

4.3 TENDER FOR CENTRAL GRANDSTAND – EXTERNAL RENEWAL WORKS (STAGE 1)

(CF2019123: SPM)

Ward: Glen Waverley

Responsible Director: Director Infrastructure

RECOMMENDATION*That Council:*

- 1. Awards the tender for the Central Grandstand – External Renewal Works (Stage 1), Contract No. 2019123 to 2Construct Pty Ltd for a fixed Lump Sum of \$495,517 with an extra \$74,327 for Contingencies*
- 2. Authorises the Chief Executive Officer to execute the contract agreement;*
- 3. Notes that the total budget including the fixed Lump Sum, Contingencies and Fees is \$608,939.*

*Please note that all dollar figures are GST inclusive unless stated otherwise.***INTRODUCTION**

Council has tendered for Central Grandstand – External Renewal Works – Stage 1.

BACKGROUND

At its meeting in March 2018 Council authorised officers to proceed with development of an 'Artisan Hub' within the existing Central Reserve Grandstand facility located in Glen Waverley and to begin discussions with both Waverley Wood Workers and Waverley Gem Club on their relocation to this site.

The refurbishment of the existing facility has been split into two stages. Stage 1 involving the external maintenance and associated structural repair works and Stage 2 being the internal refurbishment of the Grandstand to ensure it is fit for purpose for both the Waverley Wood Workers and Waverley Gem club

This tender relates to Stage 1 of these works and involves;

- Demolition and roof replacement works including structural and associated works
- Removing redundant players race and associated brick work
- Concrete repairs to the grandstand
- Seating repairs, hand rail replacements and associated treatment maintenance works

NOTIFICATION

Seven (7) prequalified suppliers from the Department of Treasury Construction Supplier Register (CSR) were invited to participate in a selective Tender for this project. The tender opened on 8 March 2019 and closed on 29 March 2019. Council's 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 Council’s legislative requirements.

TENDERS RECEIVED

Two (2) tender submissions were received by the appointed closing time.
The tenders received are listed below:

- 2 Construct Pty Ltd
- Schultz Building Group Pty Ltd

Tender Conformance:

All submissions were accessed 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.

Evaluation Criteria:

The remaining conforming tenders were assessed in accordance with the evaluation criteria published in the tender documentation:

Key	Key Evaluation Criteria	Weighting (%)
<i>Non-Price (40%)</i>	<i>Capacity and Capability</i>	<i>20%</i>
	<i>Project Timelines</i>	<i>10%</i>
	<i>Sustainability</i>	<i>5%</i>
	<i>Quality & OHS</i>	<i>5%</i>
<i>Price (60%)</i>	<i>Tender Price</i>	<i>60%</i>
	Total	100%
Mandatory Items	<i>OH&S</i>	Pass/Fail
	<i>Conforming Tender</i>	Pass / Fail

DISCUSSION

Seven (7) sets of documents were issued to prospective tenderers with two formal tenders being received by the appointed closing time, 2.00pm Friday 29 March 2019.

All submissions were accessed 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.

The tender evaluation panel established a selection criterion in accordance with Council procurement policy:

The tender evaluation panel consisted of:

- Manager Strategic Procurement.
- Manager Capital Works
- A / Coordinator Capital Works
- A / Coordinator Community Wellbeing
- Coordinator Facility Maintenance

The submissions were subjected to a basic compliance test. This test ensured that the submitted tenders complied with the requirements of tendering.

The range of tenders received was \$495,470 to \$551,700 GST inclusive. This was confirmed following tender clarifications.

The tenders received are listed below:

- 2 Construct Pty Ltd
- Schultz Building Group Pty Ltd

Tender clarifications were undertaken with the two shortlisted tenderers and found to be satisfactory for the prescribed works under the contract.

The preferred contractor has previously completed major construction projects successfully and to a high standard for Council.

The final evaluation ranking (including the price and non-price evaluation criteria) had 2Construct Pty Ltd ranked highest and as such, the evaluation panel recommends 2Construct Pty Ltd as representing the best value outcome for Council.

SOCIAL IMPLICATIONS

The co-location of the Waverley Woodworkers and Waverley Gem Club into the Central Reserve Grandstand provides both groups with a permanent home and the wider Monash community the opportunity to have access to an exciting and artistic space that fosters friendship and lifelong learning.

CONSULTATION

Consultation with both the Waverley Woodworkers and Waverley Gem Club commenced in April 2018. Both groups have shown a keen interest in relocating to Central Reserve Grandstand and have been an integral part of the design phase working alongside officers to produce a floorplan that is fit for purpose.

Internal	External
Strategic Asset Management	Waverley Woodworkers Club
Engineering	Waverley Gem Club
Architecture & Urban Design	
Property Services	
Capital Works	
Monash Communications	
Community Strengthening	

The relevant stakeholders will continue to be engaged and consulted throughout the duration of the project.

FINANCIAL IMPLICATIONS

The 2019/20 Capital Works Program has made a provision for a budget of \$1,280,000 (GST exclusive). Stage 1 External Renewal Works has an allocated budget of \$600,000 (GST exclusive). The remaining funding is allocated to Stage 2 being the internal refurbishment to the Grandstand to ensure it is fit for purpose for both the Waverley Wood Workers and the Waverley Gem Club. Any surplus funds from Stage 1 will be reallocated to Stage 2.

CAPITAL BUDGET	\$ GST exclusive	\$ GST inclusive
Central Grandstand External Renewal Works	\$600,000	\$660,000
TOTAL INCOME	\$600,000	\$660,000
Estimated Project Expenditure		
Tender Sum – 2Construct Pty Ltd	\$450,469	\$495,517
Contingency (15%)	\$67,570	\$74,327
Design Fees	\$20,000	\$22,000
Project Management Fees	\$15,541	\$17,095
Estimated Project Construction Expenditure	\$553,580	\$608,939

The Capital Works Program has sufficient funding allocated for this project. A 15% contingency has been allowed to fund the likelihood of any additional concrete and structural steel repair works that may be revealed following the commencement of work. This will include advice and direction from the Structural Engineer.

SUSTAINABLE OUTCOMES

The design supports Council's endeavour for sustainable outcomes. Some sustainable measures included but not limited to are;

- The proposed works will assist to reduce more intensive long term maintenance of the building that would be required should the work not have been undertaken.
- The remedial works proposed repair and retain the existing concrete structure rather than removing and replacing sections of the existing structure - i.e. stair treads/ plats.
- The existing steel structure is predominantly retained and repaired rather than being removed and replaced.
- The construction documentation includes 'sustainable demolition' and the Contractor requirement to advise on the methods it is undertaking to dispose of materials sustainably.
- The new roofing material has a high solar reflectance of 0.77, meaning that 77% of the sun's heat is reflected.

- The roof insulation specified includes the use of spacer systems to ensure the full thermal performance of the insulation system is achieved.
- The combination of the new roof system and insulation system specification will provide a better internal environment for the internal building areas below and thus assist to reduce the use of heating and cooling systems.
- The new roofing systems have been designed to allow the option for water runoff to be collected and re-used when the second stage of the Grandstand refurbishment works are designed.
- The new lighting systems are energy efficient LED type.
- Existing timber seating systems are being re-cycled and re-used within the works.
- Materials specified for the project are predominantly locally manufactured including roofing materials, steel components and insulation components
- The use of Australian steel is specified

CONCLUSION

That Council approves the recommendations contained within this report.