

ITEM 12 TENDER T1000113 - KOONAWARRA COMMUNITY CENTRE - ROOF REPLACEMENT AND ASSOCIATED WORKS

Council plays a key role in fostering strong and resilient communities by providing well-maintained community facilities that are accessible, sustainable, and appropriate to the needs of the community. Services available at the Koonawarra Community Centre include a breakfast program, book exchange, playgroup and youth drop in.

This report recommends acceptance of a tender for roof replacement including associated works at the Koonawarra Community Centre (located off Koonawarra Place) in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2021.

During an asset inspection, it was revealed that the Koonawarra Community Centre roof and skylights have been leaking for some time. Several repair attempts had been undertaken to address the leaks, but these repairs have proven to be unsuccessful. It has now reached the stage, where the roof has reached its end of life and needs to be replaced.

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 the roof replacement and associated works at Koonawarra Community Centre, in the sum of \$554,247.38, 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: Glenn Whittaker, Manager Project Delivery
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 Location Plan

BACKGROUND

The Koonawarra Community Centre was built in the mid-1980's. During a routine asset inspection, it was revealed that the Koonawarra Community Centre roof and skylights have been experiencing leaks over an extended period during severe storm events. This has subsequently led to water entering the building and causing damage in the stairwell and the surrounding areas of the skylights.

The scope of works includes replacing all roof sheeting, rainwater goods replacement, guttering, downpipes, and skylights. In addition to ensure that the building is secure, all new Crimsafe security screening will be installed to the full extent of the glazed windows facing southeast. The expected outcomes will increase the life of the asset and provide a leak proof community building, which will enhance the facility and support the provision of community activities and services.

Tenders were invited for this project by the open tender method with a close of tenders on Wednesday 16 August 2023 at 10am.

Five (5) tenders were received by the close of tenders. All tenders have been scrutinised and evaluated by a Tender Evaluation Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Infrastructure Strategy & Planning, Project Delivery, Divisions in consultation with representative from the Procurement and Supply and Governance business units.

The Tender Evaluation Panel evaluated all tenders in accordance with the following Evaluation 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 evaluation acceptable to Council which demonstrates the tenderer’s financial capacity to undertake the works.
- 3 Evidence of a suitable WHS Management Plan or System
- 4 Attendance at a mandatory site inspection.

Evaluation Criteria

- 1 Cost to Council – 40%
- 2 Demonstrated Strengthening of Local Economic Capacity – 10%
- 3 Appreciation of scope of works and construction methodology – 15%
- 4 Demonstrated experience and satisfactory performance and staff qualifications and experience – 10%
- 5 Proposed Sub-Contractors – 5%
- 6 Project Schedule – 10%
- 7 Demonstrated WH&S Management System and Environmental Management Policies and Procedures – 10%

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 takes into account pre-determined weightings 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 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 evaluation and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer	Ranking
Batmac Constructions Pty Ltd	1
Halbuild Pty Ltd	2
Rogers Constructions Pty Ltd	3
Murphy’s Remedial Builders	4
Momentum Built Pty Ltd	5

PROPOSAL

Council should authorise the engagement of Batmac Constructions Pty Ltd to carry out the roof replacement and associated works 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 is capable of undertaking the works to Council’s standards and in accordance with the 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 expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

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 4. It specifically delivers on the following:

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
4.11 Quality services, libraries, and facilities are available to communities to access and gather.	Community Facilities

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

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.
- Use the energy efficient fixtures and fittings during the refurbishment.

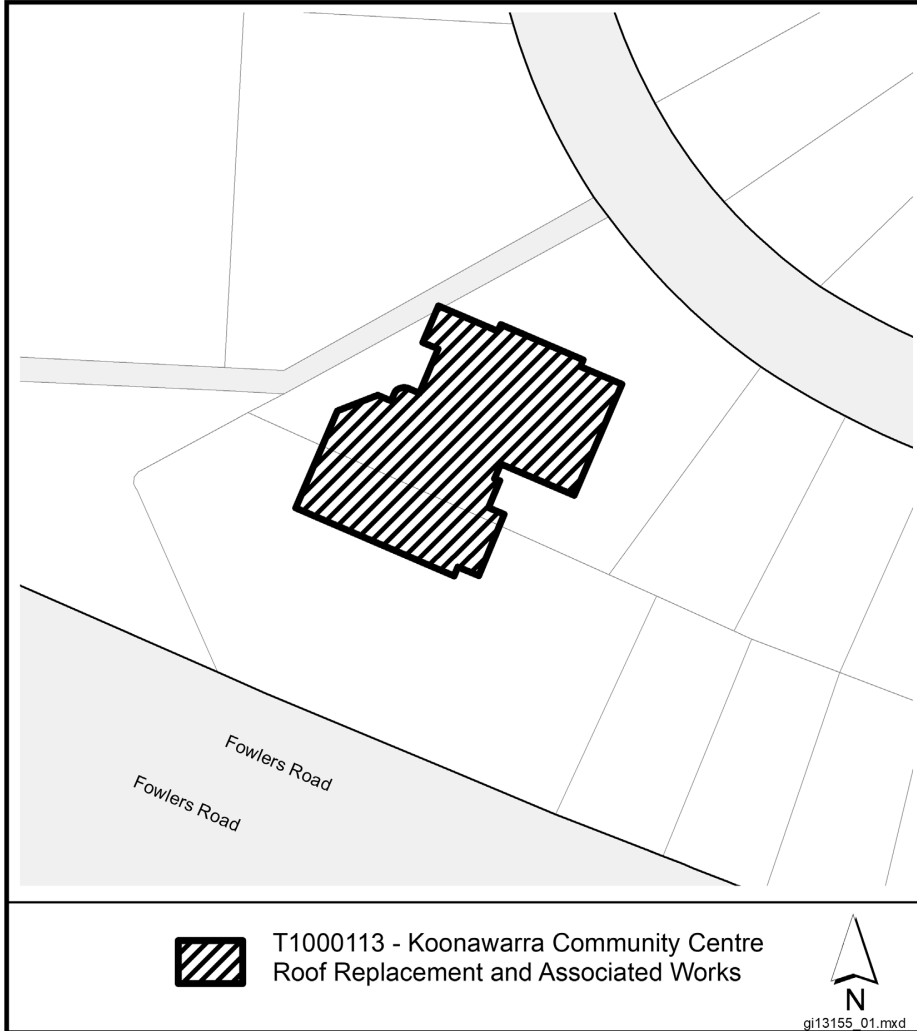
FINANCIAL IMPLICATIONS

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

Capital Budget 2023/2024

CONCLUSION

The Koonawarra Community Centre roof and skylights have reached the end of the serviceable life and the building is suffering from leaks caused by storm events and therefore, the roof needs to be replaced urgently. Council should endorse the recommendations of this report.





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T1000113 - Koonawarra Community Centre
Roof Replacement and Associated Works



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