4	Allmore Constructions Pty Ltd
5	McColl Smith Constructions

**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
Construction Program	Pass/Fail
Quality Systems	Pass/Fail
OHS	Pass/Fail
Mandatory Insurances	Pass/Fail
Mandatory Site Meeting Attendance	Pass/Fail

KEY SELECTION CRITERIA		CRITERIA WEIGHTINGS	SUB WEIGHTINGS	SUB CRITERIA/RETURNABLE SCHEDULES LINK
50% NON-PRICE CRITERIA	Capacity and Capability	20%	4%	Experience
			4%	Resources
			4%	Risk Management
			2%	Legal Compliance
			2%	Performance and Innovation
			4%	Construction Management Plan
	Project Timelines	10%	6%	Start and Completion timeframe
			4%	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

The final evaluation ranking (including the price and non-price evaluation criteria) had Simbuilt Pty Ltd ranked highest and as such, the evaluation panel recommends Simbuilt Pty Ltd as representing the best value outcome for Council.

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 and are currently delivering the Mulgrave pavilion project.

Simbuilt have confirmed that they can meet the important completion date of 9 December 2022 which will enable the newly constructed facility to be available for the start of the 2023 year.

## FINANCIAL IMPLICATIONS

<b>PROJECT BUDGET ALLOCATION</b>	<b>GST exclusive</b>	<b>GST inclusive</b>
<b>PROJECT NAME:</b> C01588 - Pinewood Child and Family Hub	\$3,500,000	\$4,050,000
<b>Department of Education Grant</b>	\$2,000,000	\$2,200,000
<b>TOTAL PROJECT BUDGET</b>	<b>\$5,500,000</b>	<b>\$6,050,000</b>
<b>Estimated Project Expenditure Based Upon Simbuilt Pty Ltd's Submission</b>		
Lump Sum Price	\$4,439,833	\$4,883,816.30
Design Consultancy	\$284,000	\$312,400
Contingency	\$540,000	\$594,000
Project Management/Delivery Fees	\$62,000	\$68,200
Pitch roller enclosure (Separate contract)	\$101,764	\$111,940.40
Demolition Works (Separate Contract)	\$69,558	\$76,513.80
<b>ESTIMATED PROJECT EXPENDITURE</b>	<b>\$5,497,155</b>	<b>\$6,046,874.50</b>

## **SUSTAINABILITY OUTCOMES**

### **Environmental Sustainability:**

Monash's ESD Policy for Buildings and Infrastructure (recently endorsed by Council) was included as part of the Architectural Design brief for this project, with the view of value adding and to provide feedback to the policy, and also to achieve best practice ESD outcomes in the design, construction and operation of a new facility.

This project addresses greenhouse emissions by eliminating all fossil fuel dependencies and opting instead for all electric building services including heating, supplemented with the installation of photovoltaic panels generating power. Openable double-glazed windows are included in all rooms allowing for maximum natural ventilation to minimize reliance on mechanical systems. Materials and fixtures selection was made focusing on recyclable / low emission / eco-certified and highest energy efficiency ratings. A Building Management System (BMS) will provide monitoring of main energy circuits throughout the facility, enable usage and data collection, monitoring and analysis.

### **Local Sustainability:**

The contractor offers employment and training opportunities to local residents, apprentices, unemployed and disadvantaged;  
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;  
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.