

7.2.5 Upper Beaconsfield New Modular Pavilion – Tender Recommendation

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Recommendation(s)

That Council

1. Award Grove (Aust) Pty Ltd, Contract RFT - 000027 – Design & Construction of Upper Beaconsfield Pavilion for the final tender price including Provisional Sums of \$4,276,602.58 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

Executive Summary

This report provides recommendation for the appointment of a Commercial Modular Builder to undertake the design and construction of the works prescribed within Contract RFT - 000027 - Design & Construction of Upper Beaconsfield 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.

Grove (Aust) Pty Ltd demonstrated a clear understanding of the contract deliverables within their tender submission.

The Tender submitted by Grove (Aust) Pty Ltd complies with all the Tender Conditions and their submission represents a best value outcome.

Background

The community pavilion has served the community well over the decades in particular sport activities namely cricket, AFL and scouting activities. However, the building does not meet buildings standards, community expectations and is no longer fit for purpose. The need to improve the community pavilion and scout hall has received support from all levels of government.

This project delivers a new pavilion including home and away changerooms, umpire changerooms, first aid room, scout hall, kitchens, various meeting rooms, store rooms and social space. The new facility will be built utilising modular construction methodology.

A public tender was called on Tuesday, 2 April 2024. During the open period five questions were asked and five addendums created. The Tender closed on Tuesday, 21 May 2024, with five Tender submissions 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

Contractor	Assessment score	Ranking
Grove (Aust) Pty Ltd	54016	1
Modular by SHAPE (VIC) Pty Ltd	68817	2
Prebuilt Pty Ltd	76570	3
Prefab1 Pty Ltd	85086	4
More Building Group Pty Ltd	158090	5

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

Grove (Aust) Pty Ltd Tender submission for the design and construction of the Upper Beaconsfield 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 \$8,098,824.00 as detailed in the table below:

Organisation	Amount
Council Funds	\$4,248,824.00
Victorian Government	\$3,350,000.00
Commonwealth Government	\$500,000.00
Total	\$8,098,824.00

Conclusion

Following a rigorous and complaint tender process, Grove (Aust) Pty Ltd Tender submission for Contract RFT - 000027 – Design & Construction of Upper Beaconsfield Pavilion with a tender price including Provisional Sums of \$4,276,602.58 excluding GST provides the best value outcome.