

7.6 Contract No. 2023/163 - Canterbury Sports Ground Pavilion Renewal

Executive Summary

Purpose

The purpose of this report is for Council to consider the awarding of Contract No. 2023/162, Canterbury Sports Ground Pavilion - Building Construction Works to the recommended tenderer Jardon Group Pty Ltd for the sum of \$3,793,630 excluding GST.

Background

Canterbury Sports Ground in Surrey Hills is an important community sports and recreational space for Melbourne's inner-east community. The existing pavilion doesn't meet the needs of the sports clubs who use the community facility, particularly women and girls given the current building does not have inclusive change rooms or bathroom facilities. It is proposed to upgrade the Canterbury Sports Ground pavilion to create a better experience for the community and local sports clubs, including:

- Canterbury Cricket Club
- Canterbury Football Club
- Canterbury Junior Football Club

The proposed upgrade works involve refurbishment and extension works to the existing sports pavilion, including the construction of two new change rooms with two new umpire rooms, and refurbishment of two existing change rooms, elevation of the part of the existing building to make it level with the sports ground to improve the drainage and sightline to oval, construction of sheltered spectator external decking, improvements to the external façade and kitchen areas, and landscaping work.

The proposed scope of work is to renew, upgrade, expansion, and elevation of the existing building and its surroundings to achieve compliance with current regulations and standards, and to meet the changing needs of the sports club, and the community whilst also improving access and functionality of the facility. The building works will realize a major renewal and refurbishment of the existing building, including:

- creating four inclusive change rooms with amenities (two new change rooms plus refurbishing the two existing change rooms).
- elevating the existing building by 420mm to make it level with the sports ground to improve the drainage and sightline to oval.
- creating two new umpire rooms.
- creating a first aid room to allow for better injury management on site.
- creating a sheltered spectator decking area connecting to the multipurpose/social room.
- installing ramps for better accessibility and wheelchair access.
- improvements to the external building façade.
- improvements to the kitchen and kiosk areas.
- increasing storage spaces. - upgrading external lighting for improved safety during night-time use of the pavilion and pavilion surrounds.

A total project budget of \$4,225,165 has been allocated for the financial year 2022-23, 2023-24 and 2024-25, including \$1,250,000 in funding which has been acquired by tenanted seasonal clubs from a State Government 'Directly Funded Project' commitment through Department of Jobs, Precincts and Regions.

The total cost of this contract is \$3,793,630 (excluding GST).

Key Issues

Consideration has been given to the impact of construction works to the amenity of the neighbouring residents and existing users of the facilities. A site establishment plan has been prepared which outlines the following;

- Off-street contractor designated parking area;
- Designated on-site area for storage of materials, contractor office and amenities set up;
- Staged refurbishment of existing pavilion amenities to enable uninterrupted use for sporting clubs and avoid the need for temporary facilities;
- Tree Management Plan to protect designated trees in accordance with expert arborist recommendations.

Next Steps

Upon award of the contract, Council will oversee the delivery of the building works for Contract No. 2023/162, Canterbury Sports Ground Pavilion Renewal - Building Construction.

Confidentiality

Confidential information is contained in **Attachment 1**, as circulated in the confidential section of the agenda attachments. The information in this attachment is deemed to be confidential in accordance with Section 66(2)(a) and the definition of 'confidential information' in Section 3(1) of the Local Government Act 2020. The information relates to Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. If discussion of the confidential information in the attachments to this report is required for Council to make a decision, Council may resolve to discuss the matter in a confidential session or to defer the matter to the confidential section of the agenda.

Officers' recommendation

That Council resolve to:

1. Award Contract No. 2023/162, Canterbury Sports Ground Pavilion Renewal-Building construction to:
 - Jardon Group Pty Ltd (ABN 22 628 500 756)

at a total cost of \$4,172,993 (including GST). The cost to Council after the return of the GST Tax Input Credits (\$379,363.00) is \$3,793,630 ex GST;

2. Authorise the Director Places and Spaces to sign and execute the contract on behalf of the Council;

3. 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; and
4. Note that expenditure under this contract is in accordance with Council's 2023/2024 amended budget and expenditure in future years will be in accordance with the approved budget allocations.

Responsible director: Daniel Freer, Director Places and Spaces

1. Purpose

The purpose of this report is for Council to consider the awarding of Contract No. 2023/162, Canterbury Sports Ground Pavilion Renewal - Building Construction.

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

The Boroondara Community Plan 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 Canterbury Sports Ground Pavilion Renewal-Building Construction aligns with the following theme and strategies in the Boroondara Community Plan:

Theme 1: Your 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 carry out proposed building construction works at Canterbury Sports Ground 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 invited tender submissions from six pre-qualified and experienced commercial builders from the State Government's Construction Supplier Register (CSR) panel to undertake the construction for the renewal and extension works of the Canterbury Sports Ground Pavilion.

A Request for Tender (RFT) was issued by the Council's e-portal Vendor Panel on Monday 9 October 2023. The closing date for the submissions was 4:00 pm, Wednesday 15 November 2023.

In response to the invitation, Council received five submissions which were as follows.

1. Jardon Group Pty Ltd.
2. Bowden Corporation Pty Ltd.
3. Prime Build Pty Ltd.
4. United Commercial Projects Pty Ltd.
5. Simbuilt Pty Ltd.

4. Outline of key issues/options

Consideration has been given to the impact of construction works to the amenity of the neighbouring residents and existing users of the facilities. A site management plan has been prepared which outlines the following;

- Designated onsite area for storage of materials, contractor office and amenities set up.
- Staged refurbishment of existing pavilion amenities to enable uninterrupted use for sporting clubs.
- Tree Management Plan to protect trees during construction as per arborist report recommendations.

5. Consultation/communication

Community consultation was undertaken from 4 April to 11 May 2023. The period was extended an additional 2 weeks due to consultation occurring across the school holiday period.

On 4 April 2023, approximately 800 resident letters and project information sheets were distributed to residents surrounding Canterbury Sportsground. Five consultation signs were also placed onsite promoting the pavilion renewal project which directed the community to provide feedback via the Engage Boroondara website page.

Canterbury Sports Ground winter and summer clubs (Canterbury Cricket Club, Canterbury Football Club and Canterbury Junior Football Club) were consulted on the project and were supportive of the concept design. The clubs were also sent the resident letter and project information sheet as part of the consultation.

Following community consultation in May 2023, officers considered feedback and developed an updated design which addresses key consultation issues raised by the community and the clubs while maintaining the functionality of sports clubs. The updated design has been developed in conjunction with the sports clubs who provided their endorsement.

In response to community feedback, we updated the design by:

- adding more native vegetation with a new landscaped area (grassy swale drain) along the Chatham Road entrance

- retaining the existing drinking tap
- adding a new pathway with landscaping, connecting Chatham Road to the pavilion

6. Financial and resource implications

A total of \$4,225,165 has been approved through Council's amended budget (2023/2024 Amended Budget \$1,757,193 plus \$2,796,677 in deferred expenditure to 2024/25 financial year) for the building works.

A total budget allocation of \$4,225,165 for the project, inclusive of \$1,250,000 in funding which has been acquired by tenanted seasonal clubs from a State Government 'Directly Funded Project' commitment through Department of Jobs, Precincts and Regions, is not sufficient to deliver the project successfully.

The project budget is as follows:

Actual FY 2020/2021	\$28,950.00
Actual FY 2021/2022	\$60,539.00
Actual FY 2022/2023	\$45,332.00
Budget FY 2023/2024	\$1,493,176.00
Budget FY 2024/2025 Foreshadowed Funding	\$2,597,168.00
Total Project Budget	\$4,225,165.00
Less Actual Expenditure	
2020-2021 to 2022-2023 Actuals	\$134,821.00
2023-2024 Actuals and commitments	\$242,725.00
Total Available Budget	\$3,847,619.00

Proposed Project Expenditure	
Contract Cost	\$3,793,630.00
Contract Contingency	\$375,000.00
Other Project Cost	\$45,000.00

Total Proposed Expenditure	\$4,213,630.00
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Remaining Budget (Shortfall)	\$366,011.00
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It is proposed to reallocate surplus funds across other Building Projects to cover the shortfall as follows:

72947 Other Strategic Projects	\$150,011
72928 Anderson Road Family Centre	\$107,000
71824 Unscheduled Minor Building Works (2024/25)	\$58,000
72926 North Balwyn Senior Citizens Centre	\$31,000
72980 Eric Raven Reserve Pavilion improvement	\$20,000
Total	\$366,011

7. Governance issues

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The recommendation contained in this report is compatible with the Charter of Human Rights and Responsibilities 2006 as it does not raise any human rights issues.

8. Social and environmental issues

Canterbury Sports Ground in Surrey Hills is an important community sports and recreational space for Melbourne's inner-east community.

The proposed scope of work is to renew, upgrade, expansion, and elevation of the existing building and its surroundings to achieve compliance with current regulations and standards, and to meet the changing needs of the sports club, and the community whilst also improving access and functionality of the facility.

Careful design consideration has been given to the renewal and extension works for safety, accessibility, and inclusion.

9. 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. 2023/162, Canterbury Sports Ground Pavilion Renewal - Building Construction to:

- Jardon Group Pty Ltd (ABN 22 628 500 756)

at a total cost of \$4,172,993 (including GST). The cost to Council after the return of the GST Tax Input Credits (\$379,363.00) is \$3,793,630 ex GST;

Manager: Jarrod Filosa, Acting Manager Capital Projects

Report officer: Nazmul Hoque, Senior Project Manager Capital Projects