

6.4 Financial Reports

6.2.7 Contract RFT – 000028 Design & Construction of Cora Lynn Pavilion

Responsible GM: Debbie Tyson
Author: Vanessa Perkins

Recommendation(s)

That Council:

1. Award Modular Spaces Pty Ltd, Contract RFT - 000028 – Design & Construction of Cora Lynn Football Pavilion for tender price including Provisional Sums of \$1,930,628.00 excluding GST, and
2. Approve the use of the contingency items as detailed in the confidential attachment for the delivery of this contract.

Attachments

CONFIDENTIAL REDACTED - Confidential Memorandum – RFT 00028 Design & Construction of Cora Lynn Pavilion [6.2.7 – 1 page]

Executive Summary

This report provides recommendation for the appointment of a Commercial Builder to undertake the design and construction of the works prescribed within Contract RFT - 000028 - Construction of Cora Lynn Football Pavilion.

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.

Modular Spaces Pty Ltd demonstrated a clear understanding of the contract deliverables within their tender submission.

The Tender submitted by Modular Spaces Pty Ltd complies with all the Tender Conditions and their submission represents best value outcome.

Background

The planning for the development of the new Cora Lynn Changerooms saw rigours consultation with the design and construction methodology agreed by all stakeholders in April 2022.

The new building proposal delivers a 400m² facility including home and away changerrooms, umpire changerrooms, first aid room, strapping rooms, meeting and storage rooms, male, female and unisex accessible public toilets and a gym. The project also includes the construction of a stand-alone timekeeper's box and equipment shed. The new building will be constructed utilising modular construction methodology.

The public tender process for the engagement of a suitably qualified Commercial Builder opened for submissions on 2 December 2023 and closed on 13 February 2024. Three conforming Tender submissions were received.

The tenders were assessed against a range of non-weighted selection criteria including: Financial Viability, Risk and Insurance, Conditions of Contract, Conflict of interest, Occupational Health and Safety and Environmental Commitments. The tenders were also assessed against the weighted criteria: Compliance with Specifications, Capability and Capacity, Relevant experience and past performance, Quality System, Project Plan and Use of Local Suppliers.

A tender comparison considering the above criteria was undertaken, the results of the evaluation and tender clarifications are summarised in the table below:

Contractor	Assessment score	Ranking
Modular Spaces Pty Ltd	30166	1
KL Modular Systems (Aust) Pty Ltd	46202	2
Rendine – Modularity	53584	3

A rigorous evaluation of the submitted Tenders was undertaken by the Tender Evaluation Panel with the tender provided by Modular Spaces Pty Ltd considered to offer the best value for money outcomes, their tender submission was concluded to be the preferred submission.

Modular Spaces Pty Ltd Tender submission for the design and construction of the Cora Lynn Football Pavilion utilising modular construction methodology complies with the Tender Specifications and the proposed construction timeline detailed within the Request for Tender documentation.

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

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.

Climate Emergency Consideration

To attain an Environmentally Sustainable Design outcome, the building design will include consideration to the following requirements;

- Roof-mounted Solar PV system
- Rainwater harvesting tanks and reuse the water for irrigation and toilet flushing
- Other components: LED Lighting, sustainable materials selection etc.

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 requirements for the design were discussed through various meetings carried out with the user groups inline with Council Standards.

Financial and Resource Implications

The overall budget allocation for the project is \$4,100,000.00, as detailed in the table below:

Organisation	Amount
State Loan	\$2,510,000.00
Council Funds	\$1,590,000.00
Total	\$4,100,000.00

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

Conclusion

It is recommended that Council:

1. Award Modular Spaces Pty Ltd, Contract RFT - 000028 – Design & Construction of Cora Lynn Football Pavilion for tender price including Provisional Sums of \$1,930,628.00 excluding GST, and
2. Approve the use of the contingency items as detailed in the confidential attachment for the delivery of this contract.