

ITEM 12

TENDER T20/11 - REFURBISHMENT OF SOUTHERN AMENITIES BLOCK AT BULLI BEACH TOURIST PARK

This report recommends acceptance of a tender for Refurbishment of the Southern Amenities Block at Bulli Beach Tourist Park (BBTP) in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The Southern Amenities Block is located within a harsh coastal environment. The amenities block has reached the end of its serviceable life, with the roof beginning to leak due to significant corroding of the roof sheets. High levels of usage by patrons over the past 35-years have prompted the need to undertake an internal refurbishment to all amenities while also addressing Disability Discrimination Act (DDA) compliance issues.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Davone Constructions Pty Ltd for refurbishment of the Southern Amenities Block at Bulli Beach Tourist Park, for the sum of \$564,240.00, 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 - Connectivity Assets + Liveable City

ATTACHMENTS

- 1 Location Plan

BACKGROUND

The Bulli Beach Tourist Park is a popular tourist park due to its close proximity to the beach. It is considered to be a high usage site with large numbers of patrons using the park facilities and the amenities block is now failing to meet the visitor's park expectations. The Southern Amenities Block is aged and has reached the end of its expected serviceable life and requires refurbishment. In its current state the access to the facility is not DDA compliant and does not meet the standards required. The scope of the refurbishment works includes the installation of a DDA compliant concrete path, new fence and gate, roof replacement, replacement of all internal fixtures and fittings that are both energy efficient and compliant and the installation of two water tanks connected to the toilets.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on Thursday, 30 April 2020.

Twenty-one (21) tenders were received by the close of tenders, with two (2) tenders deemed to be non-conforming. However, the remaining nineteen (19) 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 Property and Recreation; Governance and Customer Service; Project Delivery 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 – 40%
- 2 Appreciation of Scope of Works and Construction Methodology – 15%
- 3 Experience and Satisfactory Performance in undertaking Project of Similar Size, Scope and Risk Profile – 15%
- 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 Environment 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
Davone Constructions Pty Ltd	1
Project Coordination (Australia) Pty Ltd	2
Batmac Constructions Pty Ltd	3
Advanced Constructions Pty Ltd	4
Peloton Constructions Pty Ltd	5
Momentum Built Pty Ltd	6
Deane Constructions (NSW) Pty Ltd	7
Sullivans Constructions	8
Innovatus Projects Pty Ltd	9
Malsave Pty Ltd	10
Reitsma Constructions Pty Ltd	11
Mike Lukin	12
Van Mal Group Construction Pty Ltd	13
Colin Joss & Co Pty Ltd	14
Cooper Commercial Constructions Pty Ltd	15
Innovative Developments Australia Pty Ltd	16
T & C Services trading as Programmed Industrial Maintenance	17
Assett Group Services	18
Kellyville Building Pty Ltd	19
Bellvue Constructions Pty Ltd	Non-Conforming
RTE 2023 Pty Ltd	Non-Conforming

PROPOSAL

Council should authorise the engagement of Davone Constructions 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 5 “We have a healthy community in a liveable city”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2019-20
Strategy	3 Year Action	Operational Plan Actions
5.1.3 Involvement in lifelong learning, skills enhancement and community-based activities is promoted	5.1.3.2 Carry out commercial business management of Council's operational lands	Manage Council's commercial businesses to maximise return at Corrimal, Bulli and Windang Tourist parks, Beaton Park Leisure Centre and Wollongong Memorial Gardens

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.

There is safety, financial and reputational risks that should be considered if Council does not refurbish the Southern Amenities Block and replace the roof as well as upgrade the amenities. While the roof sheets are a safety hazard, this project also has a reputational risk as patrons may prefer to stay elsewhere, the flow-on effect is loss of income and reduced park visitations.

SUSTAINABILITY IMPLICATIONS

Economic sustainability implications are considered relevant to the refurbishment of the Southern Amenities Block at Bulli Beach Tourist Park in order to prolong the life of the asset. The tourist park gives Council the financial benefits with the upgrade of the amenities block thereby guaranteeing the return of visiting patrons and entice new patrons to stay in the park.

Construction materials have been chosen to provide long-term durability in this exposed site while replacement fixtures and fittings have been selected to be water and energy efficient. The project scope includes the installation of two water tanks connected to the toilets to minimise water consumption.

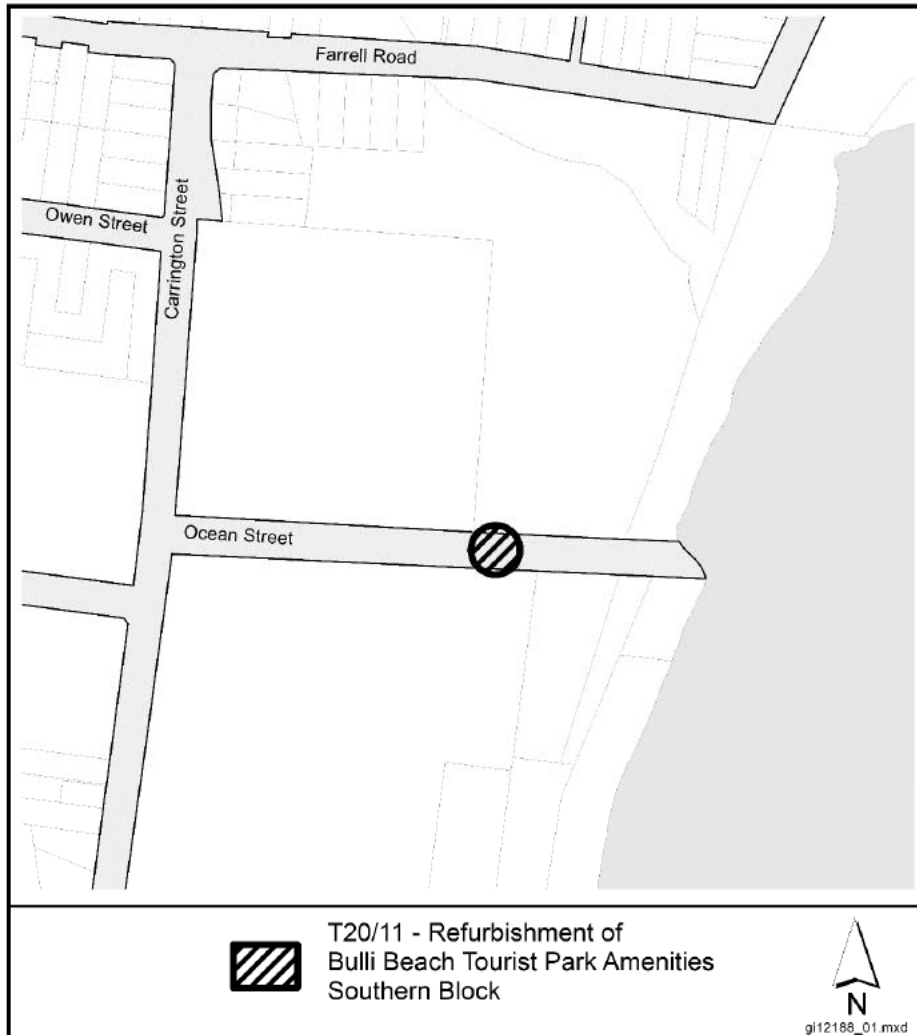
FINANCIAL IMPLICATIONS

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

Capital Budget 2019/20 and 2020/21

CONCLUSION

Davone Constructions Pty Ltd has submitted an acceptable tender for these works and Council should endorse the recommendations of this report.



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