

4.2 TENDER FOR WELLINGTON INTEGRATED CHILD AND FAMILY HUB – CONSTRUCTION (CF202130: SMC)

Responsible Director: Ossie Martinz

RECOMMENDATION*

That Council:

- 1. Awards the tender from Alchemy Construct Pty Ltd for Wellington Integrated Child and Family Hub - Construction, Contract No. CF2021030 for the fixed Lump Sum Price of \$3,353,011 with an extra \$457,228.20 for Contingencies (executable at Council's option);*
- 2. Authorises the Chief Executive Officer to execute the contract agreement;*
- 3. Notes that the contract will commence on 18 January 2021 and the expected completion date is prior to 5 November 2021; and*
- 4. Notes that the anticipated project expenditure including the fixed Lump Sum, Contingencies, Project Management & Delivery Fees and Design Fees is \$4,213,130.*

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

INTRODUCTION

Council has conducted a tender for CF2021030 - Wellington Integrated Child and Family Hub – Construction.

BACKGROUND

Council's Early Years Services Plan has identified Wellington Park kindergarten and the Mulgrave maternal child health project as a priority for renewal and upgrade given the demographics of the local community, the identified needs of children and their families, the age of the building and the very poor aesthetic of both the buildings. The Wellington Child and Family Hub will provide the Mulgrave Community with a welcoming and new exciting venue.

The scope of work includes:

- Demolition of the existing kindergarten and maternal child health buildings;
- A two room kindergarten with outdoor learning environment;
- A two room maternal and child health service;
- A playgroup room and outdoor learning environment which can also be a multipurpose area;
- Community room
- Two counselling / meeting rooms;
- Full furniture and equipment fit out;
- Additional car parking; and
- Surrounding landscaping.

Council was successful in securing a grant of \$1,000,000 from the Department of Education & Training in July 2020 to contribute towards the project.

NOTIFICATION

Five (5) 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 Saturday 19 September 2020 and the tender closed on Friday 9 October 2020. 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:

| TENDERERS SUBMITTED | |
|----------------------------|--|
| 1 | 2Construct Pty Ltd |
| 2 | Alchemy Construct Pty Ltd |
| 3 | Fimma Constructions Pty Ltd |
| 4 | Harris HMC Construction Pty Ltd |
| 5 | JR & BL Kendall 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 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 remaining conforming tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

| Pass/Fail Assessment Criteria | Score |
|--------------------------------------|------------------|
| Quality Systems (if applicable) | <i>Pass/Fail</i> |
| OHS | <i>Pass/Fail</i> |
| Mandatory Insurances (if applicable) | <i>Pass/Fail</i> |

| KEY SELECTION CRITERIA | | CRITERIA WEIGHTINGS | SUB WEIGHTINGS | SUB CRITERIA/RETURNABLE SCHEDULES LINK |
|------------------------|----------------------------|---------------------|----------------|---|
| 40% NON-PRICE CRITERIA | Capacity and Capability | 20% | 5% | Experience |
| | | | 5% | Resources |
| | | | 5% | Risk Management |
| | | | 3% | Legal Compliance |
| | | | 2% | Performance and Innovation |
| | Project Timelines | 15% | 7% | Start and Completion timeframe |
| | | | 8% | Proposed Program |
| | Sustainability (Mandatory) | 5% | 4% | Environmental Sustainability |
| | | | 3% | Local Sustainability |
| | | | 3% | Social Sustainability |
| PRICE (60%) | Price* | 60% | 60% | Comparison of Whole of Life Cost or Total Project Cost or Estimated Annual Cost |

*Minimum 60% price weighting required unless Council approves otherwise.

DISCUSSION

The following information supports the evaluation panel's recommendations.

The tender evaluation panel members submitted individual scoring based on the above key selection criteria. Upon reviewing the panel scoring it was decided by the panel to interview the top three ranked tenderers.

Tender interviews were conducted with:

- Alchemy Construct Pty Ltd;
- JR & BL Kendall Pty Ltd; and
- 2Construct Pty Ltd.

Through the evaluation and interview process Alchemy Construct Pty Ltd was requested to outline how they were managing the COVID19 issue to ensure all OH&S and current government restrictions were adhered to and to ensure business continuity. The panel was satisfied that the contractor has systems of work and controls to address this issue

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

FINANCIAL IMPLICATIONS

| BUDGET ALLOCATION | GST exclusive | GST inclusive |
|--|-----------------------|-----------------------|
| P1259 – Wellington Integrated Child & Family Hub – 1.PY.BBD.B458.000 | \$3,515,400 | \$3,866,940 |
| Department of Education & Training Grant | \$1,000,000 | \$1,100,000 |
| TOTAL INCOME | \$4,515,400 | \$4,966,940 |
| Estimated Project Expenditure Based Upon Alchemy Construct's Submission | | |
| Lump Sum Price | \$3,048,192.40 | \$3,353,011.64 |
| Contingency | \$415,662.00 | \$457,228.20 |
| Design Fees | \$228,864.00 | \$251,750.40 |
| Project Delivery & Management Fees | \$137,400.00 | \$151,140.00 |
| ESTIMATED PROJECT EXPENDITURE | \$3,830,118.40 | \$4,213,130.24 |

SUSTAINABILITY OUTCOMES

As part of Council's commitment to sustainability this project and design engaged Sustainable Development Consultants to undertake a Section J sustainable verification assessment with energy modelling and analysis report of the proposed facility to ensure compliance and reduction of greenhouse emissions.

CONCLUSION

That Council approves the recommendations contained within this report.