

Contract No. 23-022 Koo Wee Rup Bowls Pavilion – Modular Build

Responsible GM: Debbie Tyson
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Recommendation(s)

That Council:

1. Award Contract 23-022 Koo Wee Rup Bowls Pavilion – Modular Build to K.L. Modular Systems (Aust) Pty Ltd for \$4,455,120 (ex GST) subject to approval of the revised project timelines by the funding providers, and
2. Approve the use of the contingency items as detailed in the confidential attachment for the delivery of this contract.

Attachments

CONFIDENTIAL – Confidential Memorandum – Circulated to Councillors only

Executive Summary

This report provides the recommendation for the appointment of a Commercial Builder to undertake the Design and Construction of the Koo Wee Rup Bowling Club Pavilion – Modular Build.

The facility will be designed and constructed to meet the project's scope of works, and in accordance with the relevant Australian Standards, Building Codes and with consideration to Cardinia Shire Council Enhanced Standards.

The tender evaluation was conducted against weighted and non-weighted criteria followed by clarifications, reference checks and a scorecard financial assessment of the preferred tenderer.

K.L. Modular Systems (Aust) Pty Ltd demonstrated a clear understanding of the contract deliverables within their tender submission.

The Tender submitted by K.L. Modular Systems (Aust) Pty Ltd complies with all the Tender Conditions and their submission represents best value outcome.

Background

The Koo Wee Rup Bowling Club Pavilion project will deliver a major re-development of the existing facility which will support a growing community and meet the needs of both the club members and the broader community.

The project involves the demolition of the existing premises and subsequent design and construction of a new facility which consists of:

- Change Rooms
- Accessible Toilets
- Lounge Areas
- Kitchen
- Bar Servery
- Bistro

- Community rooms with breakout areas and kitchenette
- New car park facilities
- Covered walkway.

Consideration has been given to the continued use of the facility for the duration of construction, including, safe access to the bowling green.

The project has been developed in accordance with Council's Recreation Reserve Facility Development Guidelines 2014-2019

Policy Implications

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

- Cardinia Shire Council's Enhanced Standard Sustainable Buildings
- Cardinia Shire Council's Enhanced Standard Universal Design Access Guide

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.

1.1.2 Enrich local identity and opportunities for the community to connect through art, history and cultural expression.

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.

Climate Emergency Consideration

To attain an Environmentally Sustainable Design outcome, the building design will include the following environmental initiatives;

- Roof-mounted Solar PV system
- Rainwater harvesting tanks for irrigation and toilet flushing
- Energy & Carbon emissions - Locate appliances appropriately to optimise efficiencies and procurement of electrical appliances with higher energy rating
- Sustainable design and fixture considerations including, LED Lighting, energy and water ratings, warranty terms and sustainable finishes selection.

Consultation/Communication

Consultation and engagement with various stakeholders including user groups, funding departments and Council Officers has occurred throughout the initiation and planning phases of this project.

The funding variation approval for the revised project delivery timelines is expected by February 2024.

The scope of works and design requirements have been developed through various discussions with the user groups, and this scope of works has been established and agreed in line with Council Standards.

Financial and Resource Implications

The overall budget allocation for this project is \$5,200,000.00.

Funding Sources:

Organisation	Amount
Growing Suburbs Fund	\$1,600,000.00
Building Better Regions Fund	\$1,600,000.00
Council Fund	\$2,000,000.00
Total	\$5,200,000.00

An Independent Financial Scorecard for KL Modular Systems (Aus) Pty Ltd was obtained returning an acceptable rating.

The final tender price falls within the Council's budget allocation for this project.

Conclusion

It is recommended that Council

1. Award Contract 23-022 Koo Wee Rup Bowling Pavilion – Modular Build to KL Modular Systems (Aus) Pty Ltd for \$4,455,120 excluding GST subject to the approval of the revised project timelines by the funding providers.
2. Approve the use of the contingency items as detailed in the confidential attachment for the delivery of this contract.