

## 6.4 Financial Reports

### 6.4.1 23-006 Garfield North Cannibal Creek Reserve Community Centre

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#### Recommendation(s)

That Council award More Building Group Pty Ltd, Contract 23-006 - Construction of Garfield North Cannibal Creek Reserve Community Centre for a final tender price including Provisional Sums of \$1,337,700.00 excluding GST.

#### Attachments

1. CONFIDENTIAL REDACTED - 23-006 Garfield North - Confidential Tender Evaluation Report [6.4.1.1 - 7 pages]
2. CONFIDENTIAL REDACTED - 23-006 Garfield North Community Centre - Confidential Memorandum [6.4.1.2 - 3 pages]

#### 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 23-006 - Construction of Garfield North Cannibal Creek Reserve Community Centre.

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.

More Building Group Pty Ltd demonstrated a clear understanding of the contract deliverables within their tender submission.

The Tender submitted by More Building Group Pty Ltd complies with all the Tender Conditions and their submission represents best value outcome.

#### Background

Garfield North Cannibal Creek Reserve covers approximately 25 acres of bushland, walking trails, equestrian arenas and provides broader recreational activities to the community. The proposed new facility will contribute to the health and wellbeing of the community.

The new Community Centre will accommodate events of approximately 100 people to fulfill the expectations and needs of the community at Garfield North. The new building shall be constructed utilising modular construction methodology and have minimum impact to vegetation.

The new building will provide the following functionality:

- Social Room

- Kitchen for pre-prepared/ packaged food and beverages
- Accessible and unisex toilets
- Cleaner storeroom
- Storages
- Meeting room
- Spectator cover / Veranda to the buildings perimeter

The public tender process for the engagement of a suitably qualified Commercial Builder opened for submissions on Monday, 8 May 2023 and closed on Tuesday, 6 June 2023. Two 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 are summarised in the table below:

Contractor	Assessment score	Ranking
Ausco Modular Pty Ltd	31012	2
More Building Group Pty Ltd	24345	1

The Tender Evaluation Panel requested clarifications from the preferred tenderer. Following the outcome of the tender clarifications, the tender price was adjusted, though, the ranking remained unchanged.

Contractor	Assessment score	Ranking
Ausco Modular Pty Ltd	31012	2
More Building Group Pty Ltd	24631	1

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

More Building Group Pty Ltd Tender submission for the design and construction of the Garfield North community centre 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

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

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.

### **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
- Energy & Carbon emissions - Locate hot water appliances close together near the hot water system, Electrical appliances with higher energy rating
- 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 \$2,303,000.00.

Funding sources:

- Growing Suburbs Fund                      \$ 1,300,000.00 (ex GST)
- Council Funds                                      \$ 1,003,000.00 (ex GST)

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

### **Conclusion**

The tender submitted by More Building Group Pty Ltd for \$1,337,700.00 ex GST and including the Provisional Sum is the preferred tender for Contract 23-006 Construction of Garfield North Cannibal Creek Reserve Community Centre.