

ITEM 6 TENDER T20/07 - WOLLONGONG HELIPORT ROOF REPLACEMENT

This report recommends acceptance of a tender for Wollongong Heliport Roof Replacement in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The Wollongong Heliport Roof is 21-years old and is in poor condition due to its coastal location. During July 2019, the roof was further damaged by a storm event. Temporary repair measures were put in place to stabilise the failing and corroded elements while investigations were undertaken and access arrangements were negotiated with the current tenant. These investigations confirmed the roof sheeting was damaged beyond repair while various other structural elements require attention due to corrosion. As a matter of urgency, the Wollongong Heliport Roof now needs to be replaced.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Advanced Constructions Pty Ltd, in the sum of \$247,068.45, 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

BACKGROUND

The Wollongong Heliport Roof is 21-years old and is located within a coastal zone within close proximity to breaking surf whilst also subject to industrial fallout. The roofing sheets have badly corroded with failure of the fixings leading to further damage occurring in July 2019. Following this storm event, the roof was made safe with temporary repairs while investigations were carried out.

The scope of works requires the full replacement of the roof sheets, fixtures/fittings, insulation and replacement of wall sheeting in select locations. Furthermore, some of the wall sheeting, roof outriggers, fascia purlins, flashings and trim require replacement while some of the structural steel elements require removal of corrosion and repainting.

It is expected the full roof replacement will extend the life of the asset and result in the building remaining fit for purpose.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on Tuesday, 31 March 2020.

Seven (7) tenders were received by the close of tenders of which three (3) tenders were non-conforming. The remaining four (4) tenders have all 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, Infrastructure Strategy and Planning (ISP) 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; and
- 3 Attendance at scheduled site inspection.

Assessable Criteria

- 1 Cost to Council – 40%
- 2 Appreciation of Scope and Construction Methodology – 15%
- 3 Experience and satisfactory performance in undertaking works of similar size and risk profile – 15%
- 4 Staff qualifications and experience – 5%
- 5 Project Schedule – 10%
- 6 Demonstrated strengthening of local economic capacity – 5%
- 7 Workplace Health and Safety Management System – 5%
- 8 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
Advanced Constructions Pty Ltd	1
Momentum Built Pty Ltd	2
Batmac Constructions Pty Ltd	3
Colin Joss & Co Pty Ltd trading as Joss Facility Management	4
T & C Services trading as Programmed Industrial Maintenance	Non-conforming
Sassan Vodjdani Pty Ltd trading as Royal Contractors	Non-conforming
ZIGO Constructions Pty Ltd	Non-conforming

PROPOSAL

Council should authorise the engagement of Advanced Constructions Pty Ltd to carry out the roof, wall sheet replacement and associated 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.

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

Council has negotiated a shutdown period and appropriate storage arrangements with the current lessee, with works planned to be undertaken in July/August 2020. This program allows sufficient lead time for planning and procurement of roofing materials.

- 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 are a healthy community in a liveable city”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2019-20
Strategy	3 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.	Review Council's Asset Management Plans: Buildings, Recreation, Stormwater, Plant and Vehicles, Transport.

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.

There is safety, financial and reputational risks that should be considered if Council does not replace the Wollongong Heliport roof. The temporary remedial works require urgent rectification to be undertaken, as it has the potential to become a safety issue in the near future. Council would also be in breach of the current lease agreement which would have financial implications associated with the breach. However, more importantly the external operator would be forced to vacate the facility, disrupting emergency helicopter services within the region.

SUSTAINABILITY IMPLICATIONS

Economic sustainability implications are considered relevant to the replacement of the Wollongong Heliport roof given it prolongs the life of the asset. It gives Council both the financial benefits and the ability to lease the Heliport site to an external operator, who currently has a contract for emergency services. In turn, the external operator provides the community with Emergency Helicopter services for the region.

FINANCIAL IMPLICATIONS

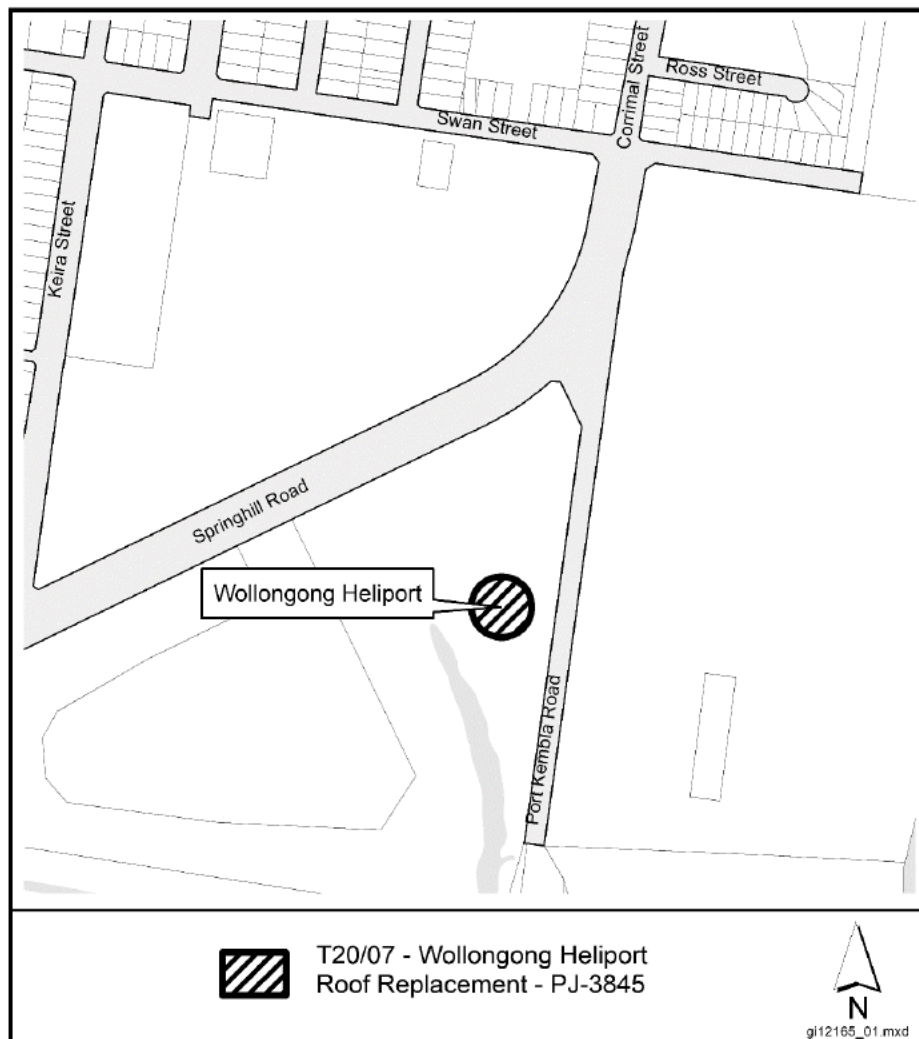
It is proposed that the total project be funded from the following source/s as identified in the Annual Plan-

Capital Budget 2019/20 and 2020/21

The current lease includes terms applicable to the replacement of the roof and these terms allow for rent abatement for the construction period of eight (8) weeks.

CONCLUSION

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



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