

6.4.5 Contract 22-038 Construction of Toun-nun (Brunt Road) Integrated Child and Family Centre

Responsible GM: Debbie Tyson
Author: John Dowber

Recommendation(s)

That Council award Devco Project and Construction Management Pty Ltd Contract 22-038 – Construction of the Toun-nun Brunt Road Integrated Child and Family Centre Facility for a final tender price including Provisional Sums of \$6,816,326.00 excluding GST.

Attachments

1. CONFIDENTIAL - Confidential Memorandum - Circulated to Councillors only [6.4.5.1 - 3 pages]

Executive Summary

This report provides recommendation for the appointment of a Commercial Builder to undertake the works associated with Contract 22-038 Toun-nun (Brunt Road) Integrated Child and Family Facility.

The facility has been designed to meet the projects scope of works, applicable Australian Standards, Building Codes and considers Cardinia Shire Council Enhanced Standards.

Devco Project and Construction Management demonstrates experience in delivering similar large-scale projects within Local Government.

The Tender submitted by Devco Project and Construction Management Pty Ltd complies with all the Conditions of Tender and their submitted Tender submission represents best value outcomes.

Furthermore, the final tender price falls within the Council's project budget allocations.

Background

The Toun-nun (Brunt Road) Integrated Child and Family Centre is located at 49 Fairweather Street, Officer.

This new early learning facility will provide a modern and vibrant Child and Family Centre in the fast-developing region of Officer.

The facility includes areas such as:

- Waiting area
- Program Rooms equipment with children toilet facilities
- Three consult rooms
- Amenities and storage facilities
- Staff planning and office space
- IT and communication equipment Room
- Kitchen, staff room with adjacent external courtyard
- External landscaped activity areas for each program room
- Car park facility

The public tender process for the engagement of a suitably qualified Commercial Builder opened for submissions on Saturday, 17 September 2022 and closed on Tuesday, 18 October 2022. Two conforming Tender submissions were received.

The tender submissions were evaluated against weighted criteria, including Capability and Capacity, Relevant Experience and Performance, Project Program, Quality System, COVID19 plan and VIPP requirements.

Tenders were also assessed against various non-weighted criteria to ensure the viability of the relevant submissions. The criteria included Financial Viability, Insurances, Conditions of Contract, Conflict of Interest, and OHS.

A rigorous evaluation of the submitted Tenders was undertaken by the Tender Evaluation Panel with the tender provided by Devco Project and Construction Management considered to provide the best value for money outcomes.

The tender evaluation process concluded Devco Project and Construction Management Pty Ltd to be the preferred tenderer.

Title/Registered Restrictions

Not applicable

Policy Implications

The delivery of this project aligns with other Council strategies, policies and plans, such as:

- Child, Youth and Family Strategy 2017 – 2021;
- Liveability Health Plan 2017 – 2029;
- Access Design Policy and Guidelines;
- Cardinia Shire Integrated Child and Family Build Plan;
- Cardinia Road Precinct Structure Plan and Develop Contribution Plan;
- Services for Success philosophy.

Relevance to Council Plan

1.1 We empower our communities to be healthy, connected and resilient.

1.1.1 Plan for, and support the delivery of, accessible health and social services that address critical gaps in provision.

1.1.3 Lead by example in creating an inclusive and welcoming community for all by facilitating community education, capacity building, connection and celebration of our diversity.

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

Response to Objections

Not applicable

Climate Emergency Consideration

To attain an Environmentally Sustainable Design outcome, the building design has included internal Council requirements, as well as a project-specific Environmental Management Plan. Consideration and implementation have been made to the following items:

- Ecology component: use of at least 70% (by area) of new indigenous and drought-resistant plants within landscaped areas.
- Energy and Carbon emissions components: locate hot water appliances close together and near the hot water system. A central recirculating system is specified, stairs are located central location to encourage their usage instead of the lift and no gas appliances are utilised in this project.
- HVAC components: VRV based system has been specified, to provide the ability to use more outside air.
- Indoor Environment components: windows fitted with blinds to minimise glare, good levels of natural light to most of the occupied area, Indoor Planting to be provided in Entry/Reception, Waiting Area and Office space.
- Other components: Lighting, materials selection etc.

Consultation/Communication

Consultation and engagement with various stakeholders including user groups, external education departments, service providers, funding departments and Council Officers has occurred throughout all phases of the planning and design processes for this project.

The project has actively included participation of the community, especially young families taking residence in the area, in the desire to meet the growing needs of the community.

The design of the facility was informed through various workshops undertaken with service providers and included input from the local Kindergarten children.

Financial and Resource Implications

The total budget allocation for this project is \$10,300,000 excluding GST. This budget includes funds for the construction of the building, landscaping and the facility carpark.

The project budget allocation is made up via the following funding streams detailed in the table below.

Funding for the Project	
DCP	\$4,800,000
DET/VSBA Building Blocks Capacity Grant	\$4,000,000
DJPR Growing Suburbs Fund	\$1,500,000

The construction of the new building, landscape areas and carpark will be managed by a project team composed by a Project Manager and Project Support Officer.

As part of the Tendering process, all Tenderers were required to submit a Local Industry Development Plan (LIDP) for recognition and evaluation and 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). The VIPP Evaluation Report was produced by ICN, based on the information provided by Devco Project and Construction Management Pty Ltd, who passed the evaluation with a score of 92.45% Building minimum of Local Content Commitment to this contract.

An Independent Financial Scorecard for Devco Project and Construction Management Pty Ltd was obtained returning an acceptable rating.

Conclusion

With consideration to the tender evaluation process, budget allocation and the current industry impacts, the Tender Evaluation Panel concluded that Devco Project and Construction Management Pty Ltd Tender represents the best value outcomes for this project.

It is recommended that the Tender submitted by Devco Project and Construction Management Pty Ltd for a tender price of \$6,816,326.00 excluding GST, for the construction works associated with Contract 22-038 Toun-nun (Brunt Road) Integrated Child and Family Centre be approved for award of contract under the financial delegation of Council.