Confidential Item

CAMPBELLTOWN CITY COUNCIL

Confidential Item

For Council meeting to be held on

Tuesday 7 March 2023 at 7.00 pm

Refer Item 11.26

Confidential Item

11.26 Tender Report – Paradise Recreation Plaza Works

General Manager Infrastructure, Planning & Sustainability Services, Andrian Wiguna's Report

Purpose of Report

To advise Council of the outcome of a Tender Evaluation for the Paradise Recreation Plaza Works.

Strategic Plan Link

Focus Area 4.1 Provide facilities that support Community groups, Clubs, organisations and broader Community needs

Previous Council/Committee Resolution

Nil.

Background

Tenders were called for the provision of the Paradise Recreation Plaza Works comprising of:

- Demolition of various existing elements
- The construction of a Skate Park
- The construction of a Pump Track
- The construction of a BMX Track
- The construction of a Parkour area
- The construction of a Flying Fox
- The installation of various playground items
- The installation of various items of park furniture
- Earthworks
- Installation of irrigation system and other services
- Construction of stormwater drains
- Landscaping
- The supply and installation of Artworks and signage.

Tenders were opened on 20 December 2022 in the presence of Council's Senior Accountant, Administration Officer – Finance and Hall Hire Officer.

Discussion

The three organisations who submitted a Tender to deliver the key services under this contract were:

- LCS Landscapes
- Outside Ideas CLC
- Space Landscape.

The tenders were assessed by a Tender Evaluation Panel with respect to their reliability, business capability, quality of service, environment management system, work health and safety, any previous works undertaken by the companies and the tendered rates. All tenders met the specifications that Council required through the tender document

Attached separately is the tender evaluation report for Members' information.

The Assessment Panel believe that the majority of the companies could deliver the project, however the successful company was selected due to the following reasons:

- Proven experience on similar projects
- Past project capacity including their track record
- Understanding of the project
- Well experienced staff
- Quality systems in place
- Project Management Skills
- Competitive rates.

The preferred tenderer LCS Landscapes has been undertaking these services for various metropolitan Councils for a number of years on time and without any significant issues and have proven to be very flexible in meeting the needs and the requirements of the project

LCS Landscapes recently delivered the Thorndon Park Super Playground project for Council. Staff's experience with LCS Landscapes was very positive and they were very proactive in finding solutions to any construction issues.

The cost to deliver the Paradise Recreation Plaza Works project from LCS Landscapes is $3,619,796 excluding GST.

Council allocated an amount of $1,262,400 of Capital-New and **$**237,600 of Capital Renewal and Replacement within the draft 2022/2023 Annual Business Plan with **$**1,520,000 support funding through the State Governments Open Space Grant Program. Therefore there is $599,796 shortfall. Staff also believe there should be an additional allowance of $200,000 for the installation of a new transformer and contingencies, as detailed in Agenda Item 11.3.

Therefore, should this project be endorsed, the project requires an additional $875,000 (if the shade structure installation is included) as Capital-New, which was the subject of a previous report to this meeting.

Social Implications

There are no social implications in relation to this report.

Environmental Implications

There are no environmental implications in relation to this report.

Asset Management Implications

Any assets installed will be captured in Council's Asset Management System and be depreciated and maintained accordingly.

Governance / Risk Management

Management of tenders in accordance with Council's Procurement Policy is good governance and best practice to minimise reputational risk. The contractor will be required to sign up to Council's Risk Management System (Skytrust) before the project commences.

Community Engagement

There are no Community engagement implications in relation to this report.

Regional Implications

There are no regional implications in relation to this report.

Economic Development Implications

The engagement of a local contractor will help the South Australian economy

Financial Implications

The cost to deliver the Paradise Recreation Plaza Works from LCS Landscapes is $3,619,796 (ex GST) and Staff believe there also needs to be an allocation of $200,000 for the installation of a transformer and shade structure and contingencies. Therefore, to proceed with this tender, Council is required to allocate an additional $875,000 to this project which was the subject of a previous report to this meeting.

Recommendation

That Council authorise Staff to engage LCS Landscapes as the preferred contractor to undertake the construction of the Paradise Recreation Plaza Works.

Tender Evaluation Report

Paradise Recreation Plaza Works

Cost centre 3883, 3891

Date: 21/1/23

Prepared by: Andrew King

1. Background

The Campbelltown City Council invited tenders from companies to for the provision of the Paradise Recreation Plaza Works comprising of:

- Demolition of various existing elements
- The construction of a Skate Park
- The construction of a Pump Track
- The construction of a BMX Track
- The construction of a Parkour areas
- The construction of a Flying Fox
- The installation of various playground items
- The installation of various items of park furniture
- Earthworks
- Installation of irrigation system and other services
- Construction of stormwater drains
- Landscaping
- The supply and installation of Artworks and signage

2. Procurement Process

2.1. Open Tender Process

The Tender was released on the SA Tenders & Contract website.
(www.tenders.sa.gov.au).

Tenders Opened: 15/11/22
Tenders Closed: 20/12/22 - 2:00pm

2.2. Document Issued

The document issued is the standard CCC RFT package, (ECM 6658842)

2.3. Tender Enquiries

Multiple tender enquiry were received during the procurement process and this was replied to all parties that downloaded the documents from Tenders SA website.

2.4. Tender Briefing & Site Visit

No tender briefing or site visits were conducted.

3. Receipt of Tender & Evaluation

3.1. Receipt of Tenders

Tender submissions were received from the following companies:

- LCS Landscapes
- Outside Ideas CLC
- Space Landscape

No late tenders were received.

Tenders were opened shortly after the Closing Time by three Council staff that signed and documented the receipt of each tender. (ECM 6671499)

3.2. Evaluation Panel

The evaluation Panel consisted of:

- Manager Infrastructure Services
- Special Projects & Facilities Officer
- Coordinator Green Asset Maintenance
- Risk Management Coordinator - Management (WHS System & Insurances only)
- Manager Finance (or nominee) - Management (Financial & Economic Stability only)

Each Member of the Evaluation Panel completed the Tender Declaration Form and declared "No Conflict of Interest" and agreed to keep confidential the contents of each tender. (ECM 6675294)

3.3. Evaluation Criteria

The evaluation criteria are as follow:

#	Assessment Criteria	Weighting
1	**Relevant Experience** (Previous work of this type etc.)	12.50%
2	**Track Record** (General reputation for work competence, capacity etc.)	10.00%
3	**Technical Skills** (People, systems, specific abilities etc.)	12.50%
4	**Methodology** (How the project is to be tackled, scope of work, value add, etc.)	7.50%
5	**Management** (Organisation, Environmental, Quality System)	10.00%
6	**Time Performance** (Meeting timeframes)	5.00%
7	**Management** (Insurances & WHS System)	5.00%
8	**Management** (Financial & Economic Stability)	5.00%
9	**Local** (Products, Goods/Works/Services & Contractors)	20.00%
10	**Price**	12.50%
	TOTAL	**100.00%**

Due to a data transfer error, the incorrect Assessment Criteria was released with the tender, being Local@20% & Price@ 12.5%, which was only realised at the Tender Evaluation meeting time and thusly it may skew the end result, therefore all tenderers were given a 3 for their location score.

3.4. Evaluation Selection

The evaluation was individually carried out by each evaluation panel member and then averaged out on (10/1/23) and the full evaluation matrix is in (ECM 6671511).

The summary of the evaluation is below:

Contractor	Price	Total Score	Rank
		100.0%	
LCS Landscapes	$3,619,796	368.37	1
Outside Ideas CLC	$4,243,971	348.52	2
Space Landscape Construction	$3,534,023	281.45	3

Note: Highest score is best

The General Manager Infrastructure, Planning & Sustainability Services and the Landscape Architect attended the tender evaluation review meeting.

3.5. Reference Checks

No reference check were undertaken as Council has used the preferred contractor before and were satisfied with their performance.

4. Discussion

That all of the 3 submissions for the Tender were detailed and it was a competitive process and, however **LCS Landscapes** stood out from the rest on a number of fronts due to their:

- Understanding of the project
- Well experienced staff
- Quality systems in place
- Project Management Skills
- Competitive rates
- Relevant experience

The preferred tenderer has been undertaking these services for various metropolitan Councils for a number of years on time and without any significant issues and have proven to be very flexible in meeting the needs and the requirements of the project.

5. Financial Implication

The cost to deliver the Paradise Recreation Plaza Works project from LCS Landscapes is **$3,619,796.**

Council allocated an amount of **$1,262,400** of New Capital and **$237,600** of Capital Renewal and Replacement funding within the 2022/2023 Annual Business Plan with **$1,520,000** support funding through the State Governments Open Space grant program.

If endorsed the project requires an additional **$800,000** as Capital New. The additional fund could be consider as part of:

- Third Budget Review
- New allocation as part of the formulation of the draft 2023/2024 Annual Business Plan & 2015/2016 Annual Business Plan and Budget
- is could be considered as part of Next through the 2023/2024 Annual Business Plan and Budget process together with an allocation of the entire **$618,860** through the phase four Local Roads and Community Infrastructure Program.

This allows for **$199,064** for Contingency.

$3,619,796	Tendered Project
$1,262,400	CCC Budget
$237,600	CCC Budget
$1,520,000	PlanSA Open Space Grant
$618,860	Phase 4 Federal Funding
$180,000	Additional Allocation required
$3,818,860	Total

$199,064	Contingency

6. Terms of Payment

The contractor has requested payment of contract sum as highlighted below.

Option 3 (Schedule of Rates)

[X] Where the Contract is a Schedule of Rates the Contractor may at monthly intervals (or as otherwise specified in this agreement) submit a written claim for the works completed / service delivered.

7. Financial Sustainability

The Finance department tender evaluation is part for the final combined assessment.

Manager Finance to review the financial sustainability of all companies where the contract value is above $50,000 or where the contract value is below $50,000 and the contractor/tenderer requires an upfront payment.

8. Recommendation

That **LCS Landscapes** be awarded the contract.

9. Approval

Endorsed by:

Signed: _____ Date:_____

General Manager Infrastructure, Planning & Sustainability Services

Endorsed by:

Signed: _____ Date:_____

Chief Executive Officer