

7.4 Contract No 2023/231 Michael Tuck Stand Structural Rectification Works

Executive Summary

Purpose

This report seeks Council endorsement for the award of Contract No. 2023/233, Michael Tuck Stand Structural Rectification Works to the recommended tenderer Stokes Rousseau Pty Ltd for the sum of \$1,226,734.65 excluding GST.

Background

Council is seeking to redevelop the Michael Tuck Stand, which is located at Glenferrie Oval - 34 Linda Cres, Hawthorn. The Michael Tuck Stand was built on Council land in 1938 as the flagship facility for the Hawthorn Football Club, which played at Glenferrie Oval from 1903 to 1973. The club retained its presence from 1973 until 2006 as an administrative and training base, before relocating permanently to Waverley Stadium. The stand is an underutilised heritage asset (Victorian Heritage Register H0890) owned by the City of Boroondara.

The building has an internal ground floor area of 1,021m², a first-floor area of 471m² and an additional 950m² of grandstand seating. The building has been deteriorating for some time and needs major renovation. Council has allocated \$27.98 million in its Long-Term Financial Strategy (LTFS) towards the revitalisation of the Michael Tuck Stand and Glenferrie Oval. Costs will be staged across multiple financial years.

Stage 1 of the redevelopment project has recently been completed, involving internal strip-out and non-structural demolition. The primary objective of Stage 1 was to uncover latent conditions crucial for upcoming design and construction activities. Throughout Stage 1, various structural issues were identified, some of which were classified as high or very high risk by structural engineers, requiring urgent rectification.

The purpose of the Structural Rectification works, as identified in this contract report, is to promptly address these high-risk or very high-risk structural issues.

The rectification works encompass various areas of the building, with the main scope including:

- Demolish and replace existing damaged concrete slab and brick wall to the south-west of building
- Repairs to masonry retaining walls including tanking
- Repairs to spalling concrete beams, columns and slabs,
- Waterproofing membrane to grandstand slab including repairs of joints.
- Replacing/repairing lintels

In accordance with Council's Procurement Policy 2021-25, Council invited public tenders from suitably qualified organisations, and a recommendation to award Contract No. 2023/231 Michael Tuck Stand Structural Rectification Works is presented for Council's consideration.

The works are expected to commence July 2024 and to be complete by December 2024.

The foreshadowed budget for the financial year of 2024-25 is \$1.75 million, which is sufficient to fund the award of this contract.

The total cost of this contract is \$1,226,734.65 excluding GST.

Key Issues

The community was invited to provide feedback on the draft Vision and Design Brief to revitalise the Tuck Stand and Glenferrie Oval, from 14 August to 11 September 2023. Following community consultation, the Vision and Design Brief was updated and subsequently endorsed by Council in December 2024. The Vision and Design Brief document serves as a roadmap for Council to unlock the potential and bring new life into this unique heritage asset, incorporating a staged approach that includes Structural Rectification works.

Careful consideration has been given to the building's heritage significance. Heritage Victoria has granted a permit for the proposed structural rectification works. The recommended tenderer is registered with Victoria Heritage Services and has experience with the heritage projects.

Consideration has also been given to the impact of construction works to the amenity of the neighbouring residents. 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; and
- Appropriate hoarding will be securely installed to ensure community safety during the works.

Next Steps

Upon award of the contract, Council will oversee the delivery of the building works for Contract No. 2023/231, Michael Tuck Stand Structural Rectification Works.

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. 2023/231, Michael Tuck Stand Structural Rectification Works to:
 - Stokes Rousseau Pty Ltd (ABN 63 119 165 623) at a total cost of \$1,349,408.12 (including GST). The cost to Council after the return of the GST Tax Input Credits (\$122,673.46) is \$1,226,734.65 excluding 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 adopted 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. 2023/231, Michael Tuck Stand Structural Rectification Works.

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 Michael Tuck Stand Structural Rectification 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 rectification works at Michael Tuck Stand building in accordance with the requirements of the specifications and tender drawings as documented by the consultancy team lead by Content Studio.

Invitation to tender

In accordance with Council's Procurement Policy 2021-25, Council invited six tenders via VendorPanel, Council's e-tendering portal on 7 February 2024. The closing date for submissions was 4pm, 12 March 2024.

In response, Council received three submissions from:

1. Duratec Limited;
2. SIDA Construction Pty Ltd; and
3. Stokes Rousseau 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 compound plan has been prepared which outlines the following;

- Off-street contractor designated parking area
- Designated onsite area for storage of materials, contractor office and amenities set up.
- Appropriate hoarding will be securely installed to minimise impact on community sport and other passive uses at the reserve.

Consultation/communication

A community consultation process ran from 14 August to 11 September 2023 to invite feedback on the draft Vision and Design Brief for the Tuck Stand and Glenferrie Oval. A total of 475 people provided their feedback via the consultation survey. The majority of survey participants supported Council's draft Vision for the Michael Tuck Stand and Glenferrie Oval.

Following community consultation, the Vision and Design Brief was updated and subsequently endorsed by Council in December 2024. The Vision and Design Brief document serves as a roadmap for Council to unlock the potential and bring new life into this unique heritage asset, incorporating a staged approach that includes Structural Rectification works.

Financial and resource implications

Council's 2022-23, 2023-24, 2024-25, 2025-26, 2026-27 and 2027-28 combined adopted and foreshadowed budgets contain a total allocation of \$27,984,260. A summary of the project budget is as follows:

Actual FY 2022/2023	\$141,604.00
Budget FY 2023/2024 (Amended Budget)	\$1,287,301.00
Budget FY 2024/2025 Foreshadowed Funding	\$1,750,000.00
Budget FY 2025/2026 Foreshadowed Funding	\$10,160,000.00
Budget FY 2026/2027 Foreshadowed Funding	\$10,710,001.00
Budget FY 2027/2028 Foreshadowed Funding	\$3,935,354.00
Total Project Budget	\$27,984,260.00
Less Actual Expenditure	
2022-23 Actuals	\$141,604.00
2023-2024 Actuals and commitments	\$489,058.00
Total Available Budget	\$27,353,598.00
Proposed Project Expenditure	
Contract Cost	\$1,226,734.65
Contract contingency	\$245,346.00
Total Contract Cost	\$1,472,080.65
Remaining Budget	\$25,881,517.35

5. 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.

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

Social and environmental issues

Aligned with Council policies, the scope for Michael Tuck Stand project emphasises shared facilities among sporting and community groups to cater to diverse community needs. This project aims to optimise the utilisation of sport, recreation, and community facilities, ensuring they serve as valuable and sustainable assets with social, environmental and financial benefits.

Once completed, the revitalised Michael Tuck Stand will emerge as a dynamic community hub, providing co-located spaces for community engagement, and sports activities. The building will cater to a wide range of community members, spanning across different generations, and contribute to the social cohesion and vibrancy of the Boroondara community.

The proposed structural rectification stage is pivotal for maintaining the structural integrity of the building and facilitating its progression to subsequent revitalisation phases.

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. 2023/231, Michael Tuck Stand Structural Rectification Works to:

- Stokes Rousseau Pty Ltd (ABN 63 119 165 623)

at a total cost of \$1,349,408.12 (including GST). The cost to Council after the return of the GST Tax Input Credits (\$122,673.46) is \$1,226,734.65 excluding GST;

Manager: Anthea Kypreos, Manager Capital Projects
Report officer: Jay Seyedi, Senior Project Architect