contractor as marginal in areas of communication, co-operation and variations. This feedback has impacted the score provided for Past Performance.

All three contractors are located within the Albury/Wodonga region and have indicated that a majority of materials, plant, sub-contractors and equipment will be sourced from the Albury/Wodonga area.

From the information provided, all companies demonstrate the required management systems, experience and construction plant to provide AlburyCity with a quality product. However, based on past performance, capacity and capability, Connelly Construction Services and Southern Cross Developers Pty Ltd are best placed to deliver a quality product.

Quantitative Assessment

The tender prices and ratings relative to the lowest price are tabulated below.

Tenderer	Tendered Price (including GST)	Rating (max 100)
Premier Building & Construction Pty Ltd	$1,897,297.99	100
Connelly Construction Services	$2,008,560.00	95
Southern Cross Developers Pty Ltd	$2,102,795.30	90

As detailed above, the submission from Premier Building & Construction Pty Ltd was the least expensive, being $111K or 5% more favourable than Connelly Construction Services and $205K or 10% more favourable than Southern Cross Developers Pty Ltd.

The submissions are all greater than the allocated budget of $1.5M (including GST) for this project.

Options

As the tender prices are in excess of the project budget and the anticipated additional costs to cover construction design, engineering inspections and project management costs would see an estimated shortfall of $600,000, there are three options that Council can consider. These are:

Option One

Do not accept any tender and redesign the JC King Park Sports Pavilion to the original budget.

There has been significant time and resources invested from Council staff and the ANA in developing the building designs that will meet the current and future needs of their regular sporting events. The new clubroom facility is a similar footprint to the existing facilities and the new change room, public toilets and other associated amenities are adequate for their game day. During the tender assessment process opportunities for reducing costs were discussed and determined that they would not significantly reduce the project cost. If this option was adopted additional costs would be incurred for redesign and engineering (~$50,000) while a modification to the development consent and