

RFT PP272/2023 ROBERTSON PARK REDEVELOPMENT - STAGE 1 - SEPARABLE PORTION A CONSTRUCTION

- Attachments:**
1. **Evaluation Summary - Confidential**
 2. **Robertson Park Staging plan**

RECOMMENDATION:

That Council:

1. **NOTES the outcome of the evaluation process for Tender PP272/2023 Robertson Park Redevelopment – Stage 1 – Separable Portion A Construction; and**
2. **ACCEPTS the tender submission of Phase3 Landscape Construction for Tender PP272/2023 Robertson Park Redevelopment – Stage 1 – Separable Portion A Construction.**

PURPOSE OF REPORT:

For Council to accept the tender submission of Phase3 Landscape Construction for Tender PP272/2023 Robertson Park Redevelopment – Stage 1 – Separable Portion A Construction.

BACKGROUND:

Robertson Park is a vital community asset providing a variety of community recreational and sporting opportunities within Vincent. The Robertson Park Development Plan (Development Plan) was endorsed by Council at its OCM on 14 September 2021 (item 9.5).

The Development Plan includes the following key components:

- Conversion of 6 existing tennis courts to 4 multi-sports courts with a tennis hitting wall.
- A landscaped 'entry zone' incorporating a multi-sports halfcourt, footpaths, and seating walls.
- Resurfacing of 18 existing tennis courts with new perimeter fencing and LED floodlighting.
- A widened thoroughfare between the tennis courts to better manage stormwater runoff and address the on-site drainage issues, with new shade structures and native planting.
- Conversion of surplus grass courts to public open space incorporating a native rain garden.
- New nature playground, outdoor exercise equipment, and picnic settings.
- Improvements to the dog exercise area, footpath extensions, and pedestrian lighting.
- A new public restroom.

These key components are to be implemented in stages, as outlined in the City's Four-Year Capital Works Program 2023/24 - 2026/27 (CWP).

Since Council's endorsement of the Development Plan, the detailed design for Stage 1 - Separable Portion A has been prepared. This forms the basis of the tender request package and incorporates technical drawings and specifications prepared by the City's Landscape Architect, with associated electrical, structural, civil, geotechnical, arborist, and irrigation design documentation.

This tender request relates to the implementation of Stage 1 - Separable Portion A only which comprises the conversion of 6 tennis courts to 4 multisport courts inclusive of resurfacing, fencing and floodlighting works, the tennis hitting wall, and the landscaped 'entry zone' as described above. This is the first stage of implementation for the Development Plan and was identified in the draft annual budget for 2023/24 which Council approved at its OCM on 20 June 2023 (item 11.5).

DETAILS:

Tender Submissions

Submissions were received from five (5) Respondents:

- Civcon Civil & Project Management Pty Ltd;

- Grand Slam Sports Equipment;
- MG Group WA;
- Phase3 Landscape Construction;
- Tracc Civil Pty Ltd.

Evaluation Panel

The Evaluation Panel comprised of four members, being:

- one with tender preparation skills;
- two with the appropriate operational expertise and involvement in supervising contracts;
- one with probity advice provided by a Procurement and Contracts Officer.

Compliance Assessment

Four of the offers received were assessed as fully compliant and progressed to the qualitative assessment.

One submission, that of Grand Slam Sports Equipment, was assessed as non-compliant and did not proceed to the qualitative stage for failing to provide any of the required documentation.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer.

The qualitative criteria and weighting used in evaluating the submission received were as follows:

Qualitative Criteria		Weighting
1	Project Understanding and Construction Methodology	40%
2	Capacity, Skills and Experience	55%
3	Environmental and Social	5%

Qualitative Assessment

Respondent #	Respondent Name	Weighted Percentage Score	Qualitative Ranking
Respondent 4	Phase3 Landscape Construction	76%	1

Refer to **Confidential Attachment 1** for further detail.

Price Assessment

The panel carried out an assessment of the submitted pricing offered.

Respondent #	Respondent Name	Fixed Price	Rank
Respondent 4	Phase3 Landscape Construction	\$1,178,162.99 ex GST	1

Refer to **Confidential Attachment 1** for further detail.

Evaluation Summary

The panel concluded that the tender from Phase3 Landscape Construction provides value for money to the City and is therefore recommended for the provision of Tender PP272/2023 Robertson Park Redevelopment – Stage 1 – Separable Portion A Construction for the following reasons:

- Compliance with the submission requirements;
- Ranked first in the qualitative assessment;
- Ranked first in the pricing assessment;
- References conducted and verified claims; and
- Pricing demonstrates value for money.

It is therefore recommended that Council accepts the tender submitted by Phase3 Landscape Construction for Tender PP272/2023 Robertson Park Redevelopment – Stage 1 – Separable Portion A Construction.

CONSULTATION/ADVERTISING:

The Request for Tender PP272/2023 Robertson Park Redevelopment – Stage 1 – Separable Portion A Construction was advertised in the West Australian on Wednesday 2 August 2023 and on both the City's website and VendorPanel between 2 August 2023 and 15 September 2023.

LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with:

- Section 3.57 of the *Local Government Act 1995*;
- Part 4 of the *Local Government (Functions and General) Regulations 1996*; and
- City of Vincent Purchasing Policy.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred Respondent.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.

Connected and Healthy Community

*Our community facilities and spaces are well known and well used.
We are an inclusive, accessible and equitable City for all.
We protect, improve and promote public health and wellbeing within Vincent.*

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Innovative and Accountable

*We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.
We engage with our community so they are involved in what we are doing and how we are meeting our goals.
Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.*

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Sustainable Energy Use/Greenhouse Gas Emission Reduction
Urban Greening and Biodiversity
Water Use Reduction/Water Quality Improvement*

The project incorporates Water Sensitive Urban Design (WSUD) principles in the application of garden beds and waterwise plant species.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

Prior to the first quarter budget review, the CWP outlined a total project budget of \$5,641,000 over four years, with an additional \$672,000 to be provided through the City's Greening Program. In the 2023/24 financial year, \$938,000 was allocated in project budget and \$50,000 from the Greening Program provision for the implementation of Stage 1 – Separable Portion A.

Phase3 Landscape Construction has quoted a fixed sum of \$1,178,162.99 ex GST to deliver the works, resulting in a budget shortfall of \$190,162.99. To proceed with awarding the Tender as recommended, sufficient budget has been made available in the 2023/24 financial year. As per the first quarter budget review, the following amendments have been made:

- An additional \$180,000 has been allocated to the project budget in FY23/24.
- An additional \$11,000 has been allocated in FY23/24 from the Greening Program.

These amendments do not prompt any financial/budget implications to the project budget outlined in the CWP; the total project budget remains at \$5,641,000 over four years, and the total Greening Program provision remains at \$672,000.

COMMENTS:

The tender submission from Phase3 Landscape Construction complies with all tender requirements. The submission was well presented and included all relevant and specific information required and requested within the tender specification.

The Evaluation Panel deemed the response to be convincing and credible, demonstrating the capability, capacity and experience for key evaluation criteria.

ROBERTSON PARK DEVELOPMENT PLAN

PROPOSED UPGRADES

- New bench seat
- New picnic table
- New public rest room
- New public lighting
- Improved access to public car park
- 1 Paint existing pedestrian pathway along the laneway to help with its delineation
- 2 Include additional signage delineating the location of public car park

TENNIS PRECINCT

- 1 Tennis courts – 18 Green Hard Courts:
 - Resurface 12 tennis courts to acrylic hard courts (approx. 6,290m², nos. 1-8 and 15-18)
 - Convert 7 existing grass courts to 6 hard courts (approx. 5,000m², nos. 9-14)
- 2 Multipurpose courts – 4 Acrylic Green Hard Courts:
 - Resurface existing tennis courts to 4 multipurpose courts (approx. 3,042m²)
 - Entrance upgrade (pathway and landscaping)
- 3 New thoroughfare between tennis courts (10m wide and includes landscaped elements and shade structures from point 7 below)
- 4 Renew tennis court fencing
 - Perimeter fencing: Chainwire mesh (height 3,600mm)
 - Court divider fencing: Chainwire mesh (height 1,500mm at lowest point)
- 5 LED lighting for tennis and multi courts
 - Upgrade tennis courts No. 1-8 (34 x 350 LUX | 28 x 7.6m poles)
 - New lighting tennis courts No. 9-18 (40 x 350 LUX | 32 x 7.6m poles)
 - New lighting multipurpose courts No. 1-4 (13 X 250 LUX | 13 x 7.6m poles)
 - Utilise / relocate existing light poles where possible
- 6 Remove all existing shade huts (total 9 huts) and replace with the following:
 - 5 medium shade structures in new thoroughfare (7m x 4m)
 - Verandah extension to existing tennis building (approx. 150m²)
- 7 Trees and landscaping
- 8 Hitting wall (tennis)

TURF/ECO AREA

- 1 Converting 7 existing grass courts to turf and native landscaped areas (approx. 0.8 hectares)
- 2 New trees - natives (approx. 15) (tree species not identified)
- 3 New footpath (approx. 220m)
- 4 Rain Garden (native landscaped area used to capture stormwater runoff, treat water pollutants, and allow infiltration back into the ground).

DOG AND LEISURE PARK

- 1 Wetland heritage trial signage upgrade
- 2 Remove existing playground and exercise equipment and replace with new nature playground
- 3 New outdoor gym equipment
- 4 Footpath extension (approx. 60m)
- 5 Concrete retaining wall/bench (approx. 30m)
- 6 Public multi-sports half court (converted from tennis hard court)
- 7 Repurposed original tennis shelter
- 8 Hitting wall (soccer/multipurpose)
- 9 Community garden
- 10 Extend low level fence
- 11 New footpath and concrete space (path approx. 60m)
- 12 Concrete retaining wall/bench (approx. 20m)
- 13 Relocate fence 0.5m north to provide space for footpath
- 14 Extend footpath along Stuart Street (1.5m wide | approx. 172m long)
 - retain existing vegetation where possible
 - will likely result in the loss of 5 - 6 car bays (1 - 2 90-degree bays and 4 parallel bays)