

07.1.7 AWARD OF TENDER FOR CONSULTANCY SERVICES (ARCHITECTURAL AND OTHER DESIGN SERVICES) FOR THE GLEN WAVERLEY CIVIC PRECINCT PROJECT

Responsible Manager:	Mark Gibson, Manager Property and City Design
Responsible Director:	Peter Panagakos, Director City Development

RECOMMENDATION

That Council

- 1) **Awards the tender from Newpolis Pty Ltd (trading as Lyons) for Contract No. 2024084 – Consultancy Services (Architectural & Design Services) for the Glen Waverley Civic Precinct Project (Project) for a fixed lump sum of \$5,633,464.05 (without Novation to a Building Contractor) or \$5,594,942.87 (with Novation to a Building Contractor) at Council’s option, with an extra \$825,000 for Contingencies.**
- 2) **Notes that:**
 - a) **The total current budget and the amount allocated in the Long-Term Financial Plan for this Project inclusive of the fixed Lump Sum, Quantity Surveyor services, Project Management Fees and Contingency is \$8,000,000.**
 - b) **The anticipated Project Expenditure for this Project (Professional Services) including the Fixed Lump Sum, Quantity Surveyor services and Project Management Fees, is \$6,128,464.05 with a further allocation of \$825,000 for Contingencies.**
- 3) **Authorises the Chief Executive Officer or their delegate to execute the Contract.**

(*Please note that all dollar figures are GST Inclusive unless stated otherwise).

INTRODUCTION

Council has completed a request for tender process for Consultancy Services (Architectural and other Design Services) for the Glen Waverley Civic Precinct Project (Project).

This report seeks Council’s approval to proceed to award Contract No. 2022084 (Contract) for a lead consultant to prepare the detailed design for the Project including, at Council’s option, an application for a permit for the construction works and support Council with construction stage services.

The Contract allows for delivery of services up to and including detailed design, construction documentation and construction stage services with numerous hold points for progress reporting to Council on milestone delivery and future decisions of Council.

The Contract also provides the option to novate the Consultancy Services Contract to the Construction Contractor at the sole discretion of Council.

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Proactively address climate change and implement initiatives to achieve Zero Net Carbon in Council operations and take action to reduce Monash community emissions.

Inclusive Services

Renew our community assets to deliver contemporary services.

Enhanced Places

Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.

Explore and facilitate major projects to transform Monash.

Good Governance

Effectively communicate and engage with the community.

BACKGROUND

Over the past four years, Council has completed various studies on the Project culminating in the recent schematic design report 2022 (**Reference Design**) for which community consultation was conducted from 12 July to 23 August 2023. A report to Council on the outcome of the community consultation was considered by Council at its 26 September 2023 meeting when Council resolved to receive and note the results of the community consultation.

At that same meeting, Notice of Motion No. 16 was presented to Council regarding the Project and to which Council resolved, amongst other things, the following with regards to progressing the Project:

MOTION

“Having considered the public consultation on the Glen Waverley Civic Precinct Project (Project) reported separately in this Agenda, Council:

1. Resolves to approve and progress the Project in line with this resolution.
2. Authorises the expenditure of the \$2.5m amount included in Council’s 2023/24 budget and a further \$5.5m foreshadowed for the 2024/25 budget to complete the detailed design, construction drawings and tender documentation (Detailed Design), as a staged tender process.
3. Directs that the following matters be further considered by officers and the Glen Waverley Activity Centre Advisory Committee (Advisory Committee) during the Detailed Design stage:
 - a. Ensuring that the community events and meeting spaces to be designed are flexible and highly configurable multi-purpose spaces that can be used for a range of purposes including larger events, performances and smaller community group meetings.

- b. Revisiting the design, form and architectural features of the building so that they are simplified and sympathetic to and sit harmoniously with the existing Harry Seidler designed Civic Centre building.
 - c. Opportunities for increased landscaping and greenery being incorporated into the design and areas immediately surrounding the site, including maximising opportunities for canopy trees and water sensitive urban design.
 - d. Any other opportunities to improve the design which are responsive to the community consultation feedback.
4. Directs that officers and the Advisory Committee identify value management opportunities within the current design with an aim of reducing the overall cost.
 5. Reiterates its previous resolution that the cost of the Project will be solely funded from the proceeds of the sale of Council's land to the Suburban Rail Loop Authority and the sale of 281 Springvale Road Glen Waverley (Central Car Park). "

DISCUSSION

The Site

The Site is land owned by the City of Monash and is located at 293 Springvale Road, Glen Waverley and known as the Civic Precinct.

It sits on land registered under the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and:

- is located at the southern end of the GWAC;
- has an approximate area of 17,000m²;
- has frontages to Springvale Road to the east and Kingsway to the south and west; and
- is currently occupied by the Monash Civic Centre (**Civic Centre**) and the Glen Waverley Library.

The Ibis Hotel is located to the south of the Site. The Ibis Hotel and its forecourt is privately owned and do not form part of the scope of this Project.

The building footprint of the Project is shown coloured pink on the image 1 with the extent of the public realm shown hatched.



Image 1 – the Site.

The Scope of Services

The tender for the detailed design included a Scope of Services for a Lead Consultant to assemble a project team to complete the following milestone services:

TABLE 1

Milestones	
1	<p>Return Brief & Value Management</p> <ul style="list-style-type: none"> • Preliminary investigation, development and interrogation of the Brief and Reference Design (Schematic Design prepared by ARM). • Undertake value management. • Prepare a detailed programme.
2	<p>Design Development</p> <ul style="list-style-type: none"> • Develop the design. • Preliminary selections of materials and finishes. • Detailed and targeted engagement with users and stakeholders. • Following presentations and workshops, a detailed design report will be prepared on the preferred design.
3A & 3B	<p>Detailed Design & Planning Permit (if required)</p> <ul style="list-style-type: none"> • Develop a detailed design including final selection of materials and structures. • Prepare and submit a permit application (if required) including traffic assessment report, heritage advisor’s report, waste management report.

	The report to Council at the end of this milestone will seek a decision on progressing to Milestones 4 & 5.
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Hold Point: The following milestones are subject to a Council decision to proceed:

4	Contract/Construction documentation <ul style="list-style-type: none"> • Prepare detailed documentation drawings, specifications and schedules to enable construction. • Preparation of the tender for a building contract.
5	Construction Building contract awarded and construction commences.

Probity & Legal Support (External Advisors)

Given the significance of this Project, an independent legal review of the tender documents was conducted and an independent Probity Advisor was engaged to oversee the tender process including evaluation panel meetings and interviews.

Notification

A public tender was released / advertised on Saturday 11 November 2023 inviting tenders by 2pm on 5 December 2023.

Pre-Tender Process

Pre-tender supplier briefings were undertaken to provide Tenderers with an opportunity for clarification. These were held on 15 and 17 November 2023.

Tenders Received

Tender submissions were received from the following five suppliers by the appointed closing time.

No.	Tenderer
1	GroupGSA Pty Ltd
2	The Buchan Group Australia Pty Ltd
3	Newpolis Pty Ltd (Lyons)
4	ARM Architecture
5	Woods Bagot Pty Ltd

Tender Evaluation

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised.

Tender Conformance

All submissions were accessed for their compliance with the tender conditions including satisfying the requirements to pass the following Part 1 Mandatory Assessment.

Part 1: Mandatory Assessment Criteria

Mandatory Criteria for Pass/Fail	Measure	Score
1. The Tenderer is a current and pre-qualified supplier on the Department of Treasury and Finance Construction Supplier Register	<i>Satisfactory Evidence provided</i>	<i>Pass/Fail</i>
2. The Tenderer has experience on at least 3 comparable projects (as determined by Council in its absolute discretion)	<i>Satisfactory Evidence provided</i>	<i>Pass/Fail</i>
3. The Tenderer has (or will have) all mandatory insurances in place	<i>Satisfactory Evidence provided</i>	<i>Pass/Fail</i>
4. The Tenderer has attended one of the mandatory online information briefings on Wednesday 15 November 2023 at 10:00am or Friday 17 November 2023 at 2:00pm.	<i>Attendance recorded by Council</i>	<i>Pass/Fail</i>
5. The Tenderer has completed the Tender Form and all Tenderer Returnable Schedules (including that the Tenderer has set out any and <u>all</u> proposed legal departures as well as all assumptions, clarifications, exclusions and qualifications in the Statement of Compliance section).	<i>Tender Returnable Schedules have been fully completed</i>	<i>Pass/Fail</i>

One tenderer was deemed non-conforming as it failed to pass the Part 1 Mandatory Assessment.

The remaining tenderers were assessed in accordance with the Part 2 evaluation criteria published in the tender documentation as follows:

Part 2A: Weighted Assessment Criteria

	Key Selection Criteria	Criteria Weightings
Qualitative Criteria (50%)	Capacity and Capability	20%
	Performance /Risk	10%
	Sustainability	20%
Quantitative Criteria (50%)	Price	50%

Part 2B: Pass/Fail Assessment Criteria

Criteria for Pass/Fail	Measure	Score
Quality Systems	<i>Satisfactory Evidence provided</i>	<i>Pass/Fail</i>
OHS Systems and Processes	<i>Satisfactory Evidence provided</i>	<i>Pass/Fail</i>
Legal departures, technical qualifications and/or exclusions which Council (in its	<i>Information provided in the Statement of Compliance</i>	<i>Pass/Fail</i>

absolute discretion) considers to be acceptable or not.		
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Tenderers were asked to provide their prices for detailed design through to construction stage services with a hold point (as shown in table 1 above) which require Council approval prior to proceeding.

For the purposes of evaluating the quantitative section of Part 2A above, Price was evaluated on the tendered price provided for full design services for a “Construct Only” construction tender being Milestones 1, 2, 3A, 3B, 4A & 5A (Consultancy Service not novated to the Construction Builder) as this tendered price is higher than the alternative option of novating the Consultancy Service to the Construction Builder being Milestones 4B & 5B.

Following the shortlisting and initial evaluation scoring, clarification questions were sent to the four shortlisted tenderers to clarify their:

- proposed sub-consultancies engaged for the project;
- understanding of the design program;
- allowance for regular inspections and attendances during the construction phase; and
- assumptions that underpin their proposed fee for 4B (novation option).

Interviews were also held with the top three (3) ranked tenderers focusing on:

- Experience with community engagement;
- Experience with novation;
- Their design philosophy, how they will build upon the reference design and pertinent design considerations for this Project;
- Thoughts on project timeframe and any risks identified; and
- Management of sub-consultancies.

At the conclusion of the clarification and interview process, Newpolis Pty Ltd (Lyons) ranked highest and as such, the evaluation panel recommends Lyons as representing the best value outcome for Council.

Sustainability Outcomes

Environmental Sustainability:

Lyons demonstrated their expertise in the delivery of sustainable buildings. Their submission discussed how they take a whole of life approach to sustainability which is at the core of their design process and is never considered as an additional ‘add on’ and value for money in their building designs.

Their designs have received multiple sustainability awards and achieved 5 and 6 Green Star Design Ratings using the Public Building (Pilot) Tool. They demonstrated use of natural materials in a complex setting.

Local Sustainability:

Lyons response included a statement that they believe that the greatest opportunity to genuinely impact the local economy of the City of Monash will be throughout the construction stage of the project and their strategy for design and materials specified for the project. The strategy will include holding workshops with Council to identify appropriate goods and services that can be incorporated in the project ensuring quality and best value for money. Lyons also provided a list of local trades/services within the City of Monash that would be able to provide materials.

Social Sustainability:

Lyons response to social sustainability was that their support is through active nurturing of emerging talent and providing opportunities for individuals to gain experience in architecture, they will work with local high schools and develop a targeted work experience program for students looking to gain experience in an architecture practice.

FINANCIAL IMPLICATIONS

The Glen Waverley Civic Precinct Project is a multi-year project and Council has made allowances within the 2023/24 budget and the Long Term Financial Plan for a total allocated budget of \$8M (GST Excl.) for the Delivery of Professional Design Services.

Capital Budget Allocation	\$ GST Ex.	\$ GST Inc.
Project C09601 – Glen Waverley Civic Precinct Project (Professional Design Services Architectural and Other Design Services)	\$8,000,000	\$8,800,000
TOTAL PROJECT BUDGET (Professional Services)	\$8,000,000	\$8,800,000

Total Anticipated Project Expenditure (Professional Services) based upon Lyons submission		
Lump Sum Price for this Contract 2024084	\$5,121,330.95	\$5,633,464.05
Contingency	\$ 750,000.00	\$ 825,000.00
Quantity Surveyor services (separate contract 2024085)	\$ 200,000.00	\$ 220,000.00

Project Management/Delivery Fees during detailed design	\$ 250,000.00	\$ 275,000.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$6,321,330.95	\$6,953,464.05

POLICY IMPLICATIONS

Plan / Strategy	Theme	Goals/Objectives
Council Plan – 2021-2025	Sustainable City	Ensure an economically, socially, and environmentally sustainable municipality
	Enhanced Places	Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.
Asset Plan 2021-2031	State of our Assets	Determine the demand and value of the services our assets provide.
	Lifecycle Management	Understanding and meeting the impact of changing service needs
Council Plan 2017-2021	Inviting Open and Urban Spaces	We want our Civic Centre to celebrate the vitality and diversity of our city by optimising the capacity for passive and active interactions between internal and external spaces.
Strategic Asset Management	Asset Management	To provide assets that support the provision of best value services. Council assets will be accessible, safe and suitable for community use. The approach to asset management will balance competing social, environmental and economic needs for the benefit of current and future generations
Healthy & Resilient Monash Integrated plan	Engaged, confident and connected community	The Library is a place for enquiry, reflection, discovery and participation that fosters social connections and supports lifelong learning.
	Active and Healthy Built Spaces	We want the design to ensure that community needs, both now and into the future are central to the physical design of our buildings.
	Safe and Respectful	The Library will provide opportunities for lifelong learning, accessible design and for everyone to participate fully in community life.
Monash Future Libraries report	Libraries as community living rooms	Development of a contemporary library building will optimise community participation, allowing residents to pursue and share literacy and creative interests.
Glen Waverley Activity Centre Structure Plan	To provide community, civic and cultural facilities and services that cater to the needs of existing and future populations	Support the re-use of the existing library for Council administrative services and meeting rooms when a new facility is developed.

Environmental Sustainability Strategy	ESD	Promote environmentally sustainable outcomes in urban planning, design and development.
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Monash Planning Scheme	Clause 11.03 – Planning for Places – Activity Centres
	Clause 21.05 – Economic Development
	Clause 21.06 – Major Activity and Neighbourhood Centres
	Clause 22.13 – Environmentally Sustainable Development

All documents referred to above can be downloaded from the City of Monash website or made available upon request.

CONSULTATION

The tender for this Contract was a public tender. No community consultation was required.

SOCIAL IMPLICATIONS

The Project aims to provide space that:

1. Fosters connection, learning and engagement and acts as a catalyst for social and cultural interaction.
2. Is adaptable and supports a diversity of activities and events of a cultural, community and civic focus; and
3. Presents as a centre of excellence for all Monash residents as a destination for inspiration, participation and creativity.

HUMAN RIGHTS CONSIDERATIONS

The Project does not impact any rights listed in the Charter of Human Rights and Responsibilities Act 2006.

GENDER IMPACT ASSESSMENT

Because the new Glen Waverley Civic Precinct is considered to have a direct and significant impact on the Monash community, a gender impact assessment (GIA) has been undertaken. Initially this GIA has focused on the consultation and preliminary concept. The GIA will inform next stages including detailed design and will be revisited as the design progresses.

As a result of the GIA, the consultation was strengthened to include engagement with each of the Council's Advisory Committees and advice was also sought from a range of experts. Through the GIA process, comprehensive community consultation and desktop research was undertaken. Key findings that will be important considerations for design include:

- Women make up majority of library users and are more likely than men to be carers of children, the elderly and users with special needs.
- Neurodiverse users and users with dementia have different experience of spaces and the sensory environment. These users are more likely to have women carers.
- Libraries need to be socially inclusive spaces and have multi-purpose areas that can be utilised by our diverse community including young adults, multicultural groups and LGTBQA+ users as safe meeting places. This is also aligned to priorities in *Monash's Health & Wellbeing Plan* and *LGBTQA+ Action Plan*.
- The provision of all-gender facilities is important to users; and
- More attention paid to the needs of carers of children such as enhancing the parents' room, awareness of the needs of neurodiverse users, particularly children, through choice of materials and finishes and layouts of spaces, addition of a changing places space. Location of digital learning facilities near the entrance and within proximity to staff who can assist vulnerable users.

CONCLUSION

That Council approves the recommendations contained within this report and awards the tender as recommended.

ATTACHMENT LIST

Nil