CM13.3. Ian Barker Fields Stabilisation and Reconstruction Works Contract No 22/02546

DATE	12 May 2022	**FIL REFERENCE**	FIL21/02546-02
CONFIDENTIAL	No		
FURTHER ENQUIRIES	Andrew Lawson City Projects	**PHONE**	6023 8111
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Purpose of Report

To recommend a preferred contractor for Ian Barker Fields Stabilisation and Reconstruction Works, through a qualitative and quantitative assessment.

Background

Ian Barker Fields forms part of the Alexandra Park Sports Precinct in East Albury. It is proposed to reconstruct the existing area of Ian Barker Fields to develop a multi-purpose playing field, which can cater for one full size senior AFL oval, four senior size soccer fields and a cricket ground overlaid in one sports field surface.

This project is intended to create a four-hectare playing surface which can be used by local sporting groups and the general community for active and passive recreation and can also accommodate regional carnivals and gala days. It will provide flexibility in managing both the participation in numbers of sport and opportunity to hold carnivals where several fields are required.

The upgrade of Ian Barker Fields aligns with the Council endorsed Alexandra Park Sports Precinct Master Plan.

The footprint of Ian Barker Fields was historically used as a general waste disposal area prior to being constructed as a sport field. In recent years, depressions have appeared in the playing surface which have led to half of the field being unplayable while the other half is heavily dilapidated due to continued subsidence. Considerable work is required to consolidate, stabilise, and level the site to mitigate future subsidence.

The scope of works included in this contract is summarised below:

- reconstruction and levelling of the playing surface;
- establishment of a warm season turf surface;
- irrigation system;
- sub-surface drainage;
- synthetic grass covered concrete cricket pitch;
- sports field lighting; and
- perimeter fencing.

Tenders were invited for Ian Barker Fields Stabilisation and Reconstruction Works, contract number 21/02546 and advertised in the Border Mail and on Tenderlink. Tenders closed at 12 noon on Tuesday 29 March 2022.

The contract duration is estimated at seven months with an additional three-month establishment period and will be completed in the 2022/23 financial year.

Council's budget allocation for the project is $5,170,000.00 including GST. This is inclusive of $968,642.00 of grant funding secured through the NSW Government Regional Sport Facility Fund.

The Alexandra Park Sports Precinct Master Plan showing the location of Ian Barker Fields is attached for information (attachment 1).

Tender Assessment

At the close of tenders, two submissions were received from the following company:

- Colin Joss & Co Pty Ltd trading as Joss Construction (Albury, NSW); and
- Colin Joss & Co Pty Ltd trading as Joss Construction (Albury, NSW) – Alternate Tender.

The tender was evaluated in accordance with Council's Procurement Policy and Guidelines. The assessment panel for the tender comprised Senior Project Engineer – Clenisa Canafe, Project Delivery Team Leader – Isaac Greene, Parks Supervisor – Mark Lee, and Sourcing Coordinator – Brooke Starkey.

Conformity Check

A conformity assessment was undertaken to ensure all submissions received were in accordance with the contract documentation and specification.

Company	Pricing Details	Supporting Information	WHS Documentation	Comment
Colin Joss & Co Pty Ltd trading as Joss Construction	✓	✓	✓	Conforming
Colin Joss & Co Pty Ltd trading as Joss Construction – Alternate Tender	✓	X	✓	Non-Conforming

As indicated above, the submission from Joss Construction was assessed as a conforming tender with the necessary documentation provided to meet Council's WHS registration requirements.

Joss Construction also provided an alternative tender (non-conforming), which proposed changes to the design associated with the lighting system and root zone sand material. Following consultation with Council's design consultant, Endeavour Turf Professionals Pty Ltd (ETP Turf), these changes

were not considered viable alternatives as they did not comply with the height restrictions imposed by Airservices Australia (due to close proximity of the Albury Airport) or were not sufficient to meet the requirements of the design, respectively. Therefore, the alternative tender submission from Joss Construction was not further considered for this contract.

Qualitative Assessment

A qualitative assessment considered a range of issues including:

- past performance – including referee checks, relevant experience, and expertise in performing same or similar projects;
- methodology and program – project methodology and proposed program;
- capacity – current and future commitments and workload;
- capability – Including availability of resources, equipment, and contract management capabilities; and
- benefit to local region – social and community benefit to the Albury/Wodonga region.

Company	Past Performance (35%)	Methodology & Program (25%)	Capacity (20%)	Capability (10%)	Local Benefit (10%)	Total (100%)
Colin Joss & Co Pty Ltd trading as Joss Construction	26	20	16	8	9	79

Colin Joss & Co Pty Ltd t/a Joss Construction is a locally based company (Albury, NSW) and has extensive experience in completing large construction projects for local government bodies, which include several sports precinct developments. Council does not have any recent experience with Joss Construction; however, they did deliver the Flying Fruit Fly Circus Redevelopment in 2011, which Council staff managed on behalf of the Flying Fruit Fly Foundation.

Notable similar projects completed or currently being delivered by Joss Construction include the $16.4M Artie Smith Oval Redevelopment for Shoalhaven City Council, the $13.2M Wagga Wagga Cycle Complex for Wagga Wagga City Council and the $1.1M Puckapunyal Irrigation Works for The Department of Defence.

Their current commitments include 13 projects which are primarily infrastructure works, with major developments including Artie Smith Oval Redevelopment for Shoalhaven City Council (anticipated completion Feb 2023), Young High School Main Works for School Infrastructure NSW (anticipated completion Jan 2023), New Dual Court Stadium for Wodonga Senior Secondary College (anticipated completion June 2022), Duntroon HC Demolition & Car Park Works for The Department of Defence (anticipated completion Sep 2022), and Holsworthy Roads for The Department of Defence (anticipated completion June 2022).

Joss Construction has submitted the required insurances and demonstrated that they have the financial capacity to deliver a project of this scale. Furthermore, they have the available resources and

have nominated reputable subcontractors to undertake the specialist components associated with the works.

Referee information indicates that Joss Construction deliver a high-quality product in accordance with the project specification and client expectations. Referees also suggested that the contractor is highly experienced in project delivery and has a very professional team.

Joss Construction's proposed delivery team is well resourced and consists of a project director, project manager, construction manager and site supervisor with relevant construction industry experience. They also have additional project support resource to undertake technical, programming, health & safety, environment, and quality functions.

Joss Construction's construction program is nine months in duration, inclusive of the establishment period to prepare the sports field surface ready for play. Their program identifies critical construction activities and sets out realistic timelines for each of the work activities. They have also illustrated the administrative task requirements necessary to successfully deliver the works.

Joss Construction has considered in their submission the critical components to satisfactorily deliver this project. Entracon Civil Pty Ltd, a reputable compaction contractor with vast experience in completing similar stabilisation works has been nominated to complete the soil stabilisation component of the project. Joss Construction has presented their methodology and strategies to ensure the sand and turf installation is completed towards early January 2023 to allow for growth of turf during the summer season. This work will also be undertaken by a specialist sports field subcontractor, Renworx who has extensive experience in the construction of natural turf surfaces.

Council's consultant Endeavour Turf Professionals Pty Ltd (ETP Turf) advised "*Joss Construction have submitted and demonstrated in their tender response the necessary requirements for the delivery of the stabilisation and reconstruction works at Ian Barker Fields and that they have sufficient resources and understanding of the works required. We (Endeavour Turf Professionals Pty Ltd) believe that Joss Constructions have the capabilities to undertake and deliver the required outcome as long as they adhere to all compliance, verification, design and technical specification requirements for this project."*

Joss Construction has indicated that should they be awarded this tender, the majority of the materials, plant, equipment and labour will be sourced from the local region. A majority of their proposed key subcontractors and suppliers are local and well respected in their fields. Their submission also indicated substantial community benefit within the local region through extensive sponsorship of various local sporting groups, volunteer organisations and community groups.

From the information provided, Joss Construction demonstrates the required management systems, experience, construction plant, resources, and availability to provide AlburyCity with a quality product.

Quantitative Assessment (100%)

The lump sum tender price and rating relative to the lowest price are tabulated below.

Company	Contract Value (including GST)	Rating (100)
Colin Joss & Co Pty Ltd trading as Joss Construction	$4,741,657.62	100

The budget allocation for the project is $5,170,000.00 including GST, with Joss Construction's submissions being $428K (8%) less than the allocated budget.

In the absence of other submissions, the tender was evaluated against the detailed Cost Plan provided by ETP Turf totalling to $4,991,289.66 (including GST). The submission from Joss Construction was favourable from a cost perspective, being $249K (5%) less than the detailed cost estimate from ETP Turf.

Although the response to this tender is low, it was downloaded by 31 companies in Tenderlink which indicates that the tender invitation has reached a substantial number of prospective tenderers.

Risk

- **Business Risk** – There is business risk to Council with adverse site conditions. To mitigate this risk, location of existing services, environmental investigations and geotechnical investigations have been undertaken. Council has no recent experience with Joss Construction (i.e., last 10 years). However, their submission indicated that the company is financially viable, and referee information confirmed that they deliver high-quality projects which are in accordance with project specifications. There is also risk of losing funding if the scheduled completion date in the funding agreement (30 June 2023) is not met.
- **Corporate Risk** – AlburyCity's public image and branding may be at risk due to construction timeline delay, significant cost discrepancies and further subsidence of the playing field. If contaminated soil is discovered during construction, it may lead to substantial cost to AlburyCity. Provisional Sum Allowances have been allocated in the budget to cover contaminated soil disposal and additional fill material. However, with the specified compaction and capping processes during construction, it is anticipated that no, or minimal, contaminated soil will be required to be removed from site. Further, if over consolidation of the site (above that anticipated in design) eventuates, alterations to the playing surface level can be made.
- **WHS and Public Risk** – WHS risks due to the construction works will be controlled in accordance with AlburyCity procedures. The contractor will be WHS registered with AlburyCity and will be required to implement relevant Safe Work Method Statements and safety inspections. Furthermore, the contractor will be required to submit COVID safety plans, complete AlburyCity's COVID-19 declaration and abide by Federal and State Government Public Health Orders. The contractor will be required to submit a Traffic Management Plan to minimise construction impact to the community and to allow safe movement of both construction site vehicles and public vehicles.

- **Environmental Risk** – A Review of Environmental Factors (REF) has been undertaken to identify any environmental risks and suitable measures to mitigate them (attachment 2). It was determined that all predicted environmental and cultural heritage impacts can be avoided, mitigated and/or managed such that the project will not lead to significant impact to the environment. The environmental risk of potentially exposing contaminated materials can be mitigated by limiting the excavation and using specified compaction and capping processes during construction.
- **Delivery Program Risk** – It is critical to this project that the sand and turf installation is completed by early January 2023 to allow for establishment of warm season turf surface. There is the possibility of delivery delays due to inclement weather, latent conditions, and contractor-caused delays.

Community Engagement

The Ian Barker Fields Stabilisation and Reconstruction Works project is identified in the Council endorsed Alexandra Park Sports Precinct Master Plan, which included extensive engagement with stakeholders and the general community. Key stakeholders and user groups such as St Pats Soccer Club, North Albury Auskick, Steamers Rugby Union Club, East Albury Cricket Club and Cricket Albury Wodonga have endorsed the project by providing a letter of support for the successful grant application.

To keep the community informed of the construction progress, the project has been included in the Major Projects section of the website, and frequent updates will be made through News from AlburyCity and via social media.

This project is relevant to several strategic plans such as Albury 2030 and Managing the Growth of Football (Soccer) Strategy in Albury as outlined below.

1. Albury 2030 Community Strategic Plan

   This project identifies with Albury 2030's theme of '*a caring community*' and specifically, with outcome 3.4 '*Albury offers a diverse and accessible range of facilities and activities for all ages.'* Specifically, the delivery of this project promotes and encourages healthy lifestyles through development and efficient use of sporting, recreational, educational, and cultural facilities, and infrastructure.

2. Managing the Growth of Football (Soccer) Strategy in Albury

   This project identifies with the Managing the Growth of Football (Soccer) Strategy in Albury, specifically with strategy two, which aims to develop Alexandra Park as a secondary regional venue for football.

This project is also included in the Four Year Delivery Program which underwent extensive community consultation prior to adoption by Council.

Summary

The scoring for the qualitative and quantitative assessment is summarised in the following table:

Company	Quantitative	Qualitative
Colin Joss & Co Pty Ltd trading as Joss Construction	100	79

From the qualitative assessment, Joss Construction has the required management systems, experience, resources, and availability to successfully undertake this project.

From a quantitative perspective, the submission from Joss Construction was assessed as being advantageous to Council. The submission is below Council's budget expectation ($428K or 8% below) and is comparable to the detailed Cost Plan ($249K or 5% below) provided by Council's consultant, ETP Turf.

Therefore, based on the qualitative and quantitative assessments, it is deemed that the submission from Joss Construction provides the best value for Council to deliver this project.

Conclusion

Council invited tenders for Ian Barker Fields Stabilisation and Reconstruction Works and received one conforming submission.

It is proposed to reconstruct the existing area of Ian Barker Fields to develop a multi-purpose playing field. It will cater for one full size senior AFL oval, four senior size soccer fields and a cricket ground overlaid in one sports field surface.

The project will involve the reconstruction of the entire area with surface drainage, upgraded irrigation, establishment of warm season grasses, synthetic grass covered concrete cricket pitch, installation of sports field lighting and perimeter fencing.

A quantitative and qualitative assessment indicated that the submission from Joss Construction was a favourable submission and met the requirements of the tender. Their tendered price of $4,741,657.62 including GST, is within the budget allocation of $5,170,000.00 including GST.

Therefore, based on the qualitative and quantitative assessments, it is deemed that the submission from Joss Construction provides value for Council to deliver this project.

Recommendation

That Council accepts the tender from Colin Joss & Co Pty Ltd trading as Joss Construction for Contract No. 21/02546 Ian Barker Fields Stabilisation and Reconstruction Works for the lump sum price of $4,741,657.62 (including GST).

Attachments

1. Alexandra Park Sports Precinct Master Plan (DOC11/35361).
2. Review of Environmental Factors (DOC22/44141).