
ORDINARY COUNCIL

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SUBJECT: TENDER T009/2018 - CURRY RESERVE WATER PLAY PARK, ELDERSLIE

FROM: Director Community Assets

TRIM #: 18/55880

PURPOSE OF REPORT

To provide details of the tenders received for Contract T009/2018, being the design and construction of a new water play park at Curry Reserve, Elderslie, and to recommend that Council accept tender Option 2 offered by Beau Corp Projects Pty Ltd, and to authorise the appropriate budget adjustments required to fund the increased scope of works requested by Council.

BACKGROUND

Curry Reserve is located on Camden Valley Way in Elderslie at the entrance to Camden.

The scope of the project is to provide a new fully accessible water play park, upgrade of amenities, additional car parking and landscaping of areas adjacent to the new water play park.

Through the design development phase of this project, Council has investigated the inclusion of additional features, to ensure that Camden's first water play park delivers a great new recreation facility for the community. The additional elements which will enhance the facility, were considered by Council at workshops held on 10 October, 2017 and 27 February, 2018.

Additional Project Features

- Enhanced levels of accessibility – the water play park will include accessible water play equipment and wheelchair accessible change facilities, including an adult change hoist and waterproof wheel chair storage. The Camden Access Community Advisory Group have been consulted in relation to these inclusions.
- Three different budget design options have been sought to enable Council to determine the extent of the water play park and ensure the best outcome possible for the capital investment in this project.
- Heating has been recommended to improve comfort and allow extended use into the spring and autumn seasons.

The additional features have budget implications which are discussed in the Financial Implications section of this report.

The works associated with this tender include the design and construction of the wetplay elements. The upgrade of amenities, additional car parking and landscaping will be the subject of separate contracts.



To enable Council to determine the extent of the water play park, three price options were requested. Tenders were invited to provide design options based on water play area budgets of \$800,000 (Option 1), \$1,050,000 (Option 2) and \$1,300,000 (Option 3).

A summary and breakdown of the cost options is provided in the **Supporting Documents**.

MAIN REPORT

Invitation to Tender

The invitation to submit a tender was advertised in the Sydney Morning Herald, local newspapers and the NSW e-tendering website. The tender closed on 19 December 2017 and three submissions were received. The tenderers were asked to provide three separate design and construct proposals, based on each of Council's nominated budget options.

Tender Submissions

Tenders were received from the following companies listed in alphabetical order:

<i>Company</i>	<i>Location</i>
Beau Corp Projects Pty Ltd	Currumbin QLD
Playrope Pty Ltd	Dural NSW
Swimplex Pty Ltd	Coffs Harbour NSW

Tender Evaluation

The intention of the tender process is to appoint a contractor with proven capacity and experience in similar scale projects as well as providing best value and quality services to Council.

A tender evaluation panel was established and given the nature of this tender, submissions were assessed based on the following:

- Quality of the concept design proposals and project approach;
- Quantity, quality and range of equipment provided;
- Satisfaction of Council's accessibility aspirations;
- Demonstrated capacity, experience and technical ability;
- Maintenance proposal;
- Program;
- Proposed product, supplier and contract details; and
- Work Health and Safety.

Price was not an assessment factor as tenderers were asked to provide three separate design and construct proposals, based on each of Council's nominated budget options.

The panel members were unanimous that the tender by Beau Corp Projects Pty Ltd provided the best value proposal for each of the wet play budget options requested by Council.

A summary of the tender assessment is provided in the **Supporting Documents**. Please note this information is Commercial-in-Confidence.

Evaluation of Budget Options

The tender evaluation process considered which of the three budget concept design options best satisfied Council's aspirations for the community.

Budget Option 2, being \$1,050,000, was considered the most appropriate and best value proposal for the following reasons:

- The increase in area of the splash pad from 320m² in Option 1 to 410m² in Option 2 is seen as more appropriate in relation to the size of the site. This will make better use of the space and provide more cost benefit than Option 3;
- The increased area in Option 2 allows three zones to be created, whereas only two zones are proposed in Option 1. This allows the introduction of a toddler zone and caters to all ages. Option 3 also offers three zones but does not offer a significantly increased area nor cost benefit;
- The increase in the estimated number of users from 122 in Option 1 to 176 in Option 2 is significant for the additional investment (54 additional users). The increase in the estimated number of users from 176 in Option 2 to 196 in Option 3 (20 additional users) does not provide the same cost benefit;
- Option 2 offers 36 play features and a toddlers "discovery stream", whereas Option 1 only offers 28 play features. The "discovery stream" is an element for toddlers to become comfortable with water, and to socialise. Option 3 does not provide the same cost benefits for the additional elements proposed;
- Options 2 and 3 offer the same percentage of shade coverage, which is greater than Option 1.

A summary of the options analysis is provided in the **Supporting Documents**.

Relevant Legislation

The tender has been conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Purchasing and Procurement Policy.

Critical Dates / Time Frames

Beau Corp Projects Pty Ltd has submitted a program to complete the works by late November 2018, which is in line with the overall program for the project. This program includes an allowance of ten days for wet weather.

FINANCIAL IMPLICATIONS

Council currently has \$1,500,000 allocated to this project in its budget. Upon considering the increase in scope required to make this an exciting and fully accessible facility, an additional \$905,000 is required. If adopted, this would increase the project investment to \$2,405,000.

It is proposed to fund the \$905,000 through a combination of general funds currently allocated to the Harrington Park Youth Play facility (\$750,000) and the Capital Works Reserve (\$155,000). The funds accessed from the Harrington Park Youth Play facility



will be replaced by recently available Section 7.11 (Section 94) funding. The re-allocation of funding will have no impact on Council's ability to deliver both projects on time and as endorsed by the Council.

CONCLUSION

The scope of the project is to provide a new fully accessible water play park and amenities, including additional car parking and landscaping.

Through the design development phase of this project, Council has investigated the inclusion of additional features, to ensure that Camden's first water play park delivers a fantastic new recreation facility for the community. These additional elements include wheelchair accessible change facilities with an adult change hoist, waterproof wheel chair storage, different budget design options to determine the appropriate size of the water play park, and heating to improve comfort and allow extended access into spring and autumn seasons.

In order to achieve Council's aspirations, it is recommended to accept the conforming tender Option 2 provided by Beau Corp Projects Pty Ltd, and allocate funding as outlined in the Financial Implications of this report.

The tender assessment concludes that the offer by Beau Corp Projects Pty Ltd represents the best value to Council and the company has a proven track record of performance on projects of a similar nature.

RECOMMENDED

That Council:

- i. accept tender Option 2 provided by Beau Corp Projects Pty Ltd as per the terms and conditions of Tender T009/2018 - Curry Reserve Water Play Park, Elderslie for the lump sum of \$1,050,000 (excluding GST);**
- ii. transfer general funds of \$750,000 from the Harrington Park Youth facility project to the Curry Reserve Water Play facility project;**
- iii. transfer \$750,000 from Contributions Plan CP18 to the Harrington Park Youth Play facility project;**
- iv. transfer \$155,000 from Council's Capital Works Reserve to the Curry Reserve Water Play facility project; and**
- v. endorse the revised total project investment of \$2,405,000, to allow the water play park and amenities to be fully accessible, and for the water play park to be increased in size and heated, enabling extended access into spring and autumn.**

ATTACHMENTS

1. Tender Assessment - Curry Reserve Water Play Park - *Supporting Document*
2. Options Analysis - Beau Corp Projects Pty Ltd - Curry Reserve Water Play Park

- *Supporting Document*
3. Cost Options - Curry Reserve Water Play Park - *Supporting Document*