

ITEM 14 TENDER T19/20 WOLLONGONG SENIOR CITIZENS CENTRE BUILDING UPGRADES

This report recommends acceptance of a tender for Wollongong Senior Citizens Centre Building Upgrade works in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The proposed works to Wollongong Senior Citizens Centre, Gwynneville allow for the refurbishment and reconfiguration of the internal kitchen space, toilets and office space. Works also include the installation of two new concrete ramps (front and rear of the building) to provide Disability Discrimination Act (DDA) compliant access. Other associated works include asbestos removal, structural works to allow for the reconfiguration, replacement of doors and windows, installation of new wall linings, installation of an accessible toilet, ceiling replacement, complete electrical and lighting upgrade and the installation of a new hearing loop system for National Construction Code (NCC) compliance.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Matrix Group Co Pty Ltd for the Wollongong Senior Citizens Centre Building Upgrades in the sum of \$623,300.00, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Andrew Carfield, Director Infrastructure + Works

ATTACHMENTS

- 1 Location Plan

BACKGROUND

Wollongong Senior Citizens Centre is located on Gipps Road, Gwynneville. The building has an approximate building footprint of 15m x 18m and was constructed during the 1970s. The building is immediately adjacent to a small shopping complex with a car park to the east and medium density housing to the west. The Wollongong Senior Citizens Centre is on a shared site with the Wollongong Theatre building located at the rear of the property.

A Building Conditions Inspection Report was undertaken with the aim of assessing the overall condition of the building to identify areas of deterioration. The report revealed the building had suffered significant deterioration to the kitchen and toilets areas, and identified the presence of asbestos containing building materials. The Wollongong Senior Citizens Centre is a highly used asset and user groups have highlighted several ergonomic issues that impact the comfort, efficiency and functionality of users. A scope of works was prepared to rectify these issues including -

- Refurbishment and reconfiguration of internal layout
- Structural refurbishment works to internal walls and roof
- Removal and disposal of hazardous materials within the building
- Window and door replacements
- Complete ceiling replacement

- Installation of a new kitchen, including bathrooms and (DDA) compliant amenities
- Complete electrical and lighting upgrade
- Removal and reinstatement of two new compliant concrete ramps and stairs to the front and rear of the building.

The proposed works ensure that Council facilities are compliant with legislative requirements and that they offer community spaces with a high level of amenity, quality and compliance.

The tender specifications outlined the requirements for the works to be undertaken between October 2019 and January 2020. The purpose of this construction period is to minimise the impacts on the licensee and hirers.

Wollongong Senior Citizens Centre (front building) shares the site with the Wollongong Theatre (rear building). Access to the Theatre is via a shared driveway that runs parallel to the eastern boundary line. The tender specifications required the proposed contractor to ensure access was available to theatre users to minimise disruption, but also to provide safe access during construction works.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 1 August 2019.

Twelve (12) tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Governance and Customer Service, Finance, Project Delivery and Library and Community Services Divisions.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

Mandatory Criteria

- 1 Satisfactory references from referees for previous projects of similar size and scope
- 2 Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works.

Assessable Criteria

- 1 Cost to Council – 45%
- 2 Appreciation of scope of works and construction methodology – 15%
- 3 Experience and satisfactory performance in projects of similar size, scope and risk profile – 10%
- 4 Staff qualifications and experience – 5%
- 5 Proposed sub-contractors – 5%
- 6 Project Schedule – 5%
- 7 Demonstrated strengthening of local economic capacity – 5%
- 8 Workplace Health and Safety Management System – 5%
- 9 Environmental Management Policies and Procedures – 5%

The mandatory assessment criteria have been met by the recommended tenderer.

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer	Ranking
Matrix Group Co Pty Ltd	1
Batmac Constructions Pty Ltd	2
Project Coordination (Australia) Pty Ltd	3
Davone Constructions Pty Ltd	4
Sullivans Constructions	5
Innocon	6
Smith Zak Constructions	7
Murphy's Remedial Builders	8
Dezign	9
T&C Services trading as Programmed Industrial Maintenance	10
Lloyd Group	11
Cyclo Group	NON CONFORMING

PROPOSAL

Council should authorise the engagement of Matrix Group Co Pty Ltd to carry out the works in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

An acceptable financial capability assessment has been received in relation to the recommended tenderer.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal 4 "We are a connected and engaged community". It specifically delivers on core business activities as detailed in the Asset Management Plans Service Plan 2019-20.

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered low based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Annual Plan –

Capital Budget 2019/20

CONCLUSION

The recommended tenderer has submitted an acceptable tender for this project and Council should endorse the recommendations of this report.



