

ITEM 10

TENDER T20/28 - ROOF REPLACEMENT - ELIZABETH PARK, BELLAMBI SOCCER CLUBHOUSE AND OCEAN PARK, WOONONA SOCCER CLUBHOUSE

This report recommends acceptance of a tender for replacement of the roof sheeting and associated works at both Elizabeth Park, Bellambi Soccer Clubhouse/Amenities and Ocean Park, Woonona Soccer Clubhouse in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Both Bellambi and Woonona Soccer Clubhouse existing roofs have reached the end of their serviceable lives and require urgent replacement to ensure these assets continue to reliably service their user groups into the future.

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 Roof Replacements for both Elizabeth Park, Bellambi Soccer Clubhouse and Ocean Park, Woonona Soccer Clubhouse, in the sum of \$444,513.94, excluding GST.
- 2 Council delegates 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 - Bellambi Soccer Clubhouse
- 2 Location Plan - Ocean Park Clubhouse

BACKGROUND

During an asset condition inspection of the roofs at the Bellambi Soccer Clubhouse (located in Elizabeth Park off Cawley Street, Bellambi) and Ocean Park Soccer Clubhouse (located off Carrington Street, Woonona), it was determined that the existing roofs had reached the end of their serviceable lives. These inspections noted evidence of corrosion of sheeting, bracing straps, failure of fixing screws, damage to fittings and fixtures and evidence of leaking during rainfall events at one or both sites. It was considered a priority to replace the roofing on both structures to ensure Council maintains the clubhouses at a serviceable standard to support the local sporting groups who use these facilities.

The scope of works for both clubhouses are similar which includes replacement of all roof sheeting, asbestos removal (if required), roof mesh, insulation, flashings, capping, roof screws and associated fittings. The works include the installation of new gutters, downpipes, rain diverters, new fascia's and over flashing of all roof penetrations. The expected outcomes for both structures will be kept in a serviceable condition for another 20-years, which in turn will provide support to the leaseholders and the broader local community.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on Wednesday, 16 September 2020.

Nine (9) 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 Project Delivery 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

- 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 Site Inspections for the sole purpose of allowing tenderers to view the sites of the proposed works or services at both Bellambi Soccer Clubhouse and Ocean Park Soccer Clubhouse, Woonona.
- 4 WHS Management Systems – with a minimum Safety Management Policy and WHS Management System Manual or Plan.

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 including staff qualifications and experience – 15%
- 4 Proposed sub-contractors – 5%
- 5 Project Schedule – 5%
- 6 Demonstrated strengthening of local economic capacity – 10%
- 7 Workplace Health and Safety and Environment Management Systems – 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
Project Coordination (Australia) Pty Ltd	2
Malsave Pty Ltd	3
RJ McMillan Plumbing Services Pty Ltd	4
Royal Contractors	5
Momentum Built Pty Ltd	6
Colin Joss & Co Pty Ltd	7
RMA Contracting Pty Ltd	8
TL Building Pty Ltd	9

PROPOSAL

Council should authorise the engagement of Batmac Constructions Pty Ltd to carry out the roof replacements at both Bellambi Soccer Clubhouse and Ocean Park Soccer Clubhouse, Woonona 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
5.1.4 Urban areas are created to provide a healthy and safe living environment for our community	5.1.4.1 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities	Pursue key actions outlined in 2017-2021 Sports Ground and Sporting Facilities Strategy.

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 is considered low based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Elements of this refurbishment have been designed in accordance with the principles set out in the Sustainable Building Strategy.
- Sustainable procurement by providing open tender allowing local companies the opportunity to tender for the work.
- Tender assessment incorporated weightings to support the ongoing economic development of the region including the source and supply of local labour and materials.

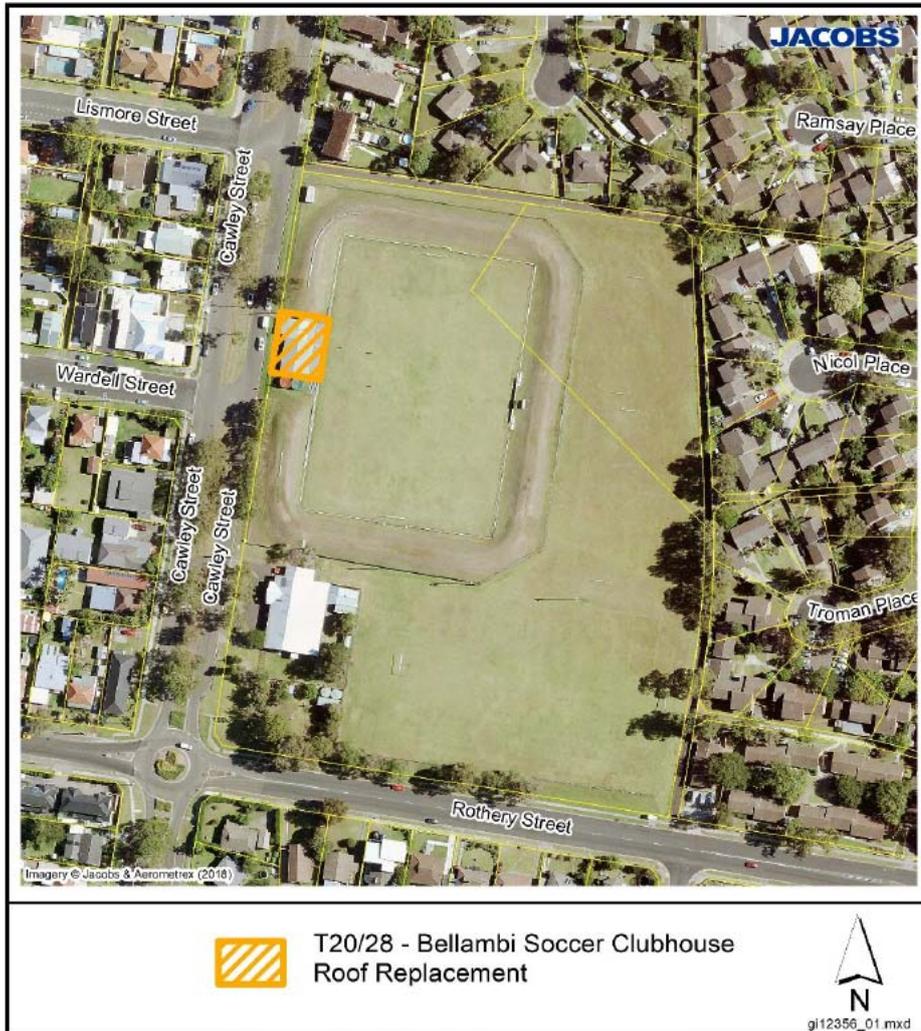
FINANCIAL IMPLICATIONS

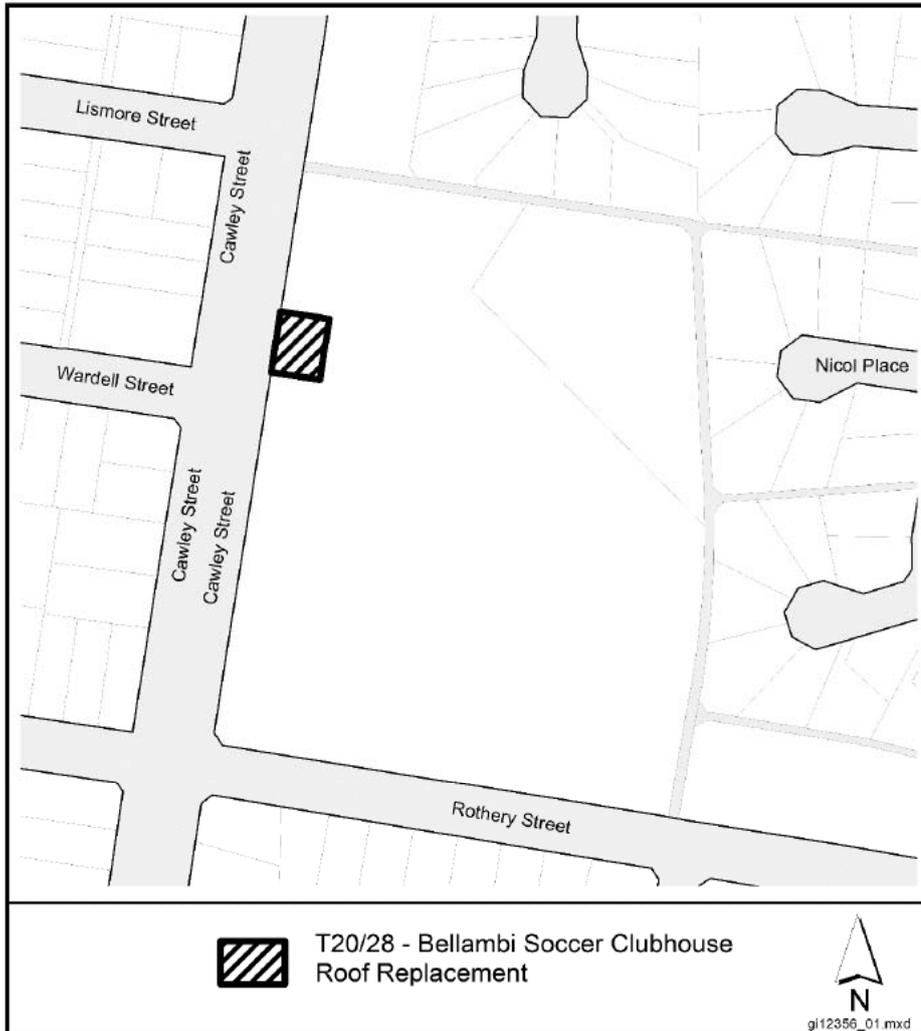
It is proposed that the total project be funded from the following source/s as identified in the Annual Plan -

2020/21 Capital Budget

CONCLUSION

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

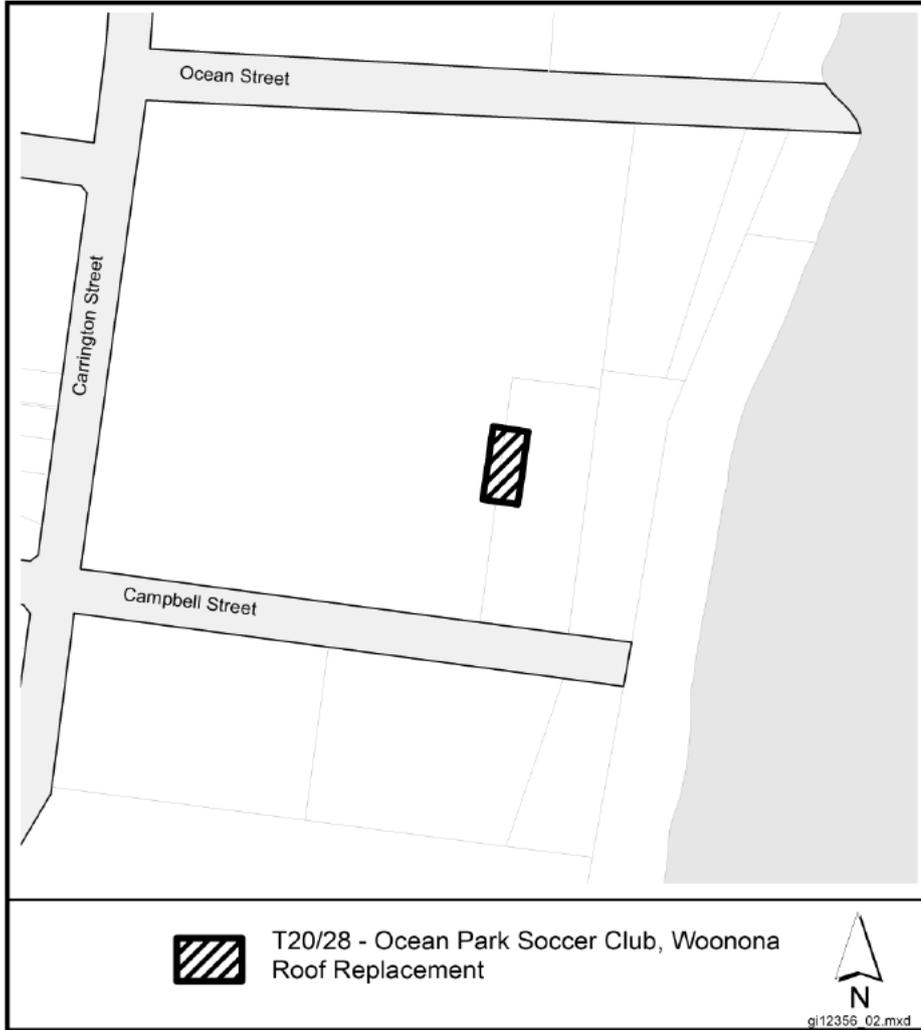




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T20/28 - Ocean Park Soccer Club, Woonona
Roof Replacement



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