

## 7.4.5 Tender - Worrell Skate Park and Youth Plaza – Stage one

**Responsible GM:** Peter Benazic  
**Author:** Tristan Bringham

### Recommendation(s)

That Council

1. Award LJM Constructions, Contract RFT 000040 - Worrell Reserve Skate Park and Youth Hub – Stage one for the final tender price, including Provisional Sums, of \$1,061,593.85 excluding GST, and
2. Approve the use of project contingency budget as outlined in the confidential attachment for the delivery of the contract.

### Attachments

1. CONFIDENTIAL REDACTED - RFT 000040 Worrell Skate Park and Youth Plaza (1) [7.4.5.1 - 8 pages]
2. Worrell Youth Plaza stage one - SRV Funded Scope [7.4.5.2 - 1 page]

### Executive Summary

This report seeks approval to award the tender RFT 000040 Worrell Reserve Skate Park and Youth Hub – Stage one. The tender is for the construction of a new Skate Park and Youth Plaza as outlined in the 2020 Worrell Reserve Master Plan. Building upon the now cleared footprint of the old Emerald Netball Club, Worrell Reserve Skate Park and Youth Plaza includes a new street circuit, an interim multi use ball court, connecting paths, seating, a 6x4m park shelter and skate bowl.

A public tender was called with six contractors providing submissions. After an evaluation process that included, weighted and non-weighted criteria followed by a Best and Final Offer, the evaluation panel recommends the tender submitted by LJM Construction.

The tender submitted by LJM Construction complies with the design and tender conditions, demonstrated a clear understanding of the contract deliverables, while providing best value.

### Background

In July 2022 the Deputy Premier announced a \$1m funding commitment to the delivery of the Skate Park and Youth Plaza component of the 2020 Worrell Reserve Master Plan. The commitment was funded via a Sport and Recreation Victoria (SRV) grant. To support the detail design and delivery, council committed additional capital funds from the 22-23 capital program.

Detailed design of the facility was completed during the 2023/24 financial year and a tender was called for the construction of stage one. Worrell Reserve Skate Park and Youth Plaza – stage one scope aligns with the available delivery funding provided by the SRV grant and includes the bulk of the new facility works, including the skate park, an interim multi use ball court, connecting pathways, seating, park shelter and skate bowl. Stage two demonstrates an enhanced site potential and will provide a purpose built dedicated multi use games area, additional landscaping, second park shelter and improved seating and options for with public use wi-fi.

A public tender was called on the 4 May 2024. During the open period two questions were asked and no addendums created. The tender closed on the 4 June 2024 , with six 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, Compliance with Specification and Environmental Management Plan. The tenders were also assessed against the weighted criteria: Capability and Capacity, Relevant experience and past performance, Quality System, Social Business Practices, and Project timeline / Plan.

The submissions were evaluated and ranked by the panel with 5 found to be conforming. The top two were shortlisted and given the opportunity to respond to an updated bill of qualities, provide a best and final offer and submit an updated project delivery timeline. The submission provided by LJM Constructions was considered to provide the best value for money, incorporate social business practices, achievable project delivery timeline and demonstrate understanding of the project specification.

### **Policy Implications**

Worrell Reserve Masterplan (2020) – This project was included in the endorsed Worrell Reserve Masterplan (2020) for stage one implementation.

Skate and BMX Strategy (2016) - Worrell Reserve was as identified as part of the Skate and BMX Strategy (2016) which outlined the action to investigate site locations for new Skatepark at Emerald as a high priority.

### **Relevance to Council Plan**

#### **2.1 We support the creation of liveable spaces and places**

2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.

### **Climate Emergency Consideration**

The design incorporates features that support the organisations Climate Emergency goals including the use of fly ash additive cement, reducing the carbon footprint and improving the longevity of the hard surfaces. Landscaping includes the removal of invasive weed species and the planting of indigenous feature trees.

### **Consultation/Communication**

Building upon the works undertaken to develop the 2020 reserve master plan, further community and stakeholder engagement was undertaken to develop the site concepts and was used to inform the final detailed design.

The consultation process included multiple rounds of in person sessions at the Emerald Hills Hup, Emerald Secondary College, direct engagement with the reserve stakeholders and online surveys.

During the 2022-23 financial year the final design was submitted for endorsement and received support from the reserve Community Activity Committee along with DEECA landowner consent.

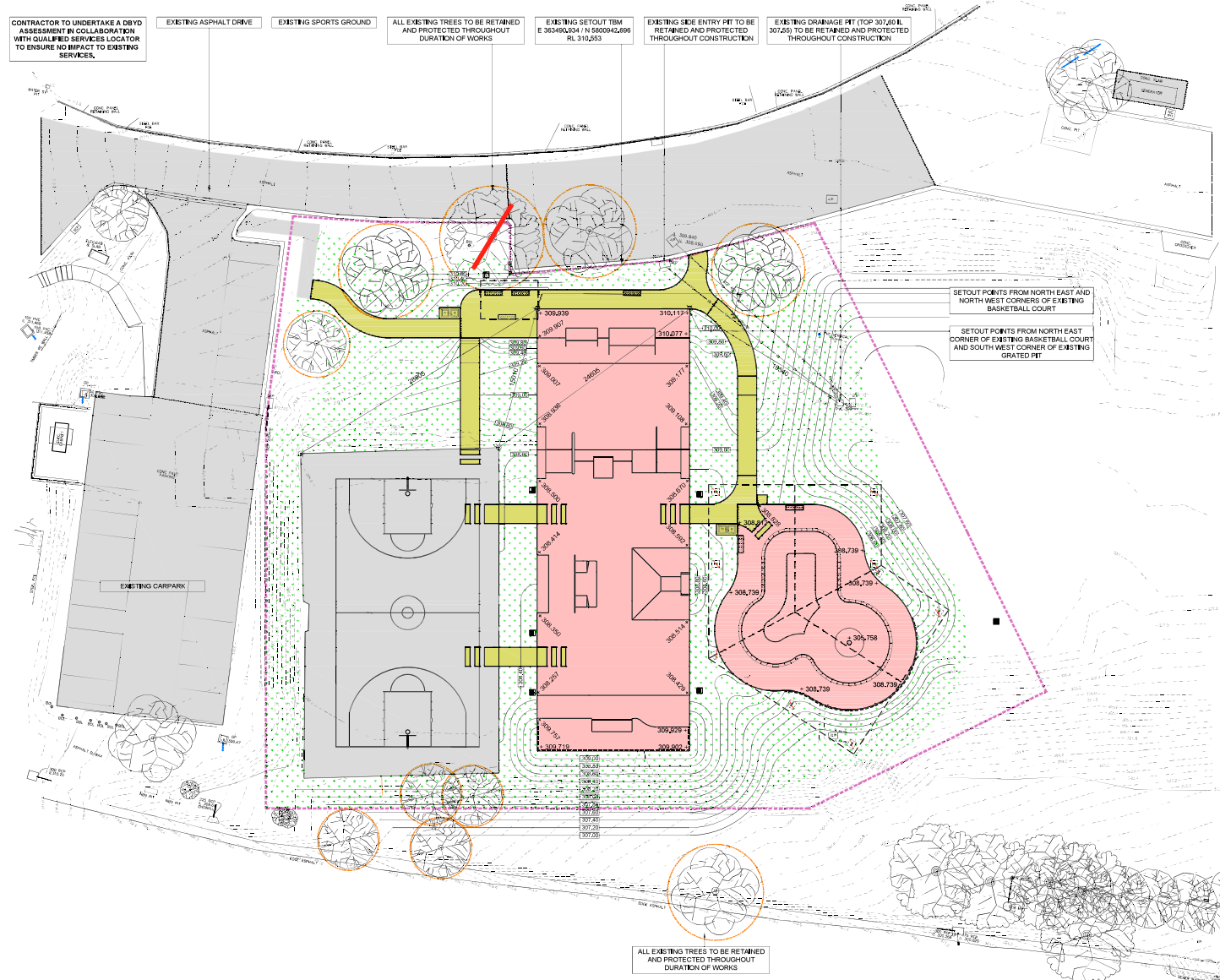
### **Financial and Resource Implications**

Funding for this project has been provided through Council's capital works program and the Victorian Government, Sport and Recreation Victoria grants program. \$1,178,0467,812.78 is available for delivery of the stage one.

The recommended tender, LJM Construction Services final price of \$1,061,593.85 ex GST, inclusive of provisional items is within the expected range and available budget.

### **Conclusion**

It is recommended that Council awards LJM Constructions, Contract RFT 000040 - Worrell Reserve Skate Park and Youth Hub – Stage one for the final tender price, including Provisional Sums, of \$1,061,593.85 excluding GST, and approves the use of the project budget contingencies as outlined in the confidential memo.



LEGEND	
	TEMPORARY CONSTRUCTION FENCE AS PER SPECIFICATIONS
	AREA OF NEW CONCRETE HARDSTAND, REFER TO SURFACE TREATMENT PLAN FOR FURTHER INFORMATION.
	EXISTING HARDSTAND, ENSURE SPACE AND ELEMENTS ARE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION, ANY DAMAGE TO BE REPORTED IMMEDIATELY TO SUPERINTENDENT (WITH RECTIFICATION METHOD FOR APPROVAL).
	ENTRY PATHS - REFER TO LANDSCAPE PLANS CD400
	SEAT BY COMMERCIAL SYSTEMS X2 + ALFRESCO BENCH TM4652 PH (03) 9723 4111, FINISHED WITH HARDWOOD TIMBER AND FRAME TO BE POWDER COATED, COLOUR TO MATCH DULUX A82700-N14 WHITE, TO BE INSTALLED AS PER SUPPLIERS SPECIFICATIONS.
	BINS (NORMAL AND RECYCLE) BY DRAFFIN STREET FURNITURE X2 + 1200 SERIES URBAN BIN SURROUND 240L STAINLESS STEEL WITH SLOPED COVER, PH (03) 9720 1033, POWDER COAT FINISH TO COVERS, COLOURS: RED FOR RUBBISH, YELLOW FOR RECYCLE, BINS TO FEATURE CORRESPONDING DECALS, BIN TO BE INSTALLED ON CONCRETE SLAB FINED AS PER SUPPLIERS SPECIFICATIONS, WHEELIE BINS SUPPLIED BY COUNCIL.
	EXISTING VEGETATION TO BE PROTECTED AND RETAINED FOR DURATION OF WORKS, TREE PROTECTION ZONE TO BE SET UP BY CONTRACTOR PRIOR TO EXCAVATION WORKS.
	TREE PROTECTION ZONE (TPZ)
	EXISTING UNDERGROUND STORMWATER SERVICES, LOCATION AND DEPTH TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS, ENSURE NO DAMAGE, ANY IMPACTS TO BE IMMEDIATELY REPORTED TO OWNER AND SUPERINTENDENT.
	EXISTING CONTOURS.
	AREAS SURROUNDING HARDSTAND AREAS TO BE EVENLY GRADED WITH CONSISTENT FINISH, NEW AND DAMAGED AREAS TO BE REINSTATED IN PREPARATION FOR LAWN OR PLANTING - REFER TO PLANTING PLAN CD405.
	SET OUT FROM KNOWN BLM OR CORNER OF NOMINATED PERMANENT INFRASTRUCTURE.
	EXISTING SPOT LEVEL
	NEW SPOT LEVEL (SHOWN IN METRES)
	PROPOSED CONTOURS AS SHOWN ON GRADING AND LEVELS PLAN
	GRADED PIT LID (LANDSCAPE) AND ASSOCIATED OUTLET PIPE, REFER TO SITE PLAN
	SKATEPARK PIT LID, REFER TO GRADING AND LEVELS PLAN

**STAGE ONE**

**SCALE 1:200 AT UNREDUCED**

**SKATEPARK SITE PLAN**  
 SCALE 1:200 @ A1

CLIENT: Cardinia Shire Council  
 PROJECT: Worrell Reserve Skatopark & Youth Plaza  
 DRAWN: Emerald Land Reel  
 CHECKED: Emerald Land Reel  
 DATE: 22/06/24  
 CD004 B