

## 6.2.4 Construction of Thewlis Road Integrated Child and Family Centre

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### Recommendation(s)

That Council:

1. Award the contract for RFT 000006 Construction of Thewlis Road Integrated Child and Family Centre to Melbcon Pty Ltd for \$7,632,475.24 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 – Confidential Memorandum – Circulated to Councillors only.

### Executive Summary

This report provides the recommendation for the appointment of a Commercial Builder to undertake the works prescribed within RFT000006 Construction of Thewlis Road Integrated Child and Family Centre.

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

The tender evaluation was conducted followed by interviews with the tenders, reference checks and financial assessment.

Melbcon Pty Ltd demonstrated a clear understanding of the project within their tender submission.

The Tender submitted by Melbcon Pty Ltd complies with the Tender Conditions and their submission represents a best value outcome.

### Background

Thewlis Road Integrated Child and Family Centre is positioned in the heart of a community and education precinct. The project scope includes the construction of the building, landscaping and carparking requirements of the new integrated Child and Family Centre including:

- Three licenced kindergarten rooms that includes kitchenette, children's amenities, storerooms and outdoor play spaces.
- Multipurpose community room including kitchen, amenities and outdoor community yard.
- Three consulting rooms.
- Shared waiting space and break out area with privacy space and nook
- Staff planning office and interconnected meeting room area with an outdoor courtyard.
- Public amenities including accessible toilet and family changeroom.
- Landscaping and Carpark works.

The public tender process for the engagement of a suitable Commercial Builder opened for submissions on Saturday, 29 July 2023 and closed on Tuesday, 12 September 2023. Seven conforming Tender submissions were received.

The tender submissions were evaluated based on the evaluation criteria. The panel conducted the assessment on 25 September 2023. The panel scored their assessments against the weighted evaluation criteria, which include, Capability and Capacity, Relevant Experience and Performance, Project Program, Quality System, Methodology and program.

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

Following this, the Tender Evaluation Panel shortlisted three preferred tenderers and conducted the interviews and reference checks.

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

### **Policy Implications**

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

- Child, Youth and Family Strategy 2017-2021
- Liveable Health Plan 2017-2021
- Access Design Policy and Guidelines
- Cardinia Shire Integrated Child and Family Build Plan
- Cardinia Shire Council's Building Maintenance Policy
- Cardinia Shire Council's B&F Framework

### **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.

### **Climate Emergency Consideration**

To attain an Environmentally Sustainable Design outcome, the building design has included internal Council requirements.

Consideration and implementation have been made to the following items:

- Energy and Carbon emissions components: locate hot water appliances close together and near the hot water system.
- A central recirculating system is specified, 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: good levels of natural light to most of the occupied area.
- Other components: LED Lighting, sustainable materials selection etc.

### Consultation/Communication

Consultation and engagement with various stakeholders including funding departments and Council Officers has occurred throughout all phases of the planning and design processes for this project.

The design of the facility was informed through various workshops undertaken with the internal stakeholders.

### Financial and Resource Implications

The overall budget allocation for this project is \$11,316,350.00.

Funding Sources:

Organisation	Amount
Victorian Government Building Blocks Capacity Grant	\$9,000,000.00
DCP	\$2,316,350.00
<b>Total</b>	<b>\$11,316,350.00</b>

An Independent Financial Scorecard for Melbcon 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

3. Award the contract for RFT 000006 Construction of Thewlis Road Integrated Child and Family Centre to Melbcon Pty Ltd for \$7,632,475.24 excluding GST.
4. Approve the use of the contingency items as detailed in the confidential attachment for the delivery of this contract.