

## 7.5 Contract 2020/253-Rathmines Reserve Pavilion- Alterations & Additions

### Abstract

This report seeks Council endorsement for the award of Contract No. 2020/253, Rathmines Reserve Pavilion Alterations & Additions. This contract will provide a refurbished and extended facility to meet overall operational, functional and compliance requirements, as well as addressing the requirements of DIPP (Diversity Inclusion and Participation Program) as part of Council Sports and Recreation Strategy.

The building works are expected to commence March-April 2021 and be completed by Jan 2022, pending changes to COVID-19 restrictions.

The total cost of this Contract is \$1,434,518.00 (ex GST) which is within Council's 2020-21 adopted budget and 2021-22 foreshadowed budget.

A selective tender process was conducted from suppliers on the State Government Construction Supplier Register, which is in accordance with the requirements of section 186 of the *Local Government Act 1989*.

Confidential information is contained in **Attachment 1**, as circulated in the confidential section of the agenda attachments, in accordance with Section 66(2)(a) and the definition of 'confidential information' in Section 3(1) of the Local Government Act 2020 as the information relates to private commercial information, being information provided by a business or commercial undertaking that if released, would unreasonably expose the business or commercial undertaking to disadvantage. This item has been included in the public agenda to facilitate transparency and accountability in Council's decision making.

If discussion of the confidential information in the attachments to this report is required in order for Council to make a decision, this item will be deferred to the confidential section of the agenda.

### Officers' recommendation

That the Services Special Committee resolve to:

1. Award Contract No. Contract No. 2020/253, Rathmines Reserve Pavilion Alterations & Additions, to:
  - Bowden Corporation Pty Ltd, (ACN 097 029 993/ABN 55 097 029 993)for a total cost of \$1,577,969.80 (including GST). The cost to Council after the return of the GST Tax Input Credits is \$1,434,518.00.
2. Authorise the Director Places and Spaces to execute the contract agreement with the above contractor.
3. To note that expenditure under this contract in 2020-21 is in accordance with Council's adopted budget and 2021-22 foreshadowed budget.

---

**Responsible director: Daniel Freer, Director Places and Spaces**

---

## 1. Purpose

The purpose of this report is for Council to give consideration to the awarding of Contract No. 2020/253, Rathmines Road Reserve Pavilion - Alterations and Additions.

## 2. Policy implications and relevance to community plan and council plan

A commitment was made in the 2017-21 Council Plan for the upgrading of the Rathmines Road Reserve Pavilion with funding in the 2020-21 and 2021-22 financial year.

The Boroondara Community Plan is structured around the following seven priority themes:

- Your Community Services and Facilities
- Your Parks and Green Spaces
- The Environment
- Neighbourhood Character and Heritage
- Getting Around Boroondara
- Your Local Shops and Businesses
- Civic Leadership and Governances

The proposed works for Rathmines Road Reserve Pavilion aligns with Theme 1: Your Community Services and Facilities in the Boroondara Community Plan (2017 -27) and Council Plan (2017- 21). Within this theme, the particular strategic objectives that are addressed by this project includes:

- Strategy Plan 1.1- maintain and renew multi-purpose facilities and sports precincts to meet broad intergenerational needs now and into the future.
- Strategy 1.3 - Deliver, facilitate and advocate for services and programs that promote health, wellbeing, safety and a sense of community.

This procurement process has been carried out in accordance with the requirements of Council's Procurement Policy.

## 3. Background

Council requires a suitably qualified organisation to undertake the building works at the Rathmines Road Reserve Pavilion in accordance with the requirements of the specification.

### **Invitation to tender**

Council invited tenders from suitably qualified organisations from the Victorian State Government Construction Supplier Register to undertake the Rathmines Road Reserve Pavilion - Alterations and Additions. An Invitation to Tender was issued via e-Procure on 21 July 2020. The original closing date for tenders was 17 August 2020. In response from requests from tenderers, the closing date for submissions was extended until 4.00pm, 24 August 2020.

In response to the invitation to tender, four companies submitted a tender as follows:

- 4 Dimensions Building Contractors Pty Ltd
- Bowden Corporation Pty Ltd
- Harris HMC Interiors (Vic) Pty Ltd
- Simbuilt Pty Ltd

#### 4. Outline of key issues/options

The State of Victoria was under Covid-19 stage 3 and 4 restrictions during the tender period and as such the tenderers requested for additional time to provide their tender submissions. The implementation of Stage 4 restrictions has had a direct impact on the construction industry and there could be associated contractual risks to the project should these restrictions be extended. At this stage, the relaxation of Covid restrictions will not impact commencement of construction of the project, however this may be subject to change depending on any further government announcements.

#### 5. Consultation/communication

Internal consultation was carried out with Sports & Recreation, Statutory Planning Department and Building Approvals.

External consultation included extensive liaison with the sports clubs (Hawthorn Amateur Football Club, Hawthorn Citizens Junior Football Club and Hawthorn Cricket Club) utilising the facility. Melbourne Water consultation was required and the required authority permissions granted.

Immediate adjoining neighbours were directly contacted by phone and consulted on the upcoming project during November 2020.

Further community consultation by way of a mail out has also been completed. The mail out went to over 400 neighbouring residents with the feedback period open from Friday 4 December 2020 to Monday 21 December 2020. Council did not receive any enquires or objections from local residents.

The ward councillor has been briefed on the project.

#### 6. Financial and resource implications

The Project Budget is as follows:

2020-21 Adopted Budget -Account No. 72797	\$ 700,000.00
2020-21 DIPP Funding -Account No 72900 (Council Contribution \$1,070,000 and Federal Government Department of Health - Female Facilities and Water Safety Stream Program Grant \$280,000)	\$1,350,000.00
2021-22 Foreshadowed Budget-Account No 72797	<u>\$150,000.00</u>
Total Budget allocation	\$2,200,000.00
Less Expenditure & Commitments to Date	<u>\$ 93,474.00</u>
<i>Available Project Budget</i>	<i>\$2,106,526.00</i>

## Proposed Project Expenditure:

Contract No. 2020/253 Rathmines Road Reserve Pavilion	
Alterations and Additions	\$1,434,518.00
Plus Other Project Expenditure	<u>\$ 515,000.00</u>
<b><u>Total Project Expenditure</u></b>	<b><u>\$1,949,518.00</u></b>
Budget Surplus	\$157,008.00

The works under this Contract will commence March-April 2021 and be completed by January 2022. It is anticipated that budget phasing may need to be adjusted to provide cash flow across the 2 financial years.

## 7. Governance issues

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

This tender process has been carried out in accordance with the requirements of Council's Procurement Policy.

The Project was tendered in accordance with Council's tendering procedures and Section 186 of the *Local Government Act 1989*.

The Instrument of Sub Delegation to the Director Environment and Infrastructure dated 23 September 2019 authorises the Director to vary any contract. A condition of this delegation, as applicable to this contract, is that if the contract has been entered into by Council and the value of the contract is greater than \$500,000, the aggregate value of the contract (taking into account the value of the expenditure for the further term of the value of the variation) may not increase by more than 10% or \$100,000 whichever is greater.

## 8. Social and environmental issues

The project outcome will have a positive impact on community/social well-being and the environment. Architectural images of the pavilion are provided in attachment 2.

## 9. Evaluation and review

The tender evaluation report is provided as **Confidential Attachment 1**.

As a result of the tender evaluation, the evaluation panel recommends that Council award Contract No. 2020/253 Rathmines Road Reserve Pavilion - Alterations and Additions to:

- Bowden Corporation Pty Ltd, (ACN 097 029 993/ABN 55 097 029 993);

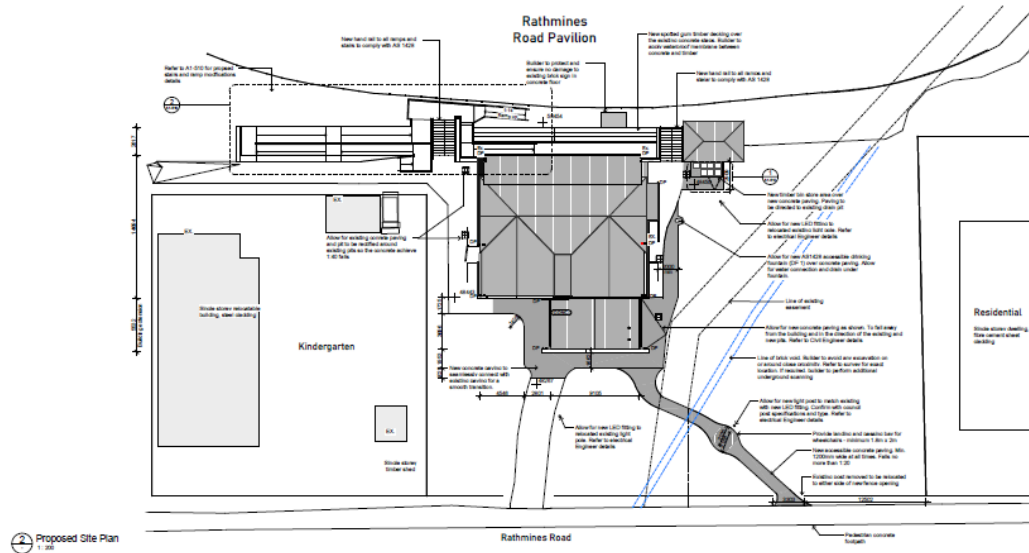
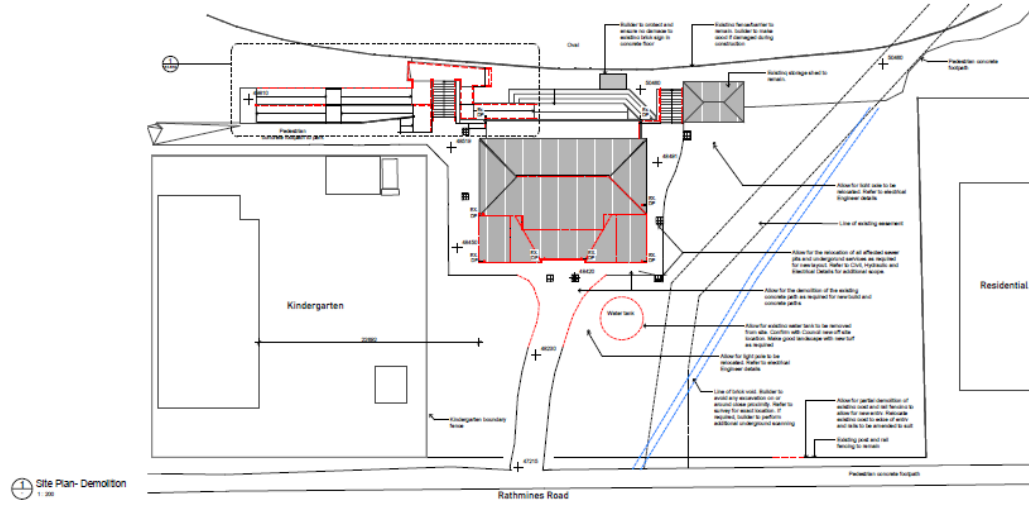
for a total cost of \$1,577,969.80 (including GST). The cost to Council after the return of the GST Tax Input Credits is \$1,434,518.00.

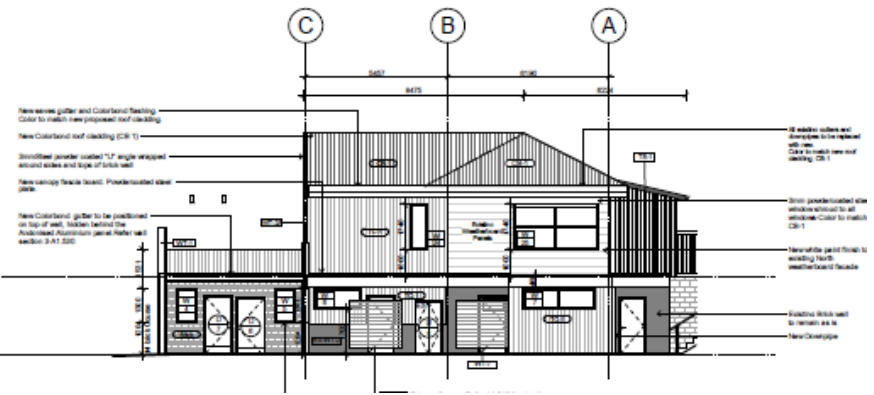
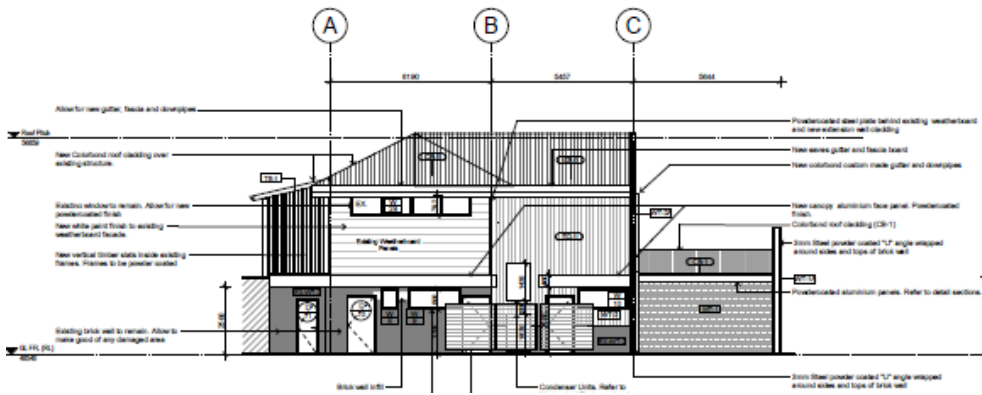
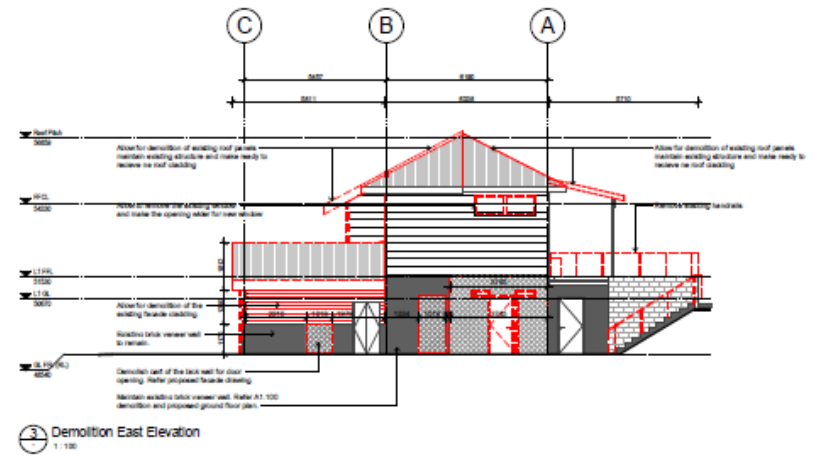
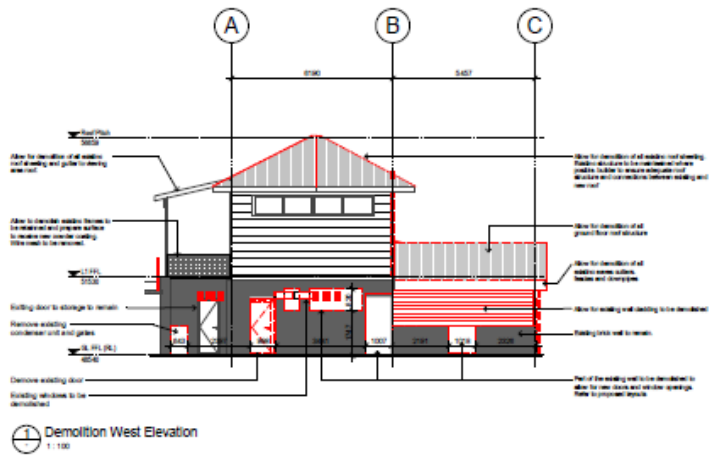
**Manager:** Christine White, Manager Capital Projects

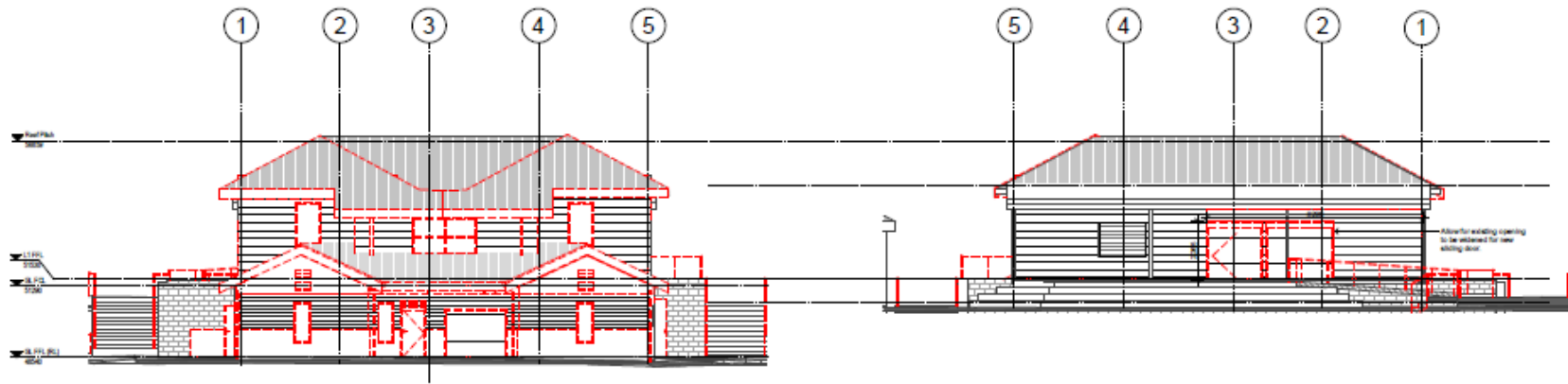
**Report officer:** Peter Anderson, Senior Project Architect

Rathmines Pavilion, Hawthorn

Images of architectural plans illustrating existing and proposed site plans and elevations

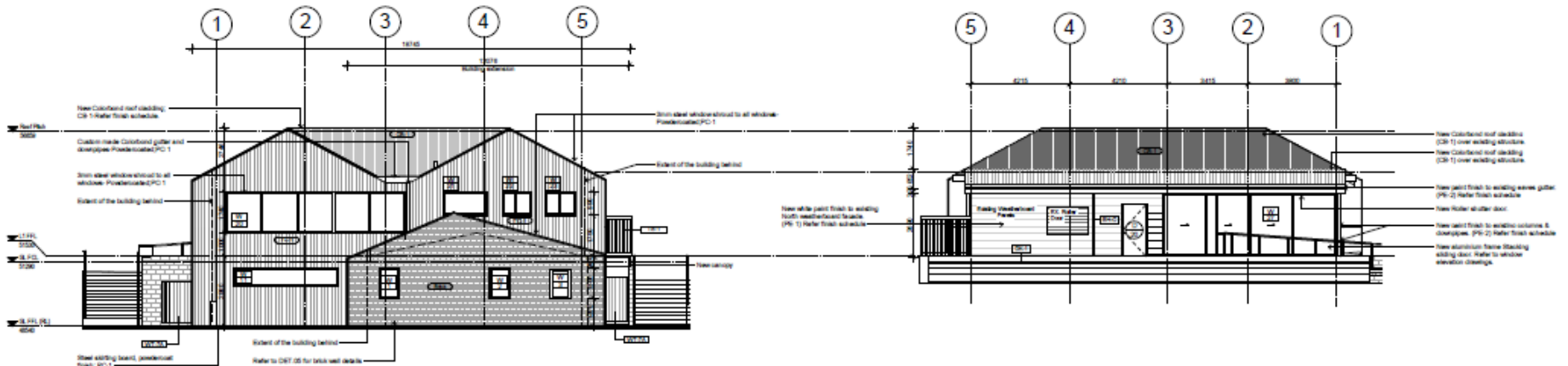






1 Demolition South Elevation  
1:100

4 Demolition North Elevation  
1:100



2 Proposed - South Elevation  
1:100

3 Proposed - North Elevation  
1:100