



Confidential Item

For Council meeting to be held on

Tuesday 7 April 2026 at 7:00 pm

Refer Item 11.20

Confidential Item

11.20 Tender Report – Campbelltown Urban Village Streetscape Upgrade

General Manager Infrastructure, Planning & Sustainability Service Manager's Report

Purpose of Report

To advise Council of the outcome of a Tender Evaluation for the Campbelltown Urban Village Streetscape Upgrade.

Focus Area 3.3.1 Manage and encourage safe and connected movement within our City

Previous Council/Committee Resolution

Nil

Background

The Campbelltown Urban Village Streetscape is a key Council initiative aimed at revitalising the streetscape within a mixed-use Precinct. The redevelopment is being delivered in line with the Campbelltown Urban Village Streetscape Improvements Master Plan, which was formally adopted by Council in March 2022.

The redevelopment is expected to deliver significant economic benefit to the area, particularly to the many businesses along Lower North East Road, by creating a revitalised streetscape and a vastly improved experience for shoppers, visitors, residents, pedestrians and cyclists.

The redevelopment will rejuvenate over one kilometre of Lower North East Road in Campbelltown, from Brooker Ave to Church Road and across four distinguishable precincts:

- Lower Gorge Village; is located on the corner of Lower North East and Gorge Roads. It was officially opened in 1994 and functions relatively well.
- West Side; The area located on the western side of Lower North East Road comprises larger shops with off-street car parking in the front setback.
- Main Shopping Area: comprises of numerous retail developments and a small supermarket.
- Mix of Commercial and residential development; the southern precinct has a different built form due to being a mixed land use area.

Lower North East Road is a Department for Infrastructure and Transport (DIT) asset and is an important part of the arterial road network for the eastern suburbs of Adelaide, offering a cycling route to the Adelaide Hills and catering for high volumes of commuter traffic, public transport and freight movements. The road is also home to many businesses, including cafes, restaurants, retail venues, medical centres and light industrial, as well as residential housing, supported residential care and a primary school.

The Campbelltown Urban Village Streetscape project will complement the already completed new street lighting together with undergrounding of the powerlines and will include:

- Renewed, wider and more clearly defined footpaths, driveways and streetscapes, with completely new paving & concrete treatments, landscaping and trees
- Softscape works including garden bed preparation, irrigation, topsoil and mulch
- Upgrades to the intersection of Downer Avenue and Lower North East Road including stormwater drainage, kerbing, footpath and road pavements
- Future upgrade of Hill Street.

As per Councils Procurement Policy an Open Tender process was called for the delivery of the Campbelltown Urban Village Streetscape Upgrade project.

Tenders were opened on 30/1/2026 in the presence of Council's Contract and Fleet Coordinator, Finance Officer and Finance Support Officer.

Discussion

Two organisations submitted a conforming Tenders for this project. 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 as shown below.

Company	Price (exc gst)
PLOT Works	\$1,879,028.00
SEM Civil	\$1,962,092.91

After reviewing initial tender submissions from both contractors, a post tender clarification process was required to confirm rates, quantities, scope of works, allowances and methodologies. The following table shows the updated tender submissions from both contractors.

Company	Price (exc gst)
PLOT Works	\$2,149,695.00
SEM Civil	\$2,179,532.36

Both post tender clarifications were reviewed again by the Tender Evaluation Panel where a list of risks and opportunities were highlighted and noted below:

- SEM Civil have a minimal nightshift allowance for the project. As there are significant traffic volumes in the Precinct, it is anticipated that nightworks will be required to alleviate disruption to local businesses and traffic congestion during peak hours. PLOT Works have allowed for a longer nightshift campaigns detailing anticipated works whilst also giving a rate per shift should extra night works be required. This will allow the project team to forecast costs accordingly, should it be required.

- PLOT Works have specified their timeframe allowance for limited peak hour traffic management restrictions on a DIT road. SEM Civil have not clearly specified a time frame even after it was requested by the project team. This poses further risk to variation claims due to the limited hours work can take place on a DIT road.
- Through post tender clarifications SEM Civil had greatly increased their rate for a significant scope of works (Garden Bed Concrete Upstands) by approximately \$200,000. This line item was not raised by the project team to seek any clarification. SEM had increased the rate without any justification.
- PLOT Works have highlighted the same line item above (Garden Bed Concrete Upstands) as an opportunity to consult with the project team to alter the design to reduce labour and material cost. They have proposed an approximate potential saving up to \$380,000.
- PLOT works have highlighted an approximate saving of \$15,000 for garden bed infill material/selection substitution.
- PLOT Works had provided a detailed program showing the staging of works with anticipated timeframes, whereas SEM Civil did not provide a program.

All tenders met the specifications that Council required through the tender documentation. Attached separately is the tender evaluation report for Members' information.

The assessment panel believe that both contractors could deliver the project, however the successful contractor was selected due to the following reasons:

- Proven experience on similar projects
- Past project capacity including their track record
- Understanding of the project
- Experienced Staff
- Quality systems in place
- High regard to WHS
- Financial capability.

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

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, however Staff will continue to liaise with the businesses and residents throughout the project delivery.

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 costs to supply and deliver the project is \$2,149,695 and currently there is \$4,022,156 in the budget for 2025/2026 Financial Year. The remaining budget will be required for the following items where costs will be obtained by the project team as works progress.

- Hill Street upgrade including the intersection to Lower North East Road
- Paver and Tactile supply (by Council)
- Water Meter installation for irrigation works
- Service pit adjustments (Telstra, SAPN, NBN, Gas, SA Water etc) in the new footpath
- Supply and installation of plants and trees
- Artwork
- Construction contingency.

Recommendation

Council authorise Staff to engage Plot Works to complete the Campbelltown Urban Village Streetscape Upgrade.

Attachments

1. Tender Evaluation Report.



CAMPBELLTOWN CITY COUNCIL

Tender Evaluation Report

Campbelltown Urban Village Streetscape Upgrade

Cost centre 3752 & 3577

Date: 13/3/26

Prepared by: Andrew King

1. Background

The Campbelltown City Council invited tenders from companies for the Campbelltown Urban Village Streetscape Upgrade.

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: 2/12/2025

Tenders Closed: 30/1/2026 - 2:00pm

2.2. Document Issued

The document issued is the standard CCC RFT package, (ECM 6993402)

2.3. Tender Enquiries

One tender enquiry was 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:

- Plot Works
- SEM Civil
- Purple Trade Services(non-conforming)

Tenders were opened shortly after the Closing Time by three Council staff that signed and documented the receipt of each tender. (ECM 7015801)

One organisation submitted a non-conforming submission, which only included a schedule of rates for hire trucks & plant, and they did not fill out the Tender Return Schedules other than their name. This was not evaluated.

3.2. Evaluation Panel

The evaluation Panel consisted of:

- Special Projects & Facilities Coordinator
- Manager Infrastructure Services
- General Manager Infrastructure, Planning & Sustainability Services
- 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 7017664).

3.3. Evaluation Criteria

The evaluation criteria are as follow:

#	Assessment Criteria	Weighting
1	Relevant Experience (Previous work of this type etc.)	20.00%
2	Track Record (General reputation for work competence, capacity etc.)	7.50%
3	Technical Skills (Organisation, People, systems, specific abilities etc.)	7.05%
4	Methodology (The project process, scope of work, value add, Assumptions / Exclusions etc.)	7.50%
5	Management (Environmental, Quality System)	5.00%
6	Time Performance (Meeting timeframes)	7.50%
7	Management (Insurances & WHS System)	5.00%
8	Management (Financial & Economic Stability)	5.00%
9	Local (Products, Goods/Works/Services & Contractors)	5.00%
10	Price	30.00%
	TOTAL	100.00%

3.4. Evaluation Selection

The evaluation was individually carried out by each evaluation panel member and then averaged out on 6/2/26 and the full evaluation matrix is in (ECM 7015814)

The summary of the evaluation is below:

Contractor	Price	Total Score	Rank
		100.0%	
Plot Works	\$1,879,028	357.83	1
SEM Civil	\$1,962,093	331.17	2

Note: Highest score is best

3.5. Reference Checks

No reference check were undertaken as Council has used this supplier / contractor before and were satisfied with their performance.

4. Discussion

The 2 submissions for the Tender were detailed and it was a competitive process, however Plot Works 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 and 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.

Staff asked Plot Works (as the preferred provider) to answer some questions after a deeper dive into their submission (and to confirm / modify costs if/as required), these clarifications came back along with an increase of price to **\$2,149,695**.

Staff then asked SEM Civil to answer some clarifications as well (and to confirm / modify costs if/as required), these clarifications came back along with an increase of price to **\$2,179,532**.

5. Financial Implication

The costs to supply and deliver the project is **\$2,149,695** and currently there is **\$4,062,150** in the budget for 2025/2026.

6. Terms of Payment

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

Option 1 (Generally for longer term contracts)

- ☒ 1. Where the Contract Sum is a lump sum the Contractor may at monthly intervals (or as otherwise specified in this agreement) submit a written claim for:
- 1.1 The portion of the Contract Sum referable to the work then completed; and
 - 1.2 The portion of the total of any Variation sum existing at that time that directly corresponds with the percentage level to which that Variation existing at that time is complete.
2. The Council must pay the assessed amount (including payment for GST) but less any retention sum (if required) within 30 days of the end of the month in which the assessment is issued.

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 Plot Works be awarded the contract.

9. Approval

Endorsed by:

Signed: _____ Date: _____

General Manager Infrastructure, Planning & Sustainability Services

Endorsed by:

Signed: _____ Date: _____

Chief Executive Officer