

ITEM 9

QUOTATION E5522 - BELLAMBI SURF LIFE SAVING CLUB REFURBISHMENT OF AMENITIES AND ROOF WORKS

Council has identified the need to upgrade public amenities, provide accessible amenities and replace the roof and complete associated works at the Bellambi Surf Life Saving Club (SLSC).

Council considered a report on 25 May 2020 where it was resolved that tenders not be invited for these works due to extenuating circumstances and determined that a formal quotation process be undertaken in accordance with Council's procurement policies and procedures.

This report provides Council with the outcome of that engagement process for this project.

RECOMMENDATION

Council note the engagement of Project Coordination (Australia) Pty Ltd to complete the proposed amenities upgrades and roof replacement of Bellambi SLSC in the sum of \$497,060.00 (Ex GST).

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery

Authorised by: Andrew Garfield, Director Infrastructure + Works - Connectivity Assets + Liveable City

ATTACHMENTS

- 1 Location Plan

BACKGROUND

The Bellambi SLSC operates out of the building located on Crown land known as Bellambi Point Reserve. The current Surf Club was officially opened in 1981. The building contains a café and outdoor seating area, female and male amenities, change rooms for the SLSC, boat storage facilities, including a kitchen, function room and office facilities.

The Bellambi SLSC building requires refurbishment to bring it up to the service standards expected of a modern facility.

Recent storm events in February this year resulted in storm damage and leaks within the building. Recent photographs indicate the purlins which support the roof and the fasteners which secure the roof sheeting are corroded while flashings appear to have been repaired repeatedly. While works are underway, asbestos eaves linings also need to be removed to reduce future risks inherent with this material. In addition, the building does not currently include accessible amenities and a design has been prepared to include contemporary accessible facilities within the existing footprint of the refurbished amenities area.

The scope of works encompasses the following:

- Upgrade of existing public amenities, including the installation of accessible amenities;
- Replacement of all roof sheeting, flashings, capping and roof screws;
- Removal and safe storage of any roof or eave mounted equipment for reinstallation on completion of works;
- Removal of identified asbestos containing material (ACM) and replacement with non-hazardous alternatives;
- Installation of half round eaves gutters including leaf diverters and modification of existing downpipes to accommodate new works;
- Replacement or installation of new steel roof safety mesh;
- Replacement or installation of new roof insulating blanket;

- Replacement of flashings to all roof penetrations;
- Replacement of sections of damaged ceiling;
- Investigation and repair, if appropriate, of reinforced concrete cantilever balcony;
- Painting of new works in accordance with Council's standard requirements.

The successful implementation of the proposed works is expected to ensure the serviceability of the Bellambi SLSC building in providing ongoing support to the local community and to life saving operations which are conducted from the facility.

Council on 25 May 2020 considered a report regarding the Bellambi Surf Life Saving Club (SLSC) roof replacement and associated works and resolved the following:

- 1 *Pursuant to section 55(3)(i) of the Local Government Act 1993, tenders not be invited for the contract or contracts for the refurbishment of the:*
 - a *Bellambi SLSC facility, located off Morgan Place, Bellambi,*
 - b *Coledale SLSC facility, located off Lawrence Hargrave Drive, Coledale; and*
 - c *Woonona SLSC facility, located off Kurraba Road, Woonona*

due to extenuating circumstances, being the timeframe required for tendering for these contracts would involve refurbishment work extending into the summer surf season, with consequential severe and adverse impact upon the Clubs' operations and commitments.
- 2 *Council delegate to the General Manager the authority to undertake and finalise a formal quotation process, in accordance with Council's procurement policies and procedures with contractors with demonstrated experience and ability to undertake the works with a view to entering into a contract or contracts for the works.*
- 3 *Council delegate to the General Manager authority to enter into a contract (or contracts) with the contractor or contractors selected following the process outlined at 2 above.*
- 4 *A report describing the outcome of the procurement process be submitted to the next available Council meeting following the successful engagement of contractor or contractors.*
- 5 *That staff work with operators to minimize disruption to commercial operations at these clubs, recognising that following COVID-19 enforced closures, they are striving to rebuild their businesses.*

This report addresses Item 4 of that resolution and provides Council with the outcomes of the formal quotation and engagement process.

Quotations were invited for this project by the selective quotation method with a close of quotations of 10.00 am on 23 June 2020.

Eleven (11) quotations were received by the close of quotations and all quotations have been scrutinised and assessed by a Quotation Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery, Property and Recreation and Governance and Customer Service Divisions.

The Quotation Assessment Panel assessed all quotations in accordance with the following assessment criteria and weightings as set out in the formal quotation 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 respondent'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 undertaking projects of similar size, scope and risk profile – 10%
- 4 Staff qualifications and experience – 5%
- 5 Project schedule – 10%
- 6 Workplace health and safety management system – 5%
- 7 Environmental management policies and procedures – 5%
- 8 Demonstrated strengthening of local economic capacity – 5%

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

The Quotation Assessment Panel utilised a weighted scoring method for the assessment of quotations which allocates a numerical score out of 5 in relation to the level of compliance offered by the quotations to each of the assessment criteria as specified in the quotation 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 quotation. The quotation with the highest total score is considered to be the quotation that best meets the requirements of the quotation documentation in providing best value to Council. Table 1 below summarises the results of the quotation assessment and the ranking of quotation.

TABLE 1 – SUMMARY OF QUOTATION ASSESSMENT

Name of Respondent	Ranking
Project Coordination (Australia) Pty Ltd	1
Batmac Constructions Pty Ltd	2
Cooper Commercial Constructions Pty Ltd	3
Advanced Constructions Pty Ltd	4
Davone Constructions Pty Ltd	5
Reitsma Constructions Pty Ltd	6
Momentum Built Pty Ltd	7
Van Mal Group Constructions Pty Ltd	8
Innovatus Projects Pty Limited	9
Malsave Pty Ltd	10
Assett Group Services	11

PROPOSAL

Project Coordination (Australia) Pty Ltd has been engaged to carry out the proposed Bellambi SLSC public amenities upgrade and roof replacement works in accordance with the scope of works and technical specifications developed for the project.

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

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

CONSULTATION AND COMMUNICATION

Council staff have already made initial contact with the President of the Bellambi SLSC to discuss ways to minimise impacts on both the SLSC and the commercial tenancy operating from this building. Whilst every effort will be made to minimise disruption, it should be noted that there can be no occupation of the building while high risk activities such as asbestos removal is carried out. Outside of these critical construction activities, Council will be able to maintain satisfactory access to the commercial component of the building.

Council has also contacted the following:

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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal 5 “We are a healthy community in a liveable city”.

It specifically delivers on core business activities as detailed in the Infrastructure Planning & Support and Aquatic Services Service Plans 2020-21.

RISK MANAGEMENT

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

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

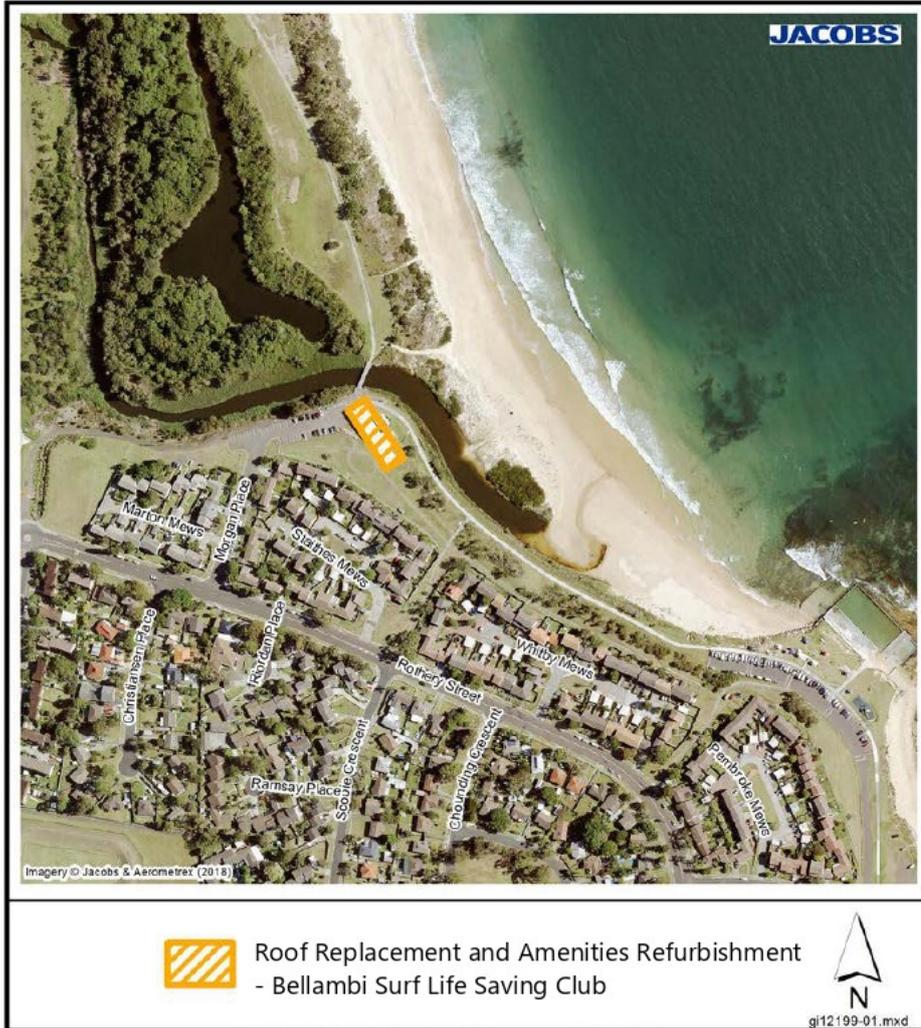
FINANCIAL IMPLICATIONS

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

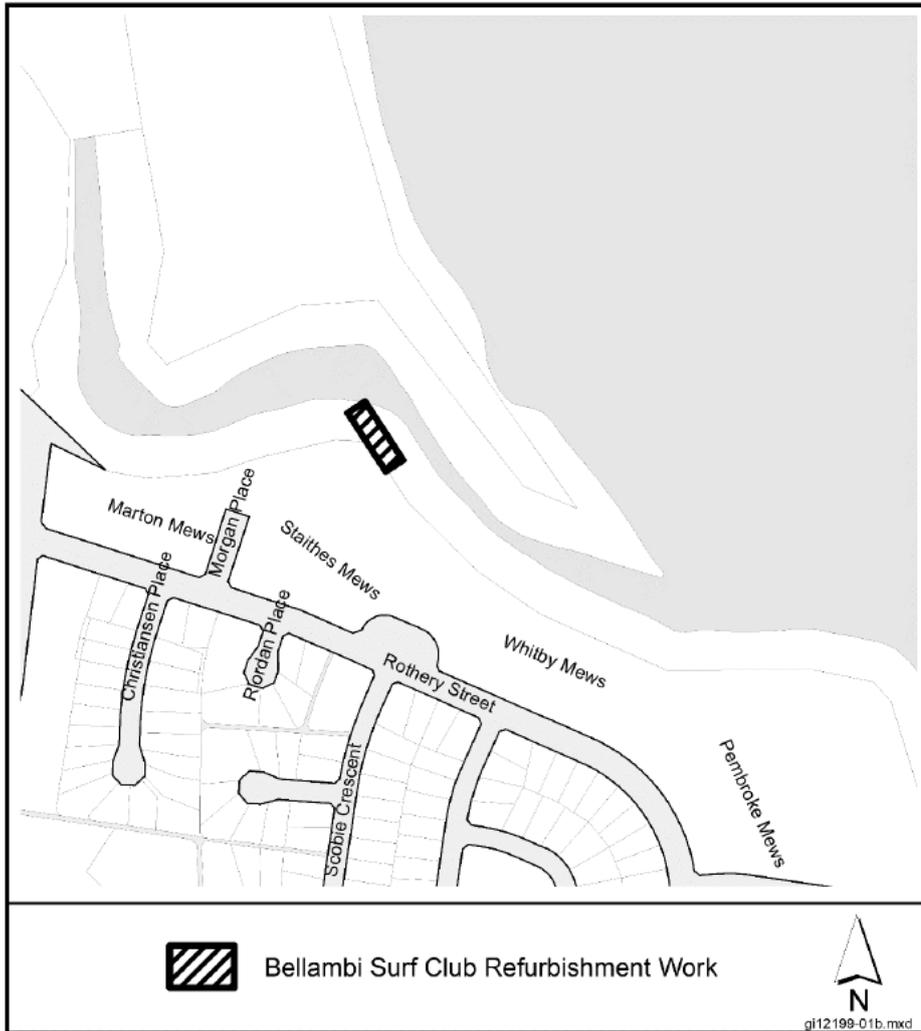
2020/21 Capital Budget

CONCLUSION

The recommended respondent submitted an acceptable quotation for this project and has been engaged to complete the work in accordance with Council's requirements.



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Bellambi Surf Club Refurbishment Work



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