



The Barossa Council

Notice is hereby given that the next Special confidential meeting of Council will be held on Wednesday 1 February 2023 in the Council Chambers, 43-51 Tanunda Road, Nuriootpa, commencing at 5.00pm.

CONFIDENTIAL AGENDA – SPECIAL COUNCIL MEETING

1 FEBRUARY 2023

2. CONFIDENTIAL AGENDA

2.1 THE BIG PROJECT

- 2.1.1 Barossa Rugby Precinct - Tender For Clubroom - Change Rooms and Pitch - Civils 2

COVER SHEET

CONFIDENTIAL REPORT

1 February 2023

Council Meeting

2.1 THE BIG PROJECT CONFIDENTIAL REPORT

2.1.1 BAROSSA RUGBY PRECINCT - TENDER FOR CLUBROOM - CHANGE ROOMS AND PITCH - CIVILS

The matter of the agenda item being tenders for the supply of goods, the provision of services or the carrying out of works; pursuant to Section 90(3)(k) of the Local Government Act 1999 ("the Act") being information that must be considered in confidence.

There is strong public interest in enabling members of the public to observe Council's transparent and informed decision-making. This helps to ensure accountability, maintain transparency of public expenditure, facilitate public participation, assist public awareness and allow for the scrutiny of information. Attendance at a Council meeting is one means of satisfying this interest. The public will only be excluded from a Council meeting when the need for confidentiality pursuant to Section 90(2) of the Act outweighs the public interest of open decision-making.

In this matter, the reasons that receipt, consideration or discussion of the information or matter in a meeting open to the public would be contrary to the public interest are that it contains tender and commercial pricing information.

On balance, the above reason which supports the need for confidentiality pursuant to Section 90(2) of the Act outweighs the factors in favour of the public interest of open decision-making.

RECOMMENDATION

That Council:

- (1) Under the provisions of Section 90(2) of the *Local Government Act 1999*, make an order that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director Corporate Services and Business Innovation, Director Community Services, Director Development and Environmental Services, Director Works and Engineering, Project Director The Big Project and the Minute Secretary, in order to consider in confidence a report relating to 2.1.1 Barossa Rugby Precinct - Tender For Clubroom - Change Rooms and Pitch - Civils being information that must be considered in confidence pursuant to:

Section 90(3)(k) of the *Local Government Act 1999*:

tenders for the supply of goods, the provision of services or the carrying out of works; and

- (2) Accordingly, on this basis, Council is satisfied that public interest in conducting meetings in a place open to the public has been outweighed by the need to keep the information and discussion confidential in order that it contains tender and commercial pricing information.

CONFIDENTIAL

CONFIDENTIAL**THE BIG PROJECT CONFIDENTIAL REPORT****DEBATE AGENDA – CONFIDENTIAL REPORT****2.1.1 BAROSSA RUGBY PRECINCT - TENDER FOR CLUBROOM - CHANGE ROOMS AND PITCH - CIVILS**

Author: Project Director, The Big Project
23/4323

PURPOSE

To seek increased budget allocation for the upgrade of the Barossa Rugby Precinct project due to cost escalations arising from the global and national market conditions and subject to that obtain approval for the award of contract following the Request for Tender process undertaken for the Clubroom and Change room and Pitch, Civil and associated infrastructure upgrades.

RECOMMENDATION

That Council:

- (1) Approves the recommendation of the Tender Evaluation Panel to award the contract for both tenders to Draig Desert Rose Pty Ltd trading as Bishop Building for the tender amount of up to \$4,729,908 ex GST representing the best value for money submission and subject to execution of a suitable combined contract agreement.
- (2) Approves an additional budget allocation of \$2,561,002 ex GST to the Barossa Rugby Precinct project to achieve a total revised budget of \$5,061,002 ex GST, including a project contingency of \$331,094 ex GST.
- (3) Authorises the Chief Executive Officer to sign the tender evaluation report approval and enter into the appropriate contractual agreement on that basis.
- (4) Having considered this matter in confidence under Sections 90(2) and 90(3)(k) of the *Local Government Act 1999*, makes an order pursuant to Section 91(7), that the minutes, agenda report and attachments other than the minutes relating to this confidentiality order of the Confidential Council Meeting held on 1 February 2023 in relation to item 2.1.1 Barossa Rugby Precinct - Tender For Clubroom - Change Rooms and Pitch - Civils be kept confidential and not available for public inspection and authorise the Chief Executive Officer to review and revoke the order.

REPORT**Background**

At its Council Meeting on 20 August 2019, Council prioritised the Barossa Rugby Precinct upgrade project adjacent the Barossa Aquatic and Fitness Centre, on the corner of Magnolia and Research roads, predicated on securing grant funding.

Project budget was allocated as part of that prioritisation process. These budgets were based on cost estimates obtained from quantity surveyors during the preceding master planning processes. One of the key drivers for the implementation of the Rugby project is to facilitate the Barossa Ram's move from the Lyndoch Recreation Park to a new location and in turn, the relocation of Barossa Districts Football and Netball Club Inc. from Williamstown to Lyndoch as per the Southern Barossa Hub Feasibility Report to support its expansion and growth aspirations.

Introduction

The budget allocations for those projects have not been subject to any escalation in the intervening period.

The impact of external global and national market forces on the construction industry and the escalating costs of construction are documented on a continuing basis in the media. They arise from the effects of the pandemic; supply chain pressures; the European conflict and associated impacts on fuel and material production.

The Request for Tender process for the Barossa Rugby Precinct project has now been completed. The project is above the \$4M ex GST threshold for Officer delegated approval and requires Council to review and consider the tender evaluation report and recommendation. The tender submissions including the recommended tender are all above the allocated project budget and the project cannot proceed unless additional budget is also approved.

Discussion

After significant planning challenges regarding native vegetation and stormwater, planning consent was issued on 6 December 2022. The tender was released to market on 18 November 2022 and due to the Christmas and New Year holiday break, an additional 3 weeks was allowed for in the tender period for a total of 7 weeks, closing on 13 January 2023.

Approved project budget August 2019: \$2,721,000 ex GST

Funds (expended and projected) on planning, design and associated costs including salaries to date: \$221,000 ex GST

Residual budget for construction: \$2,500,000 ex GST (including contingency)

The detailed design and development process for the tender documentation has involved: DASH architects, Building Services, Pitch & Civil and Structural design consultants, input and collaboration with the project working group comprising representatives of the Barossa Rams Rugby Club and internal staff from The Big Project and Works Operations teams. In anticipation of the expected budgetary pressures, considerable value management of the design has been undertaken throughout the 9 month detailed design process. The outcome has been a lean but functional design outcome to deliver the Rugby Union SA compliant multi-use clubroom (kitchen / BBQ / bar facilities); 4 x gender neutral change rooms, referee, medical and DDA compliant change room (1 x each) and associated infrastructure. The scale of design allows for the club's predicted growth as the region's only rugby operation. The pitch includes all required drainage, irrigation, turf, sports lighting and civils works and will also accommodate 3 touch football pitches. There is also a bitumen carpark with compliant lighting included.

The tender evaluation panel comprised:

- Representatives from the Barossa Rams Rugby Club (President and General Committee member):
- Project Director – The Big Project
- Project Manager – The Big Project
- Senior Technical Project Director – The Big Project
- Manager Operations (Pitch / Civil / Associated infrastructure only)

The scope of the tender documentation is extensive. A high level extract of the key elements of the project design for the projects is provided for information as **Attachment 1**. The full tender documentation is available on request and will be available for review or reference at the Special Council Meeting.

The following tender documentation is provided for Council review:

Attachment 2 – Tender Evaluation Matrix – Clubroom and Change Rooms scoring outcomes

Attachment 3 – Tender Evaluation Matrix – Pitch, Civils and Associated Infrastructure scoring outcomes

Attachment 4 – post tender clarification consolidated summary containing the aggregated information from all the shortlisted tenderers. If additional detail is required for each tenderer this can be supplied.

Attachment 5 – post tender clarification document with preferred tenderer.

Attachment 6 – Tender Evaluation Report

In summary:

	Clubroom and Change Rooms	Pitch and Civils
Tenders Received	6	5
Complying Tenders	5	5
Tenderer submissions for both tenders	4	4
Locality	1 local (RDA area) – 4 Adelaide	1 local (RDA Area)– 4 Adelaide
Combination cost of tenders	All significantly in excess of the \$2.7M ex GST budget	
Combined works savings for award of both contracts	1 tenderer quantified savings of \$114,724. 1 tenderer noted potential savings however did not quantify during the tender development process	
Savings through specification options	Most tender submissions included various alternate selections / specifications for potential savings. Options were reviewed through post tender processes (Attachment 4).	
Savings identified by Club	The Barossa Rams Rugby Club also provided options for savings through selections / specification. Options were reviewed through post tender processes (Attachment 4).	

Local content	The tender panel prioritised achievement of a high component of local subcontractor labour content. Preferred tenderer submitted a local content of 90%+ and has a track record on its local content tender commitments in existing project work with Council.
Turf installation	Manager Operations requested the review of turf lay dates as far as practicable to be aligned with growth season
Experience	The tender panel prioritised the preference for a company with extensive experience of projects of this scale and scope; demonstrated expertise and experience in pitch development to an A Grade standard was given high priority. Preferred tenderer has a strong track record in pitch development that has been highly praised by industry experts and continues to demonstrate continuous improvement strategies and approaches.
Resources	Resourcing capacity to take on multiple projects was scrutinised to ensure Council's risk will be appropriately managed. Preferred tenderer has demonstrated capacity and flexibility with resources (subcontractors) and program timing to minimise resource and program risks to achieve best possible outcomes.
Prolongation Costs	2021 and 2022 saw significant project program impacts due to the La Niña weather impacts. Previous experience with large, 2 nd tier industry contractors is that they are likely to claim for prolongation costs (to cover additional preliminaries and wages costs) due to down time experienced for wet weather delays etc. Experience with local contractors to date has been that prolongation costs have not been sought despite lengthy wet weather delays. There have been efficiencies where resources have been able to be redeployed across alternative projects.
Post tender meeting	Project officers met with preferred tenderer for a comprehensive post-tender meeting to review savings options and point for clarification.
Materials / Labour split	The tenderers were asked to provide a % split between the material component of the project verses the labour and other project elements as these would potentially be subject to different cost pressures and escalation amounts. The preferred tenderer provided split of 35% labour : 65% materials. This data was then used to inform the Officers assessment and calculation of a reasonable budget escalation approach for Council to consider.

Based on the outcome of this approach the panel has recommended Draig Desert Rose Pty Ltd trading as Bishop Building as its preferred tenderer. Bishop Building

provided the lowest contract price for the Change Room and Clubrooms and while they were the highest contract price for the Pitch, Civils and Association Infrastructure, the two activities combined achieved the highest overall value for money score. There was also some concern at the breadth of pitch development experience from some of the other tenderers and that the duration of some of the proposed programs was insufficient to achieve the required quality outcomes with prolongation cost risks if the programs are not able to be delivered.

Bishop Building has worked with Council on a number of previous projects, Angas Recreation Park – clubroom and change rooms, and junior oval ; Tanunda Recreation Park – junior oval and associated civil upgrades; and Mount Pleasant Caravan Park Upgrade. Officers have received positive feedback on previous works by Bishop Building. This feedback has come from Angaston Football Club and also Council's turf consultant and noted industry specialist Daryl Sellar of Living Turf. The panel was highly impressed with their understanding of the project and proactive approach to resourcing contingency by engaging additional concurrent earthworks contractors to minimise any weather impacts on the contract program and the commitment to quantifying savings for combination of the two works activities. The only tenderer to do so at the tender submission stage.

Based on that assessment the evaluation scoring resulted in the following:

Clubroom and Change Rooms:

RANK	TENDERER	SCORE
1	Draig Desert Rose Pty Ltd T/A Bishop Building	148
2	Kennett Pty Ltd	117
3	BMD Constructions Pty Ltd	107
4	BluBuilt	102
5	Stride Construction SA Pty Ltd	59

Pitch, Civils and Associated Infrastructure:

RANK	TENDERER	SCORE
1	Draig Desert Rose Pty Ltd T/A Bishop Building	183
2	BluBuilt	175
3	Kennett Pty Ltd	164
4	Beltrame Civil	150
5	BMD Constructions Pty Ltd	142

The preferred tenderer cost is as follows:

	Clubroom / Change Rooms	Pitch / Civils	Total Project Cost
Initial Tender Cost	\$2,729,201	\$2,228,892	\$5,018,201

Revised Tender Cost reduction for securing both contracts			\$173,569
Revised Tender Cost (savings)			\$114,724
Revised Project Cost			\$4,729,908
Recommended contingency 7%			\$331,094
TOTAL Project Cost			\$5,061,002

A generally accepted project contingency in the building / construction industry is 10% however recent projects and that this is essentially a 'greenfields' site, officers are reasonably confident in reducing this to 7%.

Modelling of budget cost escalation pressures since 2019

Bishop Building provided that 35% of the project costs were attributed to labour, administration and plant costs and 65% make up project materials costs. Previous project assessments (as part of the Tanunda Recreation Park Clubroom and Change rooms tender assessment) noted that the cumulative % increase of cost escalation in material costs are over and above CPI for the last 3 years, in that there has been a cumulative 43.75% increase in project materials costs over 3 years.

In relation to consumer price index (CPI) price increases over the period since 2019, Australian Bureau of Statistic (ABS) data indicates that:

- CPI increase for the year to September 2020 was 0.7%
- CPI increase for the year to September 2021 was 3%
- CPI increase for the year to September 2022 was 7.3%

Total 11% CPI increase over 3 years.

The ABS reports that "High levels of building construction activity and ongoing shortages of labour and materials continue to drive higher prices for [construction]. Although the rate of price growth eased somewhat this quarter compared to the highs seen in recent quarters, in annual terms, the series recorded the largest rise since it commenced in 1999."

If (a) the CPI impacts are applied to the original residual construction project budget of \$2,500,000 ex GST and then (b) the additional cumulative increases in material costs are applied to the 65% portion of the contract value that makes up the material component of this project the following cost escalation can be demonstrated:

Escalation (CPI and industry materials escalation) of \$1,053,452 ex GST taking the total budget from \$2,721,000 to \$3,774,452 ex GST. This account for costs expended to date on planning/consultancy/administration @ \$221,000 (these have not been escalated as they have already been spent).

Actual Recommended Tender cost outcomes compared to escalated budget

Tender Price (Bishop Building)	\$4,729,908
(Planning/consultant costs to date	\$221,000)
Contingency on construction cost @ 7%	\$331,094

Total cost: \$5,061,002 ex GST
 Over current construction budget amount \$2.5M by \$2,561,002

Summary and Conclusion

- Tenders have been assessed for the Barossa Rugby Precinct Clubroom and Change Rooms and Pitch, Civils and Associated Infrastructure Request for Tender and all tenders including the recommended best value for money tender from Bishop Building are over the current approved project budget of \$2,721,000 ex GST.
- Officers have modelled what the impact of the widely known and documented global and national market cost pressures are on the project costs and quantified the escalation that would have been needed for the budget to keep pace with those market forces based on ABS data and tenderer feedback from the construction sector.
- The project budget has not been escalated since August 2019.
- An increased budget amount of \$2,561,002 ex GST is required to proceed with the project.
- If the increased budget is approved, Officers recommend the award of both tenders via a contract to Bishop Building for a contract value of up to \$4,729,908 ex GST and subject to agreement and execution of a suitable contract.
- The additional budget allocations will have to be funded from additional Council borrowings.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- (a) Attachment 1 Barossa Rugby Precinct Project - Plans [↓](#) 
- (b) Attachment 2 Barossa Rugby Precinct Development - Clubroom and Change Room - Tender Evaluation Matrix [↓](#) 
- (c) Attachment 3 Barossa Rugby Precinct Development - Pitch and Civils - Tender Evaluation Matrix [↓](#) 
- (d) Attachment 4 Barossa Rugby Precinct - Post Tender Review Comparison - January 2023 [↓](#) 
- (e) Attachment 5 Barossa Rugby Precinct Tenders T163 2022 and T220-2021 - Post Tender Clarification Process - Summary of responses [↓](#) 
- (f) Attachment 6 Tender Evaluation Report - Barossa Rugby Precinct - Pitch Civils and Buildings [↓](#) 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Infrastructure



Health and Wellbeing



Community and Culture

Goal

4. The Barossa fosters community resilience, connection and wellbeing through its social planning, recreation, safety, education, preventative health and social strategies especially for our youth and vulnerable people.
6. The Barossa maintains and develops infrastructure that meets the needs of the region and is efficient.
7. Community infrastructure planning is aligned to both current and the future needs of the community
10. Our region enjoys the benefits of sustainable community groups, networks and facilities that encourage everybody to participate in the community.

Strategies

- 4.1. Build on a strong sense of community pride with active community groups and individuals participating in local decision making and community building activities.
- 4.2. Continue creating strong and sustainable community networks, and support young people to actively participate in the community and develop the leaders of the future.
- 4.3. Embrace place-making principles when developing community infrastructure and regulate planning and development in public spaces and active recreation.
- 6.2. Continue to ensure that infrastructure considers place-making is inclusive and accessible for all.
- 7.1. Build on sound asset management practices to deliver sustainable services to ensure that infrastructure is adequate to support the community.
- 7.2. Ensure both current and future infrastructure needs are met in a proactive rather than reactive way.
- 10.3. Build on the capacity of community members to participate in cultural, creative, recreational, sporting and learning opportunities.

Advocacy Plan

Nil

Legislative Requirements

Local Government Act Section 123

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONSFinancial Considerations

There is not expected to be any impact on the 2022/23 financial year with payments for the increased costs to be made in the 2023/24 financial year which will be reflected in the upcoming budget and long-term financial plan updates.

The additional cost will be funded by borrowings therefore increasing the Councils net financial liabilities by approximately 5.6%.

Financial assessment

A Due Diligence Level One Report has not been completed, report to Council outlines the matters involved.

Resource consideration

The project will continue to be managed within current Big Project Team resources. No additional considerations apply.

Risk Management Considerations

Residual risk and risk management considerations in relation to the Clubroom / Change Room and Pitch/Civils/Associated Infrastructure tenders are contained within the Tender Evaluation Report.

Other potential risk considerations include:

- Reputational risk to Council if additional funding is not provided to undertake the project. This may relate to both local stakeholder feedback and state government as the grant funding partner for this project. Council is be looking to secure future state funding for other projects.
- Council needs to balance the financial risks associated with the increased borrowing requirements arising from the additional expenditure and its capacity to fulfil the requirements of its Treasury Management Policy, financial KPIs and other expenditure commitments.

COMMUNITY ENGAGEMENT

The Barossa Rugby Precinct upgrades have been subject to significant community consultation and there is ongoing stakeholder representation in the various project working groups supporting the design development and implementation of the projects. This includes representation by nominated representatives on tender evaluation panels and assists with the understanding of transparent and community informed decision making.



Amendments		
Issue	Date	Amendment
PG	3/3/22	Planning Consent
PG	21/10/22	Permitted Development
PG	10/11/22	Tender Issue
PG	5/12/22	RFI Issue

☐ Information/Comments
☐ Approval
☒ Tender
☐ Construction

Note to Contractors

Do not scale off drawings. Contractor is responsible for verifying all dimensions on site and must notify the Architect of discrepancies prior to commencing works. Figured dimensions take precedence. Drawings are to be read in conjunction with the specification and any other documents forming part of the contract. Modifications to electronic copies of documentation cannot be made without the express written approval of Q&S Architects.

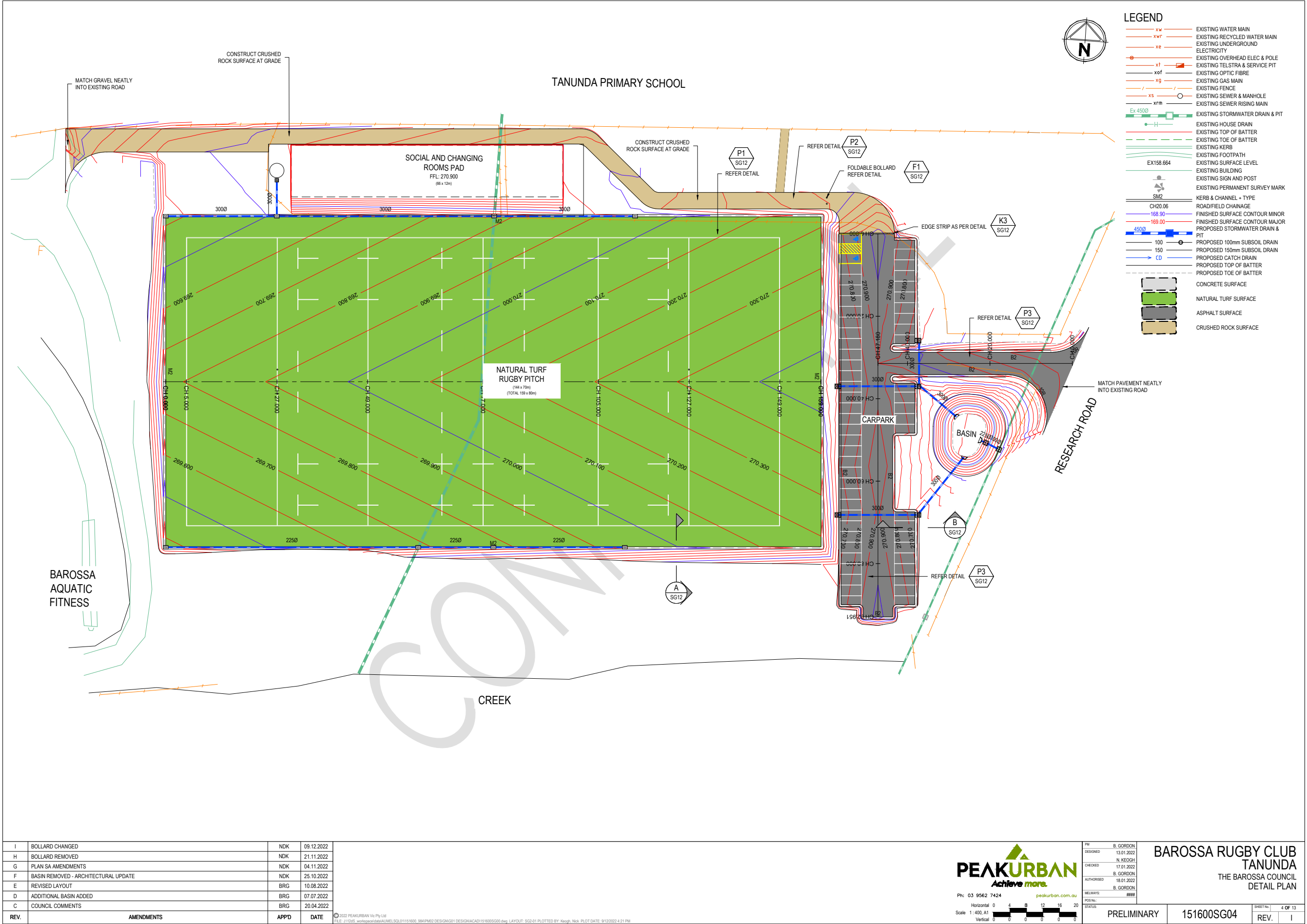
Client:
**THE BAROSSA
COUNCIL**

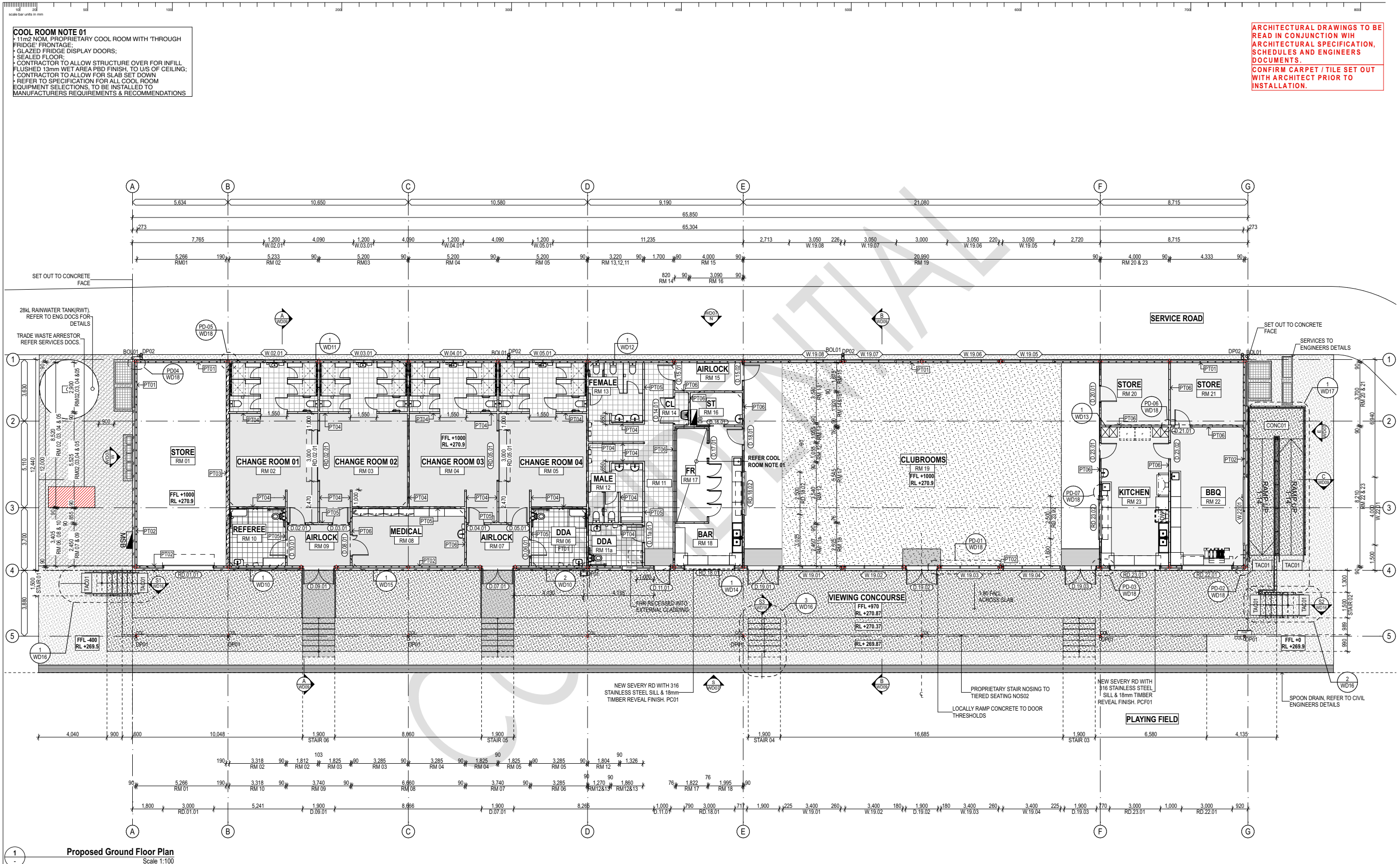
Project:
PROPOSED BAROSSA
RUGBY CLUB, TANUNDA

Sheet:
SITE PLAN

RFI ISSUE 6/12/22 *dash*architects

S Level 2, 141-149 Ilboud St, Adelaide, SA, 5000 t 82223 1655 adelaide@dsharchitects.com.au www.dsharchitects.com.au ANR 82 059 485 059			
Scale	1:500, 1:100 at A1		
No. in Set	24		
Drawn	EMCK		
Reviewed	DH	WD03 Drawing Number	1 Revision
Project No.	DA183600		
		Print Date: 6/12/22	





COOL ROOM NOTE 01
- 1162 NOM. PROPRIETARY COOL ROOM WITH 'THROUGH FRIDGE' FRONTAGE;
- GLAZED FRIDGE DISPLAY DOORS;
- SEALED FLOOR;
- CONTRACTOR TO ALLOW STRUCTURE OVER FOR INFILL; FLUSHED 13mm WET AREA PBD FINISH, TO U/S OF CEILING;
- CONTRACTOR TO ALLOW FOR SLAB SET DOWN
- REFER TO SPECIFICATION FOR ALL COOL ROOM EQUIPMENT SELECTIONS, TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS & RECOMMENDATIONS

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION, SCHEDULES AND ENGINEERS DOCUMENTS.
CONFIRM CARPET / TILE SET OUT WITH ARCHITECT PRIOR TO INSTALLATION.

Notes:

1

Amendments

No.	Date	Description	Check
1	10/12/22	Planning Consent	✓
2	10/12/22	Planning Consent	✓
3	10/12/22	Planning Consent	✓
4	10/12/22	Planning Consent	✓
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98	10/12/22	Planning Consent	✓
99	10/12/22	Planning Consent	✓
100	10/12/22	Planning Consent	✓

Information/Comments

Approval

Tender

Construction

Note to Contractors

Do not scale off drawings. Contractor is responsible for verifying all dimensions on site and must notify the Architect of discrepancies prior to commencing works. Figure dimensions take precedence. Drawings are to be read in conjunction with the specification and any other documents forming part of the contract. Modifications to electronic copies of documentation cannot be made without the express written approval of DASH Architects.

Client:

THE BAROSSA COUNCIL

Project:

PROPOSED BAROSSA RUGBY CLUB, TANUNDA

Sheet:

FLOOR PLAN

Scale:

1:100 at A1

No. in Set:

24

Drawn:

EMCK

Reviewed:

DH

Project No:

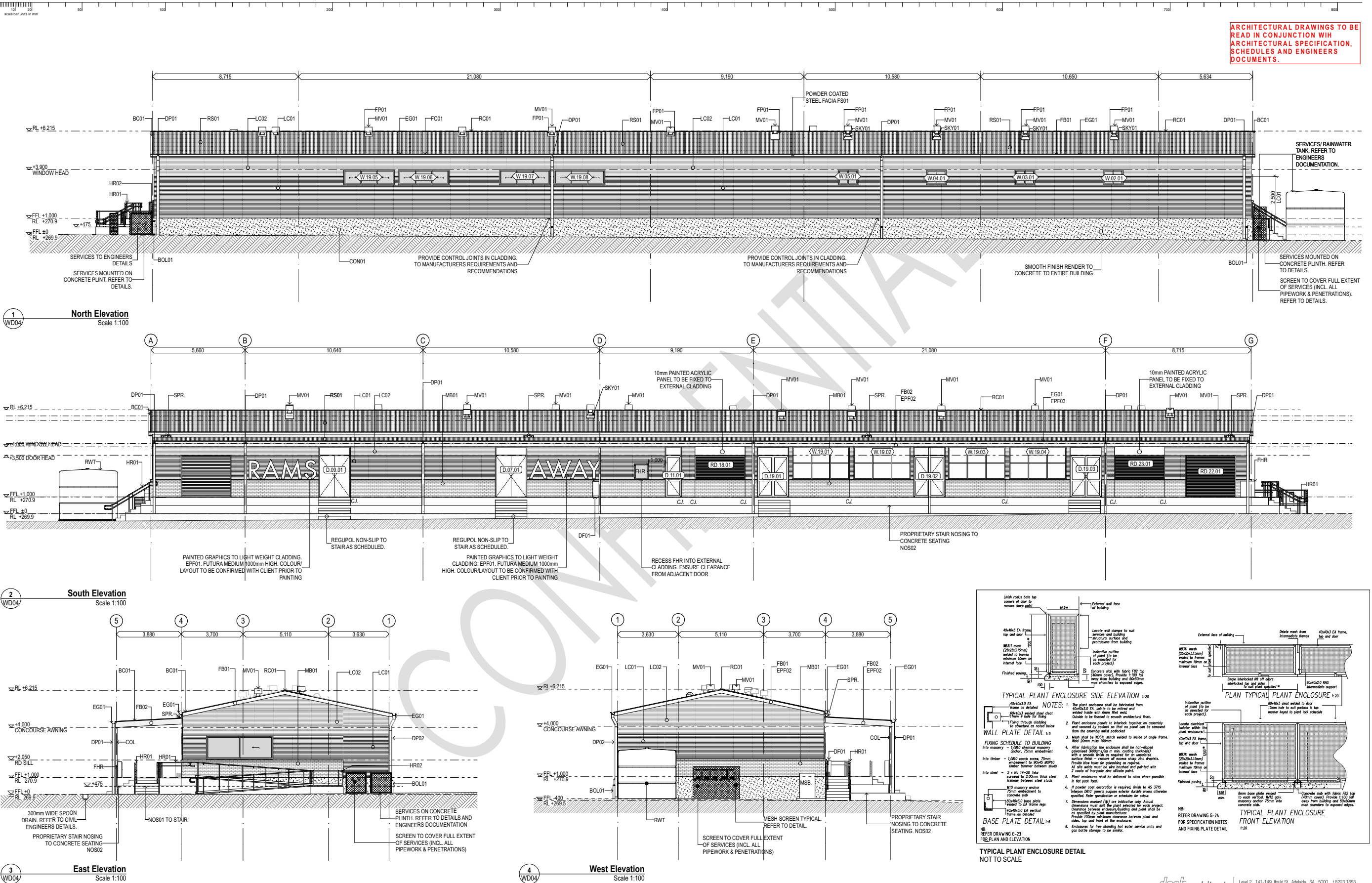
DA183600

WD04

Drawing Number

Revision

Print Date: 6/12/22



Notes:

Amendments

Issue Date	Amendment	Check
25	2502 - Planning Consent	25
27	2702 - Planning Consent	27
10/12/22	Refer Issue	
1	01/12/22 - RFP Issue	1

☐ Information/Comments

☐ Approval

☒ Tender

☐ Construction

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Client:

THE BAROSSA COUNCIL

Project:

PROPOSED BAROSSA RUGBY CLUB, TANUNDA

Sheet:

ELEVATIONS

Scale: 1:100 at A1

No. in Set: 24

Drawn: EMCK

Reviewed: DH

Project No: DA183600

WD08

Drawing Number

1

Revision

Print Date: 6/12/22

Instruction Sheet to Complete Evaluation Form

Evaluation Members are ONLY required to complete the GREEN tabs

Tender Summary

Lead Officer is responsible for tender process needs to complete the red wording and then change colour to black

Evaluation Criteria

Lead Officer will provide indicative weightings for the evaluation team members to consider and agree to. These figures are automatically populated into the Tender Scoring Matrix Tab

Tender Receipting

Strategic Projects Team will complete this Tab when tenders are opened.

Tender Conformance

Evaluation Team Members complete Orange Sections
Commence from Colum/Row C7 onwards and if they have completed the Schedules provided in row D6 then type yes.
If they have not completed any of the schedules type in No.

Conforming/Non Conforming has a comment explaining its meaning. Essentially if you have selected the majority of responses as Yes then it will be a Conforming Tender.

Tender Included for Further Evaluation also has a comment explaining its meaning. Again, essentially if you have said that it is a Conforming Tender in the Column preceding then you would insert Yes here to consider for further evaluation.

Whether you are doing the Tender Conformance or Tender Scoring Matrix Summary include in here any comments that you believe need to be discussed at the Evaluation Team Meeting. These centre around why you scored high or low, good or bad points contained within the tender documentation, specific noteworthy items. This will speed up the process at the Evaluation Team Meeting and save having to go through the tender documentation to find this information.

Tender Scoring Matrix Summary

Evaluation Team Members complete Orange Sections
Complete the blue sections starting at C9. Schedule names/numbers are in row C4 & C5 that relate to the score
Scores are from 0-5 (explanations below table) **DO NOT USE HALF SCORES**

Stop at the end of the schedules, WOL Cost should already be included in the spreadsheet. If not, then insert the total figure provided in Schedule 19 of the tender documentation.

Tender Evaluation Comments

Evaluation Team Members complete Orange Sections
Whether you are doing the Tender Conformance or Tender Scoring Matrix Summary include in here any comments that you believe need to be discussed at the Evaluation Team Meeting. These centre around why you scored high or low, good or bad points contained within the tender documentation, specific noteworthy items. This will speed up the process at the Evaluation Team Meeting and save having to go through the tender documentation to find this information.

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Tender Name:	Barossa Rugby Precinct Development - Clubroom and Change Rooms
Tender Reference:	T220/2021
Tender Release:	21/11/2022 0:00
Tenders Close:	13/01/2023 3:00pm
Tender Opening:	16/1/2023 @ 9am

Tender Panel	Name of Officer	Position of Officer
Tender Evaluation Team Member #1	Rebecca Tappert	Project Manager - The Big Project
Tender Evaluation Team Member #2	Jo Thomas	Project Director - The Big Project
Tender Evaluation Team Member #3	Rick Schloithe	Senior Technical Project Manager - The Big Project
Tender Evaluation Team Member #4	Fraser Vivian	Barossa Rams Rugby Club - President
Tender Evaluation Team Member #5	Mark Cooper	Barossa Rams Rugby Club - Representative
Tender Evaluation Team Member #6	David Holland	DASH Architects

Tender Opening	Name of Officer	Position of Officer
Tender Opener #1	Rebecca Tappert	Project Manager - The Big Project
Tender Opener #2	Annette Randall	Administration Officer - The Big Project

TENDER EVALUATION CRITERIA

Barossa Rugby Precinct Development - Clubroom and Change Rooms

T220/2021

Not Weighted

Schedule No	Schedule Name
Schedule 1	Tender Form – Formal Offer / Declaration
Schedule 2	Tenderer's Details
Schedule 4	Certification
Schedule 8	Industrial Relations Record
Schedule 9	Conflict of Interest
Schedule 10	Referees
Schedule 17	Pricing
Schedule 18	Statement of Conformity

Weighted:

Schedule No	Schedule Name	Schedule Description	Weighting %
Schedule 5	Administration	Including WHS, Risk, Environmental, Quality and Financial Resources and Management	15
Schedule 6	Understanding of RFT	Demonstrated understanding / compliance with requirements of RFT and Services specification	20
Schedule 7	Local Economic Benefit and Social Inclusion	Employment opportunities and training inclusion within the BRPG of Councils	10
Schedule 11	Organisation Structure, Facilities & Resources	Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	15
Schedule 12 & 13	Experience & Customer Service Plan	How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	20
Schedule 14	Implementation Schedule	Timelines and activities project plan	10
Schedule 15	Value Added Service and Improvement & Innovation	Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	10
			100

This is to certify that the Evaluation Team Members have agreed to the evaluation of the tender in line with the Non Weighted and Weighted Criteria provided above.

Tender Evaluation Participants:

Rebecca Tappert



16/01/2023

Project Manager - The Big Project

Jo Thomas



27.1.23

Project Director - The Big Project

Rick Schloithe	
	17/01/2023
Senior Technical Project Manager - The Big Project	

Fraser Vivian	
Provided at 23/2524	17/01/2023
Barossa Rams Rugby Club - President	

Mark Cooper	
Provided at 23/4259	18/01/2023
Barossa Rams Rugby Club - Representative	

David Holland	
	17/01/2023
DASH Architects	

Do not participate - unwell.

The following is only required to be incorporated above if one of the Evaluation Team Members is from outside of the Council. If no member of the Evaluation Team is from outside Council please delete.

CONFLICT OF INTEREST AND CONFIDENTIALITY AGREEMENT

I, **insert name of evaluation team member and position title**

have been appointed to to participate in the evaluation for the above process and as such agree to comply with and acknowledge the terms set out below:

- (a) Except as set out below, to the best of my knowledge, I do not have any interest or association via friends or relatives, financial or otherwise, concerning any parties responding or proposing to respond to the above procurement process.
- (b) I do not have any personal obligation, bias or beliefs that are likely to conflict with or restrict my ability to evaluate responses for the above project in a fair and independent manner.
- (c) Where a Conflict of Interest does or may arise, I acknowledge the rights and responsibilities of the Chair of the Evaluation Team to act and to ensure whenever possible that the conflict or any potential conflict does not transpire.
- (d) I shall not make contact with any respondent or any of their employees, agents or contracts about any matters related to this evaluation process, except as may be required by the evaluation procedure or plan.
- (e) Where it is necessary to communicate with any tenderer for the purpose of clarification of any matter related to the responses, any such communication shall only be made by the Chair or their representative and shall be confirmed in writing.
- (f) While engaged as part of the evaluation team, I will immediately notify the Chair of the Evaluation Team in writing of any situation where I believe a conflict of interest has arisen or may arise, whether or not I am a party to a potential conflict.
- (g) I shall not during the period of the evaluation, engage in any activity or obtain any interest likely to conflict with or restrict my ability to evaluate the responses in a fair and independent manner.
- (h) I acknowledge my responsibilities with regard to confidentiality as a member of the Tender Evaluation Team. During or after the period I am engaged for the evaluation I shall not use or disclose to any person or company any Confidential Information relating to the project or the evaluation during the evaluation period and until the award of the contract.

I accept the terms of this Agreement and agree to abide by the above conditions.





..... Date : 17/1/2023
David Holland

Provided at 23/2524
Fraser Vivian

..... Date : 17/1/2023

Provided at 23/4259
Mark Cooper

..... Date :

STATEMENT OF POTENTIAL CONFLICTS

Organisations	Relationship / Nature eg Partner, own shares, etc. (detail period fo time where appropriate)	Estimated Financial Value (\$)
Nil		

STATEMENT OF POTENTIAL CONFLICTS

Organisations	Relationship / Nature eg Partner, own shares, etc. (detail period fo time where appropriate)	Estimated Financial Value (\$)
Nil		

STATEMENT OF POTENTIAL CONFLICTS

Organisations	Relationship / Nature eg Partner, own shares, etc. (detail period fo time where appropriate)	Estimated Financial Value (\$)

DEFINITIONS

"confidential information" means information that:

- (a) is by its nature confidential;
(b) is designated by the Council as confidential;
(c) the Evaluation team member knows or ought reasonably know is confidential; or
(d) is designated as confidential by a third party who supplies the information to the Chair of the Meeting.

and includes any information:

- which may include, without limitation, data, designs, sketches, plans, estimates, reports, know-how, financial accounts and information, company details and analysis, department or government methods of operation, personnel details and experience, inter-company relationships, marketing information and other similar information;
- any information that is confidential by virtue of the circumstance in which a third party may have submitted the information to the Council;
- any information which the Evaluation Team Member has accessed that has any actual or potential commercial value to the Council or to the person or corporation which supplied the commercial information;
- any information relating to the policies, strategies, practices and procedures of the Council or any of its contractors, clients or suppliers, whether current or prospective;

but does not include information which:

- is or becomes public knowledge other than by breach of this Agreement;
- is in the possession of the Evaluation Team Member without restriction in relation to disclosure before the date of receipt from the disclosing party;
- has been independently developed or acquired by the Evaluation Team Member;
- is in respect of ideas, concepts, know-how, techniques or methodologies where disclosure is permitted in writing by the Council;
- is provided to the Evaluation Team Member subsequent to the completion or early termination of the evaluation process.

Tender: Barossa Rugby Precinct Development - Clubroom and Change Rooms		
Tender Reference:	T220/2021	
Tender Reference:	21/11/2022 0:00	
Tenders close	13/01/2023 3:00pm	
Tender opening	16/1/2023 @ 9am	

Tender Opening		
Tender Opener #1	Rebecca Tappert	16/01/2023
Tender Opener #2	Annette Randall	16/01/2023

Tender Opening:

Tenderers	Entity name	Address	ABN	Contact Person	Phone Number	Email	Time of Opening
Tenderer #1	Draig Desert Rose Pty Ltd T/A Bishop Building	12 Brown Street, Kapunda, SA, 5373	52 623 961 651	Matt Bishop	0417 773 430	bishopbuilding.com.au	9am
Tenderer #2	BluBuilt	26 Shopwright Road, Largs North, SA, 5016	53 144 703 631	Michael Hitch	0417 908 191	mhitch@blubuilt.com.au	9am
Tenderer #3	BMD Constructions Pty Ltd	45 Greenhill Road, Wayville, SA, 5034	59 140 126 100	Michael Hensel	0408 199 596	michael.hensel@bmd.com.au	9am
Tenderer #4	Kennett Lty Ltd	40 East Street, Brompton, SA, 5007	80 007 5364 787	Tracey Jones	0413 159 687	tracey@kennettbuilders.com.au	9am
Tenderer #5	Jastrac Discretionary Trust T/A Juncken Builders and Joinery Pty Ltd	2-4 Kalimna Road, Nuriootpa, SA, 5355	52 373 525 354	Jason Billing	8562 2983	jbilling@jbandj.com.au	9am
Tenderer #6	Stride Construction SA Pty Ltd	239 Diagonal Rd, Warradale, SA, 5046	81 624 251 798	Jon Hopkins	0417 706 091	jon.hopkins@stridecon.com.au	9am

Tender Opening Officers:

Tender Opener #1	
	16/01/2023
Rebecca Tappert	

Tender Opener #2	
Provided by email - 23/4049	16/01/2023
Annette Randall	

Conforming Tender & Pre-Qualification Criteria Compliance Assessment Summary

Barossa Rugby Precinct Development - Clubroom and Change Rooms

TENDERER NO.	NAME	Pre-Qualification Criteria Compliance (YES/NO)							CONFORMING/ NON- CONFORMING	TENDER INCLUDED FOR FURTHER EVALUATION
		SCHEDULE 1 Tender Form – Formal Offer / Declaration	SCHEDULE 2 Tenderer's Details	SCHEDULE 4 Certification	SCHEDULE 8 Industrial Relations Record	SCHEDULE 9 Conflict of Interest	SCHEDULE 10 Referees	SCHEDULE 18 Statement of Conformity	(YES/NO)	(YES/NO)
Tenderer #1	Draig Desert Rose Pty Ltd T/A Bishop Building	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenderer #2	BluBuilt	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenderer #3	BMD Constructions Pty Ltd	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenderer #4	Kennett Lty Ltd	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenderer #5	Juncken Joinery	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
Tenderer #6	Stride Constructions	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Tender Evaluation Participants:

Tender Evaluation Team Member #1



18/01/2023

Rebecca Tappert

Tender Evaluation Team Member #2



27.1.23

Jo Thomas

Tender Evaluation Team Member #3



18/01/2023

Rick Schloithe

Tender Evaluation Team Member #4

Provided at 23/4258

18/01/2023

Fraser Vivian

Tender Evaluation Team Member #5

Provided at 23/4259	18/01/2023
Mark Cooper	

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The Barossa Council Tender Evaluation Matrix

	Tender Selection Criteria (Qualitative Assessment)																								Total	Price	Multiplication	Value for						
				Financial capacity, Admin and WHS, EMP and quality			value added service and improvement and innovation			Local Economic Benefit & Social Inclusion			Organisational Structure, Facilities & Resources			Experience and Customer service plan			understanding of Request For Tender			Implementation Schedule			Value Added Services and Improvement & Innovation			Warranty			Total Weightings	WOL Cost	Factor	Money Score
Barossa Rugby Precinct Development - Clubroom and Change Rooms	SCHEDULE 3			SCHEDULE 5			SCHEDULE 6			SCHEDULE 7			SCHEDULE 11			SCHEDULE 12			SCHEDULE 13			SCHEDULE 14			SCHEDULE 15			SCHEDULE 16			Total weightings of schedules will total 100 below		Depending on price multiple by a factor of 100 or display an easily comparable Value for Money Score	Criteria Score / Price(WO) x Multiplication Factor
Criteria Weighting (%)	0			15			0			10			15			20			20			10			10			0			100		1000000	
	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score							
Draig Desert Rose Pty Ltd T/A Bishop Building	0	0	0	4	15	60	0	0	0	5	10	50	3	15	45	3	20	60	5	20	100	5	10	50	4	10	40		0	0	405	\$2,729,309.17	1000000	148
BluBuilt	0	0	0	5	15	75		0	0	1	10	10	4	15	60	3	20	60	4	20	80	3	10	30	2	10	20		0	0	335	\$3,277,743.00	1000000	102
BMD Constructions Pty Ltd	0	0	0	5	15	75		0	0	2	10	20	4	15	60	4	20	80	4	20	80	3	10	30	1	10	10		0	0	355	\$3,321,448.00	1000000	107
Kennett Lty Ltd	0	0	0	5	15	75		0	0	3	10	30	4	15	60	3	20	60	5	20	100	4	10	40	3	10	30		0	0	395	\$3,381,000.00	1000000	117
Juncken Builders	0	0	0		15	0		0	0		10	0		15	0		20	0		20	0		10	0		10	0		0	0	0	\$3,194,400.00	1000000	0
Stride Construction SA Pty Ltd		0	0	3	15	45		0	0	2	10	20	2	15	30	1	20	20	2	20	40	2	10	20	2	10	20		0	0	195	\$3,312,805.87	1000000	59

The Tender Selection System is a weighted point score system which allows both price and non-price attributes to be taken into account in the selection of the preferred tender.

During the evaluation process, each tender will be evaluated on the criteria nominated in the Tender. Point scores will be allocated in the range 0 to 5 on the following basis:

Points	Description	Excellent (Score 5)	Very Good (Score 4)	Good (Score 3)	Acceptable (Score 2)	Marginally Adequate (Score 1)	Will Fail to Satisfy Required Standards
5	Excellent	Tenderer has demonstrated that all requirements of the criterion will be met and it is highly unlikely that the requirement will not be achieved. There is also a possibility that the requirements could be exceeded .	Tenderer has demonstrated that they have the ability to meet all the requirements of the criterion , Minimum risk in the Tenderer not meeting the criteria.	Tenderer has demonstrated the minimum requirements to meet the criterion , average risk in the Tenderer failing to meet criteria.	There is evidence the minimum requirements of the criterion could be met but there is a risk that the Tenderer will not meet the criterion.	Tenderer meets some of the criterion requirements , however, significant deficiencies are apparent .	Limited or no evidence or reasonable doubt that the criterion can or will be met by the Tenderer.
4	Very Good						
3	Good						
2	Acceptable						
1	Marginally adequate						
0	Will fail to satisfy required standards						

After the allocation of point scores to criteria, they will be multiplied by the relevant nominated weights and summed to determine an overall score.

Tender Evaluation Participants:	
Tender Evaluation Team Member #1	
	18/01/2023
Rebecca Tappert	
Tender Evaluation Team Member #2	
	27.1.23
Jo Thomas	
Tender Evaluation Team Member #3	
	18/01/2023
Rick Schlotthe	
Tender Evaluation Team Member #4	
Provided at 23/4258	18/01/2023
Fraser Vivian	
Tender Evaluation Team Member #5	
Provided at 23/4259	18/01/2023
Mark Cooper	

TENDERER NO.	NAME	COMMENTS	LICENCE VERIFICATION	ABN VERIFICATION	INSURANCE VERIFICATION	WHS SYSTEM VERIFICATION
Tenderer #1	Draig Desert Rose Pty Ltd T/A Bishop Building	transitioned from light commercial to larger commercial, taken on additional resources to respond. Collaborative approach, share cost savings. Level measurements translated into CAD files for the project documentation. Check if that will still be the level of service for the different subcontractor. Confident that they will deliver local sub contract as they have very strong track record in that area. Added in site amenities for workers. Have increased resourcing in the last 6 months and have greater contingency than previously have taken on board past feedback to support management of Council's risk. Need more detail about their methodology for elements of the build implementation - not as strong as previous submissions. strong understanding of RFT elements demonstrated by program, pricing schedules and detailed RFQs during tender process. Program - start date a bit ambitious. can achieve November date. based on end of September for completion. Have detailed a good number of cost saving suggestions and the costs saved in terms of their prelims, margin, project management. No exclusions jump out as concerning - provide feedback that some exclusions not relevant to the project and could have been reduced . Question why they have included contingency in Builders margin element - ensure take below line for us to include.				
Tenderer #2	BluBuilt	26.6% local content, but no details on subcontractors listed other than quarries, mitre 10, barossa valley hire . Strong administration evidence, example of contact of project management plan. Good comparable project details - project and site leads have good comparable experience. specified multiple subcontractors for each discipline does that demonstrate a spread of options or that they havent negotiated any prices. Experience would be underpinned by comments from referees - appear to be recent projects as they have moved into this building construction area from the civil areas in last 5 years. Have indicated site access off magnolia road which we can't facilitate. Generic methodology (not project specific other than discussion re building pad and interface with civil contractor). Finishing as per end date but have put start date earlier so risk they will go over.				
Tenderer #3	BMD Constructions Pty Ltd	25% indicative local content . Detailed local content but needs to be clarified. Strong administrative and WHS content. Better building methodology details for building than others. Have not used magnolia road entrance. Higher level pricing. Value add - cost saving some which we wouldnt take. No quantified cost savings for doing both projects. Build program mid Feb to end August no contingency.				
Tenderer #4	Kennett Lty Ltd	excellent WHS and site set up. A couple of administration delays. Limited methodology and customer service plan is more project detailed. Have excellent related experience and good track record with council. Suggestion re Magnolia Road entrance cannot be made to work. cant determine where native veg clearance is sitting in which project? Flagged potential cost savings if awarded both contracts but not quantified. 36 week program for building. Raised plenty of RFIs during tender.				
Tenderer #5	Jastrac Discretionary Trust T/A Juncken Builders and Joinery Pty Ltd	not applicable				
Tenderer #6	Stride Construction SA Pty Ltd	eastern states company set up in the SA. Only 4 years established and 7months in adelaide \$20M value of contracts in train. Reasonable administrative processes - in process of becoming accredited for WHS and EM. Limited local subcontract content less than 10%. Limited SA track record, relationship with contractors . REalatively high level and generic methodology. Not project specific and more operational than construction methodology. Program - 35 week build can achieve end of october if start date pushes out 3 weeks. considered high risk to achieve based on other projects. \$50k cost included for generator.				

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contract clause changes - which contractors?
site amenities and services for site set up

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Instruction Sheet to Complete Evaluation Form

Evaluation Members are ONLY required to complete the **GREEN** tabs

Tender Summary

Lead Officer is responsible for tender process needs to complete the red wording and then change colour to black

Evaluation Criteria

Lead Officer will provide indicative weightings for the evaluation team members to consider and agree to. These figures are automatically populated into the Tender Scoring Matrix Tab

Tender Receipting

Strategic Projects Team will complete this Tab when tenders are opened.

Tender Conformance

Evaluation Team Members complete Orange Sections
Commence from Colum/Row C7 onwards and if they have completed the Schedules provided in row D6 then type yes.
If they have not completed any of the schedules type in No.

Conforming/Non Conforming has a comment explaining its meaning. Essentially if you have selected the majority of responses as Yes then it will be a Conforming Tender.

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Tender Scoring Matrix Summary

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Complete the blue sections starting at C9. Schedule names/numbers are in row C4 & C5 that relate to the score
Scores are from 0-5 (explanations below table) **DO NOT USE HALF SCORES**

Stop at the end of the schedules, WOL Cost should already be included in the spreadsheet. If not, then insert the total figure provided in Schedule 19 of the tender documentation.

Tender Evaluation Comments

Evaluation Team Members complete Orange Sections
Whether you are doing the Tender Conformance or Tender Scoring Matrix Summary include in here any comments that you believe need to be discussed at the Evaluation Team Meeting. These centre around why you scored high or low, good or bad points contained within the tender documentation, specific noteworthy items. This will speed up the process at the Evaluation Team Meeting and save having to go through the tender documentation to find this information.

Tender Name: Barossa Rugby Precinct Development - Pitch and Civils	
Tender Reference:	T0163/2022
Tender Release:	21/11/2022 0:00
Tenders Close:	13/01/2023 3:00pm
Tender Opening:	16/1/2023 @ 9am

Tender Panel	Name of Officer	Position of Officer
Tender Evaluation Team Member #1	Rebecca Tappert	Project Manager - The Big Project
Tender Evaluation Team Member #2	Jo Thomas	Project Director - The Big Project
Tender Evaluation Team Member #3	Rick Schloithe	Senior Technical Project Manager - The Big Project
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Tender Evaluation Team Member #5	Mark Cooper	Barossa Rams Rugby Club - Representative
Tender Evaluation Team Member #6	Glen Carter	The Barossa Council

Tender Opening	Name of Officer	Position of Officer
Tender Opener #1	Rebecca Tappert	Project Manager - The Big Project
Tender Opener #2	Annette Randall	Administration Officer - The Big Project

TENDER EVALUATION CRITERIA

Barossa Rugby Precinct Development - Pitch and Civils

T0163/2022

Not Weighted

Schedule No	Schedule Name
Schedule 1	Tender Form – Formal Offer / Declaration
Schedule 2	Tenderer's Details
Schedule 4	Certification
Schedule 8	Industrial Relations Record
Schedule 9	Conflict of Interest
Schedule 10	Referees
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Schedule 18	Statement of Conformity

Weighted:

Schedule No	Schedule Name	Schedule Description	Weighting %
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Schedule 7	Local Economic Benefit and Social Inclusion	Employment opportunities and training inclusion within the BRPG of Councils	10
Schedule 11	Organisation Structure, Facilities & Resources	Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	15
Schedule 12 & 13	Experience & Customer Service Plan	How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	20
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Schedule 15	Value Added Service and Improvement & Innovation	Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	10
			100

This is to certify that the Evaluation Team Members have agreed to the evaluation of the tender in line with the Non Weighted and Weighted Criteria provided above.

Tender Evaluation Participants:

Rebecca Tappert

	16/01/2023
Project Manager - The Big Project	
Jo Thomas	
	27/01/2023
Project Director - The Big Project	
Rick Schloithe	
	17/01/2023
Senior Technical Project Manager - The Big Project	
Fraser Vivian	
Provided at 23/2524	17/01/2023
Barossa Rams Rugby Club - President	
Mark Cooper	
Provided at 23/4052	17/01/2023
Barossa Rams Rugby Club - Representative	
Glen Carter	
Provided at 23/3317	18/01/2023
The Barossa Council	

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I, **insert name of evaluation team member and position title**

have been appointed to to participate in the evaluation for the above process and as such agree to comply with and acknowledge the terms set out below:

- (a) Except as set out below, to the best of my knowledge, I do not have any interest or association via friends or relatives, financial or otherwise, concerning any parties responding or proposing to respond to the above procurement process.
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- (h) I acknowledge my responsibilities with regard to confidentiality as a member of the Tender Evaluation Team. During or after the period I am engaged for the evaluation I shall not use or disclose to any person or company any Confidential Information relating to the project or the evaluation during the evaluation period and until the award of the contract.

I accept the terms of this Agreement and agree to abide by the above conditions.


..... Date : 17/1/2023
David Holland

Provided at 23/2524
..... Date : 17/1/2023
Fraser Vivian

Provided at 23/4259
.....
Mark Cooper

STATEMENT OF POTENTIAL CONFLICTS

Organisations	Relationship / Nature eg Partner, own shares, etc. (detail period fo time where appropriate)	Estimated Financial Value (\$)

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(d) is designated as confidential by a third party who supplies the information to the Chair of the Meeting.

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- which may include, without limitation, data, designs, sketches, plans, estimates, reports, know-how, financial accounts and information, company details and analysis, department or government methods of operation, personnel details and experience, inter-company relationships, marketing information and other similar information;
- any information that is confidential by virtue of the circumstance in which a third party may have submitted the information to the Council;
- any information which the Evaluation Team Member has accessed that has any actual or potential commercial value to the Council or to the person or corporation which supplied the commercial information;
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- has been independently developed or acquired by the Evaluation Team Member;
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CONFIDENTIAL

Tender: Barossa Rugby Precinct Development - Pitch and Civils		
Tender Reference:	T0163/2022	
Tender Reference:	21/11/2022 0:00	
Tenders close	13/01/2023 3:00pm	
Tender opening	16/1/2023 @ 9am	

Tender Opening		
Tender Opener #1	Rebecca Tappert	Project Manager - The Big Project
Tender Opener #2	Annette Randall	Administration Officer - The Big Project

Tender Opening:

Tenderers	Entity name	Address	ABN	Contact Person	Phone Number	Email	Time of Opening
Tenderer #1	Beltrame Civil	4-6 Benjamin Street, Newton, SA, 5074	32 633 222 269	Gerald Beltrame	0488 919 006	info@beltramecivil.com.au	9am
Tenderer #2	Draig Desert Rose Pty Ltd T/A Bishop Building	12 Brown Street, Kapunda, SA, 5373	52 623 961 651	Matt Bishop	0417 773 430	bishopbuilding.com.au	9am
Tenderer #3	BluBuilt	26 Shopwright Road, Largs North, SA, 5016	53 144 703 631	Michael Hitch	0417 908 191	mhitch@blubuilt.com.au	9am
Tenderer #4	BMD Constructions Pty Ltd	45 Greenhill Road, Wayville, SA, 5034	59 140 126 100	Michael Hensel	0408 199 596	michael.hensel@bmd.com.au	9am
Tenderer #5	Kennett Lty Ltd	40 East Street, Brompton, SA, 5007	80 007 5364 787	Tracey Jones	0413 159 687	tracey@kennettbuilders.com.au	9am

Tender Opening Officers:

Tender Opener #1	
	16/01/2023
Rebecca Tappert	

Tender Opener #2	
insert electronic signature	16/01/2023
Annette Randall	

Conforming Tender & Pre-Qualification Criteria Compliance Assessment Summary

Barossa Rugby Precinct Development - Pitch and Civils

TENDERER NO.	NAME	Pre-Qualification Criteria Compliance (YES/NO)							CONFORMING/ NON- CONFORMING	TENDER INCLUDED FOR FURTHER EVALUATION
		SCHEDULE 1 Tender Form – Formal Offer / Declaration	SCHEDULE 2 Tenderer’s Details	SCHEDULE 4 Certification	SCHEDULE 8 Industrial Relations Record	SCHEDULE 9 Conflict of Interest	SCHEDULE 10 Referees	SCHEDULE 18 Statement of Conformity	(YES/NO)	(YES/NO)
Tenderer #1	Beltrame Civil	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenderer #2	Draig Desert Rose Pty Ltd T/A Bishop Building	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenderer #3	BluBuilt	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenderer #4	BMD Constructions Pty Ltd	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenderer #5	Kennett Lty Ltd	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#REF!	#REF!									

Tender Evaluation Participants:

Tender Evaluation Team Member #1

insert electronic signature18/01/2023

Rebecca Tappert

Tender Evaluation Team Member #2

27/01/2023

Jo Thomas

Tender Evaluation Team Member #3

insert electronic signature18/01/2023

Rick Schloithe

Tender Evaluation Team Member #4

insert electronic signature18/01/2023

Fraser Vivian

<i>Tender Evaluation Team Member #5</i>	
insert electronic signature	18/01/2023
Mark Cooper	

<i>Tender Evaluation Team Member #6</i>	
insert electronic signature	18/01/2023
Mark Cooper	

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The Barossa Council Tender Evaluation Matrix

	Tender Selection Criteria (Qualitative Assessment)																								
	Administration (WHS, Risk, Environmental, Quality, Finance)			Understanding of RFT			Experience and Customer Service Plan			Local Economic Benefit & Social Inclusion			Organisational Structure, Facilities & Resources			Implementation Schedule			Value Added Services and Improvement & Innovation			Total Weightings	WOL Cost	Factor	Money Score
Barossa Rugby Precinct Development - Pitch and Civils	SCHEDULE 3			SCHEDULE 5			SCHEDULE 6			SCHEDULE 7			SCHEDULE 11			SCHEDULE 14			SCHEDULE 15			Total weightings of schedules will total 100 below		Depending on price multiple by a factor of 100 or display an easily comparable Value for Money Score	Criteria Score/ Price(WO) x Multiplication Factor
Criteria Weighting (%)	15			20			20			10			15			10			10			100		1000000	
	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score	Point Score	Weighting	Weighted Score				
Beltrame Civil	4	15	60	4	20	80	3	20	60	1	10	10	2	15	30	4	10	40	1	10	10	290	\$1,936,299.70	1000000	150
Draig Desert Rose Pty Ltd T/A Bishop Building	4	15	60	5	20	100	3	20	60	5	10	50	4	15	60	5	10	50	4	10	40	420	\$2,288,892.30	1000000	183
BluBuilt	5	15	75	4	20	80	4	20	80	1	10	10	3	15	45	4	10	40	2	10	20	350	\$1,995,223.00	1000000	175
BMD Constructions Pty Ltd	5	15	75	1	20	20	4	20	80	2	10	20	3	15	45	2	10	20	0	10	0	260	\$1,827,509.42	1000000	142
Kennett Lty Ltd	5	15	75	4	20	80	2	20	40	2	10	20	4	15	60	3	10	30	0	10	0	305	\$1,859,000.00	1000000	164
#REF!		15	0		20	0		20	0		10	0		15	0		10	0		10	0	0	\$1.00	1000000	0

The Tender Selection System is a weighted point score system which allows both price and non-price attributes to be taken into account in the selection of the preferred tender.

During the evaluation process, each tender will be evaluated on the criteria nominated in the Tender. Point scores will be allocated in the range 0 to 5 on the following basis:

Points	Description	Excellent (Score 5)	Very Good (Score 4)	Good (Score 3)	Acceptable (Score 2)	Marginally Adequate (Score 1)	Will Fail to Satisfy Required Standards
5	Excellent	Tenderer has demonstrated that all requirements of the criterion will be met and it is highly unlikely that the requirement will not be achieved . There is also a possibility that the requirements could be exceeded .	Tenderer has demonstrated that they have the ability to meet all the requirements of the criterion , Minimum risk in the Tenderer not meeting the criteria.	Tenderer has demonstrated the minimum requirements to meet the criterion , average risk in the Tenderer failing to meet criteria.	There is evidence the minimum requirements of the criterion could be met but there is a risk that the Tenderer will not meet the criterion.	Tenderer meets some of the criterion requirements , however, significant deficiencies are apparent .	Limited or no evidence or reasonable doubt that the criterion can or will be met by the Tenderer.
4	Very Good						
3	Good						
2	Acceptable						
1	Marginally adequate						
0	Will fail to satisfy required standards						

After the allocation of point scores to criteria, they will be multiplied by the relevant nominated weights and summed to determine an overall score.

Tender Evaluation Participants:
Tender Evaluation Team Member #1
insert electronic signature 18/01/2023
Rebecca Tappert
Tender Evaluation Team Member #2
 27.1.23
Jo Thomas
Tender Evaluation Team Member #3
insert electronic signature 18/01/2023
Rick Schloithe
Tender Evaluation Team Member #4
insert electronic signature 18/01/2023
Fraser Vivian

Tender Evaluation Team Member #5	
insert electronic signature	18/01/2023
Mark Cooper	

Tender Evaluation Team Member #6	
insert electronic signature	18/01/2023
Glen Carter	

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TENDERER NO.	NAME	COMMENTS	LICENCE VERIFICATION	ABN VERIFICATION	INSURANCE VERIFICATION	WHS SYSTEM VERIFICATION
Tenderer #1	Beltrame Civil	relatively large civil contractor, check that they have provided WHS and Env Policy and certification say they have. Well established organisation . Very high cost for pitch lighting - \$280 no of details of experience of site manager. Don't know what qualifications they have or other projects experience - need to clarify. Very limited examples of sports facilities. Angle Vale project. Using Belair turf. Check whether they have included to work on Saturdays in their program. Check who site manager was for Angle VAle . decent methodology - very little detail around the sequence of installation of the pitch lighting . Overseeing? Concern re the timing of the laying of the turf june to August. Have worked with Daryl Sellar on previous project and QC. 8 light poles in the carpark - get Steve to look at suitability of the design. Look at cost of goal posts. have they priced onthe black max rather than the RCP. check the red highlight on page 50 why highlighted are they changes to spec - double check. Check that the tree removal includes clearance of the native veg area and the other trees.				
Tenderer #2	Draig Desert Rose Pty Ltd T/A Bishop Building	feedback on level of detail in the methodology. Start end of January and finish end of September - turf install to complete end of July with 12 weeks mtce up to mid September. Excellent experience, quality and local commitment in the turf development field. have not enforced prolongation costs on other contracts - value adding. have provided tangible costs savings below the line for the project as VM and also for the award of both contracts. good community communication and collaborative approach. Continuous improvement mindset				
Tenderer #3	BluBuilt	clarify if John Cavallaro's details are correct in resume section (refers to Matt) and doesn't appear to have any pitch development experience. Using LCS or Belair for pitch our preference is for turf specialist, other contractors similar . Turf laying end of June with maintenance through to September. Not using RCP already included in cost. Assumes power and water supplied FOC, spoil lost on site, red pen asbuilts not acceptable. Goal posts \$35k				
Tenderer #4	BMD Constructions Pty Ltd	site manager did rugby project including pitch at woomera - Eyre Park - Rams team say good facility. Clarify if they will only do if whole project (pitch and building) not split. Site establishment mid february through to end of August - how achievable, turf down in July. Check whether they have a supply of RCP pipes as dont mention supply as a project risk - have detailed poly in the program. value adds are not ones we want to take. PC allowance for car park lighting is considered light on. have excluded goal posts. significant contractual clause concern. Considered significant prolongation cost as pricing based on shortest program and it is a winter build. Didnt raise any RFIs yet say fencing details unclear.				
Tenderer #5	Kennett Lty Ltd	limited pitch construction but subcontracting to Belair Turf. Struggle with securing local content. Their experience is more building rather than sports surface - so they have subcontracted to specialist to mitigate. Use of Magnolia Road not permissable . Methododay included - covers most of the bases but higher level - customer plan very generic. Considered higher risk for this type of project outside of their usual expertise. Not on site until March. Free use of power and facilities. Potential for prolongation. 4 light poles in car park. Indicative list of subcontractors. Highlights some potential savings for doing both projects.				
#REF!	#REF!					

interface between site offices if different contractors
where will we locate equipment
alternative use of plastic rather than concrete piping - due to long lead in times to get
impact of prolongation costs of adelaide verses local contractor - recent weather experiences
check if goal posts and line marking - removable and included in spec

Barossa Rugby Precinct - Post Tender Review Comparison - January 2023.XLSX

				Beltrame Construction			Kennett			BluBuilt			Bishop Building			BMD			Stride			Juncken - not assessed		
		Clubroom and Change Rooms - did not tender	Pitch and Civils	Total	Clubroom and Change Rooms	Pitch and Civils	Total	Clubroom and Change Rooms	Pitch and Civils	Total	Clubroom and Change Rooms	Pitch and Civil	Total	Clubroom and Change Rooms	Pitch and Civil	Total	Clubroom and Change Rooms	Pitch and Civils - did not tender	Total	Clubroom and Change Rooms	Pitch and Civils	Total		
TENDER AMOUNT			\$1,936,299.70		\$3,381,000.00	\$3,218,935.00	\$6,599,935.00	\$3,277,746.00	\$1,995,223.00	\$5,272,969.00	\$2,729,309.16	\$2,288,892.30	\$5,018,201.46	\$3,315,346.23	\$1,827,509.42	\$5,142,855.65	\$3,312,806.87		\$3,312,805.87					
GST AMOUNT			\$193,629.97		\$338,100.00	\$321,893.50	\$659,993.50	\$327,774.60	\$199,522.30	\$527,296.90	\$272,930.92	\$228,889.23	\$501,820.15	\$331,534.62	\$182,750.94	\$514,285.57	\$331,280.59		\$331,280.59					
FINAL TENDER AMOUNT			\$2,129,929.67		\$3,719,100.00	\$3,540,828.50	\$7,259,928.50	\$3,605,520.60	\$2,194,745.30	\$5,800,265.90	\$3,002,240.08	\$2,517,781.53	\$5,520,021.61	\$3,646,880.85	\$2,010,260.36	\$5,657,141.22	\$3,644,086.46		\$3,644,086.46					
Schedule 1 – Tender Form - Formal offer																								
		YES or NO Yes			YES or NO Yes	YES or NO Yes		YES or NO Yes	Yes		YES or NO Yes			YES or NO Yes	YES or NO Yes		YES or NO Yes			YES or NO Yes				
Schedule 2 – Tenderer's Details																								
Entity Name (as listed on ABR and ASIC):		Beltrame Civil Operations Pty Ltd			Kennett Pty Ltd	Kennett Pty Ltd		BluBuilt Constructors Pty Ltd	BluBuilt Constructors Pty Ltd		Draig Desert Rose Pty Ltd	Draig Desert Rose Pty Ltd		BMD Constructors Pty Ltd	BMD Constructors Pty Ltd		Stride Construction SA Pty Ltd							
State in full the name(s) of the person(s) listed in any Trust(s) or Partnership(s)					James Kennett Scott Kennett	James Kennett Scott Kennett		BluBuilt Constructors Pty Ltd	BluBuilt Constructors Pty Ltd		Draig Desert Rose Pty Ltd	Draig Desert Rose Pty Ltd		BMD Constructors Pty Ltd	BMD Constructors Pty Ltd		Stride Construction SA Pty Ltd							
State in full the registered business name(s) of the company(s)					Kennett Pty Ltd	Kennett Pty Ltd		BluBuilt Constructors Pty Ltd	BluBuilt Constructors Pty Ltd		Draig Desert Rose Pty Ltd	Draig Desert Rose Pty Ltd		BMD Constructors Pty Ltd	BMD Constructors Pty Ltd		Stride Construction SA Pty Ltd							
State in full the trading name(s) of the business		Beltrame Civil			Kennett Builders	Kennett Builders		BluBuilt Constructors Pty Ltd	BluBuilt Constructors Pty Ltd		Bishop Building	Bishop Building		BMD Constructors	BMD Constructors		Stride Construction SA Pty Ltd							
Australian Company Name (ACN):		633 222 269			007 534 787	007 534 787		144 703 631	144 703 631		52 623 961 651	52 623 961 651		010 126 100	010 126 100		not provided							
Australian Business Name (ABN):		32 633 222 269			80 007 534 787	80 007 534 787		53 144 703 631	53 144 703 631		12 Brown Street, Kapunda, SA, 5373	12 Brown Street, Kapunda, SA, 5373		59 010 126 100	59 010 126 100		not provided							
Registered Address:		6 Benjamin Street, Newton SA 5074			40 East Street Brompton SA 5007	40 East Street Brompton SA 5007		26 Shipwright Rd, Largs North SA 5016	26 Shipwright Rd, Largs North SA 5016		PO Box 478, Kapunda, SA, 5373	PO Box 478, Kapunda, SA, 5373		45 Greenhill Road, Wayville SA 5034	45 Greenhill Road, Wayville SA 5034		239 Diagonal Road, Warradale, SA, 5046							
Postal Address:		6 Benjamin Street, Newton SA 5074			PO Box 131 North Adelaide SA 5006	PO Box 131 North Adelaide SA 5006		26 Shipwright Rd, Largs North SA 5016	26 Shipwright Rd, Largs North SA 5016		PO Box 478, Kapunda, SA, 5373	PO Box 478, Kapunda, SA, 5373		45 Greenhill Road, Wayville SA 5034	45 Greenhill Road, Wayville SA 5034		239 Diagonal Road, Warradale, SA, 5046							
Telephone:		(08) 8364 4808			8245 1822	8245 1822		8449 1667	8449 1667		0417 773 430	0417 773 430		0408 199 596	0408 199 596		1300 46 787 433							
Email:		info@beltramecivil.com.au			tracy@kennettbuilders.com.au	tracy@kennettbuilders.com.au		mbhick@blubuilt.com.au	mbhick@blubuilt.com.au		info@bishopbuilding.com.au	info@bishopbuilding.com.au		michael.hensel@bmd.com.au	michael.hensel@bmd.com.au		info@stridecon.com.au							
Contact Person: Nominate a contact person for this Tender to deal with any questions or queries that may arise																								
Name:		Gerard Beltrame			Tracy Jones	Tracy Jones		Michael Hitch	Michael Hitch		Matthew Bishop	Matthew Bishop		Michael Hensel	Michael Hensel		Jon Hopkins							
Position:		General Manager			Business Development Manager	Business Development Manager		Estimating Manager	Estimating Manager		Director	Director		Chief Estimator	Chief Estimator		Estimator							
Telephone (mobile):		0488 919 006			0413 159 687	0413 159 687		0417 908 191	0417 908 191		0417 773 430	0417 773 430		0408 199 596	0408 199 596		0417 706 091							
Email:		gerard@beltramecivil.com.au			tracy@kennettbuilders.com.au	tracy@kennettbuilders.com.au		mbhick@blubuilt.com.au	mbhick@blubuilt.com.au		mat@bishopbuilding.com.au	mat@bishopbuilding.com.au		michael.hensel@bmd.com.au	michael.hensel@bmd.com.au		jon.hopkins@stridecon.com.au							
Contractors Representative - Nominate the Contractor's Representative for this Contract																								
Name:		Sean O'Connell						Owen Richards	Owen Richards		Timothy Duffield	Timothy Duffield		Tim Bishop	Tim Bishop		Michael Zillante							
Position:		Project Manager						General Manager	General Manager		Commercial Project Manager	Commercial Project Manager		Construction Manager	Construction Manager		Construction Manager							
Telephone (mobile):		0421 976 588						0427 552 695	0427 552 695		0427 131 185	0427 131 185		0457 548 673	0457 548 673		0472 624 863							
Email:		sean@beltramecivil.com.au						erichards@blubuilt.com.au	erichards@blubuilt.com.au		tim@bishopbuilding.com.au	tim@bishopbuilding.com.au		Tim.bishop@bmd.com.au	Tim.bishop@bmd.com.au		michael.zillante@stridecon.com.au							
Schedule 3 – Financial Capacity																								
		YES or NO Yes			YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes			YES or NO Yes				
Schedule 4 – Certification																								
		YES or NO Yes			YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes			YES or NO Yes				
Insurance																								
		YES or NO Yes			YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes			YES or NO Yes				
Contract Security																								
		YES or NO Yes			YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes			YES or NO Yes				
Schedule 5 – Work Health & Safety and Risk Management																								
		YES or NO Yes			YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes			YES or NO Yes				
Schedule 6 – Environmental Management System and Quality Systems																								
Environmental Management System			YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO Yes	YES or NO Yes		YES or NO No	YES or NO No		YES or NO Yes	YES or NO Yes		YES or NO Yes			YES or NO Yes				
Quality Systems			Yes		Yes	Yes		Yes	Yes		No	No		Yes	Yes		Yes			Yes				
				Beltrame Construction			Kennett			BluBuilt			Bishop Building			BMD			Stride			Juncken		
Schedule 7 – Local Economic Benefit & Social Inclusion																								
The Council is seeking the numbers of labour hours your business will employ directly to deliver the contract from within the Council area, should you be successful.																								
How many hours of labour will be used to perform the Services within your business?		10,500 (0 local)			44900 (16350 locally assigned)	6024 (4080 locally assigned)		7500 (2000 local)	4000 (1100 local)		2325 (6190 local)	6225 (all local)		2210	2210		2164.5							
Subcontractor's name; Number of subcontractor labour hours sourced from (e.g., town):		BCE Electrical 300 Adelaide Thinkwater 600 Adelaide Active Asphalt 80 Adelaide Belair Turf Management 500 Adelaide AGT 100 Adelaide			We have identified a number of local subcontractors that we have either received pricing from or have engaged with regarding this project, as listed in Schedule 10 Item 4 and below: • Clare Concreting • BGI Building Group • Manners Building & Carpentry • Zierisch Cabinetmakers • CSJ Electrical • Accurate Interiors • Raccosle Structural • JDM Fabrications	Civil - Beltrame, Lucas Total Contract Solutions, Laka, Richmond Civil Electrical - CSJ Electrical, BCE & CJ Electrical, SQE Sports Equipment - Play Hard Sports Pitch Construction - BTM Turf Group Note: The above Preliminary list is for information only and will not necessarily represent the final		BluBuilt has selected appropriately experienced and available subcontractors, whilst endeavouring to utilise local businesses/ subcontractors where possible. 26 Shipwright Road, Largs North SA 5016 Or Bultrose Earthmovers 10 Caribou Drive, Direk SA 5110 Bulk Earthworks and Road/Carpark Construction \$500,000 X Belair Turf Management Stebonheath Road, Munno Para West SA 5114 Or LCS Landscapes 33-43 Port Road, Thebarton SA 5031 Rugby Pitch Preparation, Irrigation, Subsurface Drainage & Turf Installation \$700,000 X CSJ Electrical 195 Murray Street, Tanunda SA 5352 Or SOE SA (Valo Alternative) 10 William Street, Jude Lane, Munno Para SA 5267	Valley Dirt / Watson - Barossa 320 Angaston, Mt Pleasant, Nurioolpa, Tanunda Collins Contracting - Barossa 380 Williamstown Building Group - Barossa 500 Nurioolpa Request for Tender - Barossa Rugby Precinct - Clubrooms and Change Rooms Page 27 / 50 RCP - Barossa 160 Lynch Shannon Welding and Fabrication - Barossa 350 Tanunda Barossa Height Safety 40 Tanunda Gray Pest Control - Barossa 40 Tanunda Barossa Masonry 80 Tanunda Jayme - Barossa 240 Tanunda CSJ - Barossa 700 Tanunda DC - Plumbing - Barossa 1000 Tanunda Traynor Carpentry - Williamstown		20% hills and barossa Aggregated (a full breakdown can be provided if required) 25,683 60% Northern Suburbs, 20% Hills & Barossa and 20% Adelaide CBD and Southern Suburbs	20% hills and barossa Aggregated (a full breakdown can be provided if required) 25,683 60% Northern Suburbs, 20% Hills & Barossa and 20% Adelaide CBD and Southern Suburbs		W&D Fire 193 Williamstown CSJ Electrical 638 Tanunda All other trades 121,351 Adelaide										

[illegible]

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30/01/2023 1:08 PM

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Barossa Rugby Precinct - Post Tender Review Comparison - January 2023.XLSX

				Blinding concrete;	Temporary fire						statutory requirements.						
				Works beyond the property boundary;	Compliance of essential services;						> We have assumed that the Superintendent and Design Consultants will provide reliable and detailed responses						
				recessed and/or diversion of existing services through the site unless otherwise	Goods & Service Tax.						to our Requests for Information (RFIs), submittals, and the like, within two business days.						
				upgrade and/or diversion of existing infrastructure services to accommodate the development unless	No allowance for supply and installation of TV's and brackets						> We have assumed that the Building Owner will plan for maintaining the existing buildings, building services, and						
				construction obligations as required by the Development and/or							other accessories that are situated outside the perimeter of the Site, including maintenance for the duration of						
				Underpinning, g. propping or protection of neighboring structures							the construction contract.						
				Dewatering;							> We have assumed that the Tender Documents contain sufficient information to describe the full scope of the						
				Tenancy coordination ;							project and that when the Construction Documents are issued to Stride the scope of the project will not be						
				Corporate, building identification signage, associated permits and related							increased.						
				Principle project signage and advertising;							> We have assumed that where existing building services and/or building elements are to be incorporated into						
				Purchaser changes;							these works, such elements/services are in good working order without the need for repairs or upgrades and						
				Display Suite;							will have sufficient spare capacity to accommodate the new works.						
				International, Statewide and National Industrial							> There are terms and/or conditions within the proposed form of Contract that Stride Construction seeks to						
				Authority directions and delays;							discuss further with you, with a view of either clarifying the intended meaning or amending. For the purposes						
				Force majeure;							of clarification, please note that the acceptance by you (or your client) of our tender does not constitute						
				Temporary fire services;							acceptance by Stride of the proposed form of Contract.						
				Compliance maintenance of essential services;							> A proposed contract and/or the terms of our engagement was not provided within the tender documentation						
				Goods & Service Tax.							and therefore our tender is subject to receipt of the contract and/or the terms of our engagement.						
				no allowance for supply and							> We confirm our tender submission will remain valid for a period of 30 days only.						
				Underpinning, g. propping or protection of neighboring structures													
				Dewatering;													
				Tenancy coordination ;													
				Corporate, building identification signage, associated permits and related													
				Principle project signage and													
				furnishings, blinds or curtains; -													
				Purchaser changes;													
				Display													
				Loose furniture													
				International, Statewide and National													
				Authority directions and delays;													
				Force													
				Temporary fire													

Confidential Item 2.1.1

Tanunda Recreation Park – Clubroom and Change room RFT T0201/2022 - Post Tender Clarification Process

CONFIDENTIAL / COMMERCIAL IN CONFIDENCE

23/2998

Draig Desert Rose Pty Ltd (t/a Bishop Building) – meeting 8 August 2022

#	Item / Area	Council question / feedback	Architect comment / feedback	Cost impact +/- \$ ex GST	Action
	CLUBROOM AND CHANGEROOMS				
	Southern Stairs	Please confirm concrete formwork finish to ensure visual amenity	- To be confirmed with structural		
	Kitchen	- Club have indicated no need for full commercial dishwasher and OK to reduce specification to low grade commercial / high spec residential. - Need to include 2 x basket deep fryer	Dishwasher – acceptable Deep fryer – subject to space and size, but don't see an issue with this one.		
	Change Rooms	Remove specified MX04 shower timer from all showers. We will also be reviewing shower head selection and will advise	As per below		
	SUGGESTIONS FROM RUGBY CLUB	We are also discussing these items with architect / consultants and also interested in your review		\$ indicative	
	Internal Linings	- Alternative Acoustic ceiling in the club rooms. The one specific is very difficult and time consuming to flush - Remove the fancy detail of shadow joints around windows, doors and ceilings	Acceptable, subject to similar warranties and performance.	20000	
	Tiling	If a more standard off the shelf tile is used	Acceptable, subject to similar warranties and performance.	11000	
	External Sheets	Using standard 0.42mm bmt custom orb cladding on both roof and walls instead of deeper and thick section specified	Recommend against this as the additional thickness and deeper profile is a stronger and more durable product.	18000	
	Mirrors	Using standard 6mm vinyl backed 12 of glass mirror instead of the polished stainless-steel mirrors specified	Acceptable.	10000	
	Plumbing Fixtures	Alternative plumbing products brands of equivalent specified	Acceptable, subject to similar warranties and performance.	30000	
	Mechanical	Inline fans rather than an EC type	Services Engineer to comment: Alternate fans may be considered. Proposed fan selections (including tech data) shall be provided to the services engineer (SSE) and must be approved (by SSE) prior to ordering and installation.	7000	
	Lighting	Don't install solar tubes for natural light in	Council to advise.	26000	
	skylights	Use a more common specified lighting fittings	Services Engineer to comment: Light fittings specified are reasonably priced	11000	
	Gutter Brackets	Standard powder coated Aluminium gutter brackets instead of stainless steel	Acceptable	2000	
	Data Cable Tray	Reduce the data cabinet size and remove data cable tray	Services Engineer to comment: Cabinet can be changed to Rack Technologies	6000	
	SUGGESTIONS FROM TENDER SUBMISSION	We are discussing these items with architect / consultants and will confirm		\$	
	Blinds	Blinds - Replace Specified Charcoal Screen fabric to windows with Ultraweave Plus Charcoal Screen fabric to windows (02.01, 03.01, 04.01, 05.01, 19.01, 19.02, 19.03, 19.04, 19.05, 19.06, 19.07, 19.08)	Acceptable	3181.82	

	Coolroom	Replace Bitzer coolroom refrigeration equipment with Kirby	Services Engineer to comment: Alternate equipment may be considered. Proposed selections (including tech data) shall be provided to the services engineer (SSE) and must be approved (by SSE) prior to ordering and installation.	1634	
	Fire Pipework	Reduce underground fire pipe size from 150mm to 100mm dia cost saving of up to	Services Engineer to comment: Answered via email on 24/01/23. Recommended to install 150mm as documented.	6000	
	Vinyl Flooring	In vinyl areas - if coved specified vinyl instead of Marmolium and used 100mm vinyl skirt in rubber areas (price approximation only)	Acceptable.	8500	
	Ceiling shadowline	If you were to cut out the shadow line to the ceilings and used cornice, except maybe leave it in the main clubroom area you would save roughly	Acceptable.	12000	
	Ceiling	Take out the Rigitone Astral ceiling and use Gyptone acoustic instead (Bishops used this at Angaston bowls) you would save approximately	Acceptable, subject to similar warranties and performance.	14000	
	Gyprock	Rooms like the air locks and store room don't need to be Impact WR Gyprock so savings of approximately	Acceptable, subject to Council and end user acceptance of lesser performance and potential need for repairs in future.	30000	
	Shower Timers	Remove	This is a water saving measure and is something that we have typically specified. Council to provide direction.	3000	
	Shower Roses	Replace to standard	Fittings proposed are both vandal and ligature resistant fittings. These are recommended for this type of facility. Council to provide direction.	6184.55	
	Hot Water System	Change to individual units	Services Engineer to comment: Change to individual units won't perform correctly as flow & return system, as a manifolded system is setup to stage the HWS's ignition/heating cycles to correspond to changes in hot water demands.	9048.18	
	TMV	Not needed for 50 deg units	Services Engineer to comment, believe this may be a NCC/BCA issue AS3500.4 requires maximum 45°C temperature for accessible basins & showers, which will still require TMV for compliance. Other basins & showers can be 50°C, which can be from TMV, tempering valve, or HWS limited to 50°C. Fixtures such as sinks, dishwashers, etc can be higher than 50°C which is considered more suitable for cleaning purposes.	7313.64	
	Hot Water System	Change to 6 heaters in cages	Services Engineer to comment: Individual heaters in cages will require changes from a flow & return to individual dead-leg type circuits for each area of use. This would require HWS's to be located close to their point of use to minimise the length of dead-leg circuits. Individual units wouldn't be able to add to other hot water circuits if peak loads exceed individual HWS's capacity.	10252.73	
	Tundish	change tundishes to a more cost effective brand	Services Engineer to comment: Alternate tundish can be permitted provided it is an approved product.	1000	
	Skylights	Replace Solartube skylights with Flexiduct skylights alternative - savings upto	Acceptable, subject to similar warranties and performance.	17030.70	
	Handrails fixing	Swap out coring to concrete for the install of the handrails to base plate face fixed option	Acceptable, subject to alignment of base plates so that they don't create a trip hazard, and structural engineering endorsement.	3750	

	Coolroom - addition	Supply and install fire rated PIR or X-flame coolroom panel	Further detail required.	4680	
	Coolroom - addition	Supply and install 75mm insulated coolroom floor with checker wear surface	Further detail required.	4400	
	Doors - addition	Add edging to timber doors for additional strength	Acceptable	2290.91	

V1 – 19 January 2023

CONFIDENTIAL

THE BAROSSA COUNCIL
TENDER EVALUATION PANEL REPORT
INTERNAL WORKING DOCUMENT

TENDER NO:	T0163/2022
TENDER NAME:	Barossa Rugby Precinct – Pitch, Carpark and Civil Works
TENDER RELEASE DATE:	21 November 2022
TENDER CLOSE DATE:	13 January 2023
TENDER CONTACT OFFICER:	Rebecca Tappert, Project Manager, The Big Project
AND	
TENDER NO:	T0220/2022
TENDER NAME:	Barossa Rugby Precinct – Clubroom and Change Rooms
TENDER TYPE:	☒ Open ☐ Select
TENDER RELEASE DATE:	18 November 2022
TENDER CLOSE DATE:	13 January 2023
TENDER CONTACT OFFICER:	Rebecca Tappert, Project Manager, The Big Project

1. DESCRIPTION OF TENDER

Two tenders were released for the separate specialised works associated with this project, the clubroom and changerooms, and the pitch. The purpose of splitting the tenders was to allow specialist contractors for each area of the project to tender, without the need to tender for both. It also enabled a full and comprehensive evaluation of both elements in their own right. From the tender submissions received, most tenderers did upload offers for both packages. This report details the results of the evaluation for both tenders for ease of reading and that together they deliver the entire project objectives.

This project is a key element of the "Southern Barossa Hub" suite of projects and facilitates the relocation of rugby from Lyndoch to Tanunda to in turn free up Lyndoch Recreation Park for the relocation of Barossa District Football and Netball Club Inc.



1.1 Purpose - PITCH, CARPARK AND CIVIL WORKS T0163/2022

The construction of a new Rugby Turf Pitch, sports lighting, car park, internal roadways, raised building pad and associated infrastructure at the new Rugby Precinct, Magnolia Road, Tanunda SA 5352.

The Barossa Council has committed to what is known as "The Big Project" (the Barossa Generational Community Infrastructure Plan), which is made up of Masterplans for each of its community recreation, sporting, and cultural facilities. The construction of a new Rugby Turfed Pitch in Tanunda (the Project) is part of the new Rugby Facility Development Masterplan.

1.2 Scope - PITCH, CARPARK AND CIVIL WORKS T0163/2022

The area(s) to be serviced at the new purpose-built Rugby Facility in Tanunda.

- 1 x natural turf playing field to meet Australian standards for amateur rugby 144m x 70 m plus 5 m run off
- Construction of natural turf playing fields should incorporate sub-surface drainage and irrigation.
- Robust drought resistant/low water use grasses can be effective in many instances, as specified.
- The playing field must have an even turf cover and level surface with no obvious depressions or holes. Providing a high quality even playing surface is paramount to player safety, avoiding injuries and ensuring a quality experience for players and umpires. Standards and Guidelines exist for level ovals (Rugby Australia minimum facilities guidelines) in relation to surface stability, hardness, traction, and consistency, and as further specified.
- 4 x LED light towers providing 200 lux match play and dimmable to 100 LUX to meet Australian standards for amateur rugby for semi-professional club competition and match practice and training.
- All associated civil and landscaping infrastructure.
- Carpark and internal roadway to Research Road, to east of pitch and with careful management of existing trees. Design required for carpark lighting.
- Stormwater drainage infrastructure, including detention basin to be located adjacent carpark.
- Approved Native Vegetation Clearance



1.3 Purpose – Change Room and Clubroom T0220/2022

The construction of a new Clubroom and Change Room building for the purpose of a rugby club at the new Barossa Rugby Precinct, Magnolia Road, Tanunda SA 5352.

The Barossa Council has committed to what is known as "The Big Project" (the Barossa Generational Community Infrastructure Plan), which is made up of Masterplans for each of its community recreation, sporting, and cultural facilities. The construction of a new Clubroom and Change Room building in Tanunda (the Project) is part of the new Rugby Facility Development Masterplan.

1.4 Scope – Change Room and Clubroom T0220/2022

The area(s) to be serviced at the new purpose-built Rugby Facility in Tanunda.

- Clubroom and Change Room (4) building
 - Including kitchen, BBQ, bar, clubroom and storage
 - Viewing veranda and access ramps

1.5 Type of Contract/Agreement to be Executed

A Works Agreement Contract will be executed with the successful tenderer and a draft contract template example has been included as part of the tender documentation.

1.6 Term of Contract/Agreement

Proposed start date 30 January 2023 however this will be extended due to Council reporting and meeting timeframes. The term of the Agreement will be for the period dating from contract award following conclusion of the tender evaluation period and up to the agree conclusion of the project program or as otherwise agreed by the parties.

1.7 Budget

A total amount of \$2,721,000 ex GST (account number 601-653-814-969 has been approved in the 2022/2023 budget across both tenders.



2. EVALUATION PANEL

In accordance with Council's Procurement Planning, Sourcing and Selection Process, a Tender Evaluation Panel was formed to evaluate submitted tenders. The Panel consisted of:

Rebecca Tappert	Project Manager - The Big Project
Jo Thomas	Project Director - The Big Project
Rick Schloithe	Senior Technical Project Manager - The Big Project
Fraser Vivian	Barossa Rams Rugby Club - President
Mark Cooper	Barossa Rams Rugby Club - Representative
Glen Carter	The Barossa Council (<i>pitch and civils tender only</i>)

3. TENDERS RECEIVED AND PREQUALIFICATION ASSESSMENT

- 3.1 Tenders received by the closing time/date of 3:00 pm (Adelaide Time) Friday 13 January 2023:

T0163/2022 - PITCH, CARPARK AND CIVIL WORKS	5 Tenders
T0220/2022 – CLUBROOMS AND CHANGE ROOMS	6 Tenders

This table below sets out a list of tenders and details whether the tender was conforming.

- 3.2 Conforming Tender

The tenderers were assessed for compliance with the following pre-qualification criteria:

1. Tender Form – Formal offer/Declaration (Schedule 1)
2. Tenderer's Details (Schedule 2)
3. Certification (Schedule 4)
4. Industrial Relations Record (Schedule 8)
5. Conflict of Interest (Schedule 9)
6. Referees (Schedule 10)
7. Pricing (Schedule 17)
8. Statement of Conformity (Schedule 18)

Compliance with pre-qualification criteria was assessed on a 'yes/no' basis, with a 'no response' across multiple criteria (or a non-negotiable criteria such as a licence to do the required work) considered a non-conforming tender and excluding the tenderer from further evaluation. However a potential Supplier may still proceed to further evaluation if



their non-conformance with only a few criteria is assessed as being insufficient to exclude them at this point of the assessment.

TENDERER – T0163/2022 – PITCH, CARPARK AND CIVIL WORKS	CONFORMING TENDER (YES/NO)
Beltrame Civil	YES
Draig Desert Rose Pty Ltd T/A Draig Desert Rose Pty Ltd	YES
BluBuilt	YES
BMD Constructions Pty Ltd	YES
Kennett Pty Ltd	YES

TENDERER – T0220/2022 – CLUBROOMS AND CHANGE ROOMS	CONFORMING TENDER (YES/NO)
Draig Desert Rose Pty Ltd T/A Draig Desert Rose Pty Ltd	YES
BluBuilt	YES
BMD Constructions Pty Ltd	YES
Kennett Pty Ltd	YES
Juncken Joinery	NO
Stride Constuctions	YES

3.3 Non-Conforming Tenders

Juncken Joinery was assessed as being non-conforming because multiple pre qualification criteria non compliances due to incomplete documentation (refer Tender Evaluation Matrix 22/29649 and submission 23/1911). Panel excluded from further tender evaluation.

4. EVALUATION CRITERIA

The tenders were evaluated according to the following qualitative criteria and associated weightings: eg



Schedule Name	Schedule Description	Schedule No	Weighting %
Administration	Including WHS, Risk, Environmental, Quality and Financial Resources and Management	Schedule 5	15
Understanding of RFT	Demonstrated understanding / compliance with requirements of RFT and Services specification	Schedule 6	20
Local Economic Benefit and Social Inclusion	Employment opportunities and training inclusion within the BRPG of Councils	Schedule 7	10
Organisation Structure, Facilities & Resources	Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	Schedule 11	15
Experience & Customer Service Plan	Project Methodology to illustrate knowledge and experience. How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	Schedule 12 & 13	20
Implementation Schedule	Timelines and activities project plan	Schedule 14	10
Value Added Service and Improvement & Innovation	Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	Schedule 15	10

The criteria were listed and described in the tender documents as the criteria, and weightings, that would be used for tender evaluation purposes.

5. EVALUATION METHODOLOGY

An evaluation of tender responses against the above criteria was conducted based on a weighted scoring system using Council's standard Tender



Evaluation Matrix. Point scores were allocated from 0 to 5 on the following basis:

POINTS	DESCRIPTION
5	Excellent
4	Very Good
3	Good or better than average
2	Acceptable
1	Marginally adequate
0	Will fail to satisfy required standards

Allocation of an appropriate score was informed by the tenderers provision of relevant information/evidence in relation to, but not necessarily limited to, the following factors for each of the nominated evaluation criteria:

Financial Capability – Financial capacity to undertake the service.

Work Health & Safety and Risk Management – Commitment, Programmes & Procedures.

Environmental Management System – Any incidents or convictions for offences, management plans.

Quality of Service – Principles of Quality Assurance, contracts performed under its QA system.

Organisation Structure, Facilities & Resources – Management Skills, technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements.

Experience – Project methodology to illustrate technical knowledge and experience. How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience.

Customer Service Plan – Ability to manage complaints, procedures, leaflets to be used.

Implementation Schedule & Transition Plan – Timeline and activities project plan, minimize disruption, information leaflets.

Value Added Service – Any other benefits to improve level of service or value.

Improvement & Innovation – Any ideas or systems proposed for improved performance.



Local Economic Benefit & Social Inclusion – Employment creation and training opportunities, and where staff, subcontractors, equipment and materials are sourced.

Value for Money – assessment of price is based on the formula, Price x Multiplication Factor of 100.

6. EVALUATION RESULTS SUMMARY - T0163/2022 - PITCH, CARPARK AND CIVIL WORKS

The overall results of the tender evaluation, in terms of ranked order by score, are summarised below.

Refer Attachment 1 – Tender Evaluation Matrix – Pitch and Civils – 22/29648

RANK	TENDERER	SCORE
1	Draig Desert Rose Pty Ltd T/A Draig Desert Rose Pty Ltd	183
2	BluBuilt	175
3	Kennett Pty Ltd	164
4	Beltrame Civil	150
5	BMD Constructions Pty Ltd	142

7. EVALUATION RESULTS SUMMARY - T0220/2022 – CLUBROOMS AND CHANGE ROOMS

The overall results of the tender evaluation, in terms of ranked order by score, are summarised below.

Refer Attachment 2 – Tender Evaluation Matrix – Clubroom and Change Rooms - 22/29649

RANK	TENDERER	SCORE
1	Draig Desert Rose Pty Ltd T/A Draig Desert Rose Pty Ltd	148
2	Kennett Pty Ltd	117
3	BMD Constructions Pty Ltd	107
4	BluBuilt	102
5	Stride Construction SA Pty Ltd	59



8. SUMMARY ANALYSIS FOR EACH TENDERER

T0220/2022 – CLUBROOMS AND CHANGE ROOMS

7.1 Draig Desert Rose Pty Ltd T/A Draig Desert Rose Pty Ltd

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	4	- Financial - No evident issues concerns. Detailed financial review if preferred Tenderer. - WHS - Own system, not accredited (ISO). Have shown a continuous improvement mindset in past and current work with Council to WHS and risk management. Have been presented with challenges by the canopy collapse incident at Angas Recreation Park and responded in an open, collaborative and proactive manner to resolve. Triggered a review of their approach and system. Do not have internal, dedicated WHS resources – organisational size/scale. - Administration practices are sound and have demonstrated continuous improvement. - Collaborative approach, share cost savings.
Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	5	Sound submission and raised multiple tender clarification questions through the RFT process so demonstrated that they had interrogated the RFT and had a good understanding of requirements. No concerns.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	5	90%+ local / regional employee and subcontractor engagement. This has been demonstrated across all other past projects for Council. Seen as high value requirement for the panel and important for public confidence in the value of the Council's investment and approach. Confident that they will deliver local sub contract as they have very strong track record in that area.
Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	3	- Transitioned from light commercial to larger commercial, taken on additional resources to respond. Submission documented additional civil / earthworks resource for subbase preparation, building pad for clubroom. - Level measurements translated into CAD files for the project documentation - Have increased resourcing in the last 6 months and have greater contingency than previously have taken on board past feedback to support management of Council's risk.

Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	3	- organisation has demonstrated experience of a highly collaborative, value adding and community minded approach. - Manage stakeholder relationships appropriately - Achieves a high quality product. - Methodology provided is not as clear (moved from dot pointed to text heavy presentation which is not as comprehensive) as in previous tender submissions for other projects however this was rectified within post tender question response.
Implementation Schedule – Timelines and activities project plan	5	- Program - start date ambitious. can achieve November date. based on end of September for completion. - Use of excel for programming rather than a recognised project management software such as Microsoft Project makes it very difficult to read and interrogate their implementation schedule. This feedback has been provided on several occasions with offers to provide some input and training to assist in skill development but remains an issue and results in rework and lack of clarity. However, pleasing that this was rectified within post tender question response and Microsoft Project program for the project provided. - No track record of prolongation costs despite multiple weather delays with current / historic projects
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	4	Have detailed a good number of specification options resulting in cost saving suggestions and the costs saved if they were to be awarded both tenders in terms of their prelims, margin, project management. No exclusions jump out as concerning - provide feedback that some exclusions not relevant to the project and could have been reduced. Question why they have included contingency in Builders margin element - ensure take below line for us to include. This was also rectified within post tender question response – terminology - references their internal contingency only.

7.2 **BluBuilt**

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	5	- Strong administration evidence, example of contact of project management plan. - Financial - No evident issues concerns. Detailed financial review if preferred Tenderer. Have



		done recent civil work for Council no financial issues flagged. - accredited system. No known issues or concerns based on previous experience. Will have risk officer assigned to project. - Environmental & Quality - accredited systems.
Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	4	- comprehensive tender and provided information that demonstrated understanding of the scope and requirements. - Have indicated site access off Magnolia Road which we can't facilitate and was covered off as not being an option in the site briefing.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	1	26.6% local content, but no details on subcontractors listed other than quarries, mitre 10, barossa valley hire.
Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	4	- detailed organisation chart and structure provided. - specified multiple subcontractors for each discipline does that demonstrate a spread of options or that they haven't negotiated any prices. - Details of project resourcing provided. Considered to have strength in depth and commensurate with a project of this scale/nature ie: Dedicated Project Manager, site supervisor, WHS support, Administration support. Contingency available within the organisation in the event of disruption to allocated resources.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	3	- range of building projects provided are mainly lower in value than the current project at \$1 to \$2.3M. Higher value projects are more civil construction orientated – coastal walkway at \$6.9M. Have a good range of Local Government contract work. Organisation is looking to increase its market share within the building sector. - Experience would be underpinned by comments from referees - appear to be recent projects as they have moved into this building construction area from the civil areas in last 5 years. - Generic methodology (not project specific other than discussion re building pad and interface with civil contractor).
Implementation Schedule –	3	Assessed as adequate to meet the requirements of the project criteria.



Timelines and activities project plan		- Finishing as per end date but have put start date earlier so risk they will go over. - Concern re trigger of project prolongation costs in the event of delays outside of Council control as has been experienced with other projects (ie weather delays)
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	2	Detailed Local club sponsorship arrangements and skills set as primary value adding services. Nothing specifically tailored for the local project to warrant higher score. 2 cost saving items in relation to lights fittings and revised specification to mechanical plant equipment offered with potential cost savings of \$40k ex GST.

7.3 **Kennett Pty Ltd**

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	5	- Financial - No evident issues concerns. Detailed financial review if preferred Tenderer. Trading for 30+ years. Very strong reputation. No concerns based on previous experience. - WHS - accredited system. No known issues or concerns based on previous experience. Will have risk officer assigned to project. Excellent WHS and site set up at current Tanunda Recreation Park project. - Environmental & Quality - accredited systems. Reduction in scoring for limited site specific detail. - A couple of administration delays currently experienced with Tanunda Rec Park Clubrooms.
Understanding of RFT - Demonstrated Understanding / compliance with requirements of RFT and Services specification	5	- comprehensive response to requirements for all service elements. Questions raised during RFT process demonstrated a rigorous review and understanding of key project requirements. Reflected in project program and methodology. - Suggestion re Magnolia Road entrance cannot be made to work and was advised to tenderers at tender briefing. - can't determine where native veg clearance is sitting in which project? - Raised plenty of RFIs during tender.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	3	limited local economic benefit detailed. Serious concern for panel – needs to be interrogated at post tender clarification stage if pursued.



Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	4	detailed organisation chart and structure provided. Details of project resourcing provided. Considered to have strength in depth and commensurate with a project of this scale/nature ie: Dedicated Project Manager, site supervisor, WHS support, Administration support. Contingency available within the organisation in the event of disruption to allocated resources.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	3	- Provided multiple examples of comparable projects of size and scale and detailed the value of contracts and the implementation times achieved. Panel impressed by examples provided. Kennetts provided support to Council to implement the defect management of the Rex project when the main contractor went into administration as they were concurrently building in the area at the Tanunda Lutheran Homes Chapel development. This was a difficult project to pick up at that stage and they were highly professional, collaborative even though there was very little margin in the work for them and multiple administrative challenges to overcome. Council's Senior Technical Project Manager also has very positive experience working with them on various other projects including most recently the Animal Welfare League infrastructure expansion in the Northern Suburbs. - Limited methodology and customer service plan is more project detailed. - Have excellent related experience and good track record with council.
Implementation Schedule – Timelines and activities project plan	4	- Assessed as adequate to meet the requirements of the project criteria. 36 week program for building. - Concerns re prolongation costs being triggered if program extends
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	3	- no detail of any value add in the schedule provided. - Flagged potential cost savings if awarded both contracts but not quantified.

7.4 **Stride Construction SA Pty Ltd Civil**



Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	3	• Eastern states company set up in the SA. Only 4 years established and 7 months in Adelaide \$20M value of contracts in train. • Reasonable administrative processes - in process of becoming accredited for WHS and EM.
Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	2	• \$50k cost included for generator included for temporary services. • Reasonable demonstration of understanding of project requirements • Identified to use Magnolia Road as site entrance which is not permissible and was advised to tenderers at tender briefing.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	2	• Limited local subcontract content less than 10%.
Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	2	• Limited SA track record, relationship with contractors.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	1	• Relatively high level and generic methodology. Not project specific and more operational than construction methodology.
Implementation Schedule – Timelines and activities project plan	2	• Program - 35 week build can achieve end of October if start date pushes out 3 weeks. Considered high risk to achieve based on other projects. • Concern regarding potential for prolongation costs
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or	2	• Minimal value add or savings options provided.



value. Any ideas or systems proposed for improved performance		
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7.5 **BMD Constructions Pty Ltd**

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	5	- Strong administrative and WHS content. - Noted that BMD would only accept the project with significant contract clause changes and if they are awarded both tenders.
Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	4	- Good understanding of project requirements - Have not used Magnolia Road entrance.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	2	25% indicative local content . Detailed local content but needs to be clarified.
Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	4	Appropriate experience and equipment for this project.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	4	Better building methodology details for building than others.
Implementation Schedule – Timelines and activities project plan	3	Build program mid Feb to end August no contingency.



Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	1	- Higher level pricing. - Value add – cost saving some which we wouldn't take as compromise outcomes. - No quantified cost savings for doing both projects.
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T0163/2022 - PITCH, CARPARK AND CIVIL WORKS**7.1 Draig Desert Rose Pty Ltd T/A Draig Desert Rose Pty Ltd**

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	4	- Good community communication and collaborative approach. - Generic tender comments as above as documented in clubroom and changerooms above.
Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	5	Generic tender comments as above as documented in clubroom and changerooms above.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	5	Generic tender comments as above as documented in clubroom and changerooms above.
Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	4	Generic tender comments as above as documented in clubroom and changerooms above.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects,	3	Methodology – presentation different from previous tenders and more difficult to interrogate. However during post-tender clarification, more detail provided that satisfies requirements.



current contracts, other commitments, other Council experience		- Excellent current experience on existing Council new oval Projects, quality and local commitment in the turf development field with outstanding feedback from independent turf consultant in relation to quality and level of service. - Continuous improvement mindset - Generic tender comments as above as documented in clubroom and changerooms above.
Implementation Schedule – Timelines and activities project plan	5	- Start end of January and finish end of September - turf install to complete end of July with 12 weeks mtce up to mid September. potential for turf install date to be pushed back until mid September as preferred to achieve best establishment / growth outcomes. - Generic tender comments as above as documented in clubroom and changerooms above.
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	4	- have not enforced prolongation costs on other contracts - value adding. - have provided tangible costs savings below the line for the project as VM and also for the award of both contracts. - Generic tender comments as above as documented in clubroom and changerooms above.

7.2 **BluBuilt**

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	5	Generic tender comments as above as documented in clubroom and changerooms above.
Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	4	- Generic tender comments as above as documented in clubroom and changerooms above. - Assumes power and water supplied free of charge, spoil lost on site, red pen asbuilts not acceptable.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	1	Generic tender comments as above as documented in clubroom and changerooms above.



Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	3	- Generic tender comments as above as documented in clubroom and changerooms above. - Using LCS or Belair for pitch Council preference is for turf specialist (ie Belair), other contractors similar - clarify if John Cavallaro's details are correct in resume section (refers to Matt) and doesn't appear to have any pitch development experience.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	4	- Generic tender comments as above as documented in clubroom and changerooms above. - Concern about level of experience with pitch development
Implementation Schedule – Timelines and activities project plan	4	- Generic tender comments as above as documented in clubroom and changerooms above. - Turf laying end of June with maintenance through to September.
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	2	- Generic tender comments as above as documented in clubroom and changerooms above. - Not using RCP but any cost differential already included in cost. - Goal posts \$35k

7.3 **Kennett Pty Ltd**

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	5	Generic tender comments as above as documented in clubroom and changerooms above.
Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	4	- Generic tender comments as above as documented in clubroom and changerooms above. - Use of Magnolia Road not permissible and advised at site briefing. 4 light poles in car park



Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	2	- Generic tender comments as above as documented in clubroom and changerooms above. - Struggled with securing local content for Tanunda Recreation park for a variety of reasons including: pricing and availability.
Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	4	- Generic tender comments as above as documented in clubroom and changerooms above. - limited pitch construction but subcontracting to Belair Turf - Indicative list of subcontractors.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	2	- Generic tender comments as above as documented in clubroom and changerooms above. - Their experience is more building rather than sports surface - so they have subcontracted to specialist to mitigate. - Methodology included - covers most of the bases but higher level - customer plan very generic. - Considered higher risk for this type of project outside of their usual expertise
Implementation Schedule – Timelines and activities project plan	3	- Generic tender comments as above as documented in clubroom and changerooms above. - Not on site until March - Required free use of power and facilities – others have provisioned for it.
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	0	- Generic tender comments as above as documented in clubroom and changerooms above. - Free use of power and facilities - Highlights some potential savings for doing both projects but does not quantify.

7.4 **Beltrame Civil**

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	4	check the red highlight on page 50 why highlighted are they changes to spec - double check.



Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	4	8 light poles in the carpark - review suitability of the design - have they priced on stormwater - black max rather than the RCP - Check that the tree removal includes clearance of the native veg area and the other trees. - Check that the tree removal includes clearance of the native veg area and the other trees.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	1	Minimal local content or subcontractors documented.
Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	2	Check who site manager was for Angle Vale (their only relevant, documented pitch project but is a sizeable one), otherwise reasonable resources available for project.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	3	- Decent methodology - very little detail around the sequence of installation of the pitch lighting. Overseeing? - Have worked with Daryl Sellar on previous project and QC. - relatively large civil contractor, Well established organisation - no of details of experience of site manager. Don't know what qualifications they have or other projects experience - need to clarify. Very limited examples of sports facilities. Angle Vale project. Using Belair turf.
Implementation Schedule – Timelines and activities project plan	4	- Saturdays included in program – double check. - Concern re the timing of the laying of the turf June to August.
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	1	- Look at cost of goal posts - Very high cost for pitch lighting - \$280k

7.5 **BMD Constructions Pty Ltd**

Schedule Name	Score	Summary Analysis
Administration – Including WHS, Risk, Environmental, Quality and Financial Resources and Management	5	Generic tender comments as above as documented in clubroom and changerooms above.
Understanding of RFT - Demonstrated understanding / compliance with requirements of RFT and Services specification	1	- Generic tender comments as above as documented in clubroom and changerooms above. - Will only accept project if both contracts awarded (pitch and building) not split. - Didn't raise any RFIs yet say fencing details unclear.
Local Economic Benefit and Social Inclusion - Employment opportunities and training inclusion within the BRPG of Councils	2	Generic tender comments as above as documented in clubroom and changerooms above.
Organisation Structure, Facilities & Resources – Management Skills, Technical Experience, organization structure, plant, equipment, are they using subcontractors and contingency arrangements	3	Generic tender comments as above as documented in clubroom and changerooms above.
Experience & Customer Service Plan – How many years undertaking this work, any termination of projects, current contracts, other commitments, other Council experience	4	- Generic tender comments as above as documented in clubroom and changerooms above. - site manager did rugby project including pitch at Woomera - Eyre Park - Rams team say good facility.
Implementation Schedule – Timelines and activities project plan	2	- Generic tender comments as above as documented in clubroom and changerooms above. - Site establishment mid February through to end of August - how achievable, turf down in July



		- Check whether they have a supply of RCP pipes as don't mention supply as a project risk - have detailed poly in the program. - Considered risk of significant prolongation cost as pricing based on shortest program and it is a winter build.
Value Added Service and Improvement & Innovation – Any other benefits to improve level of service or value. Any ideas or systems proposed for improved performance	0	- Generic tender comments as above as documented in clubroom and changerooms above. - value adds are not ones we want to take. PC allowance for car park lighting is considered light on. have excluded goal posts.

9. ISSUES OF CONCERN

Issues of concern were identified along with Tender Clarification and addressed in a post-tender review meeting.

10. TENDER CLARIFICATION SOUGHT

The attached document (*Attachment 1*), Barossa Rugby Precinct Tenders T163/2022 and T220-2021 - Post Tender Clarification Process - Draig Desert Rose - January 2023 – Ref 23/2998.

11. NEGOTIATION OUTCOMES

While it was determined to go to market separately, most tenderers provided submissions for both tenders and it is noted that BMD would only accept the project if awarded both tenders.

Some tenderers offered potential savings if there were to be awarded both tenders, but only Draig Desert Rose Pty Ltd quantified these savings within their submission and Kennetts post tender close.

Options for savings were presented by some of the tenderers and also by the Barossa Rams Rugby Club. Some of these were accepted and other rejected and documented in Attachment 1 (see section 10 above for document reference). The overall summary of these items are below.

10.1 Cost Impact

Comparison of final tendered value to current spend/arrangement (\$ +/-)	Current budget - \$2,721,000 less design and salary costs - \$200,000 Final tendered value of preferred tenderer Draig Desert Rose undertaking both tenders
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	(less reductions and savings below) \$4,729,908 Plus 7% contingency of \$331,093.56 = \$5,061,001.56 Which equates to + \$2,561,002 over 2019 budget
Comparison of final tendered value to initial submitted costs (\$ +/-)	Final gross Tendered Value – Draig Desert Rose (for both tenders) - \$5,018,201 - Reduction for both contracts (\$173,569) - Initial saving opportunities (\$114,724)
Comparison of lowest cost option of clubroom and change room costs	Bishop lowest – \$2,729,309 Comments – high level of comfort with building project and pitch methodology and track record – no history of prolongation costs being applied – 90% + local contractor content.
Comparison of lowest cost option of pitch and civil works	Beltrame lowest - \$1,936,299 Comments – concerns from Manager Operations regarding methodology / timing for turf install – short program with potential for prolongation costs if not met no local subcontractor content detailed
Total for both lowest cost tenders	\$4,655,608
Difference compared with Draig Desert Rose Pty Ltd for both tenders	\$64,300 less

10.2 Other Benefits

Benefits/value adds:	Feedback from turf consultants / user groups on the Angaston and Tanunda junior ovals has been extremely positive for the work Draig Desert Rose Pty Ltd have completed. Council procurement policy references the use of local contractors where other factors are equal. Whilst there is a \$64,300 premium for awarding both contracts to the local supplier, this is considered the lowest risk option for Council on that basis that: - Historically non local suppliers have been more likely to trigger prolongation costs in the event of delays such as inclement
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	weather and based on Council's recent experience with project delays these could potentially be triggered at a benchmark rate of \$1,500 per day in the event of program overruns. - Concern with the project methodology of the lower cost option for the pitch works expressed by tender team particularly due to it being the shortest program and requiring installation of the turf during winter. - Lack of local subcontract content / nominations by the lower cost tenderer for the pitch compared to 90% from the local preferred tenderer which also has a proven track record of delivering extensive local content (90% plus) for recent Council projects.
Risk mitigation (eg negotiation of contract conditions/compliance)	Combining two tenders under one contract to ensure seamless activity sequencing and interface between the building, pitch and civil works.

12. RESIDUAL RISKS

Risk	Comments/Mitigation Strategy
Awarding contracts to separate contractors likely result in greater coordination, scope gap and additional variation cost increases	Awarding both contracts to one contractor will mitigate this risk fully.
Capacity to deliver	Previous concerns regarding contractor availability and flexibility have been addressed in the tender submissions from Draig Desert Rose Pty Ltd. The engagement of a second local earthworks contractor for the building component and use of the tried and tested pitch contractor is smart and will ensure that if there are interruptions to works due to worker availability, this can be covered. The tender program also well documents the methodology and timing of activity so as to be flexible in delivery should weather or other unforeseen impacts arise.

Community interest in local content for a contract of this size.	The award of contract to local contractor with 90% local subcontractor and supplier content will be a great story to communicate to public. The Big Project team will work with marketing and communications to notify the community after award of the contract.
Timing of tender – timing of tender over the holiday season	Mitigated with additional 3 weeks totaling 7 weeks. Usual 4 week turnaround.
Budget – project is still significantly above the current 2019 budget figure	Request budget review by Council taking into account data to inform the likely budget impacts arising from global, national and state market force pressures and cost escalations. To be addressed in associated Confidential Council Report for Tender award for Council to determine the capacity to increase budget. This contract is already above the \$4million budget threshold for Officer (CEO) delegated sign off and is automatically referred to Council
Ongoing market force impacts	The recommended revised budget figure will need to include a reasonable component for contingency (7% equating to \$331,093.56 ex GST) to support project implementation through the program and manage potential unforeseen latent conditions
Value Management opportunity	The project has been subject to prolonged value management review and the capacity to reduce scope is considered limited without reducing the size of the building. The size of the building has been based on the growth requirements of the club and the intent of the project is to address the requirements of the club for the long term and do the work once. The size of the change rooms, the pitch and lighting are based on code guidelines.
Impact on Southern Barossa Hub suite of projects	Council has determined its support for the implementation of the Lyndoch Recreation Park project and has supported a recent grant application, which may be compromised if the delivery of the Rugby project is reviewed.
Reputational impact for Council if the increased budget allocation is not supported	For Council consideration

13. OVERALL FINDING

The tender evaluation panel recommends Draig Desert Rose Pty Ltd trading as Draig Desert Rose Pty Ltd as the preferred tenderer on the basis of:

- Extent of comparable project experience and quality of outcomes achieved.
- Highest level of local content 90%+ and history of delivering as per tender. Actual evidence of community interest in local content.
- Demonstrated understanding of the project requirements through quality tender submission.
- Methodology (revised) that includes the engagement of 2 earthworks / civil contractors to enable elements of the building and pitch works to occur concurrently and spread resourcing risks.
- Only tenderer to quantify savings for the combining of the two tenders as part of the tender submission.
- Quality savings in selection options offered as part of tender submission.
- Positive input of the project stakeholders (part of the tender evaluation group) to work collaboratively with the tenderer to deliver the best project outcome and mindful of the extent of the additional cost pressures on the project arising from cumulative external market forces.
- Concern with the limited track record of pitch development of some alternative tenderers.
- Concern with the shorter program duration of the other potential pitch contractor and the potential for contract cost savings to be required for prolongation costs in the event of program delays for factors such as weather; material supply.
- The recommended tender (combined) provides the lowest risk outcome for seamless delivery of the two project components.
- Prior experience with Angaston and Tanunda junior ovals, has resulted in stakeholders and Council's appointed turf consultant being happy with quality of pitch outcomes.
- Delivery of Angas Recreation Park Clubrooms by the preferred tenderer has resulted in a quality infrastructure outcome.

14. RECOMMENDATION OF EVALUATION PANEL

It is recommended that the Tender Evaluation Panel Delegates approve:

The award of the lump sum contract for the Change Room and Clubroom T0220/2022 and PITCH, CARPARK AND CIVIL WORKS T0163/2022 to Draig Desert Rose Pty Ltd trading as Draig Desert Rose Pty Ltd for the amount up to four million, seven hundred and twenty nine thousand, nine hundred and eight dollars ex GST (\$4,729,908 ex GST) subject to agreement of the terms and conditions of contract and all associated documentation.



EVALUATION PANEL SIGN OFF**Name:** Jo Thomas**Title:** Project Director, The Big Project**Signature:** _____**DATE:** 27.1.23**Name:** Rebecca Tappert**Title:** Project Manager, The Big Project**Signature:** _____**DATE:** [Click here to insert date](#)**Name:** Rick Schloithe**Title:** Technical Project Manager, The Big Project**Signature:** _____**DATE:** [Click here to insert date](#)**Name:** Glen Carter**Title:** Manager Operations**Signature:** _____

DATE: [Click here to insert date](#)

Name: Fraser Vivian

Title: President – Barossa Rams Rugby Club

Signature: _____

DATE: [Click here to insert date](#)

Name: Mark Cooper

Title: Committee Member – Barossa Rams Rugby Club

Signature: _____

DATE: [Click here to insert date](#)

Delegate Approval/Acceptance of Evaluation Panel Recommendation and
Authorisation to Issue Contracts to Successful Tenderers

Recommendation Approved / Not Approved

**Subject to approval of additional project budget at the Special Council
Meeting 1 February 2023**

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Signed

Name: Martin McCarthy

Title: Chief Executive Officer

Date: [Click here to insert date](#)



REFERENCE

The purpose of this document in terms akin to Clause 9, Schedule 1 to the FOI Act indicating the intention of the Council is that the Tender Evaluation Panel Report, and associated Evaluation Matrix, is treated as an internal working document.

This results in these documents being exemption from disclosure as they contain matter that relates to:-

- (a) Any opinion, advice or recommendation that has been obtained, prepared or recorded; or
- (b) Any consultation or deliberation that has taken place;

In the course of, or for the purpose of, the decision-making functions of the Government, a Minister or an agency where the disclosure would, on balance, be contrary to the public interest.

