Confidential Item

CAMPBELLTOWN CITY COUNCIL

Confidential Item

For Council meeting to be held on

Tuesday 1 December 2020 at 7.00 pm

Refer Item 11.8

Confidential Item

11.8 Tender Report – Redevelopment of Foxfield Oval Change Room

Contract & Fleet Coordinator, Andrew King & General Manager Adrian Wiguna's Report

Purpose of Report

To engage the suitable contractor for the redevelopment of Foxfield Oval Change Rooms.

Strategic Plan Link

Strategy 1.5.1 Improve infrastructure to support and promote a healthy lifestyle

Strategy 2.1.2 Review and manage the decision making framework to ensure effective, efficient and equitable decisions

Background

Tenders were called for the provision of the full design and construction of new modular type change rooms at Foxfield Oval.

Tenders were opened on 8 September 2020 in the presence of Council's Contract and Fleet Coordinator, Administration Officer - Finance and Records Officer.

Discussion

Three organisations submitted a Tender for this project:

- Ausco Modular
- Centina Modular
- Fleetwood.

The tenders were assessed by a Tender Evaluation Panel with respect to their Reliability, Business Capability, Quality of Service, Environment Management System, WHS, Technical Skills, Project Organisation Structure and Resources, Value Added Services, Improvement & Innovation, Conformity, Meeting Timeframes and the Contractors build Program, any previous works undertaken by the companies and the tendered rates.

All tenders met the specifications that Council required through the tender document including complying with the latest change room requirements.

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

- Experienced staff
- Quality systems in place
- Competitive rates
- Relevant experience and positive references
- High regard to WHS
- Financial capability.

The preferred contractor is a South Australian company with a manufacturing plant in Elizabeth. The preferred contractor also has been undertaking various similar change room/club room facilities in South Australia and interstate without any significant issues. Furthermore, they have proven to be very flexible in meeting the needs and the requirements of this project.

As the initial cost provided by the preferred tenderer was very competitive, this allowed Staff to request additional items which include the inclusion of additional public toilet facilities (including a disability toilet), trainer rooms, new heat pumps, veranda and a higher ceiling of 3.0m instead of 2.7m (based on recommendation from one of the referees). This request has increased the building dimension from 15.75 x 12.0m to 19.1 x 12.0m. The perspective and layout of the proposed original and amended changeroom are attached for Members information. With all those additions the cost has increased to $574,717. Although there is a significant increase compared to the original price submission of $340,669, the preferred contractor's revised cost is still significantly lower when compared to the other tenderers (without the options).

In addition to the building cost, there are works that Council needs to undertake as part of this project, eg stormwater works and landscape improvement (including improving access to the carpark). However, the cost to undertake this work can be accommodated within the allocated budget ($800,000).

Therefore, Staff are recommending to engage Ausco as the preferred contractor to undertake the Foxfield Changeroom Upgrade. Should Council support the engagement of the contractor, this work could be completed in approximately five months.

Social Implications

The redevelopment of the Foxfield Oval Change Rooms will allow for increased participation in particularly female participation in community sport, fitness and health.

Environmental/Climate Implications

The introduction of heat pumps instead of a regular electric hot water system and LED lighting will reduce the ongoing energy use at this new building and hence reduce greenhouse gas emission.

Asset Management Implications

The anticipated depreciation of the new building is approximately $10,000 per annum.

Governance / Risk Management

Management of tenders in accordance with Council's Procurement Policy is good governance and best practice to minimise reputational risk.

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 costs to supply and install the change room is $574,717 and currently there is $800,000 in the budget for 2020/2021 financial year. There will be additional costs for stormwater, landscape and access improvement, however this cost can be covered within the budget. Members will recall that this project is funded on a 50/50 split between Council and the State Government.

Recommendation

That Council authorise Staff to engage Ausco Modular as the preferred contractor to undertake the redevelopment of Foxfield Oval Change Rooms.

CAMPBELLTOWN
CITY COUNCIL

Tender Evaluation Report

FOXFIELD OVAL CHANGE ROOMS

Cost centre 34448 & 3849

Date: 12/11/20

Prepared by: Andrew King

1. Background

The Campbelltown City Council invited tenders from companies for the provision of the full design and construction of new modular type change rooms at Foxfield Oval.

2. Contract Term

The contract term shall be for the length of the project with works to be completed by 30/3/21.

3. Procurement Process

3.1. Open Tender Process

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

Tenders Opened: 11/8/20
Tenders Closed: 8/9/20 1:00pm

3.2. Document Issued

The document issued is the standard CCC RFT package, (ECM: 6283790)

3.3. 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.

3.4. Tender Briefing & Site Visit

A site briefing occurred at Foxfield Oval Change Rooms at 2 Maryvale Road, Athelstone on 20/8/20 at 10:30am.

4. Receipt of Tender & Evaluation

4.1. Receipt of Tenders

Tender submissions were received from the following companies:

- Ausco Modular
- Centina Modular
- Fleetwood

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: 6392523)

4.2. Evaluation Panel

The evaluation Panel consisted of:

- Andrian Wiguna
- Sylvia Soon

- Walter Iasiello
- Adrian Forster - Management (WHS System & Insurances only)
- Rebecca Talbot - Management (Financial & Economic Stability only)

Each Members 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: 6399257)

4.3. Evaluation Criteria

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

#	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.)	10.00%
4	Methodology (How the project is to be tackled, scope of work, value add, etc.)	10.00%
5	Management (Organisation, Environmental, Quality System)	5.00%
6	Time Performance (Meeting timeframes)	10.00%
7	Management (Insurances & WHS System)	5.00%
8	Management (Financial & Economic Stability)	5.00%
9	Local (Products, Services & Contractors)	12.50%
10	Price	20.00%
	TOTAL	100.00%

4.4. Evaluation Selection

The evaluation was individually carried out by the evaluation panel members and then averaged out on 23/9/20 and the full evaluation matrix is in (ECM: 6393495)

The summary of the evaluation is below:

Contractor	Price	Total Score	Rank
		100.0%	
Ausco Modular	$340,669	386.98	1
Centina Modular	$682,299	295.03	3
Fleetwood	$689,209	336.32	2

Note: Highest score is best

The summary of cost estimation is provided in the appendix.

4.5. Reference Checks

Staff checked the referees of the preferred supplier and all the referees provided positive feedback with comments such as the preferred contractor issued minimal variations, delivered what they offered, were well organised and the project ran very smoothly. However one of the referees did mentioned that Council should consider 3m ceiling as this gives extra height, providing better functionality. Staff have taken up this suggestion in the revised scope and costing.

5. Discussion

That all of the submissions for the Tender were detailed, however the below Ausco Modular stood out from other tenderers due to their:

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

The preferred contractor is a SA company with manufacturing plant in Elizabeth. The preferred contractor also has been undertaking similar change room/club room facilities in South Australia and interstate without any significant issues and have proven to be very flexible in meeting the needs and the requirements of this project.

As the initial cost provided by the preferred tenderer was very competitive, it allowed Staff to request additional items which include the inclusion of additional public toilet facilities, trainer rooms, new heat pumps, veranda and a higher ceiling of 3.0m instead of 2.7m (based on recommendation from one of the referee). This request has increased the building dimension from 15.75 x 12.0m to 19.1 x 12.0m. The perspective and layout of the proposed original and amended changerooms are attached for Members information. With all those additions the cost has increased to $574,717. Although this is a significant increase compared to the original price submitted, the preferred contractor revised cost is still significantly lower than the other tenderers (without the options).

In addition to the building cost, there are works that Council needs to undertake e.g. stormwater works and landscape improvements (including improving access to the carpark) that need to be undertaken as part of this project. However, the cost to undertake these works can be accommodated within the budget.

Therefore, Staff are recommending to engage Ausco as the preferred contractor to undertake the Foxfield Changeroom Upgrade. Should Council support the engagement of the contractor, this work would be completed in approximately 4-5 months.

6. Financial Implication

The costs to supply and install the change room is **$574,717,** currently there is **$800,000** in the budget which is sufficient to cover the additional costs associated with the stormwater and landscape works.

7. Terms of Payment

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

Option 1 (Generally for longer term contracts)

[X] 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.

8. Financial Sustainability

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

9. Recommendation

That Ausco Modular be awarded the contract.

10. Approval

Endorsed by:

Signed: _____ Date:_____

General Manager Infrastructure Services

Endorsed by:

Signed: _____ Date:_____

Chief Executive Officer



1. Ground Floor Roof

1 : 600



2. Ground Floor Roof

1 : 300

DRAWINGS - ARCHITECTURAL		
Sheet	Content	Rev
A-150	Floor Plan	E
A-151	Site Plan	E
A-201	Renders	E
A-500	Matrix Details	E

General Notes & Disclaimers

- Wall/Ceiling/Roof frames built to Ausco Backbone framing design standards.
- Building chassis designed to Ausco Standard Chassis drawings.
- All work must be done in accordance with the relevant Australian/New Zealand Standard(s) and the National Construction Code.
- Furniture, plumbing, & electrical representations are indicative. Appearance may vary depending on supplier.
- Loose items to be packed for transport.

Manufactured in: MQB
Intended Location: 88 Maryvale Rd, Athelstone SA 5076

Client Approval

Client: Campbelltown City Council

Approved by:

Company:

Date (dd-mm-yyyy):

Signature:

NO:	DESCRIPTION	DATE	BY
E	Change to Umpites Changeroom	12/11/202 0	LDW
A	Original	18/10/19	DL

AMENDMENT ISSUE

AUSCO MODULAR

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES UNLESS STAMPED **FOR CONSTRUCTION**. VERIFY DIMENSIONS AND LEVELS ON SITE BEFORE SETTING OUT. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. REFER TO FIGURED DIMENSIONS IN MM UNLESS STATED OTHERWISE. DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS & OTHER DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED WITH AUSCO & MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION.

CLIENT:
Campbelltown City Council

PROJECT:
12.0 x 15.75 x 2.7hm Changeroom Complex

ADDRESS:
88 Maryvale Rd, Athelstone SA 5076

DRAWING TITLE:
Site Plan

PROJECT TYPE	DESIGN LOADING	BUILD FACILITY
SALE	B190	MSA

SCALE @ A2	DRAWN:	CHECKED:
As indicated	ES	Checker

ESTIMATE NO. **0250100455-001**

PRODUCTION NO. **P-020100455-001**

JOB NO. **-**

DRAWN DATE.	DRAWING NO.	ISSUE
-	A-151	E

A2

Design Office : Adelaide

24/11/2020 12:27:09 PM Revit Model : L:\Projects\SA-NT\2020\0250100455-Foxfield Change - Campbelltown City Council\1. Pre Award\2. Ausco Tender\2. Drawings\1. D&E Drawings\0250100455-001 [E] Foxfield Changerooms.rvt











NO	DESCRIPTION	DATE	BY
E	Change to Umpires Changeroom	12/11/2020	LDW

AMENDMENT ISSUE

AUSCO MODULAR

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES UNLESS STAMPED **FOR CONSTRUCTION**. VERIFY DIMENSIONS AND LEVELS ON SITE BEFORE SETTING OUT. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. REFER TO FIGURED DIMENSIONS IN MM UNLESS STATED OTHERWISE. DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS & OTHER DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED WITH AUSCO & MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION.

CLIENT:
Campbelltown City Council

PROJECT:
12.0 x 15.75 x 2.7hm Changeroom Complex

ADDRESS:
88 Maryvale Rd, Athelstone SA 5076

DRAWING TITLE:
Renders

PROJECT TYPE	DESIGN LOADING	BUILD FACILITY
SALE	**B190**	**MSA**

SCALE @ A1	DRAWN:	CHECKED:
	LDW	**Checker**

ESTIMATE NO. **0250100455-001**

PRODUCTION NO. **P-020100455-001**

JOB NO. **-**

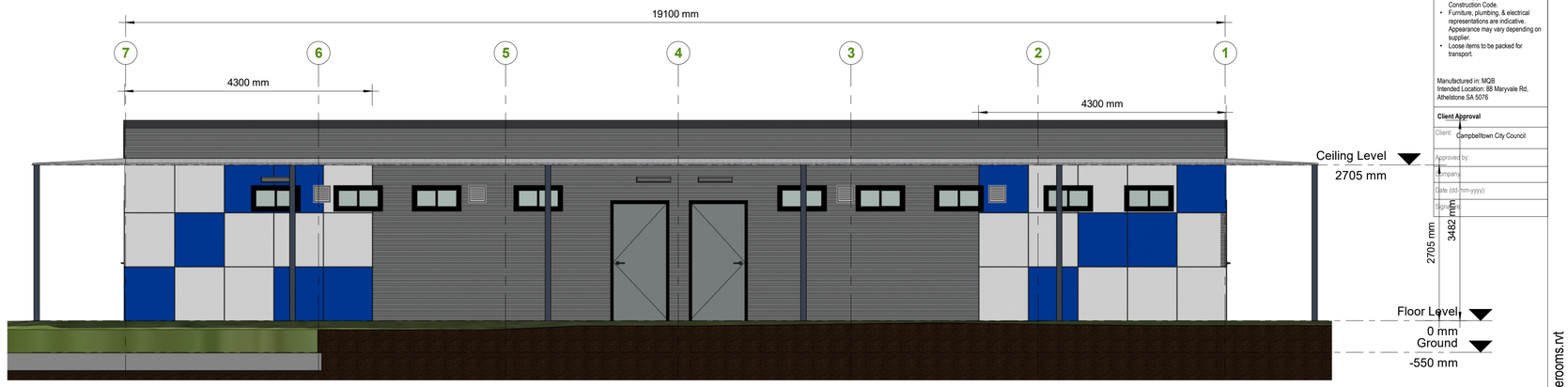
DRAWN DATE.	DRAWING NO.	ISSUE
11/17/20	**A-201**	**E**

A1 Design Contact : D.Lindsay
Design Office : Adelaide

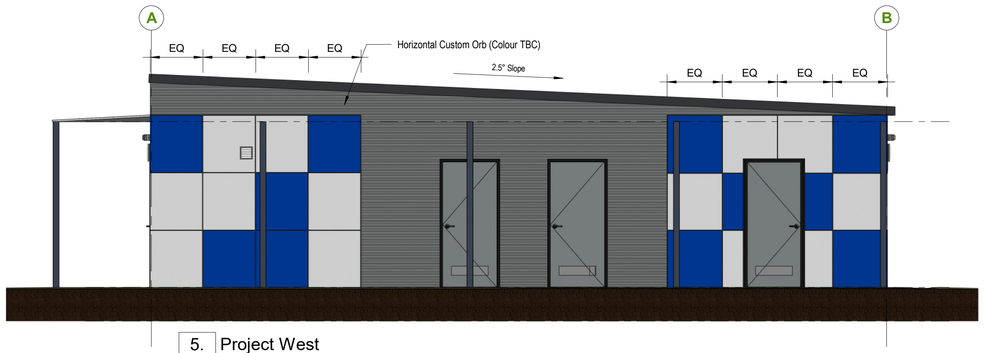
17/11/2020 4:17:06 PM Revit Model : L:\Projects\SA-NT\2020\0250100455-Foxfield Change - Campbelltown City Council\1. Pre Award\2. Ausco Tender\2. Drawings\1. D&E Drawings\0250100455-001 (E) Foxfield Changerooms.rvt



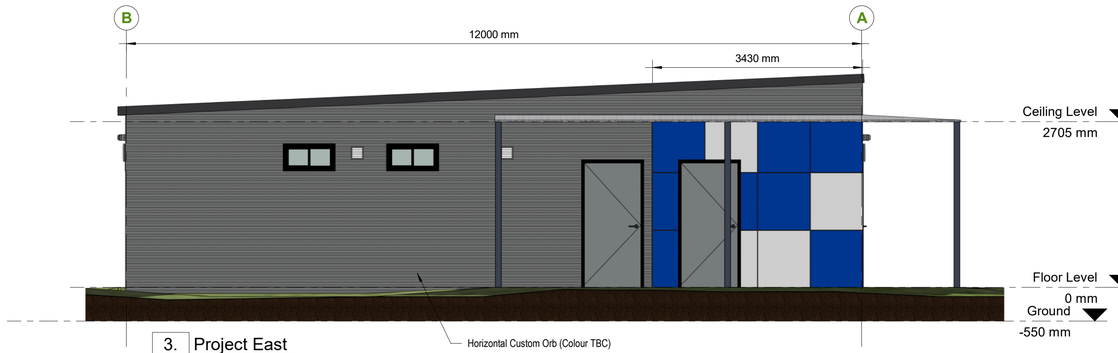
A. Reference Plan
1 : 100



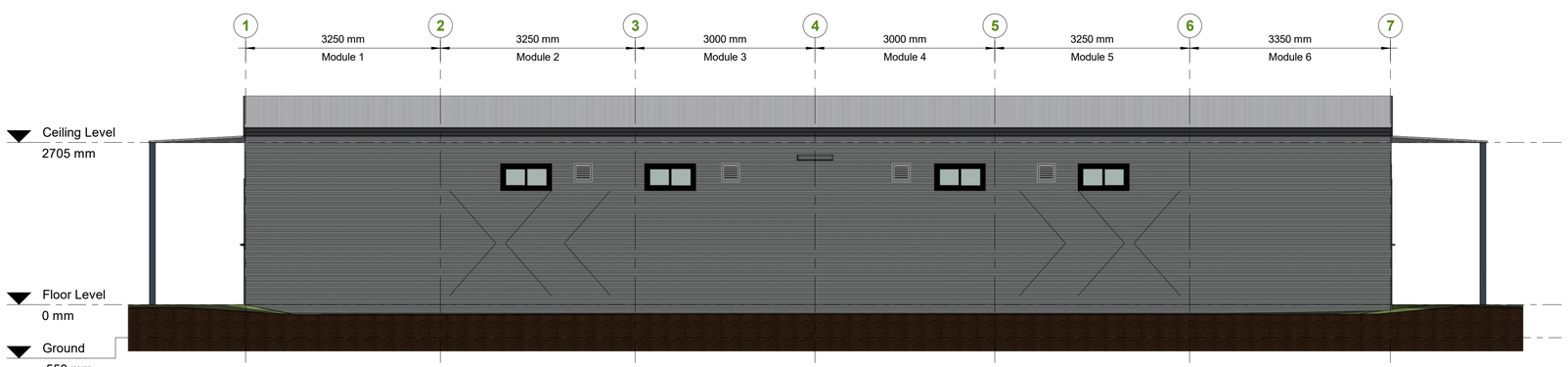
4. Project North
A-200 1 : 50



5. Project West
A-200 1 : 50



3. Project East
A-200 1 : 50



2. Project South
A-200 1 : 50

NB: Any required ramps and/or Steps to be completed by Ausco Construction on site post approval. To be constructed in accordance with AS1428.1

General Notes & Disclaimers
- Wall/Ceiling/Roof frames built to Ausco Backbone framing design standards.
- Building chassis designed to Ausco Standard Chassis drawings.
- All work must be done in accordance with the relevant Australian/New Zealand Standard(s) and the National Construction Code.
- Furniture, plumbing, & electrical representations are indicative. Appearance may vary depending on supplier.
- Loose items to be packed for transport.

Manufactured in: MQB
Intended Location: 88 Maryvale Rd, Athelstone SA 5076

Client Approval

Client: Campbelltown City Council
Approved by:
Company:
Date (dd-mm-yyyy):
Signature:

DRAWINGS - ARCHITECTURAL

Sheet	Content	Rev
A-050	Site Plan	C
A-150	Floor Plan	E
A-500	Matrix Details	A

NO	DESCRIPTION	DATE	BY
E	Change to Umpires Changeroom	12/11/2020	LDW
D	Umpires door location changed	20/10/2020	SW
C	Client changes	08/10/2020	SW
B	Revised for Tender	25/08/2020	SW
A	Original	18/10/19	DL

AMENDMENT ISSUE

AUSCO MODULAR

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES UNLESS STAMPED **FOR CONSTRUCTION**. VERIFY DIMENSIONS AND LEVELS ON SITE BEFORE SETTING OUT. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. REFER TO FIGURED DIMENSIONS IN MM UNLESS STATED OTHERWISE. DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS & OTHER DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED WITH AUSCO & MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION.

CLIENT:
Campbelltown City Council

PROJECT:
12.0 x 15.75 x 2.7hm Changeroom Complex

ADDRESS:
88 Maryvale Rd, Athelstone SA 5076

DRAWING TITLE:
Elevations

PROJECT TYPE	DESIGN LOADING	BUILD FACILITY
SALE	B190	MSA

SCALE @ A1	DRAWN:	CHECKED:
As indicated	DL	-

ESTIMATE NO. **0250100455-001**
PRODUCTION NO. **P-020100455-001**
JOB NO. **-**

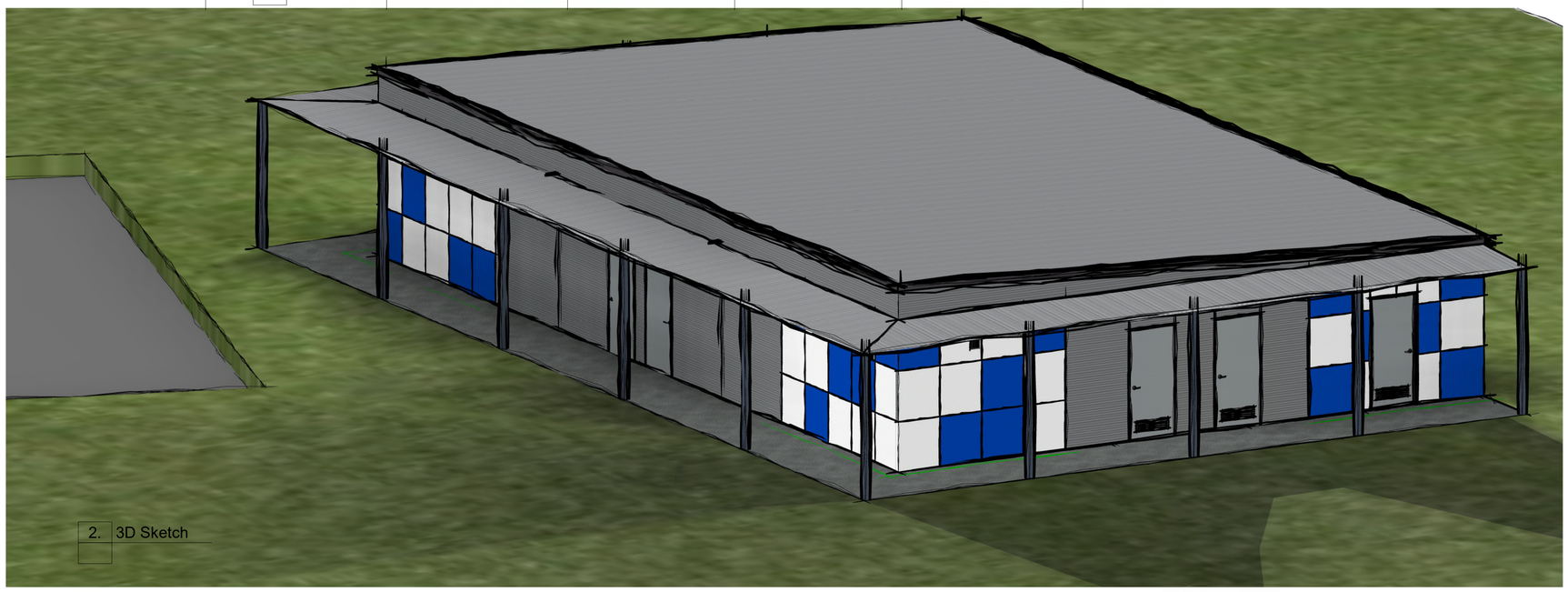
DRAWN DATE.	DRAWING NO.	ISSUE
JAN 2020	A-200	E

A1 Design Contact : D.Lindsay
Design Office : Adelaide

L:\Projects\SA-NT\2020\0250100455-Foxfield Change - Campbelltown City Council\1. Pre Award\2. Ausco Tender\2. Drawings\1. D&E Drawings\0250100455-001 (E) Foxfield Changerooms.rvt
Revit Model
16/11/2020 3:26:13 PM



1. Floor Plan
1 : 50



2. 3D Sketch

PROJECT NORTH

NORTH

General Notes & Disclaimers

- Wall/Ceiling/Roof frames built to Ausco Backbone framing design standards.
- Building chassis designed to Ausco Standard Chassis drawings.
- All work must be done in accordance with the relevant Australian/New Zealand Standard(s) and the National Construction Code.
- Furniture, plumbing, & electrical representations are indicative. Appearance may vary depending on supplier.
- Loose items to be packed for transport.

Manufactured in: MQB
Intended Location: 88 Maryvale Rd, Athelstone SA 5076

Client Approval

Client: Campbelltown City Council

Approved by:

Company:

Date (dd-mm-yyyy):

Signature:

DRAWINGS - ARCHITECTURAL

Sheet	Content	Rev
A-050	Site Plan	C
A-150	Floor Plan	E
A-500	Matrix Details	A

E	Change to Umpires Changeroom	12/11/2020	LDW
D	Umpires door location changed	20/10/2020	SW
C	Client changes	08/10/2020	SW
B	Revised for Tender	25/08/2020	SW
A	Original	18/10/19	DL

NO DESCRIPTION DATE BY

AMENDMENT ISSUE

AUSCO MODULAR

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES UNLESS STAMPED **FOR CONSTRUCTION**. VERIFY DIMENSIONS AND LEVELS ON SITE BEFORE SETTING OUT. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. REFER TO FIGURED DIMENSIONS IN MM UNLESS STATED OTHERWISE. DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS & OTHER DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED WITH AUSCO & MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION.

CLIENT:
Campbelltown City Council

PROJECT:
12.0 x 15.75 x 2.7hm Changeroom Complex

ADDRESS:
88 Maryvale Rd, Athelstone SA 5076

DRAWING TITLE:
Floor Plan

PROJECT TYPE	DESIGN LOADING	BUILD FACILITY
SALE	**B190**	**MSA**

SCALE @ A1	DRAWN:	CHECKED:
1 : 50	**DL/SW**	**-**

ESTIMATE NO. **0250100455-001**

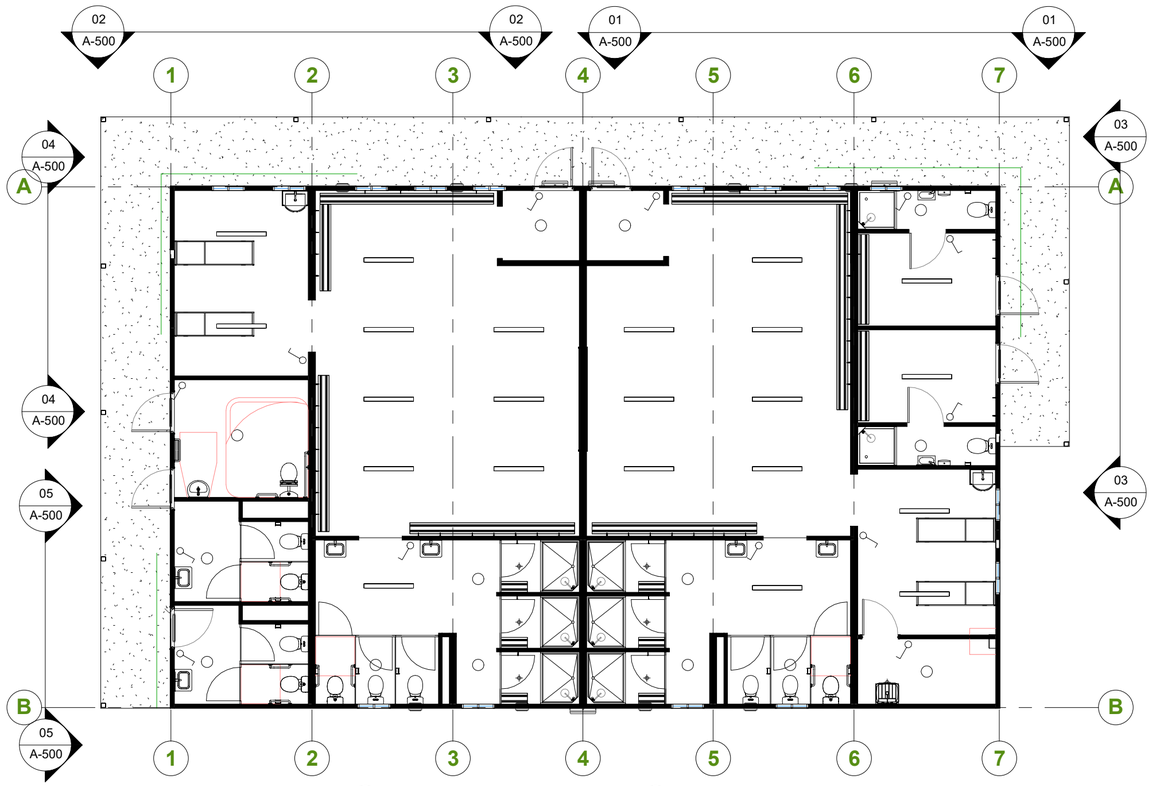
PRODUCTION NO. **P-020100455-001**

JOB NO. **-**

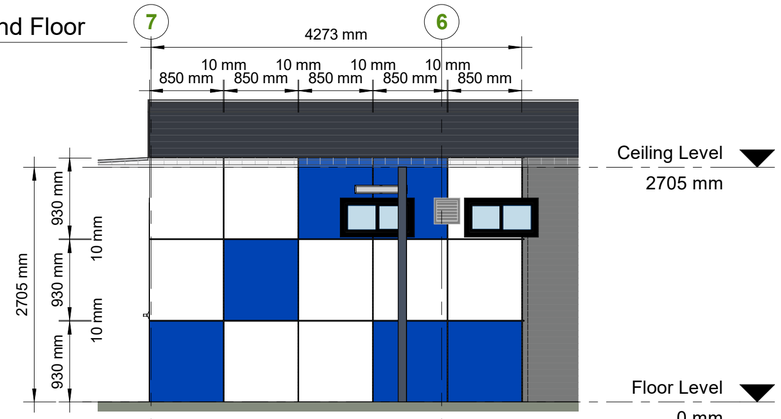
DRAWN DATE.	DRAWING NO.	ISSUE
JAN 2020	**A-150**	**E**

A1 Design Contact : D.Lindsay
Design Office : Adelaide

16/11/2020 3:35:21 PM Revit Model : L:\Projects\SA-NT\2020\0250100455-Foxfield Change - Campbelltown City Council\1. Pre Award\2. Ausco Tender\2. Drawings\1. D&E Drawings\0250100455-001 (E) Foxfield Changerooms.rvt



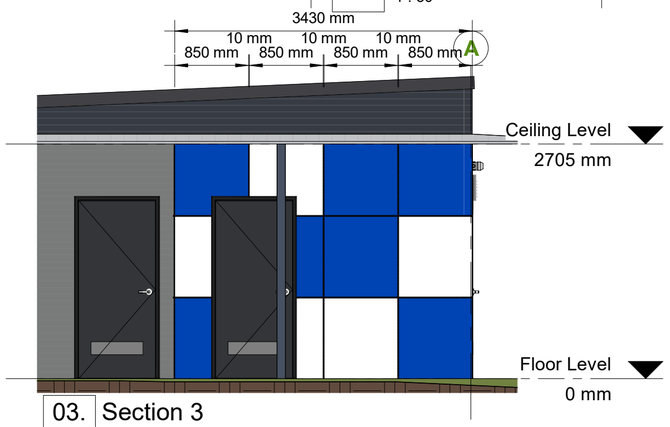
1. Ground Floor
1 : 100



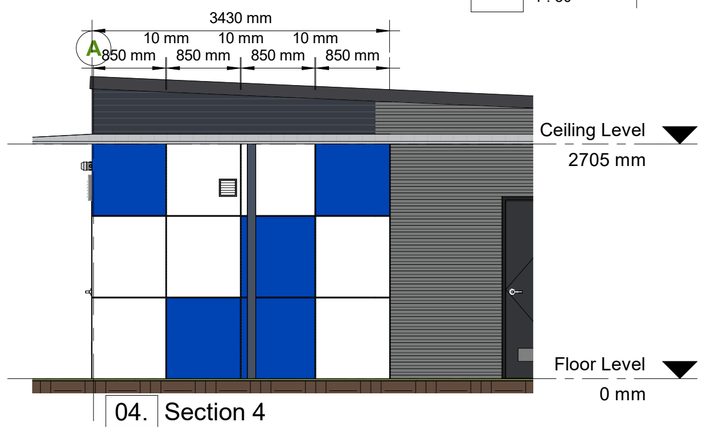
01. Section 1
1 : 50



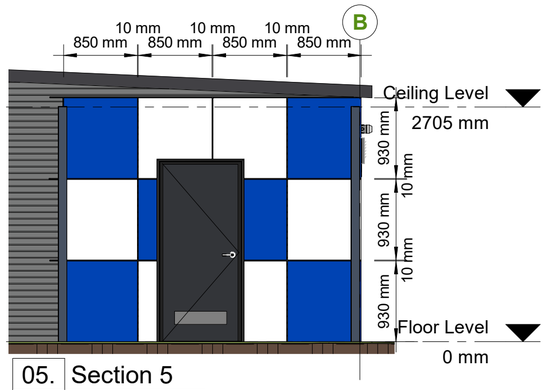
02. Section 2
1 : 50



03. Section 3
1 : 50



04. Section 4
1 : 50



05. Section 5
1 : 50

DRAWINGS - ARCHITECTURAL		
Sheet	**Content**	**Rev**
A-050	Site Plan	C
A-150	Floor Plan	E
A-201	Renders	E
A-500	Matrix Details	E

General Notes & Disclaimers

- Wall/Ceiling/Roof frames built to Ausco Backbone framing design standards.
- Building chassis designed to Ausco Standard Chassis drawings.
- All work must be done in accordance with the relevant Australian/New Zealand Standard(s) and the National Construction Code.
- Furniture, plumbing, & electrical representations are indicative. Appearance may vary depending on supplier.
- Loose items to be packed for transport.

Manufactured in: MQB
Intended Location: 88 Maryvale Rd, Athelstone SA 5076

Client Approval

Client: Campbelltown City Council

Approved by:

Company:

Date (dd-mm-yyyy):

Signature:

NO:	DESCRIPTION	DATE	BY
E	Change to Umpites Changeroom 0	12/11/202 0	LDW
A	Original	18/10/19	DL

AMENDMENT ISSUE

AUSCO MODULAR

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES UNLESS STAMPED **FOR CONSTRUCTION**. VERIFY DIMENSIONS AND LEVELS ON SITE BEFORE SETTING OUT. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE REFER TO FIGURED DIMENSIONS IN MM UNLESS STATED OTHERWISE. DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS & OTHER DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED WITH AUSCO & MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION.

CLIENT:
Campbelltown City Council

PROJECT:
12.0 x 15.75 x 2.7hm Changeroom Complex
ADDRESS:
88 Maryvale Rd, Athelstone SA 5076

DRAWING TITLE:
Matrix Details

PROJECT TYPE	DESIGN LOADING	BUILD FACILITY
SALE	B190	MSA

SCALE @ A2	DRAWN:	CHECKED:
As indicated	Designer	Checker

ESTIMATE NO.
0250100455-001
PRODUCTION NO.
P-020100455-001
JOB NO.
-

DRAWN DATE.	DRAWING NO.	ISSUE
Nov2020	A-500	E

A2

Design Office : Adelaide

19/11/2020 11:13:38 AM Revit Model: L:\Projects\SA-MT\2020\0250100455-Foxfield Change - Campbelltown City Council\1. Pre Award\2. Ausco Tender\2. Drawings\1. D&E Drawings\0250100455-001 | E | Foxfield Changerooms.rvt