

## 7.5 Contract No 2022/79 - Y Street Ashburton Community Services Building Alteration Works

### Executive Summary

#### Purpose

The purpose of this report is for Council to award Contract No. 2022/79, 4 Y Street Ashburton Community Services Building Alteration Works to the recommended tenderer Prime Build (VIC) Pty Ltd for the sum of \$916,642 excluding GST.

#### Background

Number 4 Y Street, Ashburton is a Council-owned building located within a residential area which is tenanted by Camcare, a community organisation that provides a range of services to people in the Boroondara community who may be experiencing social or financial disadvantage or personal adversity. Camcare provides a range of wellbeing and support services as well as advocacy, practical assistance, and crisis support.

The renewal of the council owned building at 4 Y Street will support Camcare to provide an enhanced service offering to the Ashburton community, including specific services that are currently only available from Camcare's Camberwell location.

The existing building is a single storey, brick and timber framed structure with a tile roof. Overall, the building is in average condition, with the existing building not compliant with current building codes and Disability Discrimination Act (DDA) standards. The internal layout is also unsuited for Camcare operations.

The design of the proposed scope of works was developed in consultation with Camcare over a series of design workshops with the lead architect, DS Architect and Council officers.

In accordance with Council's Procurement Policy 2021-25, a Request for Tender (RFT) was issued to five pre-qualified suppliers, and a recommendation to award Contract No. 2022/79, 4 Y Street Ashburton Community Services Building Alteration Works is presented for Council's consideration. The works are expected to commence in January 2023 and be completed by May 2023.

The total cost of this contract is \$916,642 (excluding GST).

#### Next Steps

Upon award of the contract, Council will oversee the delivery of the refurbishment works for the community centre.

#### Confidentiality

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 definitions of 'confidential information' in section 3(1) of the *Local Government Act 2020*. The information relates to:

- a. Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;

The 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 Council resolve:

1. To award Contract No. 2022/79, 4 Y Street Ashburton Community Services Building Alteration Works, to Prime Build (VIC) Pty Ltd, ABN: 26 600 478 813, ACN: 600 478 813 at a total cost of \$916,642 excluding GST for the estimated period from 31 October 2022 to 30 June 2024.
2. To approve the allocation of a separate contract contingency, as detailed within the attached confidential Attachment 1, and delegate authority to the Contract Superintendent to expend this contingency to ensure the successful completion of the contract works
3. To authorise the Director Places and Spaces to execute the contract agreements with the above contractor.
4. To note that expenditure under this contract is in accordance with Council's 2022/2023 adopted budget and expenditure in future years will be in accordance with the approved budget allocations.

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

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## 1. Purpose

The purpose of this report is for Council to consider the award of Contract No. 2022/79, 4 Y Street Ashburton Community Services Building Alteration Works.

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

The Boroondara Community Plan (2021-31) 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 Governance

The proposed contract for 4 Y Street Ashburton Community Services aligns with the following theme and strategies in the Boroondara Community Plan (2021-31) and Council Plan (2021- 25):

- Theme 1: Community, Services and Facilities
  - Strategy 1.1 - Neighbourhoods and community spaces facilitate social connections and belonging by providing, maintaining and activating places for people to meet, organise activities and celebrate events.
  - Strategy 1.2 - Health and wellbeing is improved through delivering, facilitating and advocating for services and programs that are accessible and affordable.
  - Strategy 1.5 - Life-long learning is supported by delivering and working with our community and partners to meet the broad range of interests within the community.

This procurement process has been carried out in accordance with the requirements of Council's Procurement Policy 2021-25.

## 3. Background

Council requires a suitably qualified contractor to redevelop the existing community services centre operated by Camcare at 4 Y Street, Ashburton. These works are to be in accordance with the requirements of the specification as documented by the consultancy team lead by DS Architects.

### Invitation to tender

In accordance with Council's Procurement Policy 2021-25, Council sought five quotes from the Construction Supplier Register via Vendor Panel, Council's e-Tendering portal. At the date and time of closing the following suppliers submitted a proposal:

- Bowden Corporation Pty Ltd
- Ducon Building Solutions Pty Ltd

- Neo Construct Pty Ltd
- Prime Build (VIC) Pty Ltd

A further supplier, Stokes Rousseau Pty Ltd, withdrew from the tender due to insufficient capacity to resource the tender submission.

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

##### Construction Management Plan

- Consideration has been given to the impact of construction works to the amenity of the neighbouring residents. As part of the contractor's construction management plan, the following items will be addressed to the satisfaction of Council officers:
- On street contractor parking is prohibited except for when deliveries are required. All contractor parking will occur in a designated area
- All works are to occur within the hours as noted in City of Boroondara's Amenity Local Law
- Appropriate hoarding will be securely installed to minimise impact on community sport and other passive uses at the reserve.

##### Supply Chain Issues

- Construction industry market factors continue to present as a risk factor for the delivery of capital works projects.
- The proposed timing for award of this contract and completion of the works has considered material lead time risks and mitigation strategies, including early material orders upon award of the contract
- The successful tenderer will be required to prepare and comply with a COVID Safe Plan for the project to ensure that reasonable measures are implemented to minimise the spread of coronavirus and minimise the risk of delay to the project program.

#### **5. Collaborative Procurement Opportunities**

Due to the nature of the construction works to be engaged, there is no opportunity for collaborative procurement for this contract.

#### **6. Consultation/communication**

A series of design workshops were held with Camcare to ensure that their operational needs and priorities are incorporated to the building renewal works.

#### **7. Financial and resource implications**

Council's 2022/23 adopted budget contains a total allocation of \$1,108,768 for the redevelopment of the existing community services centre. \$68,441 of the budget amount had been expended to date (including within the 2022/23 financial year).

The project budget is as follows:

Total Project Budget	\$1,150,000
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**Project expenditure to date:**

2020/21 Actuals	\$16,912
2021/22 Actuals	\$31,374
2022/23 YTD Actuals	\$20,155
Total Project expenditure to date	\$68,441

**Proposed Project Expenditure:**

Construction contract	\$916,642
Construction contingency	\$125,000
Building Permit including VBA levies	\$5,000
Contract administration – DS Architects	\$14,868
Other project costs & contingency	\$20,049
Total Construction costs	\$1,081,559

## 8. 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 general or material interests requiring disclosure.

This tender process has been carried out in accordance with the requirements of the Council's Procurement Policy 2021-25.

## 9. Social and environmental issues

Camcare is a community organisation that provides a range of services to people in the Boroondara community who may be experiencing social or financial disadvantage or personal adversity. They provide a range of wellbeing and support services as well as advocacy, practical assistance, and crisis support. The renewal of the existing Y Street community services building will support Camcare to provide important wellbeing and health services to the Ashburton and broader Boroondara community.

Services such as emergency food relief, information and referral services, community BBQ's, counselling and case management services funded by council will be offered out of the refurbished site. The intention is also to offer a range of other services offered by AccessHC and other community partners, making the Y St site a hub for vulnerable members of the Ashburton community. The facility upgrade will create a welcoming community space where people (staff and community) can meet, participate in activities and enjoy a place to belong.

The renewal works responds to the need for an upgraded facility that meets accessibility and current building codes. The design caters to an open, naturally lit, modern contemporary workspace for Camcare operations with plenty of air circulation to meet COVID requirements. Careful design consideration has been given to consultation rooms, waiting room, reception area and toilets by

providing neutral colour tones to walls and fixtures to cater to vulnerable community members and sufficient circulation to address accessibility issues.

## **10. Evaluation and review**

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

As a result of the evaluation, the evaluation panel recommends that Council award Contract No. 2022/79 - 4 Y Street Ashburton Community Services Building Alteration Works to:

- Prime Build (VIC) Pty Ltd for the contract award amount of \$916,642 excluding GST.

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

**Report officer:** Neenu Louis, Project Officer