

CT7845 SEVILLE RECREATION RESERVE COMMUNITY PAVILION

Report Author: Executive Officer Major Projects
Responsible Officer: Director Built Environment & Infrastructure
Ward(s) affected: Chandler

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public. The item has been included in the public agenda to facilitate openness and transparency in Council's decision making.

Confidential information is contained in Attachments 1 and 2. Any disclosure of the information included within the confidential attachments 1, 2, and 3 to this report could be prejudicial to the interests of the Council or other parties. If discussion of this information is required, the Council is recommended to resolve that the item be deferred to the confidential section of the agenda when the meeting is closed to members of the public in accordance with Section 3(1)(g)(i)(g)(ii) of the Local Government Act 2020.

SUMMARY

This report summarises the evaluation process and seeks Council approval for the award of the contract for the Construction of the CT7845 Seville Recreation Reserve Community Pavilion at Seville Recreation Reserve, 20-28 Monbulk-Seville Road Seville 3139.

The Seville Recreation Reserve Community Pavilion project involves the construction of a modern, multipurpose community facility designed to serve as a central hub for local sporting and community groups including the Seville Neighbourhood House. The new double-storey pavilion will offer DDA-compliant access, upgraded amenities, and fully fitted community spaces to support meetings, social gatherings, study, hobbies, events, and recreational activities. The existing pavilion will be demolished as part of the works.

The project is being funded from a \$5M grant from Sport and Recreation Victoria, along with contributions from Council and sporting clubs.

The Evaluation Panel recommends accepting the tender from McColl Smith Projects Pty Ltd for a lump sum contract amount of \$5,441,190.00 exclusive of GST, inclusive of tender options and provisional sums.

RECOMMENDATION

That

- 1. Council awards the tender from McColl Smith Projects Pty Ltd for CT7845 Seville Recreation Reserve Community Pavilion for a total lump sum of \$5,441,190.00 exclusive of GST, inclusive of tender options and provisional sums.**
- 2. The Director Built Environment & Infrastructure be delegated the authority to sign the contract documents.**
- 3. The Director Built Environment & Infrastructure be authorised to approve any required contingency not exceeding 12.5 percent of the total lump sum contract.**
- 4. The attachments to this report remains confidential indefinitely as it relates to matters specified under section 3(1)(g)(i)(g)(ii) of the Local Government Act 2020.**

RELATED COUNCIL DECISIONS

There are no related Council decisions relevant to this item.

PROPOSAL

To seek Council Approval to award CT7845 Seville Recreation Reserve Community Pavilion

Purpose and Background

This report has been prepared to seek Council approval for the demolition and construction of a new Seville Recreation Reserve Community Pavilion. The project responds to the growing need for modern, inclusive community infrastructure and aligns with Council's strategic objectives for community wellbeing, active living, and infrastructure renewal.

The scope includes:

- Construction of a new double-storey, multipurpose community facility
- DDA-compliant access throughout the building
- Upgraded amenities and fully fitted community spaces
- A central hub for local sporting and community groups to meet, study, host events, and participate in recreational activities
- Demolition of the existing pavilion to make way for the new facility
- Associated landscaping and site integration works

This redevelopment will provide a vibrant, accessible, and functional space that supports a wide range of community uses and enhances the overall activation of the precinct.

An invited tender process was conducted using the Construction Supply Register managed by the Department of Treasury and Finance. By using the Construction Supplier Register, local government agencies can streamline the procurement process when tendering for infrastructure and construction projects to save time and cost. All invitees are pre-qualified suppliers under the Construction Supplier Register to deliver similar scope of projects. Tenders closed Thursday 22 July 2025, and six (6) submissions were received by the tender closing time.

The tender process has been carried out in accordance with Council's procurement policy and the endorsed evaluation plan. A summary of the tender submissions and evaluation is contained within the attachment 2.

The evaluation panel scored the tenders against the pre-established evaluation criteria, as published in the tender document.

A summary of the evaluation criteria follows:

Quality Tender Evaluation Criteria	Weighting
Capability & Capacity To Undertake Work	15%
Commitment To Quality & Quality Assurance	15%
Timeframes & Project Program	10%
Local Sustainability / Community Benefit	10%
Price Scores	50%
Total	100%

FINANCIAL ANALYSIS

The recommended tender award amount is in line with the budget for this project.

The recommended tender award amount includes \$5M of grant funding from Sport and Recreation Victoria. and contributions from Yarra Ranges Council and Sporting Clubs.

Council funds have been allocated to this project as part of Yarra Ranges Council 2025/2026 and 2026/2027 Capital Expenditure Program.

Attachment 1 provides further details of the budget breakdown and anticipated expenditure for the project.

Works are anticipated to commence in late October 2025 with works expected to reach practical completion within 14 months of commencement, subject to favourable conditions.

APPLICABLE PLANS AND POLICIES

This report contributes to the following strategic objective(s) in the Council Plan

Quality Infrastructure and Liveable Places

- The Seville Recreation Reserve Community Pavilion redevelopment aligns with Council's objective to ensure facilities and infrastructure meet current and future community needs.
- The new pavilion will provide modern, accessible, and multipurpose spaces that support wellbeing, creativity, and social connection
- It replaces outdated infrastructure with inclusive amenities, including all-gender changerooms, accessible facilities, and community spaces

Connected and Healthy Communities

- The project supports the creation of safe, resilient, and socially well-connected communities.
- By providing a central hub for sporting and community groups, the pavilion fosters participation, inclusion, and social cohesion

RELEVANT LAW

Council is exercising its general power under Section 10 of the *Local Government Act 2020*, which enables Council to do all things necessary or convenient in connection with the performance of its role. This includes the delivery of infrastructure projects that support community wellbeing and recreational access.

There are no known limitations or restrictions to the exercise of this power in relation to this project.

A Gender Impact Assessment has been considered in accordance with the *Gender Equality Act 2020*, ensuring the design and delivery of the precinct supports inclusive access and equitable use across all demographics.

Applicable legislative provisions:

- *Local Government Act 2020* – Section 10: General power of Council to undertake works and services for the benefit of the community.
- *Gender Equality Act 2020*: Requires consideration of gender impacts in policy, program and service delivery.

This report seeks council approval to award a contract that complies with section 108 of the local government act 2020.

SUSTAINABILITY IMPLICATIONS

Environmental Impacts

This has been considered as part of the project specification and evaluation process. There are no environmental impacts directly associated with this report. As part of the contract the successful tenderer will be required to adhere to a construction environmental management plan for the duration of the project.

The recommended tenderer has an Environmental Management System and Quality Management System in place and seeks to recycle the majority of removed material and equipment including components of the existing play space.

Social Impacts

This has been considered as part of the project specification and evaluation process. The design team and recommended tenderer have committed to provide a high quality landscaped urban park for the community to enjoy. The recommended tenderer is seeking to purchase major materials items where required within Yarra Ranges Council for the construction of the project, as well as employing locally.

Economic Impacts

This has been considered as part of the project specification and evaluation process. The recommended tenderer has committed to source goods, services and materials proposed for this contract from within Yarra Ranges Council.

Climate Change

The project contributes positively to climate resilience by:

- Using durable, low-impact materials
- Designing for energy efficiency, stormwater management and erosion control
- Encouraging non-motorised transport, reducing greenhouse gas emissions

These measures align with Council's Liveable Climate Plan and the State Government's Climate Change Adaptation Plan 2017–20, supporting long-term environmental sustainability and climate risk mitigation.

COMMUNITY ENGAGEMENT

Community engagement was undertaken through surveys and workshops. Feedback showed strong support for the project and informed the design and scope of works.

An upgraded community pavilion was a key outcome of the Seville Recreation Reserve Masterplan adopted by Council in 2020.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

The design of the facility has been through an extensive consultation process with multiple approval gateways prior to tender. Stakeholder consultation has included both external and internal stakeholders throughout the process.

The specification and tender documentation have been prepared in collaboration with Council's Planning, Recreation, Major Projects, and Parks maintenance teams, and has been developed in consultation with Council's Procurement team.

Additionally, funding support involved collaboration with other levels of government, contributing to the financial viability and delivery of the project.

RISK ASSESSMENT

This has been considered as part of project design, contract terms and conditions and within the evaluation process. A project risk register has been developed, maintained, and monitored for this project.

The recommended contractor is considered an expert in their field and highly qualified to deliver a successful result. They are also registered within the Rapid Global system and meet councils' compliance requirements for this size and type of contract.

CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

ATTACHMENTS TO THE REPORT

1. CT7845 Confidential Evaluation Report
2. CT7845 Confidential Tender Process & Tenderers Overview