

ITEM 14 TENDER T20/36 - DESIGN AND CONSTRUCTION OF THE BULLI TENNIS CLUBHOUSE

This report recommends acceptance of a tender for the design and construction of the Bulli Tennis Clubhouse in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Council previously demolished the old clubhouse in May 2020 due to extensive termite damage and structural concerns and the tennis club has been operating out of a temporary building located near the courts.

The project is to replace the previous clubhouse at the Bulli tennis courts. Currently a temporary building is being used to support the tennis club and a permanent solution is required. The new building will have a similar footprint and functionality as the previous clubhouse that was demolished.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Colin Joss & Co Pty Ltd for the design and construction of the Bulli Tennis Clubhouse, in the sum of \$514,955.34, 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: Robert Ryan, Manager Project Delivery (Acting)
Authorised by: Glenn Whittaker, Director Infrastructure + Works - Connectivity Assets + Liveable City (Acting)

ATTACHMENTS

- 1 Location Plan

BACKGROUND

Due to structural inadequacies identified in routine maintenance inspections the clubhouse for the Bulli Tennis courts was identified for demolition and replacement.

The clubhouse was demolished in May 2020 and this project follows these works in replacing the facility.

The preferred construction method for this building will be through modular design and construction. This is likely to involve some, or all, of the building being constructed off site and transported to the site for assembly. The scope of works includes:

- Design of the modular building
- Earthworks, piling and foundation works
- Services augmentations, realignments and connections
- Supply, installation and commissioning of the clubhouse
- Footpaths and landscaping works

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 13 October 2020.

Four (4) 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, Infrastructure, Strategy and Planning and Property and Recreation 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 Possession of a WHS Management System Manual or Plan

Assessable Criteria

- 1 Cost to Council – 40%
- 2 Appreciation of scope of works and concept design – 20%
- 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 – 10%
- 5 Project Schedule – 5%
- 6 Workplace Health and Safety Management System and Environmental Management Policies and Procedures – 5%
- 7 Demonstrated strengthening of local economic capacity – 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
Colin Joss & Co Pty Ltd	1
Project Coordination Aust Pty Ltd	2
Uniplan Group Pty Ltd	3
Marathon Modular Pty Ltd	4

PROPOSAL

Council should authorise the engagement of Colin Joss & Co Pty Ltd to carry out the design and construction of the Bulli Tennis Clubhouse 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 the 2017-2021 Sports Ground & Sporting Facilities Strategy

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.

SUSTAINABILITY IMPLICATIONS

The proposed tenderer has been selected in part for their capacity to include local businesses and persons into the delivery of these works.

The design of the building is to meet relevant building codes for sustainability as well as having capacity for future rooftop solar installations.

The modular construction methodology will limit disruptions to the tennis club and surrounding community as well as reducing the amount of on-site construction waste.

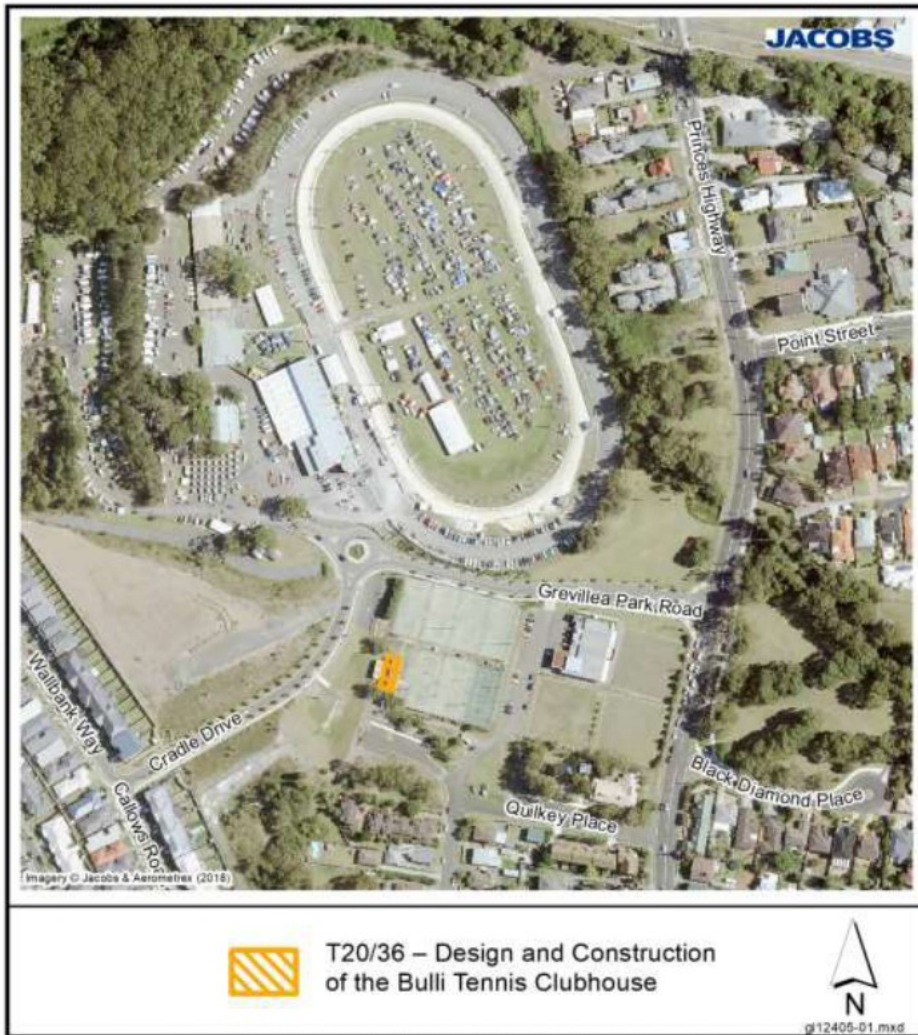
FINANCIAL IMPLICATIONS

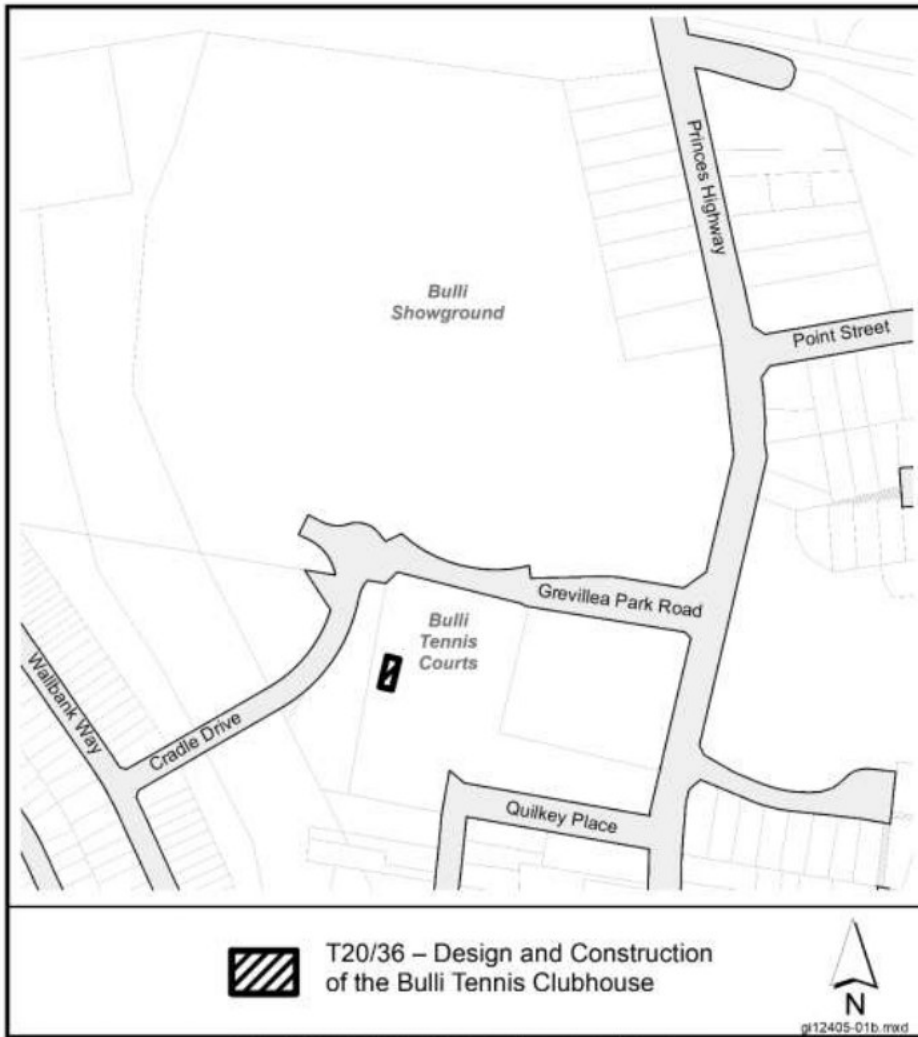
It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

Capital Budget 2020/21 and 2021/22

CONCLUSION

Colin Joss and Co Pty Ltd has submitted an acceptable tender for these works and Council should endorse the recommendation of this report.





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