

9 CONTRACT 19/01 - PARKS, GARDENS, TREE & SPORTSFIELD MAINTENANCE INCLUDING FIRE SEASON MOWING

FILE REFERENCE INT1986945

RESPONSIBLE GENERAL MANAGER Peter Benazic

AUTHOR Stephen Mannering

RECOMMENDATION

That:

- Council accept the tender submitted by Citywide Services Pty Ltd (Citywide) for the provision of Parks, Gardens, Tree, and Sports Field Maintenance including Fire Season Mowing (Parts A, B1, B2, B3 and B4 - all parts of the Contract) up to the 29th of February 2024, with provision for two further terms each of four years. The Private Allotment Fire Season Mowing component shall be on a shared basis.
- Council accept the tender submitted by Landlinks Environmental Services Pty Ltd (Landlinks) for the provision of the Private Allotment Fire Season Mowing component of the Service (Subset Part B1) on a shared basis up to the 29th of February 2024, with provision for two further terms each of four years.
- All tenderers be advised accordingly, and
- The common seal of the Council be affixed to the contract documents

Attachments

1 Confidential Memorandum - Circulated to Councillors only 6 Pages

EXECUTIVE SUMMARY

Currently Council's open space and tree assets are maintained via a number of contractual mechanisms supported by limited internal capacity. The three largest of these Contracts (Parks Maintenance, Seasonal Roadside Slashing and Fire Prevention Slashing, Provision of Turf Mowing and Associated Works for Sports Playing Surfaces) are due to expire on the 29th of February 2020.

A consolidated tender for provision of services was advertised on the 22 June 2019 and closed at the end of July 2019. The tender comprised a number of separable portions to provide opportunities for a range of potential service providers from small local organisations through to the biggest players in the market, and was based on up to three, four-year terms.

Service levels that the tender was based on were generally consistent with the current intervention standards. Benchmark surveys had been completed previously around our parks to ensure there was a clear indication of public perception and these service levels. This study showed Cardinia was broadly constant with other Victorian local governments, and that our rate payers were generally satisfied or very satisfied with the service provision.

A total of seven tenders were received addressing various elements of the scope and assessed by the Tender panel.

Citywide were identified as the preferred tender for all parts of the Contract. They were clearly ahead on weighted assessment as well as having the lowest cost for overall service provision (with the exception of private allotment fire season mowing). In addition they have a high percentage of staff employed on the contract who are local, Cardinia Shire residents, and offered a range of options to help support improved environmental outcomes.

Landlinks offered the best value for the Private Allotment Fire Season Mowing component (subset of Part B1).

BACKGROUND

Currently Council's open space and tree assets are maintained through a number of mechanisms, including:

- Contract 10/02 – Parks Maintenance (incumbent Citywide)
- Contract 15/11 - Seasonal Roadside Slashing and Fire Prevention Slashing (incumbent Citywide)
- Contract 18/16 - Provision of Turf Mowing and Associated Works for Sports Playing Surfaces (incumbent Citywide)
- Adhoc engagement via quotation or plant hire panel for minor works
- Internal Council resources

In order to prepare for the tender and assess the suitability of existing service levels. Scape Data an external benchmarking organisation were engaged by Council to undertake a community survey of our parks.

The survey process included 200 interviews across 21 different parks around the Shire, at different times of the day and on different days to attempt to get a representative sample. Results indicated that thirty six percent of participants regularly visited other parks in the Shire of Cardinia area and overall satisfaction with Shire of Cardinia parklands was 7.9 out of 10.

The survey results for satisfaction with maintenance led to an overall score of 7.7 out of 10. The survey indicates the community is generally happy with the current maintenance standards, with the scores for Cardinia generally consistent with other participating councils in our region. This indicates that we are achieving a good balance between cost and providing an acceptable level of service with current standards. The tender was prepared on the basis of maintaining current service levels.

This strategy proposed a single market engagement with a number of separable portions, based on up to 3 four year terms. The intent was to provide the opportunity for small local or mid-sized specialist organisations to bid for scope appropriate to their capacity and skills, while enabling larger players like the incumbent to make a broad offering aggregating spend and management.

The scope taken to market was based on the asset levels late in the 18/19 financial year which comprised:

- 617 ha of urban parks, gardens, streetscapes and facilities requiring maintenance of over 360ha of mowing and 30ha of garden beds
- Maintenance activity in 53 of our 76 bushland reserves including over 45ha of mowing and firebreaks, and management of 27km of trails
- Planned and reactive tree works including after-hours call outs, box clearance on roads, planting, pruning, and electric line clearance maintenance in the declared urban areas in Pakenham, Beaconsfield and Emerald.

- Roadside slashing in defined areas of the Shire (in the other areas this service is self-performed by Council).
- Maintenance of natural playing surfaces (sports fields) managed by Council rather than committees of management
- Limited capital works including tree planting and landscape works
- Grounds maintenance at 6 early education centres plus limited support such as tree works across a large number of Council owned facilities including halls, sporting facilities managed by committee and other facilities.
- Clearance and edge maintenance of over 741km of pathways
- Management of a number of CRMS in relation to specific service delivery

A tender for these services was advertised in The Age and Tenderlink on 22 June 2019 and closed on the 30th of July. Seven tenders were received for all or part of the service and have been assessed by Council's Tender Evaluation Panel. Tenders have been assessed in accordance with the non-price related attributes of:

- Credibility of bid,
- Occupational Health and Safety and Risk Management Systems,
- Commercial considerations including risk, financial viability and conflicts of interest,
- Professional and Technical competence,
- Management Systems including Quality, Environmental, OH&S, Management, Customer
- Service and Reporting Systems,
- Pricing, and
- Local Content.

Tenders were invited for each or any combination of the five components of the service comprising:

Part A - Tree maintenance including powerline clearance,
 Part B1 - Roadside and private allotment fire season mowing,
 Part B2 - Childcare surrounds maintenance,
 Part B3 - Sportsground playing surface maintenance, and
 Part B4 - General parks and gardens maintenance.

The Tender Evaluation Panel assessed Citywide as achieving the highest score for the non-price related attributes and best value for each component of the service in accordance with the assessment criteria. Their bid also provides the lowest cost to Council for a single supplier to deliver the overall service. Citywide's particular attributes include;

- Well qualified and skilled staff in which 77% of the full time staff employed are Cardinia Shire residents,
- Appropriate numbers of staff and plant which will include five new apprenticeships,
- A proven high, reliable and responsive service standard including customer service response with the public,
- A clear commitment to innovation and continuous improvement for environmental concerns
- Partnering commercial organisations in the Melbourne Renewable Energy Project (MREP). This project involves the group purchase of large volumes of renewable energy. Through this program, Citywide purchases at least 50% of its energy from a windfarm located in central Victoria.
- Supporting over 20 local businesses, including the long standing major sponsorship of the Casey Cardinia Foundation and support of the Beaconsfield and Officer Football Clubs.

Landlinks is a relatively small local contractor with a proven track record in fire season mowing of private allotments (subset Part B1). Landlinks bid is considered to offer good value in accordance with the evaluation criteria (for this element alone). Both parties are agreeable to sharing this small component of the Service.

The value of the Contracts will vary based on changes in scope through both the number of assets being maintained (particularly through the addition of new assets through development), and variation in reactive works based on season and events such as storms, infection, and asset usage. Financial assessment of the tenders was based on an annual assessment of servicing the asset profile issued with the tender, and an estimate of schedule of rate and additional items, less any discounts or incentives offered by the tenderers for award of a larger part of the scope. The assessed cost via this approach per annum for Citywide was \$6.43mil (excluding GST). Actual costs will vary and generally increase based on the addition of assets and incremental annual cost adjustment.

POLICY IMPLICATIONS

The maintenance standards embodied in this contract documentation meet Council's responsibilities for weed control, fire safety and preparedness, tree and associated road safety and power-line clearance for scope areas. Neglected parks and gardens also have the potential to adversely affect community health and safety as fire hazards and havens for vermin and project a strong negative image of an area's prosperity.

The service standards in the new specification are also consistent with the service standards that have been determined for each of the parks and reserves over a period of years. These standards provide a balance between the community's needs and expectations and its ability to fund the maintenance programs.

RELEVANCE TO COUNCIL PLAN

The new contract will be consistent with the following Council Plan Objectives:

- 7.1 Strategically planning and maintaining open spaces and places to be safe, accessible, appealing and connected.
- 7.3 Increasing access to leisure, sport and recreation opportunities.
- 7.4 Protecting and enhancing the environmental quality of open spaces and places.

CONSULTATION/COMMUNICATION

Scape Data an external benchmarking organisation were engaged by Council to undertake a community survey in relation to the performance of our parks and current service levels.

Council and other key internal stakeholders were consulted as a part of the preparation and development of the tender and market approach.

FINANCIAL AND RESOURCE IMPLICATIONS

The overall financial result from the tender process is favourable for Council. Expected financial requirements taking into consideration growth and change in scope will be managed through the annual budget process.

The approved 19/20 budget provides adequate funding for anticipated activities this financial year.

CONCLUSION

That Council accept the tender submitted by Citywide Services Pty Ltd (Citywide) for the provision of Parks, Gardens, Tree, and Sports Field Maintenance including Fire Season Mowing (Parts A, B1, B2, B3 and B4 - all parts of the Contract) up to the 29th of February 2024, with provision for two further terms each of four years. The Private Allotment Fire Season Mowing component shall be on a shared basis.

That Council accept the tender submitted by Landlinks Environmental Services Pty Ltd (Landlinks) for the provision of the Private Allotment Fire Season Mowing component of the Service (Subset Part B1) on a shared basis up to the 29th of February 2024, with provision for two further terms each of four years.