

6.2.2 Contract 20/63 - New My Place Youth Centre Facility Relocation and Expansion

Responsible GM: Peter Benazic

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Recommendation(s)

That Council award DURA Construction Pty Ltd the Contract 20-63 – Construction of the New My Place Youth Centre Facility for a tender price of \$4,703,384.00 excluding GST.

Attachments

1. CONFIDENTIAL - New My Place Youth Centre Facility Confidential Memorandum - Circulated to Councillors only [6.2.2.1 - 4 pages]

Executive Summary

This report provides recommendation for the appointment of a Commercial Builder to undertake the works associated with Contract 20-63.

The tender submitted by Dura Construction Pty Ltd complies with all the Conditions of Tender and their submitted Tender price is within Council's available budget for this project.

The New My Place Youth Centre Facility will increase service attraction locally for young people and families to meet both the current and the future needs of the community. The services and programs delivered through the My Place Youth Centre support young people from 12 to 25 years of age. The benefits of the services providing through this facility support young people to build resilience, manage and prevent issues escalating, re-engage in education, training, and work, improve their relationships and access to specialist services in a timely manner.

The facility has been designed to meet the applicable standards and considers CSC Enhanced Standards and other design principles have been included in the design of this facility.

Dura Construction Pty Ltd demonstrates extensive experience in delivering large scale projects and were recently engaged by Council for the construction of Comely Banks Sports Pavilion which was successfully completed earlier this year.

Background

The My Place Youth Facility was opened in 2012 in Pakenham. Since then it has been demonstrated that through the co-location of multi-agency and disciplinary services that an integrated and holistic approach to meet the needs of young people can be achieved.

To maintain the existing services as well as attract new services and programs locally for young people 12 to 25 years of age, a new facility and associated car parking will assist in fulfilling the expectations of the community, as well as the demand for the provision of community and youth services within Cardinia Shire.

The new facility will be located on a parcel of Council owned land at 43 James Street, Pakenham. This location has an area (site) allocated for the project of 1018sqm, to accommodate an overall 1040sqm multi-storey building, with associated landscaping, and car parking.

The multi-storey building provides;

- Waiting area
- Reception and open office
- Consult rooms
- Amenities
- Laundry facility
- Two classrooms
- Training room
- Computer Lab
- Hangout space
- Programs room
- Communal Kitchen
- Recording booth
- General Practitioner room with associated intake room
- Active roof top space.

The new My Place Youth Centre has been designed using Trauma Informed Principles. This approach considers how the physical environment affects individuals, recognising that it can have a physiological and emotional impact and responds by creating supportive environments that resist re-traumatisation (Trauma-Informed Design, 2018).

The Trauma-informed environment promote physical, mental, and social health, this approach is to support mental health and to create a welcoming space for young people, families, and professionals.

The design has implemented the below Trauma informed design principles within the building and its exterior:

- Materials and colours.
- Orange colour chosen through various discussions with users.
- Minimal patterning in colours and textures.
- Open stair and break out areas allow for visibility throughout the building.
- Connection with external context and landscaping.
- Consult rooms facing landscaped courtyard.
- Open stair and void with views to sky and roof deck.
- Central void allows for natural light throughout the building.
- Greenery within the building.
- Waiting room strategically designed to provide privacy from the public, though, still allows for visibility from the reception area.

The Tender was released 1st February 2021 with a closing time and date of 2:00pm on the 2 March 2021.

Evaluation Criteria and Weightings

The below table details the evaluation criteria applied to this Tender.

Evaluation Criteria	
1.	Mandatory Criteria
	1.1 Commercial Builders Registration Number
	1.2 Compliance with the Specifications
2.	Professional or Technical Competence
	2.1 Capability and Capacity
	2.2 Relevant experience and past performance of the Tenderer
	2.3 Quality system, Occupational Health and Safety, Environmental Systems
1.	2.4 Project Plan, Gantt Chart and Schedule of works
3.	2.5 Covid-19 Plan
	2.6 VIPP Local Content including employment, subcontractors, and materials sourcing.
3.	Commercial
	3.1 Risk and insurance
	3.2 Compliance to Conditions of Contract
	3.2 Conflict of interest
4.	Financial
	4.1 Pricing and Value for money of the Tendered Solution

Policy Implications

There are no policy implications.

Relevance to Council Plan

Supports Council Plan action:

1.1 Our People – 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.

1.2 Our People - Learning opportunities for all ages and abilities

1.2.2. Advocate for increased locally based health services to support our young people.

1.4 Our People - Improved health and wellbeing for all

1.4.1 Source funding and deliver a range of initiatives that promote health and wellbeing.

1.4.3 Routinely review community health and wellbeing issues to inform Council's activities.

1.4.4 Support children, young people, families, older adults, and people of all abilities by providing a range of accessible services and facilities.

1.5 Our People - Variety of recreation and leisure opportunities

1.5.1 Provide active and passive recreation facilities to meet the needs of residents.

1.5.2 Increase opportunities for residents to participate in a range of sport, recreation and leisure activities.

2.4 Our Community - Improved health and wellbeing of our residents

2.4.3 Help establish partnerships and social infrastructure opportunities that improve health and wellbeing outcomes for residents.

2.4.4 Support the provision of services by Council or others for people of all abilities.

3.1 Our Environment - Provision and maintenance of assets on a life-cycle basis

3.1.3 Provide accessible facilities to meet identified community needs.

3.1.4 Manage Council's assets like roads, drainage, footpaths and buildings, etc. in a way that ensures they are adequately maintained over their life.

3.5 Our Environment - Balanced needs of development, the community and the environment

3.5.2 Plan for the development of the urban growth area with a mix of residential, commercial, employment, recreational and community activities to meet the needs of our growing community in a sustainable way.

Consultation/Communication

Consultation and engagement with various stakeholders including user groups (young people), service providers, funding departments and Council Officers has occurred throughout all phases of Design Development for this project.

The project included active participation of the community, specially of the young people in this process who have been consulted on; name of the facility, building design, services, programs and activities to take place at the facility.

To meet the growing needs of the community, the design of the project has been carried out through various workshops undertaken with service providers and young people.

Budget

The total budget allocation for this project is \$6,000,000 excluding GST. This budget includes funds for the construction of the building totalling \$5,500,000.00 and the public carpark component with a total of \$500,000.00.

This project is funded via the following agreements:

Funding for the Project	
Council funding contribution	\$1,500,000.00 (\$1M building and \$500K towards car parking)
State Government – Department of Environment, Land, Water and Planning	\$3,000,000.00
Federal Government – Community Health and Hospital Program -	\$1,500,000

Financial and Resource Implications

The parcel of land selected for the new My Place Youth Facility is currently a public carpark and through a formal design, efficiencies have been created to ensure there is no impact to the provision of required parking bays at this site. The budget allocation for this component is \$500K.

The construction of the new building and public carpark will be managed through the Project Director – Coordinator, Building Projects with a project team composed from Community Infrastructure, and Buildings and Facilities.

Cardinia Shire Council received three tender submissions for the construction of the new My Place Youth Centre. A rigorous evaluation of all submitted tenders was undertaken by the Evaluation Panel. Initially, the submissions presented were over the project budget allocation for the construction phase of the new building. A value management process was carried out, on each submission.

Tenderers were requested to provide clarifications and given the opportunity to present any cost saving strategies to assist with the value management process conducted.

Upon receiving all clarifications and conducting the value management process, the total revised Tender submitted by DURA Construction Pty Ltd provided the best value money offer, is within budget for this project, and is as follows;

Tender Price Summary	
Trade Breakdown	\$ 5,035,449.00
Provisional Sum	\$ 117,000.00
Schedule of Tender Options (Value Management Cost Savings)	- \$ 449,065.00
Total (excl. GST) Tender Price	\$ 4,703,384.00

As part of the tendering process, all tenderers were required to submit a Local Industry Development Plan (LIDP) for recognition and evaluation. Further, to review the legitimacy of the document presented, a VIPP Plan was certified by the Industry Capability Network (ICN) before submission to CSC. ICN assist with the implementation of the local jobs first policy (LJFP). Evaluation Report was produced by ICN, based on the information provided DURA Construction Pty Ltd passed the evaluation with a score of 91.01% of Local Content Commitment to this contract.

Conclusion

With consideration to budget constraints and the proven ability of DURA Construction Pty Ltd to undertake the construction of the new My Place Youth Centre Facility, the Evaluation Panel agree that DURA Constructions Pty Ltd Tender submission represents the best value for money outcome for this project.

It is recommended that the Tender submitted by DURA Construction Pty Ltd for a Tender Price of \$4,703,384.00 excluding GST, for the construction works associated with Contract 20-63 - New My Place Youth Centre Facility be approved.