

ITEM 15 TENDER T20/35 - REFURBISHMENT OF AMENITIES AT GUEST PARK, FAIRY MEADOW

This report recommends acceptance of a tender for Refurbishment of Guest Park Amenities in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The Guest Park Amenities was constructed in 1969, is in poor condition and is not meeting the needs of sporting groups who use this facility. This refurbishment will provide gender neutral change rooms, a referee's room and accessible amenities to ensure the facility meets current community expectations. This work builds on the recent Council resolution to install LED sports field lighting at this ground which will increase utilisation by sporting groups playing and training at this facility.

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 refurbishment of Guest Park Amenities, in the sum of \$461,177.73, 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 Guest Park Amenities was built 51-years ago, and a recent asset inspection revealed that the facility had reached the end of service life, was in a poor condition and was not meeting the needs of the user groups. It was built in a time, where gender equity was not taken into consideration and as a result the amenities are not considered functional or suitable for today's modern sporting organisations.

The scope of works to be undertaken includes:

- Reconfiguration of the existing male and female public toilets into one (1) unisex Disability Discrimination Act 1992 (DDA) accessible and three (3) unisex toilets (one (1) configured for ambulant users)
- Provision of a referee's room
- Refurbishment of the kiosk area into a storeroom facility
- Upgrade of the change rooms to include gender neutral amenities including internal toilets, new epoxy flooring, new water efficient plumbing fixtures and fittings, new LED lighting, new hot water system and refurbished bench seating
- Replacement of security grills with aluminium louvers for privacy/security in all areas
- Repainting of internal walls and ceilings
- External works will also include repair, render, seal and painting of all external walls

- Installation of roof guttering and drainage lines
- Replacement of the damaged concrete path with a new concrete path linking the amenities directly to the car park to ensure a compliant DDA path of travel.

The outcome of this project will extend the life of the asset ensuring that with the upgraded gender equity facilities will be available to all patrons. This work builds on the recent Council resolution to install LED sports field lighting at this facility to increase utilisation of this recreational asset.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on Tuesday, 29 September 2020.

Twelve (12) 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 and Project Delivery 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 site of the proposed works or services at Guest Park Amenities, Fairy Meadow
- 4 WHS Management Systems – with a minimum Safety Management Policy and WHS Management System Manual or Plan.

Assessable Criteria

- 1 Cost to Council – 50%
- 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 – 10%
- 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 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
Davone Constructions Pty Ltd	2
Trinity Quality Interiors Pty Ltd	3
Project Coordination (Australia) Pty Ltd	4
Sullivans Constructions	5
Malsave Pty Ltd	6
Joss Facility Management	7
Makki Constructions Pty Ltd	8
Cooper Commercial Constructions Pty Ltd	9
Assett Group Services	10
Kellyville Building Pty Ltd	11
TL Building Pty Ltd	12

PROPOSAL

Council should authorise the engagement of Batmac Constructions Pty Ltd to carry out the refurbishment of the Guest Park Amenities 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
- 3 External Consultants

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	5.5.1.2 Manage and maintain community infrastructure portfolio with a focus on asset renewal	Achieve our expenditure targets for capital renewal by programming these works with sufficient flexibility to allow re-phasing, deferral and/or the introduction of other deferred renewal works as required.

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:

- Specification of fittings and fixtures that have minimum water efficiency and labelling standards (WELS) 'star' ratings
- Energy efficient light fittings
- 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 –

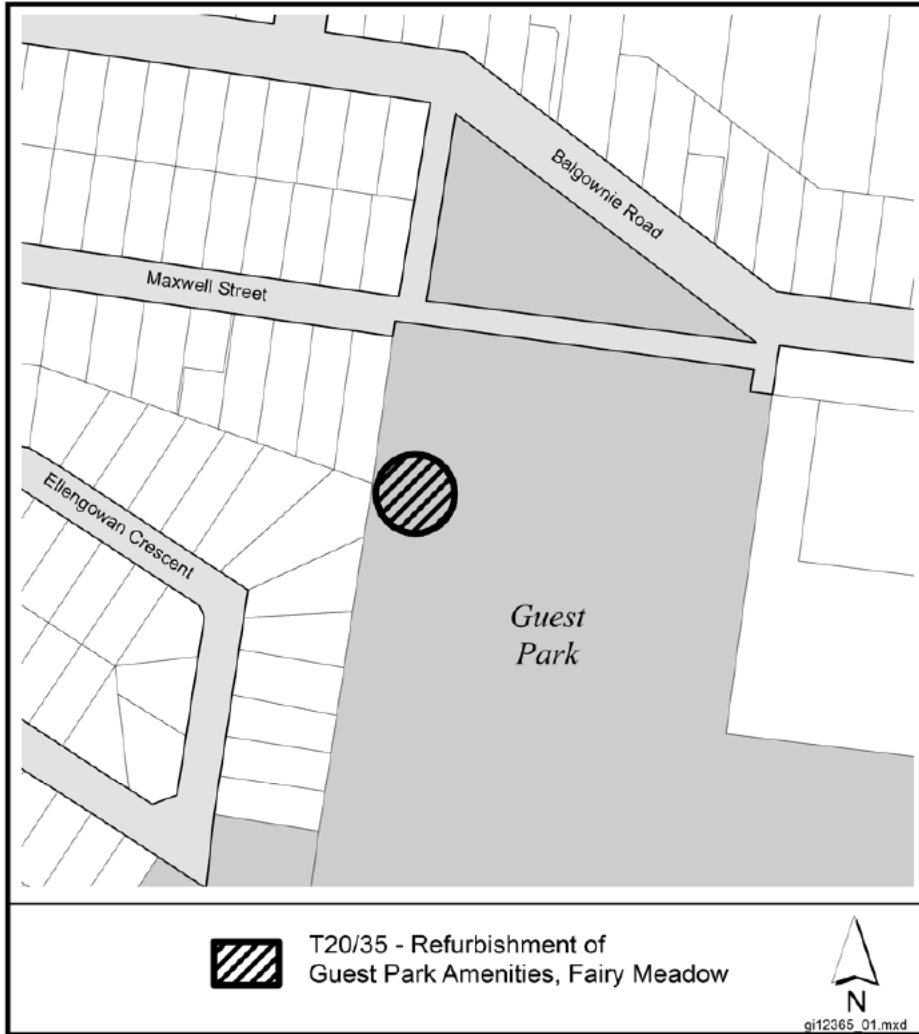
2020/21 Capital Budget

CONCLUSION

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



While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.
Copyright © Wollongong City Council, Mapping Services Section. This map may not be reproduced in any form whatsoever without the express written permission of Wollongong City Council.



While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.
Copyright © Wollongong City Council, Mapping Services Section. This map may not be reproduced in any form whatsoever without the express written permission of Wollongong City Council.