

7.8 Contract No 2022/93 North Balwyn Senior Citizens Centre Refurbishment Works

Executive Summary

Purpose

The purpose of this report is to seek Council approval to award Contract No. 2022/93, North Balwyn Senior Citizens Centre Refurbishment Works to the recommended tenderer Capabuild Pty Ltd for the sum of \$1,073,555 excluding GST.

Temporary accommodation is proposed at the former Balwyn Leisure Centre during the development of this and other community centres.

At the Council meeting on 23 August 2021, Council resolved to:

1. Endorse the proposal to temporarily accommodate Through Road Early Learning Centre and other community groups that require temporary accommodation during the construction period of the Canterbury Community Precinct.
2. Receive budget bid for the demolition of the Balwyn Leisure Centre and open space conversion as part of the 2022/23 budget process.
3. Undertake community engagement to shape the future open space development of this site in the 2022/23 financial year.

Despite Council's 2021 resolution, the building remains suitable for temporary accommodation by other community groups

Background

Council has allocated funding in Council budget 2022/23 for the refurbishment works of the Senior Citizens Club building (Marwal Centre) located at 9 Marwal Avenue, Balwyn North. The property is Council owned and leased to BASScare (Boroondara Aged Services Society), a local not for profit aged care provider. BASScare delivers a mixture of services, social support programs and community activities. Approximately 500 people visit the centre on a weekly basis.

The existing building is single storey with brick walls, metal roof, and timber floor construction. Currently, the facility is dated and below the standards of community expectations.

The proposed scope of works is to renew and upgrade the building and surrounds to achieve compliance with current regulations and standards whilst also improving access and functionality of the facility. The building works will realise a major renewal and refurbishment of the existing building, including:

1. Improved accessibility both to the building entrance and within the building
2. New reception area in foyer
3. Two new activity spaces to meet current and future needs
4. Refurbished activity spaces including new furniture, floor, and window coverings.
5. Improved energy efficiency with upgrades to lighting.,
6. General maintenance which includes external painting
7. Removal of asbestos from the building (roof insulation)
8. Install a new operable wall

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:

1. Award Contract No. 2022/93, North Balwyn Senior Citizens Centre - Refurbishment Works, to Capabuild Pty Ltd, ABN: 90 600 043 650, ACN:600 043 650 at a total cost of \$1,073,555 excluding GST for the estimated period from 30 November 2022 to 30 May 2024.
2. 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. Authorise the Director Place and Spaces to sign and execute the contract agreements with the above contractor.
4. Note that expenditure under this contract is in accordance with Council's 2022/2023 adopted budget.

Responsible director: Daniel Freer, Director Places and Spaces

1. Purpose

The purpose of this report is to seek Council approval to award Contract No. 2022/93, North Balwyn Senior Citizens Centre Refurbishment 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:

- Community, Services and Facilities
- Parks and Green Spaces
- The Environment
- Neighbourhood Character and Heritage
- Moving Around
- Local Economy
- Leadership and Governance

The proposed contract for North Balwyn Senior Citizens Centre 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 contactor to refurbish the existing North Balwyn Senior Citizens Club building (Marwal Centre) operated by BASScare. These works are to be in accordance with the requirements of the specification as documented by the consultancy team lead by Spowers Architects.

Invitation to tender

In accordance with Council's Procurement Policy 2021-25, Council sought six quotes from the Construction Supplier Register via Vendor Panel, Council's e-Tendering portal. The closing date for submission was 4pm, Wednesday 19 October 2022.

In response to the tender request, Council received three submissions:

- Advanced Management
- Axxess Commercial Interiors Pty Ltd
- Capabuild Pty Ltd

A further supplier, Bowden Corporation Pty Ltd declined to tender due to time and resource constraints.

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

Consultation was conducted with BASScare and the various users of the building such as Senior Groups, social support clients and volunteers to ensure that their operational needs and priorities are incorporated to the building renewal works.

The proposed works have been defined and developed in close consultation with relevant internal Council departments and directly with the existing users of the facility to ensure that the scope of works aligns closely with the demonstrated needs.

7. Financial and resource implications

A total of \$1,300,000 has been approved through adopted Council budgets (2022/23) for the refurbishment works of North Balwyn Senior Citizens Centre. Council has also been successful in securing \$200,000 for the Marwal Centre project (financially supported by the Department of Jobs, Precincts and Regions - Office for Suburban Development).

\$41,720 of the budget amount had been expended to date (including within the 2022/23 financial year).

The project budget is as follows:

Adopted Project Budget	\$1,300,000
State Government Grant	\$200,000

Project expenditure to date:

2021/22 Actuals	\$28,545
2022/23 YTD Actuals	\$13,175
Total Project expenditure to date	\$41,720

Proposed Project Expenditure:

Construction contract	\$1,073,555
Other project costs & contingency	\$154,700
Total Construction costs	\$1,228,255

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

The Marwal Centre has supported seniors in the Balwyn North area for over forty years. The current service provider BASScare delivers a mixture of services, social support programs, and community activities. Additional to BASScare's services, two large Senior Groups meet weekly at this location. The renewal of the existing Senior Citizens club building will support BASScare to provide important well-being and health services to Balwyn North and the broader Boroondara community.

The renewal works respond to the need for an upgraded facility that meets accessibility and current building codes. Currently, the facility is dated and below the standards of community expectations. In its current state, the facility does not encourage community attendance due to its age, condition, and poor design. Approximately 500 people visit the centre on a weekly basis.

The upgrade of this facility will provide a welcoming reception area at the entrance of the building, redesigned multipurpose spaces, DDA-compliant entry points, an operable wall to the main hall which will provide flexibility and choice to user groups, a demountable stage, and a fresh and modern feel to all internal spaces.

Providing a multipurpose, functional centre which is welcoming to older residents will strengthen the community's ability to age in place and lead healthy and connected lives.

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. 2022/93, North Balwyn Senior Citizens Centre Refurbishment Works to:

- Capabuild Pty Ltd for the contract award amount of \$1,073,555 excluding GST.

Manager:	Christine White, Manager Capital Projects
Report officer:	Jay Seyedi, Senior Project Architect