



## **PROJECT OVERVIEW**

# **Request For Tender for Refurbishment of Eugowra Oval Changerooms**

<b>Revision</b>	<b>Date</b>	<b>Approved by</b>
Issue for Tender	14/04/2025	Patrick Leal

Table of Contents

<b>1. Introduction</b>	<b>3</b>
<b>2. Requirements</b>	<b>4</b>
<b>3. Proposed Construction Staging Plan</b>	<b>5</b>
<b>4. Authority Approvals</b>	<b>5</b>
<b>5. Scope of Works</b>	<b>6</b>
<b>6. Timeframe</b>	<b>6</b>

## 1. [Introduction](#)

Cabonne Council seeks tenders for the refurbishment of the existing Eugowra Oval Changerooms building, located at 41 Nanima Street, Eugowra.

The subject building is located to the south of the entry to the Eugowra Sports Oval.

Construction wise, the subject building is made up of:

- An original hall built pre-1980s
- An extension containing changerooms, amenities and canteen built in the 1980s
- Another extension for the preschool, built in the late 1990s.

Until 2022, the original hall and most recent extension were home to the Eugowra Community Childcare Centre (ECCC). The Football club has continuously occupied the 1980s extension containing the existing changerooms, amenities and canteen.

The November 2022 flood devastated the building, with approximately 1.5m of water passing through the building. In particular, the old ECCC was completely ruined, including all internal linings and the timber structure of the hall's floor. The ECCC was moved to a new flood-proof site at the Showground.

The old ECCC has received funding through various State and Federal grants for the refurbishment of the building in order to:

- Provide new compliant and functional changerooms within the old hall;
- Restore the existing building fabric and refurbish the facility in a flood resilient way;
- Provide additional amenity for the community via new hall and associated rooms.

The proposed refurbishment will deliver a new, modern and fit-for-purpose facility, inclusive of:

- Detail Demolition of damaged building fabric (note major demolition has been completed)
- Replacement of existing building services
- Construction of new slab, walls, windows and ceiling for changerooms and hall
- Fitout for new changerooms
- Fitout for new referees/timekeepers office and bathroom
- Fitout of canteen
- Minor associated works

Due to delay in receiving consultant information, Cabonne Council has undertaken significant bulk demolition works to the building to get a head start on works. Damaged internal fitout, linings, services, floor structures have all been removed, mainly in the existing hall. Some detail demolition is still required, especially in the later extension.

## 2. Mandatory Site Visit

A site visit for interested Tenderers is to be held on site at:

- **10am on Tuesday the 13<sup>th</sup> of May, 2025.**

Arrangements for a site visit at an alternative time may be made by contacting the below if these times do not suit.

Attendance will be recorded, and recorded attendance at least one site visit is required to be eligible for the tender submission.

Your contact will be Patrick Leal (Project Coordinator) – Cabonne Council.

Email: *patrick.leal@cabonne.nsw.gov.au*

Mobile: 0475107730

This meeting will enable a walk around the site to capture the information you require for the submission. A brief description of the works will take place and any questions regarding the contract will be fielded as an addendum to the tender.

The works will be undertaken under a MW21 contract. General conditions of Contract are attached to this tender.

### 3. [Proposed Construction Staging Plan](#)

The works included in this proposal are required to be planned and scheduled.

The successful contractor will be required to provide a program of works and develop a construction plan in consultation with Cabonne Council. There is vehicle access to the site. Any works beyond the property boundary on the footpath or street will require coordination with Council and provision of a Traffic Management Plan.

Critically, the work will need to take place on a strict timeline due to grant requirements. The changeroom portion of the project is being funded separately to the general repair and refurbishment of the building. The changeroom grant requires the changerooms to be finished by the end of 2025. This is a critical milestone and cannot be delayed.

The remainder of the project must be completed by February 2026. Of course, as the changeroom is the most complex part of the project and will likely be on the critical path, it is not anticipated that a large amount of work will be taking place after the completion of the changerooms. It would be preferable to complete the entire project by Milestone 1 (5th December 2025) if possible.

Contractors are also to be aware that the power to the site will be upgraded, likely at the same time. The site has a complex arrangement of electrical connections, with many low-lying power lines on site. Through the later half of the year, these lines will be replaced with new underground power cables. Importantly, the main site DB will be located on the eastern wall of the refurbished hall. The new building DB will be located alongside, refer to electrical drawing and specification.

It is anticipated that the changeroom contractor will access the site through the main entry. Work zones and stockpiles are to be separated by a site fence, supplied by the successful contractor for the whole of the works.

The contractor will need to conform with standard work hours well as the requirements of the Preliminaries document of the tender.

### 4. [Authority Approvals](#)

The work does not require authority consent. An REF has been undertaken and contractors will need to abide by this document. A S68 approval for sewer and water supply works is also being obtained. Inspections for concrete, blockwork, water supply, septic will be required. It is not anticipated any conditions beyond those contained in the Preliminaries document will need to be introduced, as the work is of a low environmental impact.

## 5. Scope of Works

All works to be completed in accordance with accompanying drawings, schedules and specifications. Please note due to the project funding arrangement, tenderers are required to provide separate pricing for the changeroom fitout itself, and all other works described in the contract. Please refer to the tender schedule.

This split will not be assessed as part of the tender, and will not affect how the successful tenderer chooses to deliver the project.

It is only for demonstrating to the funding body how the funding will be spent.

## 6. Timeframe

The site is vacant and works may commence as soon as the tender is awarded and the necessary management, safety plans have been received.

Milestone 1 must be completed before December 5th, 2025.

The project must be completed by February 1<sup>st</sup>, 2026.

Some coordination of works may be required with the electrical contractor for the site power upgrade.

Tenderers are required to submit an expected date of completion as part of their tender.

For the tenderer's reference, the dates of the project are as follows:

30 <sup>th</sup> April 2025	RFT Opens.
10am 13 <sup>th</sup> May 2025	Site Visit.
28 <sup>th</sup> May 2025	RFT Closes.
June 2025	Recommendation made on outcome of RFT.
24 <sup>th</sup> June 2025	Recommendation on RFT discussed at June Council meeting.
June-July 2025	Engagement of successful tenderer.
7 <sup>th</sup> July 2025	Anticipated earliest possible commencement of works.
5 <sup>th</sup> December 2026	Milestone 1 completion.
1 <sup>st</sup> February 2026	Completion of project.