

ITEM 14

TENDER T20/34 - HEININGER HALL (DAPTO RIBBONWOOD CENTRE) - AMENITIES REFURBISHMENT

This report recommends acceptance of a tender for the refurbishment of the amenities at Heinger Hall located in the Dapto Ribbonwood Centre, Princes Highway, Dapto in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The purpose of this work is to refurbish the existing amenities originally constructed in 1985 to meet current service standards, address sustainability expectations and comply with relevant Australian Standards for access and mobility.

### RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Trinity Quality Interiors Pty Ltd for the refurbishment of the amenities at Heinger Hall, in the sum of \$188,650.75, 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 - Connectivity Assets + Liveable City

### ATTACHMENTS

- 1 Location Plan

### BACKGROUND

The current amenities in Heinger Hall are in the original condition when the hall was constructed in 1985. The current amenities, whilst still remaining functional are failing to meet the service standards that are associated with a district level community facility. The outcome of this project is to achieve modern durable amenities that complement Heinger Hall and not only meet the service standard but also lower the expected maintenance costs and are environmentally more sustainable than the current amenities. The scope of works includes replacement of all fixtures with energy or water saving devices, provision of airlocks and installation of an improved ventilation system.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 10 September 2020.

Eight (8) 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, Library and Community Services 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 – not required in accordance with Council's risk assessment

### 3 Safety Management Policy and WHS Management System Manual or Plan as a minimum

#### Assessable Criteria

- 1 Cost to Council – 40%
- 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 Environmental Management Systems – 10%

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
Trinity Quality Interiors Pty Ltd	1
Cooper Commercial Constructions Pty Ltd	2
Innovatus Projects Pty Ltd	3
Colin Joss & Co Pty Ltd trading as Joss Facility Management	4
VBuilt Construction Pty Ltd	5
Project Coordination (Australia) Pty Ltd	6
Malsave Pty Ltd	7
Murphy's Remedial Builders Pty Ltd	8

#### PROPOSAL

Council should authorise the engagement of Trinity Quality Interiors Pty Ltd to carry out the Heininger Hall amenities refurbishment 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

- 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	5.5.1.3 Coordinate an access improvement program through pre-planning and renewal activities	Provide advice on access related matter that reflect the priorities in Council's Disability Inclusion Action Plan 2020-25

## 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 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:

- Durable products incorporated in the design to ensure long-term integrity of the amenities (i.e. compact laminate partitions and vanities)
- Use of lightweight composite partition walls to minimise construction materials
- Installation of sensor based soap dispenser units to minimise waste of soap dispenser liquid
- Installation of sensor based lighting to minimise power usage
- Installation of programmed timed flushing for urinals and auto-sensor taps to save on water usage
- 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.

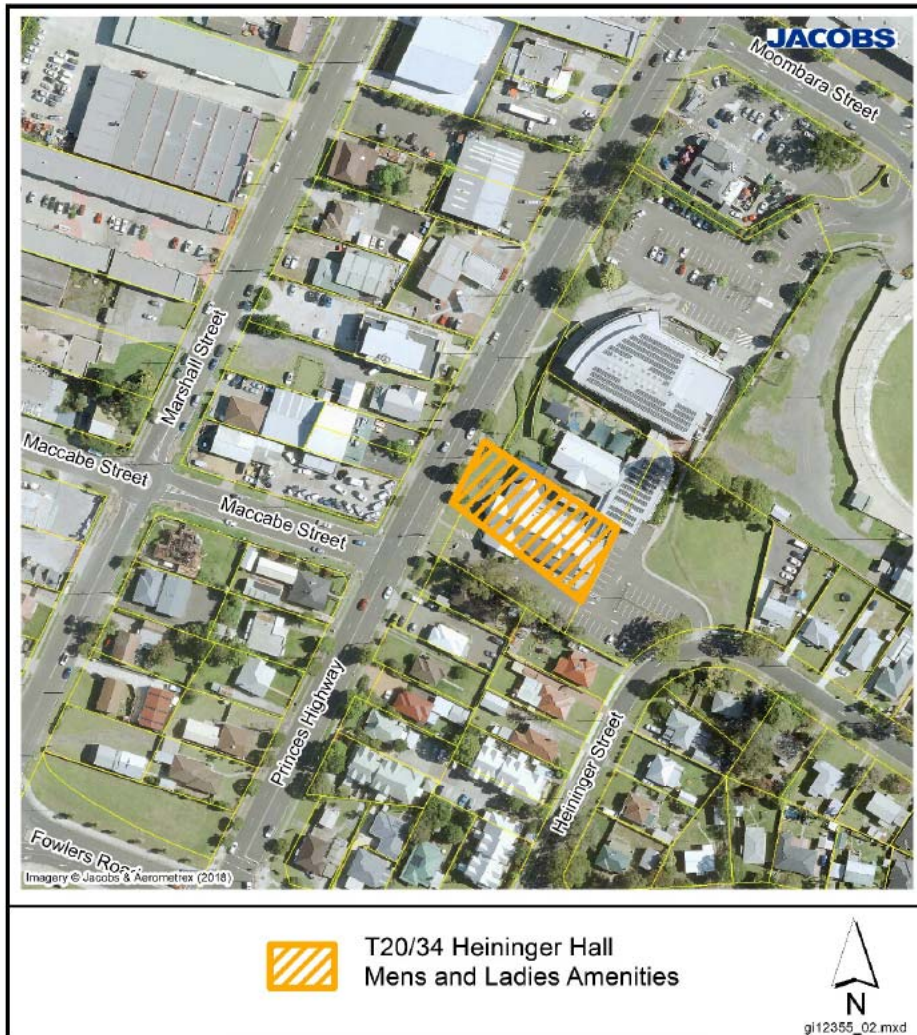
## FINANCIAL IMPLICATIONS

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

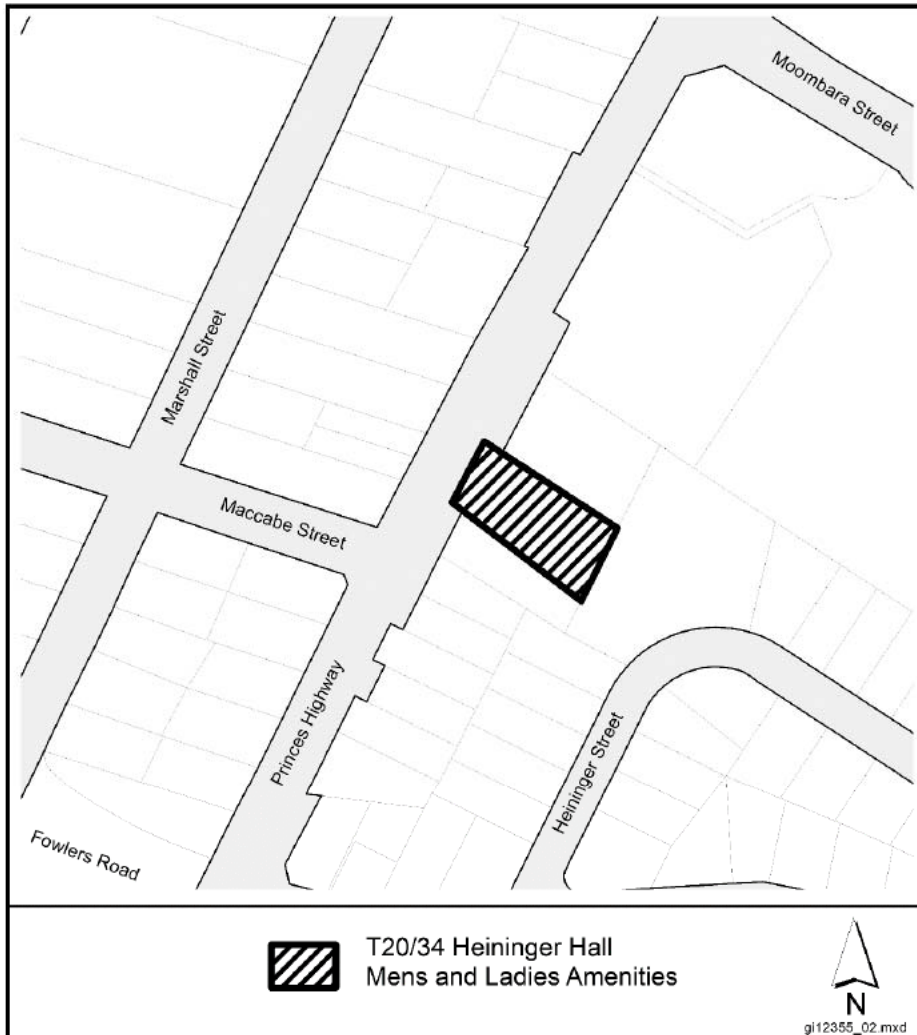
2020/21 Capital Budget

## CONCLUSION

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



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