

## ITEM 9

## TENDER T1000181 - AMENITIES BUILDING CONSTRUCTION - THOMAS GIBSON PARK, THIRROUL

This report recommends acceptance of a tender for amenities building construction at Thomas Gibson Park, Thirroul in accordance with the requirements of the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*.

The existing public amenities and sport facility buildings at Thomas Gibson Park have reached the end of useful life. The scope of the contract includes the demolition of the building, construction of a new building, and provision of temporary amenities for the duration of construction. The proposed works align with the action from Council's Delivery Program 2022-2026 and Operational Plan 2024-2025 to upgrade the amenities at Thomas Gibson Park.

### RECOMMENDATION

- 1 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation 2021*, Council accept the tender of Batmac Constructions Pty Ltd for T1000181 Amenities Building Construction – Thomas Gibson Park, Thirroul, in the sum of \$2,082,626.19, including 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: Jeremy Morgan, Manager Project Delivery (Acting)

Authorised by: Joanne Page, Director Infrastructure + Works

### ATTACHMENTS

- 1 Locality Plan - Thomas Gibson Amenities

### BACKGROUND

The public amenities and the sport facility building used by the Thirroul Butchers Rugby League Football Club (TBRFLC) at Thomas Gibson Park, Thirroul have reached the end of their useful lives, being over 55 years old. The public amenities servicing the area are not compliant with current accessibility standards and do not adequately service the adjacent sports fields, especially on game days during football season. To meet contemporary service levels, the existing buildings are to be demolished, with a new building to be constructed, comprising of:

- 6 public amenities (including accessible and ambulant),
- team change rooms,
- canteen,
- referee room; and
- first aid room.

The new building meets contemporary standards by:

- Providing compliant and all-gender changing rooms for use by sports clubs.
- Providing a safer space for food storage and service; and
- Upgrading walkways for accessibility.

The proposed works align with the:

- Action to upgrade the amenities at Thomas Gibson Park as listed in Council's Delivery Program 2022-2026 and Operational Plan 2024-2025.

- Strategic direction and actions within Council's Sportsgrounds and Sporting Facilities Strategy 2023-2027.

Open tenders were invited for this project, with submissions closing at 10.00 am on 11 March 2025.

Thirteen (13) tenders were received, and all submissions were reviewed and evaluated by a Tender Evaluation Panel in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery and Sport and Recreation Divisions. One (1) tenderer withdrew their submission on 31 March 2025.

Tenders were reviewed against the following evaluation criteria and weightings as set out in the request for tender documents:

#### **Mandatory Criteria**

- 1 Satisfactory references from referees for previous projects of similar size and scope
- 2 Financial evaluation acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works
- 3 Accredited Workplace Health & Safety Management System

#### **Evaluation Criteria**

- 1 Cost to Council – 45%
- 2 Appreciation of scope of works and construction methodology – 10%
- 3 Demonstrated 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 – 10%
- 6 Demonstrated strengthening of local economic capacity – 10%
- 7 Workplace health and safety management system and environmental management policies and procedures – 5%

The mandatory evaluation criteria have been met by the recommended tenderer.

The Tender Evaluation Panel utilised a weighted scoring method for the evaluation 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 evaluation criteria as specified in the tender documentation. The method then applies weightings established prior to opening tenders for each of the evaluation 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 the offer that best meets the requirements of the contract in providing value to Council.

TABLE 1 – SUMMARY OF TENDERS

Name of Tenderer	
2020 Projects Pty Ltd	CONFORMING
Baker Built Pty Ltd	WITHDRAWN
Batmac Constructions Pty Ltd	CONFORMING
CBC Facilities Maintenance Pty Ltd	CONFORMING
Cerak Constructions Pty Ltd	CONFORMING
Cubic Projects	CONFORMING
Deane Constructions (NSW) Pty Ltd	NON-CONFORMING
Fleetwood VIC & QLD Pty Ltd	NON-CONFORMING
Joss Group	CONFORMING
Makki Constructions Pty Ltd	CONFORMING
Peloton Constructions	CONFORMING
Structen Pty Ltd	CONFORMING
Vertex Group Australia	NON-CONFORMING

## PROPOSAL

The Tender Evaluation Panel recommend acceptance of the tender from Batmac Constructions Pty Ltd to carry out the T1000181 - Amenities Building Construction - Thomas Gibson Park, Thirroul, in the sum of \$2,082,626.19, including GST in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Evaluation Panel that it can undertake the works in accordance with Council's standards and technical specification.

An acceptable financial capability evaluation has been received in relation to the recommended tenderer.

Referees nominated by the recommended tenderer have been contacted by the Tender Evaluation Panel and the panel was satisfied with the responses.

## CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Evaluation Panel
- 2 Nominated Referees

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 5. It specifically delivers on the following:

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
5.7 Provide an appropriate range of active and passive open spaces and facilities to cater for traditional and emerging recreational pursuits.	Parks and Sports fields

## RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has 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.

## SUSTAINABILITY IMPLICATIONS

Sustainability implications have been considered as follows:

- Sustainable procurement by providing open tender to give local companies the opportunity to tender for the work.
- Weighting in tender assessment provided for using local services, labour and materials.
- Fit for purpose building materials to resist the coastal environment in which the building is located.
- Use of autotimer for lighting and passive natural ventilation reduce electricity consumption.

## FINANCIAL IMPLICATIONS

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

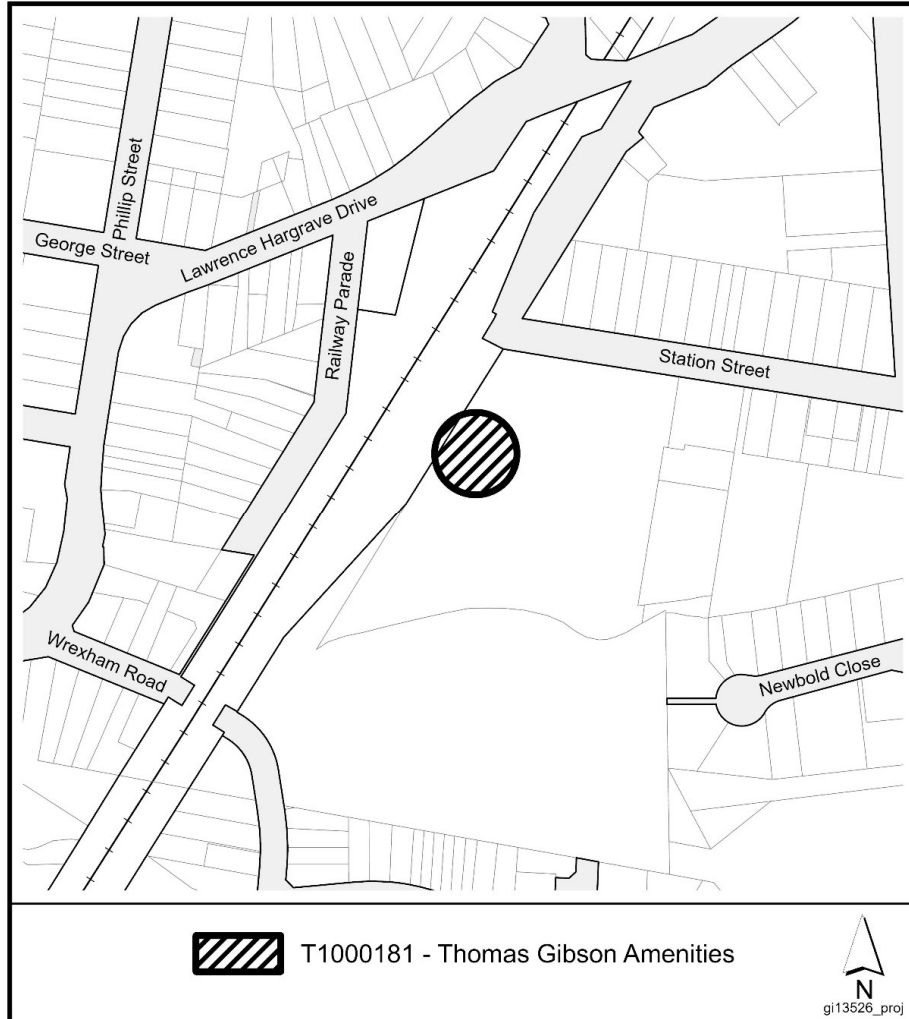
2024/25 Capital Budget

2025/26 Capital Budget

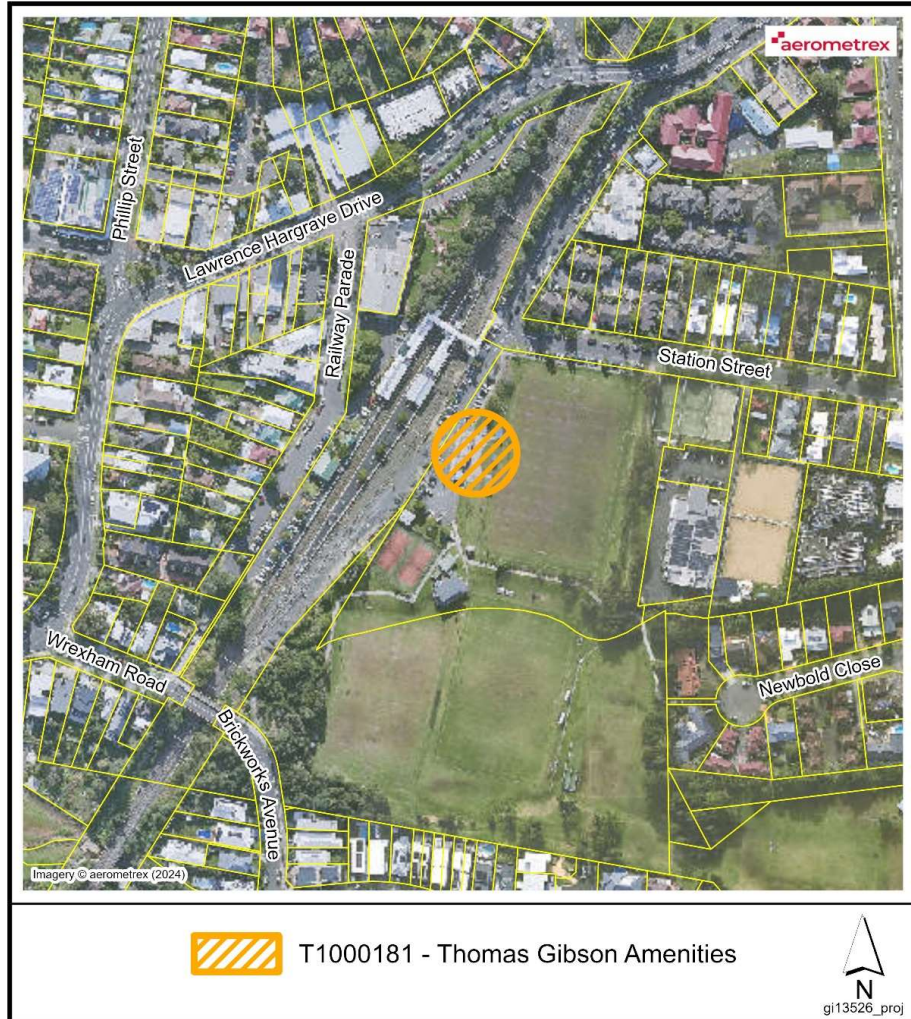
Level the Playing Field Program 2023/24 (NSW Office of Sport)

## CONCLUSION

The proposed new building at Thomas Gibson Park is aligned with the strategic direction and key actions within Council's Delivery Program and Operational Plan and Sportsgrounds and Sporting Facilities Strategy 2023-2027. Batmac Constructions have provided a satisfactory submission, and it is recommended that Council endorse the recommendations of this report.



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