

**ITEM 13 TENDER T1000240 - WONGAWILLI COMMUNITY HALL REFURBISHMENT**

Social infrastructure and services play a vital role in supporting community health and wellbeing. Providing adequate and appropriate social infrastructure, especially community facilities is essential to realising Council's vision of a city that is safe, healthy and happy.

Wongawilli Community Hall is a locally listed heritage building that requires renewal works to enable ongoing service to the community. The works include removal and replacement of roofing, flooring and kitchen, subfloor ventilation and other minor internal and external works including the supply and installation of a replacement shade structure and sail.

Additionally, the works include the decommissioning of the existing septic sewerage system and connection to the Sydney Water sewer network.

Council invited tenders for the renewal works described above at Wongawilli Community Hall. This report recommends that Council decline to accept any of the tenders submitted for these works in accordance with *Section 178(1)(b) of the Local Government (General) Regulation 2021*.

### RECOMMENDATION

- 1 a In accordance with Section 178(1)(b) of the *Local Government (General) Regulation 2021*, Council decline to accept any tenders received for Wongawilli Community Hall Refurbishment and resolve to enter into negotiations with one or all of the tenderers or any other party with a view to entering into a contract in relation to the subject matter of the tender.  
b In accordance with Section 178(4) of the *Local Government (General) Regulation 2021*, the reason for Council hereby resolving to enter into negotiations with one or all of the tenderers or any other party and not inviting fresh tenders is that it anticipated that a satisfactory outcome can be achieved with one of those parties who demonstrated a capacity and ability to undertake works.
- 2 Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with the tenderers, and, in the event of failure of negotiations with those tenderers, any other party, with a view to entering into a contract in relation to the subject matter of the tender.
- 3 Council grant authority for the use of the Common seal of Council of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

### REPORT AUTHORISATIONS

Report of: Jeremy Morgan, Manager Project Delivery  
Authorised by: Joanne Page, Director Infrastructure + Works

### ATTACHMENTS

- 1 Location Plan

### BACKGROUND

Wongawilli Community Hall was built in 1955 and has provided a place of community gathering since its construction. Components of the building have reached the end of service life and now require renewal.

The following scope of works to be undertaken for this project includes:

- The replacement of new roof sheeting and rainwater goods
- Hazardous materials removal
- Replacement of plasterboard ceiling
- Replacement of gable end linings
- Removal and disposal of all internal floors in the kitchen, entry, hall and storage rooms
- Renewal of sub-floor structure and hardwood flooring to hall, storage room and hallways

- Reduce floor height to kitchen, entry lobby and storage to match hall and improve accessibility
- Installation of termite ant caps to existing piers
- Installation of new vinyl flooring to kitchen and cleaners store and associated floor fixtures, coving, cornices and skirting
- Remove building existing electrical system including Electrical Distribution Board, cabling, switching, lights, power outlets, hardwired connections
- Installation of additional air vents
- Installation of a new kitchen
- Renewal and upgrade of the cleaner storeroom
- Planting
- Remove seven (7) trees as outlined in the site plan
- Installation of a new shade sail structure
- Decommissioning of the existing septic sewerage system and connection to the Sydney Water sewer network.

These works will increase the life of the asset and address leaks in the community building, which will enhance the facility and support community services.

Tender were invited for this project by the open tender method with tender submissions closing at 10am on 2 December 2025.

Three (3) tenders were received by the close of tenders from the following parties:

Name of Tenderer
Batmac Constructions Pty Ltd
Ikodome Pty Ltd
South Coast Remedial Pty Ltd

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 Customer + Business Integrity, Project Delivery, Library and Community Facilities Divisions.

The Tender Evaluation Panel evaluated all tenders in accordance with the following Evaluation criteria as set out in the formal request for tender documents:

**Mandatory Criteria**

- 1 Referees – Satisfactory references from referees for previous projects of similar size and scope.
- 2 Financial Capacity – Financial evaluation acceptable to Council which demonstrates the tenderer’s financial capacity to undertake the works.
- 3 Accredited Workplace Health and Safety Management System – a third-party Accredited Work Health and Safety Management System
- 4 Site Inspection – Authorised Representative must attend a site inspection in accordance with Clause 3 of this invitation.

**Evaluation Criteria**

- 1 Cost to Council
- 2 Appreciation of scope of works and construction methodology
- 3 Demonstrated experience and satisfactory performance in undertaking projects of similar size, scope and risk profile, including staff qualifications and experience

- 4 Proposed subcontractors
- 5 Project Schedule
- 6 Demonstrated strengthening of Local Economic Capacity
- 7 Workplace Health and Safety Management System

### PROPOSAL

The tenders require clarification on some items to mitigate risk to the project deliverables. The Tender Evaluation Panel recommends that all tenders be declined, and negotiations be undertaken with one or all the tenderers, or any other party, with a view to entering into a contract for the subject matter of the tender. The Panel anticipates that a satisfactory outcome will be achieved through a negotiation process conducted in accordance with Council’s Procurement Policies and Procedures.

### 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 Our Future Goal 4 – “We have a healthy, respectful, and inclusive community”. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	Service
4.11 Quality Services, libraries and facilities are available to communities to access the 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

Sustainable procurement by providing open tender to give local companies the opportunity to tender or the work and weighting the assessment provided for using local services, labour and materials.

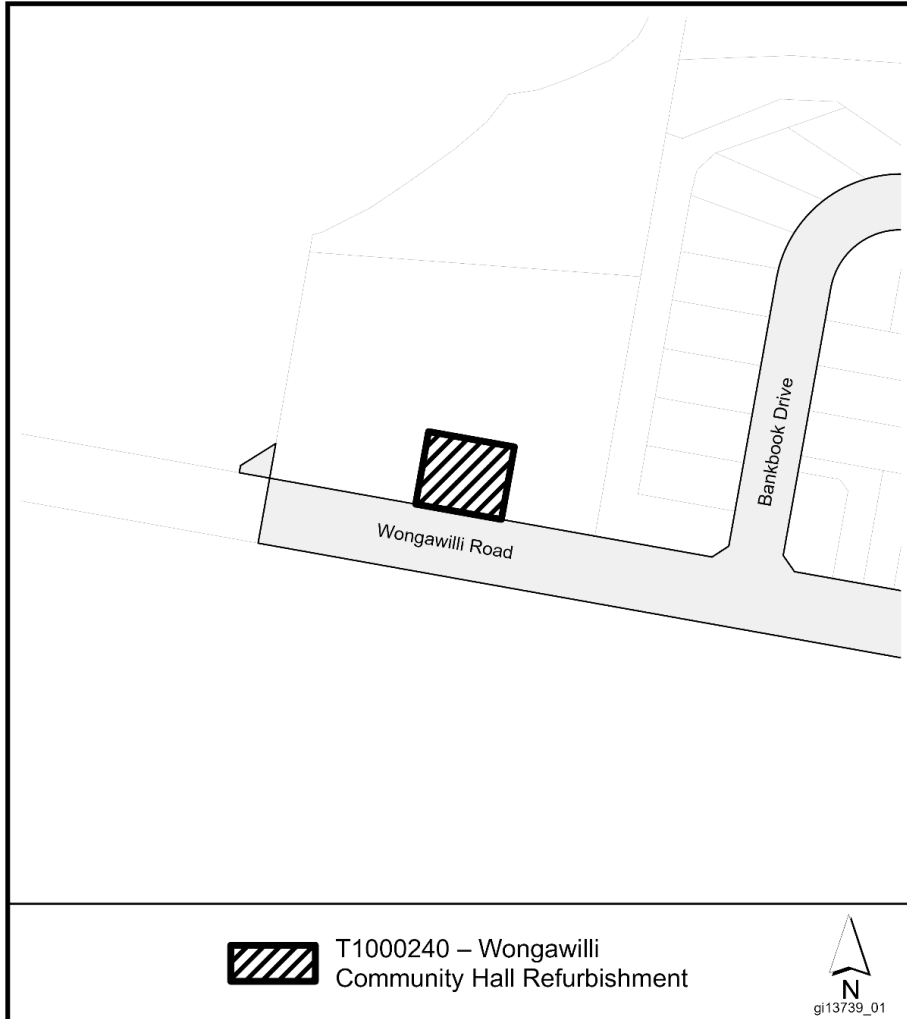
### FINANCIAL IMPLICATIONS

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

- Capital Budget 2025/2026
- Capital Budget 2026/2027

### CONCLUSION

It is anticipated that a better value outcome can be achieved via direct negotiations with the tenderers or any other party with requisite experience and capacity. It is recommended that Council endorse the recommendations of this report.



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