

ITEM 9

TENDER T19/18 - DEMOLITION AND CONSTRUCTION OF WEBB PARK AMENITIES BUILDING, KANAHOOKA

This report recommends acceptance of a tender for the demolition and construction of Webb Park Amenities Building, Kanahooka, in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Council has approximately 80 sports related buildings (excluding shelters) located on sport fields throughout the City. The proposed works to Webb Park Amenities, Kanahooka allows for the demolition of the existing amenities and reconstruction of a new amenities building including disability compliant access.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Batmac Constructions Pty Ltd for Demolition and Construction of Webb Park Amenities, Kanahooka in the sum of \$866,746.49, 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

The existing amenities no longer meet the service and functionality requirements of this busy sports field. The existing building contains a single change room, no storage, inadequate toilet facilities and is prone to vandalism. The existing amenities does not meet accessibility standards and has reached the end of its service life.

The proposed new amenities will meet user group expectations, provide Disability Discrimination Act (DDA) compliance and adequately service current usage levels. A scope of works was prepared which includes –

- 1 Demolition of the existing building including concrete paths and other associated services
- 2 Construction of a new building (approximately 134 square metres) with a concrete slab roof for added security which will include:
 - a. “home and away” gender neutral change rooms, with each including one (1) ambulant toilet, two (2) showers with private change area cubicles, benches to the perimeter and clothes hooks.
 - b. One (1) separate fully compliant unisex DDA accessible public toilet and four (4) unisex toilets
 - c. Referees facilities
 - d. Two (2) storage spaces with roller shutters for sporting equipment
 - e. Kiosk area fully fitted out with relevant fixtures to meet food safety requirements

- f. All external doors and openings are secured with steel grilles
- g. Rainwater tank
- h. Sheltered covered area with bench seating to the western façade of the building
- i. Construction of new DDA compliant footpath to the new amenity
- j. Construction of a temporary construction bridge or culvert to provide access during works.

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.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 3 September 2019.

Seven (7) 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 |
|--|---------|
| Batmac Constructions Pty Ltd | 1 |
| Projection Build Pty Ltd | 2 |
| Edwards Constructions (NSW) Pty Ltd | 3 |
| Davone Constructions Pty Ltd | 4 |
| Advanced Constructions Pty Ltd | 5 |
| Project Coordination (Australia) Pty Ltd | 6 |
| (T&C) Programmed Industrial Maintenance | NC |

PROPOSAL

Council should authorise the engagement of Batmac 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 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.



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