

## 6.4.3 Contract 20/35 - Rix Road Early Learning Centre Construction

**File Reference:** Nil.  
**Responsible GM:** Peter Benazic  
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### Recommendation(s)

That Council:

1. Accept the tender Contract No. 20-35 for Rix Road Early Learning Centre submitted by Alchemy Construct Pty Ltd for \$5,391,010.55 (excl. GST), plus Provisional Sum of \$43,000.00, with an overall tender price of \$5,434,010.55 (excl GST).
2. Advise all tenderers accordingly, and
3. Execute the contract documents.

### Attachments

1. CONFIDENTIAL - Confidential Memorandum - Circulated to Councillors only [6.4.3.1 - 4 pages]

### Executive Summary

This report provides consideration for the appointment of a contractor to undertake the Rix Road Early Learning Centre Construction at Officer, Victoria.

The Rix Road facility will cater for the growing family needs within Officer. This report provides an overview of the Rix Road Early Learning Centre at Officer and background information for Councillors to consider in their endorsement and approval of the Recommendations.

The Tender submitted by Alchemy Construct Pty Ltd complies with all the conditions of tendering and provides best value for money outcomes for Council.

### Background

Contract 20-35, Rix Road Early Learning Centre Construction encompasses the construction of a centre which will contain a kindergarten comprising three (3) program rooms catering for 164 children, five (5) consulting rooms for professionals (such as Maternal and Child Health), a community room, staff room, amenities, equipment, furniture, outdoor play areas and carparking.

This is a greenfield site, located within Arcadia Estate in Officer, with vehicular access from Campanella Avenue.

Cohen Leigh Architects were appointed as Council's principal Design Consultants for the project. Design documentation was prepared after extensive consultation with Stakeholders including Children, Children's Services and Maternal & Child Health Staff.

Tenders were advertised on Saturday, 30 May 2020 and closed at 2pm, Tuesday, 7th July 2020.

Eleven (11) submissions were received. The tender evaluation panel comprising of Council Officers undertook a detailed assessment of all tenders lodged including reference and financial checks in accordance with the tender evaluation process and set criteria. The evaluation panel endorsed the tender submission of Alchemy Construct Pty Ltd as best value for money for Council.

Alchemy Construct Pty Ltd has undertaken multi-million builds of a similar nature for Local Government and the Victorian School Building Authority (VSBA).

### **Policy Implications**

Nil.

### **Relevance to Council Plan**

The Rix Road Early Learning Centre, Officer, relates to the following areas of "Creating the future - Council Plan 2020":

#### **1 Our People**

- 1.1 Access to a variety of services for all
  - 1.1.1 Continually review services to ensure those provided by Council meet community needs.
  - 1.1.2 Routinely review overall community needs for services and either deliver or advocate for others to provide services to meet those needs.
- 1.3 Learning opportunities for all ages and abilities
  - 1.3.3 Support the provision of learning opportunities for all ages and abilities.
- 1.4 Improved health and wellbeing for all
  - 1.4.4 Support children, young people, families, older adults and people of all abilities by providing range of accessible services and facilities.

### **Climate Emergency Consideration**

Nil.

### **Consultation/Communication**

Design plans and specifications were prepared after extensive consultations with Stakeholders, Children, Child and Family Services and Maternal & Child Health Staff. There has been and will be ongoing consultation between Council Staff and the Contractor during the contract period.

### **Financial and Resource Implications**

The available funds for the Rix Road Early Learning Centre Construction project are:

\$5,784,149.00	Developer Contribution Plan (DCP)
\$2,000,000.00	Victorian School Building Authority (VSBA)
\$1,500,000.00	Growing Suburbs Fund (GSF)

Thus, the total available budget is \$9,284,149.00.

The final Cost Plan for the Rix Road Early Learning Centre (dated 24 June 2020) indicated a project cost for Construction, Services, Fees and Equipment at \$5,236,000.00.

To date:

- there has been initial expenditure towards Design, Investigations and Project Management of approximately \$260,000.00;
- there is additional committed expenditure of \$66,000;
- there is predicted expenditure (approximately \$1,900,000.00) for the following items:
  - . Arts Response (1%)
  - . Superintendent fees and Project Management fees
  - . Construction Contingency (10%) and Drainage Contingency
  - . External Service Mains and Fees and Charges
  - . FF&E - Children's equipment and furniture (\$500K).

In total, there is over \$7,000,000.00 available to complete this project.

Tender Sum	\$5,391,010.55
Provisional Sums and Options	\$43,000.00
Total Contract Amount	\$5,434,010.55 (excl. GST)

There are sufficient funds to complete this project.

### **Conclusion**

It is recommended that the tender submitted by Alchemy Construct P/L for \$5,391,010.55 (excl GST), plus Provisional Sum of \$43,000.00, with an overall tender price of \$5,434,010.55 (excl GST) be accepted for the Contract 20-35, Rix Road Early Learning Centre Construction.