Confidential Item

CAMPBELLTOWN CITY COUNCIL

150 YEARS 1868-2018

Confidential Item

For Council meeting to be held on

Tuesday 23 January 2018

Refer Item 11.12

Confidential Item

11.12 Tender Assessment for Campbelltown Memorial Oval Redevelopment

TRIM Reference: B4302 General Manager Infrastructure Services, Andrian Wiguna's Report

Purpose of Report

To consider the tender submission for the development of the Campbelltown Memorial Oval Building including the new toilet and change facility by the Netball courts.

Strategic Plan Link

Strategy 1.5.1 Improve infrastructure to support and promote a healthy lifestyle

Background

Following an Expression of Interest process held in October 2017, Council at its meeting on 21 November 2017 endorsed four companies to be invited to tender for the construction of Campbelltown Memorial Oval Building (including toilet facility in the vicinity of the Netball courts). Those four companies were:

- Kennett
- Marshall & Brougham Constructions
- Mossop Construction + Interiors
- Sarah Constructions.

The tender closed on 19 December 2017. Staff along with the independent superintendent and the design consultants have assessed the four submissions and this report outlines the outcome of the assessment.

Furthermore, the demolition works for the existing buildings on the western side of the oval has progressed well, with all the buildings having been removed (including the carpark). The outstanding work from the demolition work is the disconnection of the existing transformer, which needs to be undertaken by SAPN (SA Power Networks).

Staff have been liaising with SAPN and have requested (there is no guarantee though) that the transformer be disconnected and removed in early February 2018. Once the transformer is removed, Council will finalise the preparation of the overall site before handing it over to the preferred contractor.

The latest building layout including perspective view is attached for Members' information.

Discussion

The tender price received from those four tenderers are as follows:

1. Company A - $ 6,999,029
2. Company B - $ 7,489,000
3. Company C - $ 7,531,000
4. Company D - $ 7,659,000

The submissions were assessed by an evaluation panel with respect to their Technical Skills, Project Organisation Structure and Resources, Value Added Services, Improvement and Innovation, Conformity, Meeting Timeframes and the Contractors build Program and Price.

Overall, the assessment panel believe all four tenderers are capable of delivering the project. Two tenderers (A&D) have offered value added management (alternative cost saving) which potentially could lower the construction cost. Tenderer 'A' is offering the greatest scope of saving compared to tenderer 'D'. Although tenderer D provided a scope for a cost saving, there is some uncertainty in their cost submission due to a high cost estimation for the precast concrete panel component.

Therefore, the tender evaluation panel has recommended to select Tender A - Sarah Constructions as the preferred contractor based on the following criteria:

- The tender price is the lowest
- Potentially provide the highest cost saving from value added management (alternative solution) of up to $340,000 (should all the suggestions be accepted by the Principal and the architect). Hopefully this will further reduce the price offered and minimise the budget implications
- They have demonstrated experience in similar size projects, recently the redevelopment of The ARC Campbelltown
- The key personnel proposed, particularly the project manager and project administrator, have relevant experience
- The program includes adequate contingencies which total 44 weeks overall and a completion date of 8 November 2018 (based on site possession by the end of January 2018)
- They appear to be in a sound financial position based on the financial reports provided and analysis by Staff on the financial ratios.

The Panel undertook a detailed assessment with the preferred contractor to address all the tender exclusions and clarifications. As a result of this work the overall tender price has increased by $123,626 to $7,122,655. In addition to this increase a number of value management options were identified which Staff are currently working through with the Architects to determine opportunities to reduce the costs. It should be noted that through the detailed assessment phase and ongoing discussions with Sarah Constructions, the total amount of value management options to be considered has increased to $470,000

Social Implications

The redevelopment of the Centre will create significant opportunities for physical activity across a wide range of age groups for both genders which will in turn have a positive impact on issues such as obesity, health, wellbeing and social connections. Also during the Design Phase Council has engaged an independent specialist DDA (Disability Discrimination Act) consultant to ensure DDA compliance and best practice is achieved.

Environmental Implications

Through the detailed design phase work was undertaken to maximise the energy and water savings opportunities in the building. A number of existing trees have been removed as part of this redevelopment.

Asset Management Implications

As the existing buildings at the Campbelltown Memorial Oval were approaching the end of their useful life, it was timely and important that the redevelopment occurred to ensure that quality services were being provided to those using the facility. This has been reflected with Council's ongoing commitment towards undertaking this project.

A component of these works will be treated as renewal and replacement, and will serve to renew the existing parts of the building. The remaining component will be treated as Capital-New as it provides new functionality and additional floor space not previously provided at the Centre.

Similar to other buildings of this nature, the useful life of each component will range from 15 years (flooring) to 60 years (superstructure) and will be depreciated in accordance with these timeframes. Due to the proposed increase in redevelopment costs, there will be an associated increase in the annual depreciation expense which has been factored into Council's LTFP (Long Term Financial Plan). Based on modelling undertaken to update the LTFP, these increases can be accommodated within the parameters of Council's key financial targets, without the need to increase the proposed rate increases greater than LGPI.

In regard to the maintenance of the new building and in particular the timber cladding façade (as was raised previously by Council at the CEO briefing session), Staff have received further clarification from the supplier and the Architect.

The proposed timber is Australian-sourced Pinus radiata, and is heat treated in an oven for some hours. That changes the cell structure of the timber which stabilises it, so that it will display minimal movement in service, with no twisting or warping according to the suppliers.

The boards are very light weight 125mm x 20mm (fine sawn) and screw fixed to metal top hats on the building structure. The product has a 25 year warranty against rot, fungal attack, and termite attack.

The material is given one factory coat of oil and another one or two on site, as specified by the architect. The oil gives the timber its initial colour (teak is specified) which could be maintained by re-coating (single coat only) every 3 years. If the timber is allowed to 'grey off' then re-coating (single coat only) is recommended every 5 years. An airless spray application is possible with the recommended oil. Therefore, there will be some on-going maintenance required from utilising the timber cladding, however Staff believe this is manageable as it's consistent with having to repaint other surfaces.

Governance / Risk Management

Considering the views and desires of the Community for the redevelopment of the building at Campbelltown Memorial Oval ensures that the outcome is a shared vision, minimising the governance and reputational risks associated with making such a decision.

Council has received significant Federal Government funding (approximately $5 million) which carries contractual arrangements including timeframes and set outcomes. Any delay in progressing the project or making significant changes may involve a risk to the approved funding.

The further risks Council need to consider are associated with managing the contract when in place and the impacts on local residents and users.

Community Engagement

A Community engagement strategy and action plan was designed and implemented to obtain feedback from the Community and the stakeholders on the Campbelltown Memorial Oval Master Plan in 2014 in accordance with Council's Public Consultation Policy. The final design of the building has been approved and supported by all key stakeholders.

Regional Implications

The new facility will become one of the best examples in the region on how Council can consolidate a number of existing Clubs into one facility. Furthermore, the new building will demonstrate best practice for including formal sports and for accessibility. It will be the first Community building in the region that provides 'a changing place' facility, and second location in the State behind the Adelaide Oval to have a 'changing place' facility.

Financial Implications

The budgeted capital cost of the Project ($10 million) is made up of $6.3 million of Capital-New expenditure including $0.5 million previously allocated from 2016/2017, and $3.70 million of Capital-Renewal and Replacement. This budget was developed based on the Master Plan cost estimation from 2014.

This project has been included in the Council's LTFP where Council has made a financial commitment of $5.01 million and has secured grant funding of $4.989 million from the Federal Government. The Prudential Report presented to Council in December 2017 indicated that the project was estimated to be $300,000 over budget.

In summary the revised total cost breakdown for the project are as follows:

1.	Project construction cost (the tender price following further clarifications and exclusions)	$7,122,655
2.	Construction contingency	$350,000
3.	FFE and Special Equipment	$490,000
4.	Professional Fees	$495,500
5.	Oval Lighting upgrade	$450,000
6.	Civil Works and Landscape	$1,665,345
7.	CITB training Levy	$26,500
	Total cost	**$10,600,000**

Unfortunately, the received tender price for the building works ($7,122,655) is higher than the 2014 Master Plan estimation ($6,559,020). Staff believe the difference in the price has been influenced by the following factors:

- No escalation in the cost estimate beyond mid 2014 in the Master Plan cost estimates
- No provision of Changing Place facility in the original design, which has added an additional cost in the order of $150,000
- No allowance for construction contingency in the Master Plan which is estimated at $350,000
- Higher tender price received for oval lighting, the Master Plan indicated Oval Sport Lighting cost being in the order of $346,000, however following a separate tender process it's in the order of $450,000.

As the allocated funding was $10 million, the increase in the tender price now makes the overall cost of the project $600,000 over the current budget ($300,000 more than Prudential Report have indicated). Therefore, it is recommended that Council consider allocating a further budget $600,000 to cover the higher tender price to ensure the project is delivered within the scope of works (including the provision of the Changing Place facility).

In the meantime, Staff will continue to work very closely with the architect and the preferred tenderer to find any potential savings through the proposed value management options which could be up to $470,000 worth of savings.

Recommendation

That:

- **the Chief Executive Officer be authorised to sign a contract with Sarah Construction to undertake the development of the Campbelltown Memorial Oval Buildings in accordance with the tender price specifications and based on a 44 week construction period**

- **the Chief Executive Officer be authorised to continue negotiations with Sarah Construction to explore further value management options to provide cost savings to minimise the overall construction cost of the Buildings**

- **Council allocate an additional $600,000 at the second Budget Review for 2017/2018 in accordance with the cost estimation.**

Tender Evaluation Report

Campbelltown Memorial Oval Redevelopment Construction

Cost centre 3628

Date: 10/1/18

Prepared by: Andrew King

1. Background

The Campbelltown City Council invited Expressions of Interest from companies for the Campbelltown Memorial Oval Redevelopment Construction of the building and as a result of this, Council conducted a Select Tender where four companies were invited to Tender or the construction of the new building.

2. Procurement Process

2.1. Open Tender Process

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

Tenders Opened: 22/11/17
Tenders Closed: 19/12/17 3:00pm

2.2. Document Issued

The document issued is the standard CCC RFT package, (HPE: 17/9305)

2.3. Tender Enquiries

Multiple 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

A site briefing occurred at Campbelltown Memorial Oval at Allot 5 Darley Road Paradise SA 5075 on Tuesday 28/11/17 at 10:00am and all parties attended the briefing.

3. Receipt of Tender & Evaluation

3.1. Receipt of Tenders

Tender submission were received from the following companies:

- Kennett
- Marshall & Brougham Constructions
- Mossop Construction + Interiors
- Sarah Constructions

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. (HPE: 17/94105)

3.2. Evaluation Panel

The evaluation Panel consisted of:

- Paul Di Iulio - CEO
- Andrian Wiguna - General Manager Infrastructure Services
- Simon Zbierski – Manager Finance
- Tullio Tagliaferri (external consultant)

Each Members of the Evaluation Panel has completed the Tender Declaration Form and declared “No Conflict of Interest” and agreed to keep confidential the contents of each tender. (HPE: 17/95242)

3.3. Evaluation Criteria

The evaluation criteria are as follow: (From tender documents)

Assessment Criteria	Weightings
Technical Skills (Project Organisation Structure and Resources)	25%
Management (Value Added Services, Improvement & Innovation)	10%
Management & Time Performance (Conformity, Meeting Timeframes, Contractor Program)	25%
Management (Financial Capacity)	5%
Price	35%
Total	100%

3.4. Evaluation Selection

The evaluation was carried out by the evaluation panel members on 10/1/18 and the full evaluation matrix is in (HPE: 17/94118)

The summary of the evaluation is below:

Contractor	**$**	**Score**
Kennett	$7,489,000	290.86
Marshall & Brougham Constructions	$7,531,000	239.87
Mossop Construction & Interiors	$7,659,080	316.85
Sarah Constructions	**$6,999,029**	**362.42**

Note: Highest score is best

4. Discussion

All of the 4 submissions for the Tender were detailed and it was a highly competitive process and all of the companies could deliver the project, however the Sarah Constructions stood out from the rest on a number of fronts due to their:

- Proven experience
- Past project capacity
- Understanding of the project
- Well experienced staff
- Quality systems in place
- High regard to WHS
- Project Management Skills
- Meeting time frames required
- Cost

The preferred Contractor has been undertaking these similar projects for various Federal, State and Local Governments and the private industry for a number of years and they have successfully delivered these projects in the previous years on time and without any significant issues and have proven to be very flexible in meeting the client needs and the requirements of the project.

The Panel undertook a detailed assessment with the preferred contractor to address all the tender exclusions and clarifications. As a result of this work the overall tender price has increased by $123,626 to $7,122,655. In addition to this increase a number of value management options were identified which Staff are currently working through with the Architects to determine opportunities to reduce the costs.

5. Financial Implication

As the allocated funding was $10 million, the increase in the tender price make the cost of the project is now $600,000 over budget ($300,000 more than Prudential Report have indicated). Therefore, it is recommended that Council consider to allocated a further budget increase of $600,000 to cover the higher tender price.

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.

8. Recommendation

That Council recommend that the Chief Executive Officer:

Be authorised to sign a contract with Sarah Construction to the construction value of no more than $7,122,655 million to undertake the development of the Campbelltown Memorial Oval Buildings in accordance with the tender specifications and based on a 33 week construction period.

Council allocate an additional $600,000 at the next budget review.

Continue the negotiation with Sarah Construction to explore a further cost saving to minimise the overall construction cost of the Buildings.

9. Approval

Endorsed/Approved by:

Signed: _____ Date:_____

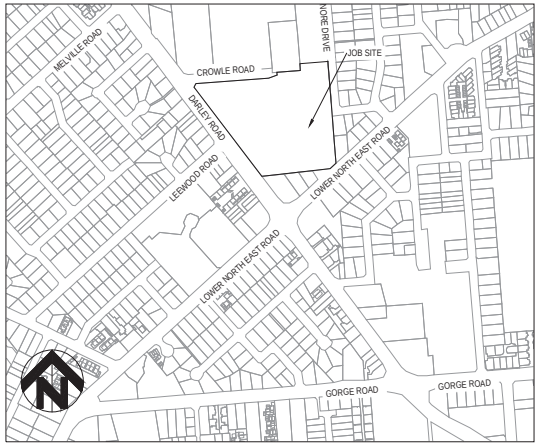
General Manager Infrastructure Services





CAMPBELLTOWN MEMORIAL OVAL REDEVELOPMENT

DRAWING No.	SHEET No.	DESCRIPTION
R23_37	1	LOCALITY & OVAL WORKS PLAN
R23_37	2	COMMUNITY SPORTING HUB CIVIL PLAN
R23_37	3	COMMUNITY SPORTING HUB SECTION VIEWS
R23_37	4	COMMUNITY SPORTING HUB DRAINAGE PLAN
R23_37	5	NETBALL AMENITIES CIVIL & DRAINAGE PLAN
R23_37	6	NETBALL AMENITIES SECTION VIEWS
R23_37	7	STANDARD DETAILS
R23_37	8	SETOUT DETAILS
R23_37	9	LANDSCAPE PLAN



LOCALITY PLAN
SCALE 1 : 5000

SERVICES:

- W — EXISTING WATER
- S — EXISTING SEWER
- T — EXISTING TELSTRA
- S/W — EXISTING STORMWATER
- G — EXISTING GAS
- E — EXISTING ELECTRICAL
- LV/UG — PROPOSED ELECTRICAL UNDERGROUNDING



SCALE 1:500 / 1:100

OVAL LAYOUT
SCALE 1 : 500

SURVEY STATION

ID	NORTHING (m)	EASTING (m)	RL (m)
S001	6138597.681	287030.574	65.371
S002	6138603.365	287000.436	64.959
S003	6138606.131	286892.366	64.413
S004	6138702.546	286850.48	65.37
S005	6138747.38	286874.347	65.349
S006	6138759.69	286962.707	65.086
S007	6138708.194	287017.516	65.541
S009	6138749.997	286772.01	63.655
S301	6138766.857	286912.108	63.714
S302	6138767.224	286748.064	63.592

SETOUT POINTS - WICKET / PRACTICE PITCH

ID	NORTHING (m)	EASTING (m)
1.1	6138676.131	286925.296
1.2	6138680.592	286946.838
1.3	6138656.111	286951.908
1.4	6138651.650	286930.365
1.5	6138576.760	286970.191
1.6	6138596.912	286992.415
1.7	6138579.133	287008.537
1.8	6138558.981	286986.313

No.	REVISION	DESIGNED	CHECKED	DATE
A	INCREASE THE WIDTH OF WICKET PITCH AND RELOCATE PRACTICE PITCH	WW	-	10/10/17
B	CHANGE PRACTICE PITCH LOCATION, ADD SUB-DRAINAGE FOR CENTER WICKET AND ALIGNMENT OF NORTH SOUTH	WW	-	19/10/17

SCALE: 1:5000 / 1:500

CAMPBELLTOWN MEMORIAL OVAL REDEVELOPEMENT
PARADISE
LOCALITY & OVAL WORKS PLAN

SURVEYED: SKS SURVEY | DESIGNED: W.WONG | APPROVED: - | ISSUED: 14/7/2017

CAMPBELLTOWN CITY COUNCIL

CITY OF CAMPBELLTOWN
INFRASTRUCTURE SERVICES

DRAWING No. R23_37 | SHEET 1 | SIZE A1 | REV. B
PHASE FOR CONSTRUCTION

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SITE PLAN
1 : 500

Rev. Date Initial Description

Client

Hames Sharley
hamessharley.com.au +61 8 8112 3400

In Partnership With

Project
CAMPBELLTOWN MEMORIAL OVAL SPORTS HUB
<PROJECT ADDRESS>

Drawing Title
SITE PLAN

Drawn By	Checked By	Scale @ A1
GR	SA	1 : 500
Project No.	Drawing No.	Revision
31751	A100	

Status

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GROUND FLOOR PLAN
1 : 100

Initial Description

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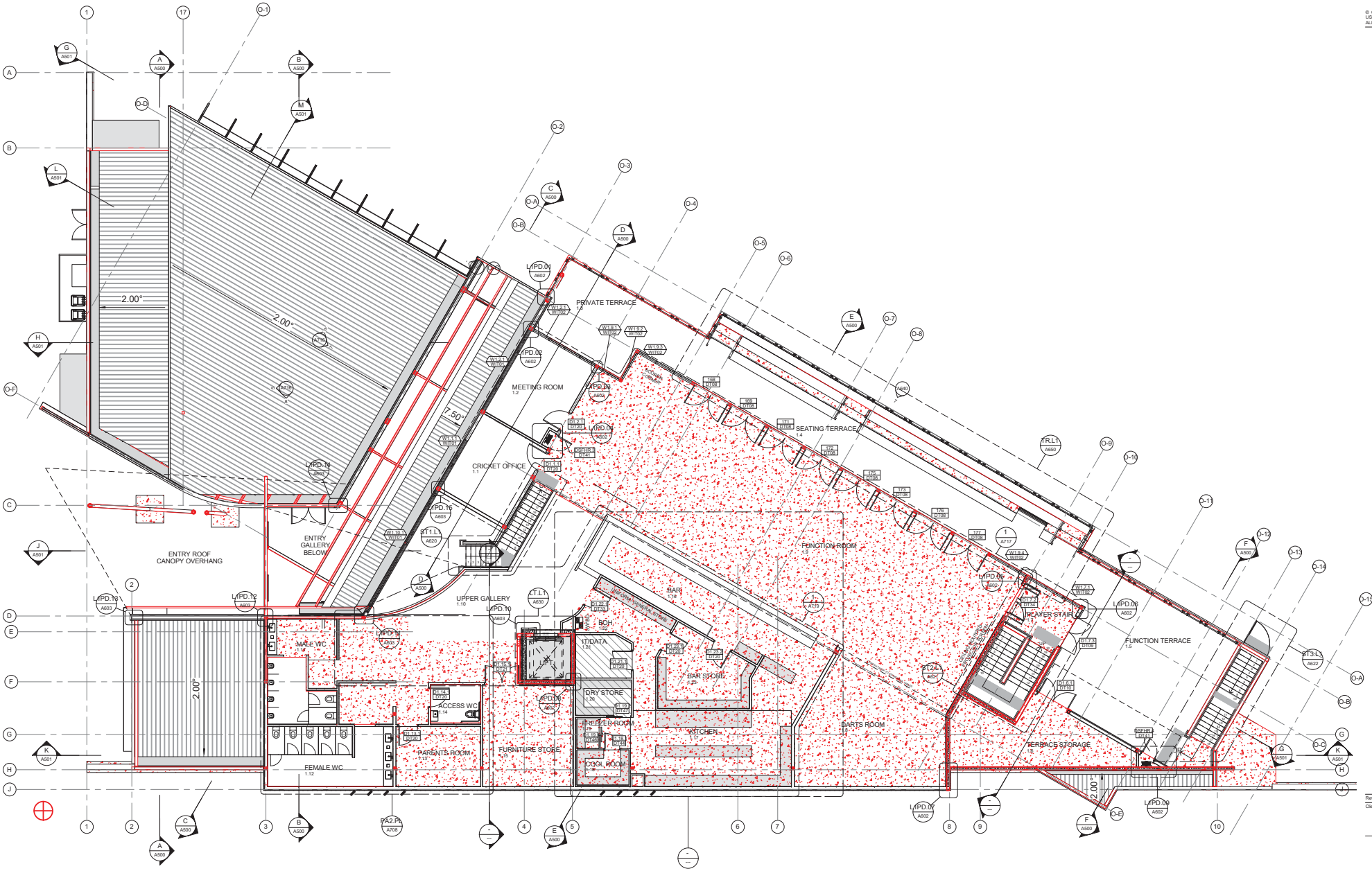
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GROUND FLOOR - FLOOR PLAN

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Project No.	Drawing No.	Revision
31751	A210	

Status

17



LEVEL 1 PLAN
1 : 100

18

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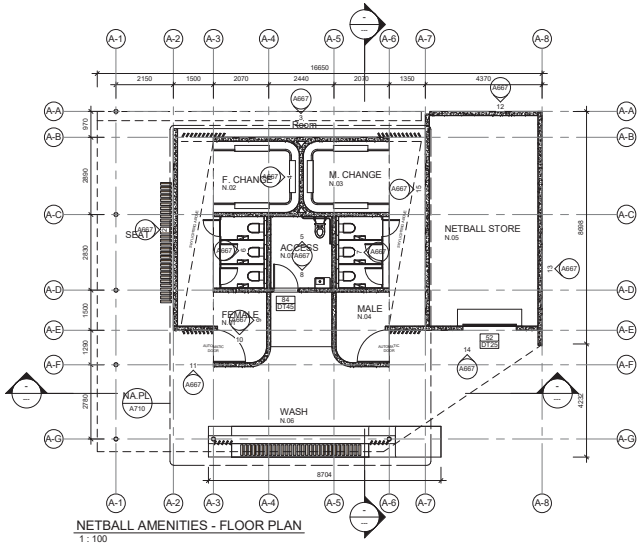
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FIRST FLOOR - FLOOR PLAN

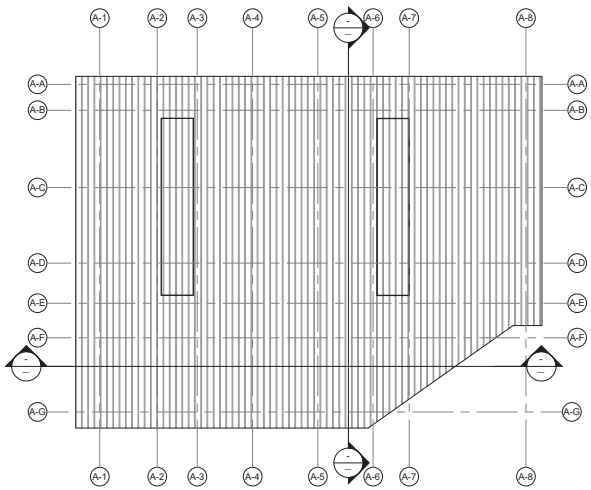
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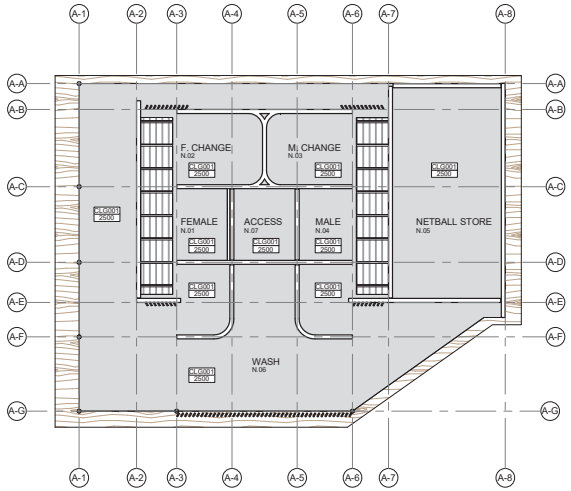
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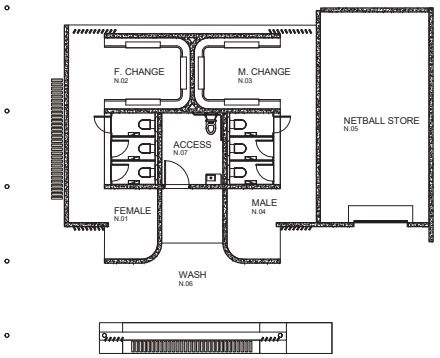
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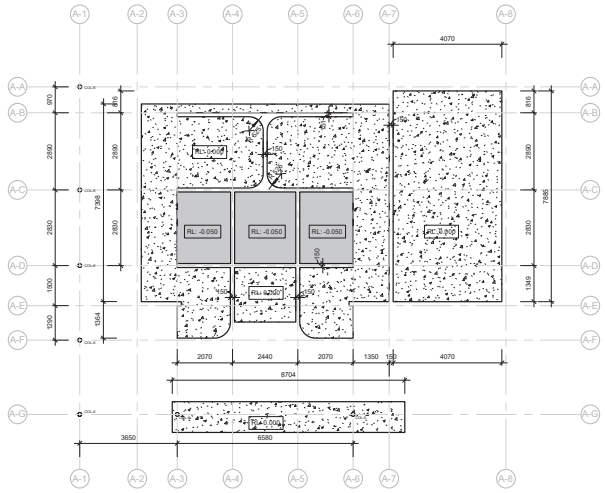
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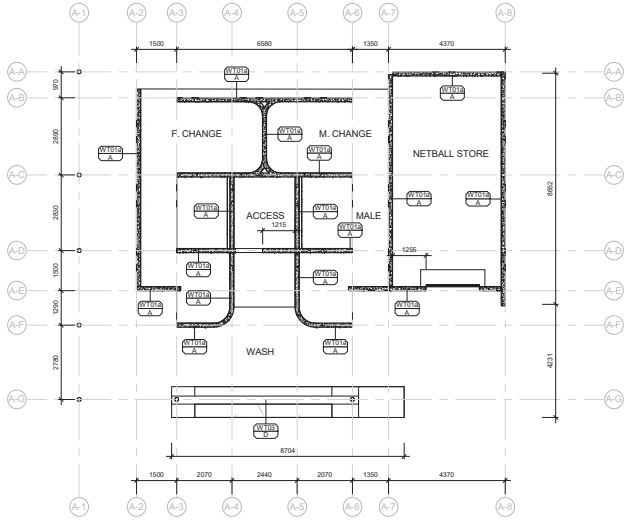
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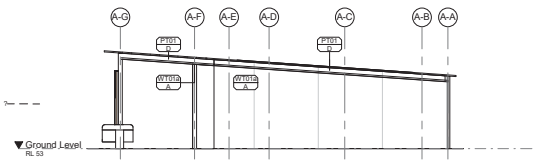
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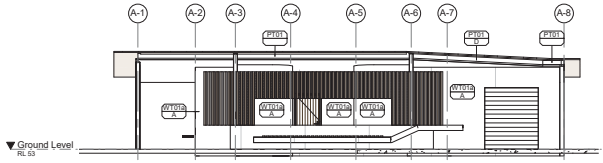
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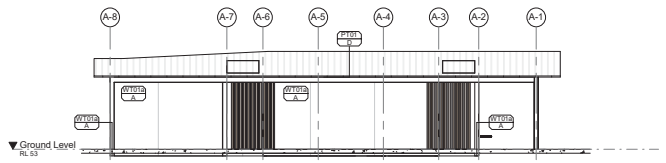
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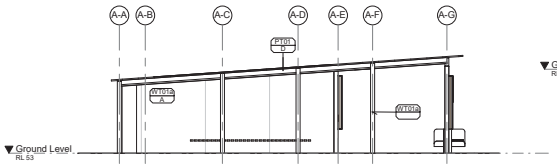
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6 SOUTH ELEVATION
A667 1 : 100



5 NORTH ELEVATION
A667 1 : 100



7 WEST ELEVATION
1 : 100

Rev. Date Initial Description

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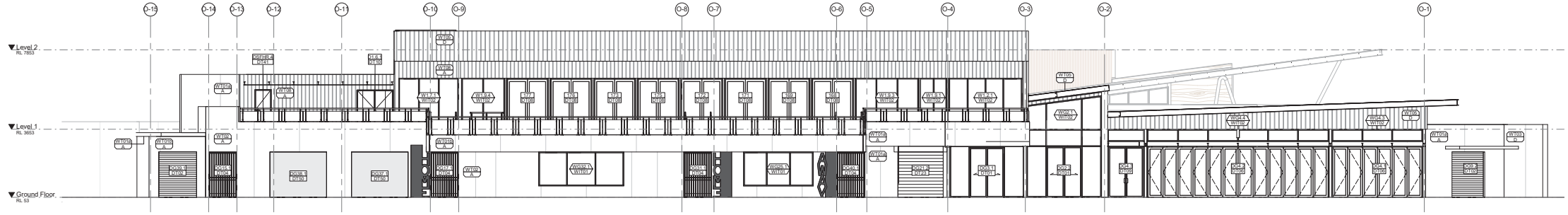
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NETBALL AMENITIES - PLANS & ELEVATIONS

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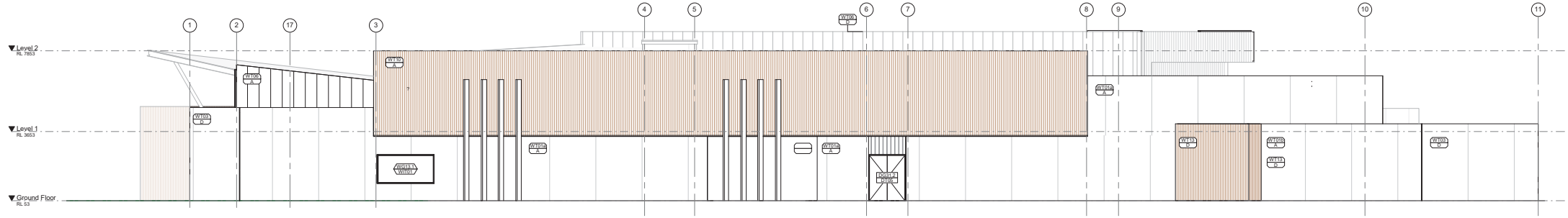
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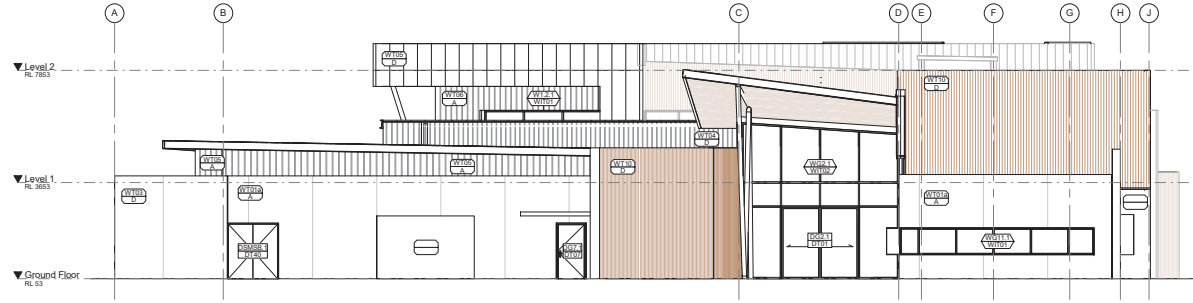
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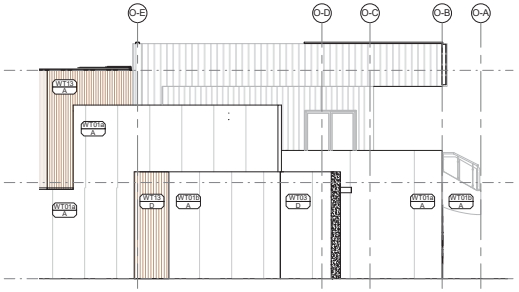
1 / 230 EAST ELEVATION
1 : 100



4 / WEST ELEVATION
1 : 100



2 / 230 NORTH ELEVATION
1 : 100



3 / 230 SOUTH ELEVATION
1 : 100

Rev. Date Initial Description

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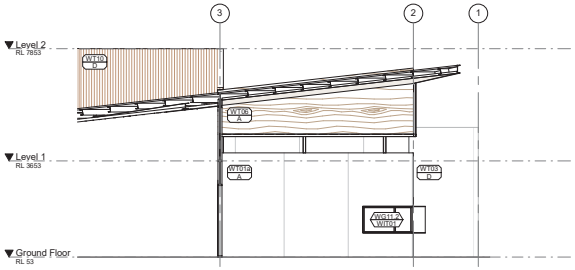
Project
CAMPBELLTOWN MEMORIAL OVAL SPORTS HUB
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Drawing Title
EXTERNAL ELEVATIONS - SHEET 1

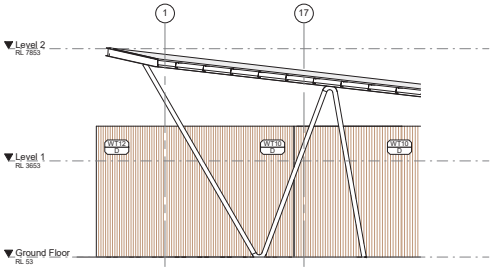
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Project No.	Drawing No.	Revision
31751	A400	

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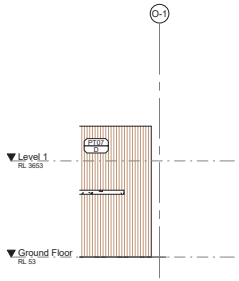
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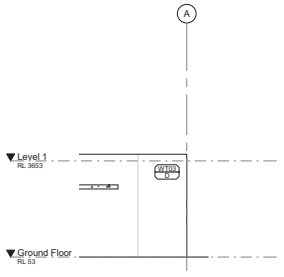
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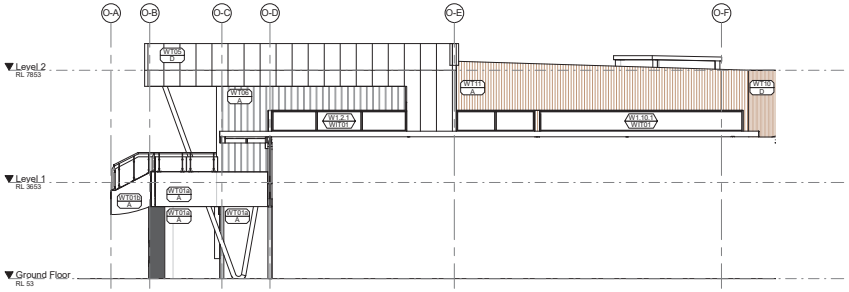
2 / 230 ENTRY - ELEVATION 2
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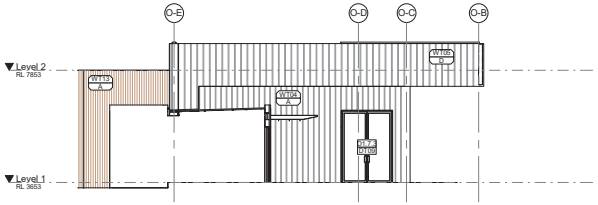
3 / 230 ELEVATION 3
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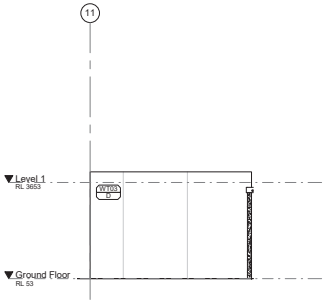
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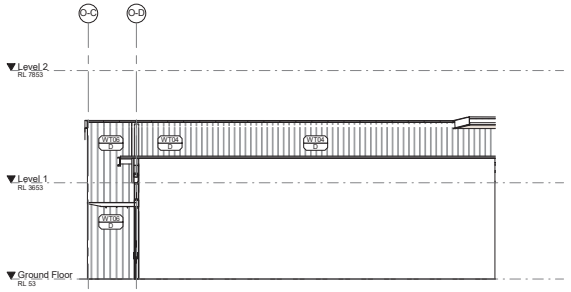
5 / 230 ELEVATION 5
1 : 100



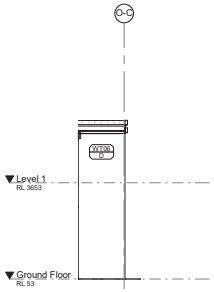
6 / 230 ELEVATION 6
1 : 100



7 / 230 ELEVATION 7
1 : 100



8 / 230 ELEVATION 8
1 : 100



9 / 230 ELEVATION 9
1 : 100

Rev. Date Initial Description

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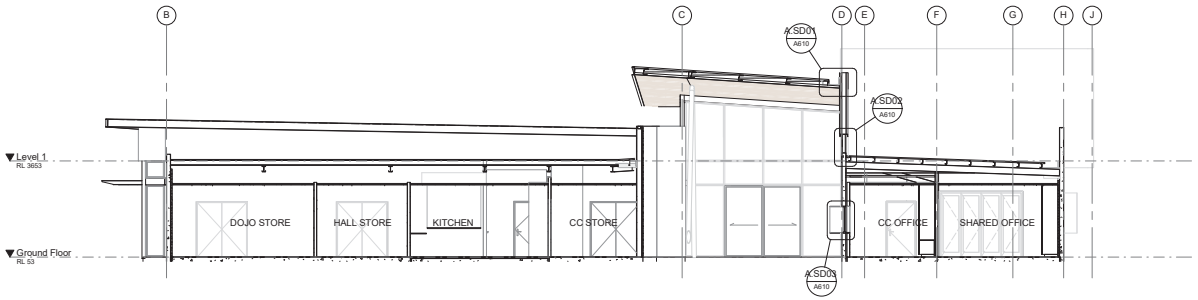
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EXTERNAL ELEVATIONS - SHEET 2

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Project No.	Drawing No.	Revision
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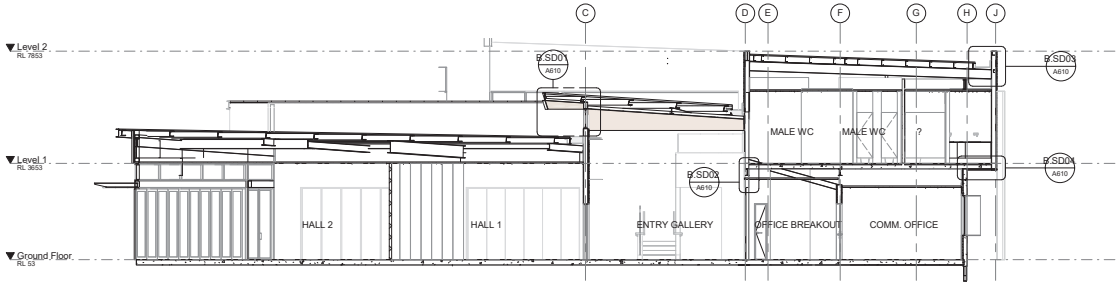
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21

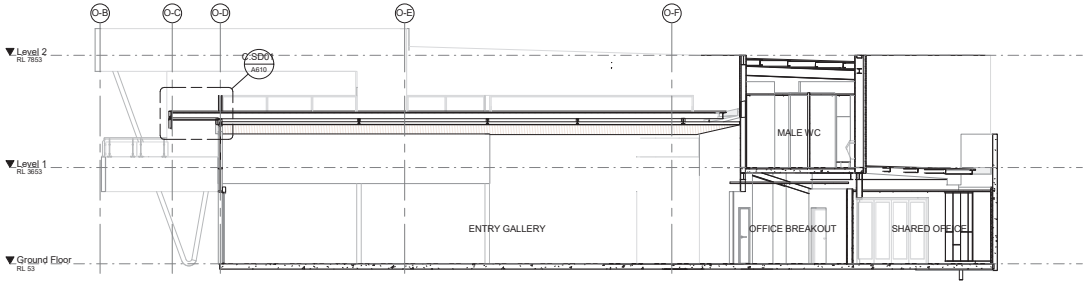
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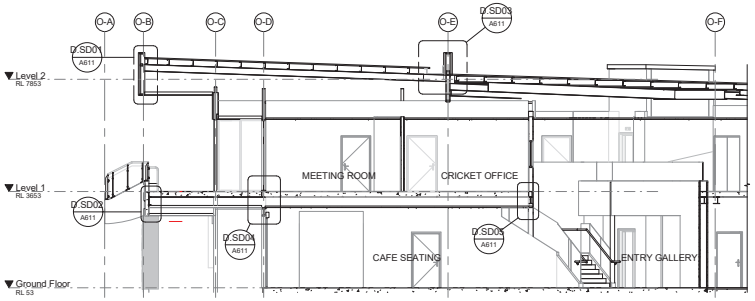
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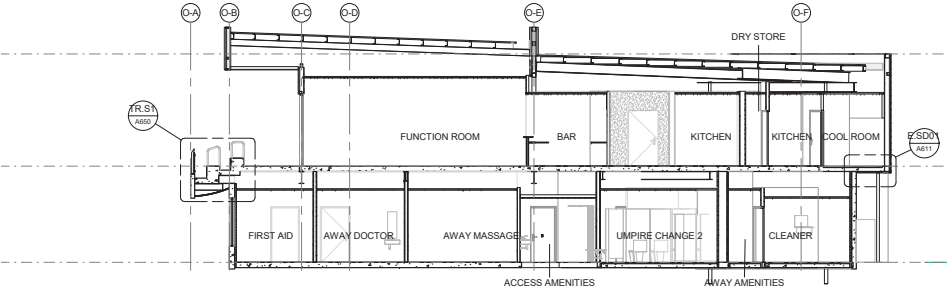
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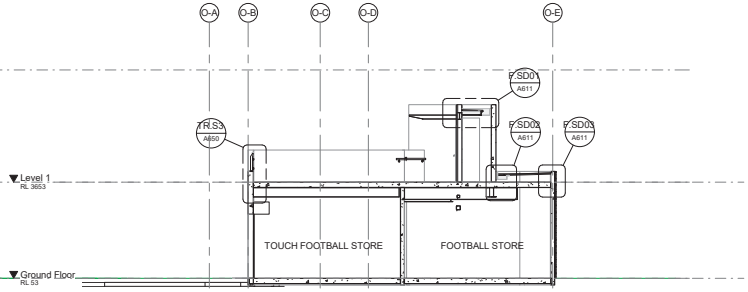
C 230 SECTION 1 : 100



D 230 SECTION 1 : 100



E 230 SECTION 1 : 100



F 230 SECTION 1 : 100

LEGEND

CWT50 ← MATERIAL / ITEM - REFER LEGEND

PNT02-01 ← SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION

PAINT FINISHES

TAG	DESCRIPTION

Rev.	Date	Initial	Description

Client

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nsw registered architect: aldo rasolli 5987
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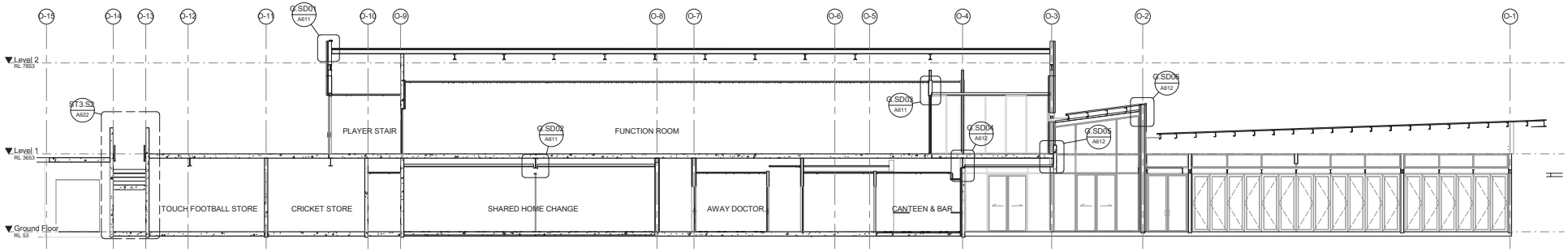
Project
CAMPBELLTOWN MEMORIAL OVAL SPORTS HUB
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Drawing Title
SECTIONS - SHEET 1

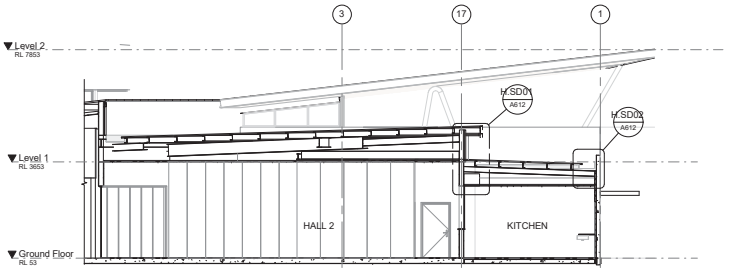
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Project No.	Drawing No.	Revision
31751	A500	

Status

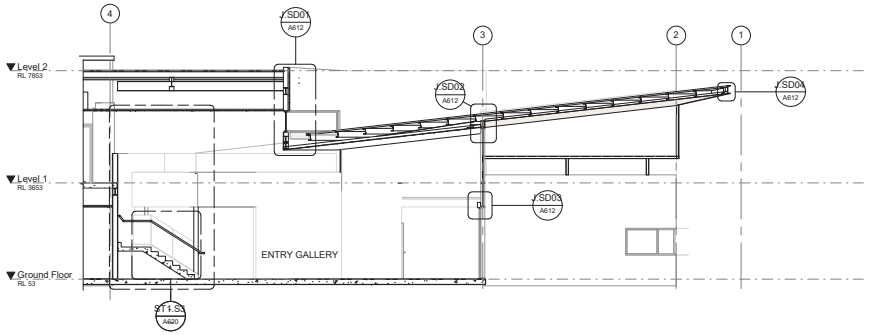
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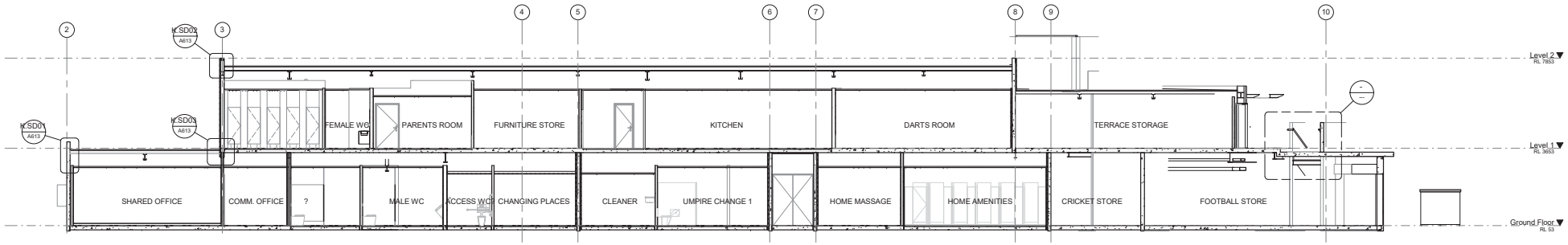
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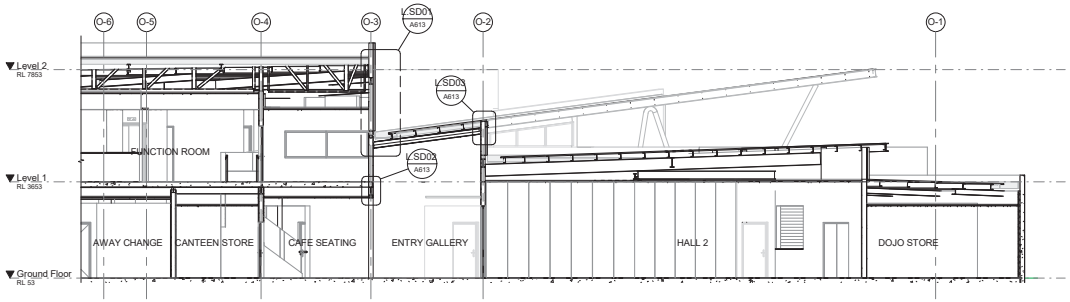
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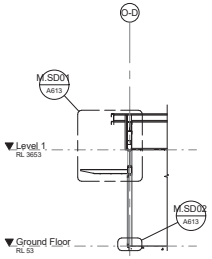
J 230 SECTION
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K 230 SECTION
1 : 100



L 230 SECTION
1 : 100



M 230 SECTION
1 : 100

LEGEND

CWT50 ← MATERIAL / ITEM - REFER LEGEND

PNT02-01 ← SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION

PAINT FINISHES

TAG	DESCRIPTION

Rev.	Date	Initial	Description

Client

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Drawing Title
SECTIONS - SHEET 2

Drawn By	Checked By	Scale @ A1
GR	SA	1 : 100
Project No.	Drawing No.	Revision
31751	A501	

Status

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