

ITEM 15

TENDER T20/37 - BEATON PARK GRANDSTAND ROOF REPLACEMENT AND REMEDIAL WORKS

This report recommends acceptance of a tender for remediation of structural steel, handrails and masonry blockwork walling and roof replacement works to the Beaton Park Grandstand in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Assessment of the structure identified corrosion on structural steelwork and roofing components and cracking to blockwork infill walls which also coincided with the roof sheeting reaching the end of its design life. These items are required to be remediated in order to extend the serviceable life of the structure and ensure ongoing operations at the Beaton Park facility.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Sullivans Constructions Pty Ltd for Beaton Park Grandstand Roof Replacement and Remedial Works, in the sum of \$477,646.00, 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: Robert Ryan, Manager Project Delivery (Acting)
Authorised by: Glenn Whittaker, Director Infrastructure + Works - Connectivity Assets + Liveable City (Acting)

ATTACHMENTS

- 1 Location Plan

BACKGROUND

The Beaton Park Grandstand was built circa 2001 and incorporates a covered grandstand, toilets, offices and storage areas beneath the seating. Building Inspections of the structure have identified the following items which require repair or maintenance:

- Corrosion of structural steel members and connections;
- Corrosion of the handrail infill panels and rear louvre screen frames;
- Deterioration of the joint seating of the precast concrete seating;
- Inefficient lighting;
- General paintwork remediation.

The scope of works proposed consists of the following:

- Removal and replacement of all existing roof sheeting and purlins;
- Dismantling, transport, fabrication, abrasive blasting, recoating and reassembly of structural steelwork
- Repair of cracked masonry walls and repainting with flexible elastomeric coating system;
- General repainting of internal areas and other external components;

- Replacement of all existing lighting fixtures with updated energy efficient equivalents including installation of lighting timer system;
- Replacement of degraded concrete seating joint sealant;
- Application of non-slip paint to stair nosings;
- Provision of temporary amenities and storage for stakeholder groups during construction.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on Tuesday 3rd November 2020.

Ten (10) 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 Property and Recreation, Project Delivery, Infrastructure Strategy and Planning and Governance and Customer Service 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 (Delete if not relevant)

- 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
- 3 Possession of a Work Health & Safety Management System
- 4 Attendance at Site Inspection

Assessable Criteria

- 1 Cost to Council – 45%
- 2 Appreciation of scope of works and construction methodology – 20%
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile, including staff qualifications and experience – 10%
- 4 Proposed sub-contractors – 5%
- 5 Project Schedule – 5%
- 6 Demonstrated strengthening of local economic capacity – 10%
- 7 Workplace Health and Safety Management System and 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
Sullivans Constructions Pty Ltd	1
Advanced Constructions Pty Ltd	2
Project Coordination (Australia) Pty Ltd	3
Reitsma Constructions Pty Ltd	4
Murphys Remedial Builders Pty Ltd	5
Peloton Constructions Pty Ltd	6
Colin Joss & Co t/a Joss Facility Management	7
KGB Protective Coatings Pty Ltd	8
Avant Constructions Pty Ltd	9
AWS Services Pty Ltd	10

PROPOSAL

Council should authorise the engagement of Sullivans Constructions Pty Ltd to carry out the Beaton Park Grandstand Roof Replacement and Remedial 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 2018-2022	Operational Plan 2020-21
Strategy	4 Year Action	Operational Plan Actions
5.5.1 Public facilities in key locations and transport routes are maintained and clean, accessible and inviting to our community and visitors	5.5.1.2 Manage and maintain community infrastructure portfolio with a focus on asset renewal	Achieve our expenditure targets for capital renewal by programming these works with sufficient flexibility to allow re-phasing, deferral and/or the introduction of other deferred renewal works as required

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 medium based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented. Delay in repair may, overtime result in increased risk to the public, due to the partial failure of individual building elements such as masonry block walls, roof sheeting etc.

SUSTAINABILITY IMPLICATIONS

The first ranked tenderer has proposed to use local subcontractors for the works. Additionally, all steel components to be disposed shall be appropriately recycled.

FINANCIAL IMPLICATIONS

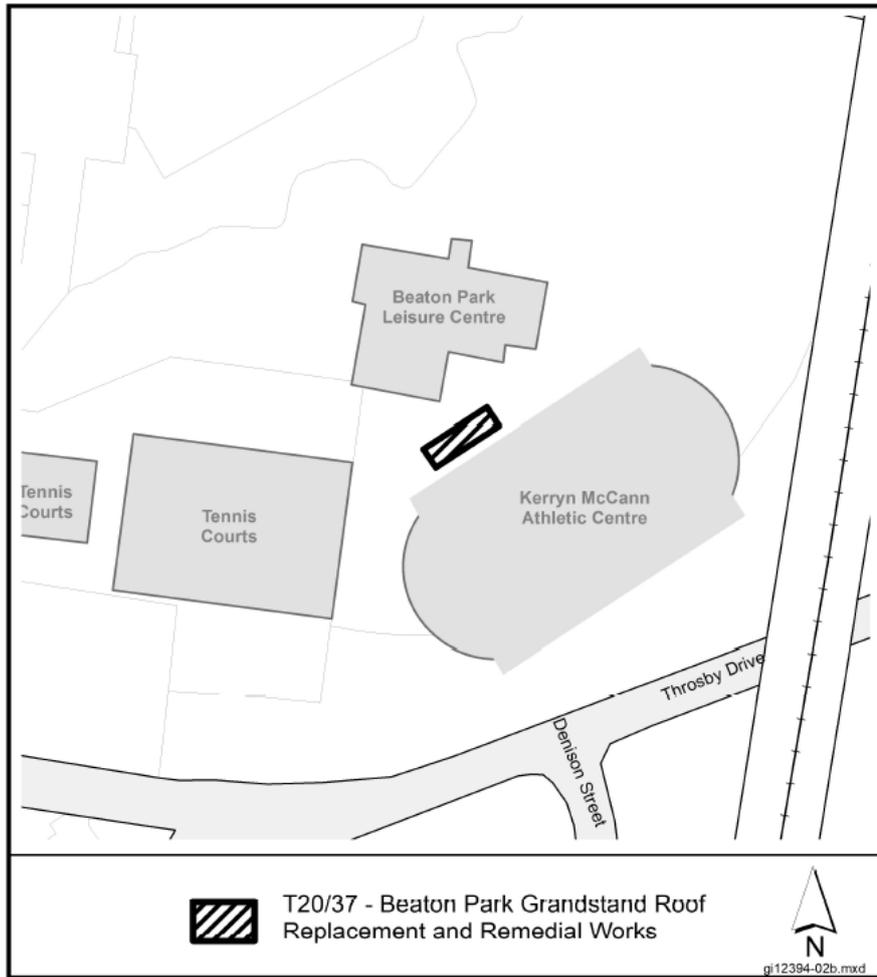
It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

2020/21 Capital Budget

CONCLUSION

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





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