

ITEM 19 TENDER T17/35 - STANWELL PARK CAFÉ REDEVELOPMENT

This report recommends acceptance of a tender for the construction of the Stanwell Park Café building in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The existing kiosk and residence located in Stanwell Park Reserve, Stanwell Park was in a dilapidated condition after many years of service to the community. Designs have been prepared to replace the kiosk with a proposed café facility including elevated dining area and associated landscaping works.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Project Coordination (Australia) Pty Ltd for the design and construction of the new Stanwell Park Café Redevelopment, in the sum of \$1,290,360.00, 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: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

- 1 Location Plan
- 2 Photo Montage

BACKGROUND

The original Stanwell Park Beach Kiosk building was located within the Stanwell Park Reserve, Stanwell Park. A detailed investigation of the former kiosk and residence found the existing kiosk would require extensive repair works to prolong the lifespan of both structures due to their age, safety concerns, site constraints and proximity to the ocean.

Further investigations were undertaken to determine the viability of refurbishing the existing kiosk or alternatively constructing a new purpose built facility that addressed the site constraints, complied with current standards and met the future needs of the community. This analysis determined the preferred option was to design and construct a new facility.

The proposed café facility is designed to replace the existing kiosk and to improve the access and amenity of the site whilst providing residents and park patrons with a much needed facility to purchase food and drinks. Works within the structure include construction of a commercial grade kitchen, public amenities, Disability Discrimination Act (DDA) compliant access ramps and an elevated dining area. Surrounding the facility will be new landscape works providing improved access from the existing carpark, fixed chairs and tables for park users and new planting to complement the surrounding environment. The proposed building must also address a number of site constraints including flooding and bushfire risks.

The dilapidated condition of the kiosk, safety concerns and potential for vandalism prompted Council to undertake demolition works prior to construction of the new facility. Demolition of the existing structures was completed in October 2017 in preparation for the new purpose built café facility.

Tenders were invited from ten contractors by the selective tender method with a close of tenders of 10.00 am on Thursday, 12 October 2017.

Four 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 Information, Finance 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:

- 1 Cost to Council - 50%
- 2 Appreciation of scope of works and construction methodology - 10%
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile - 10%
- 4 Staff qualifications and experience – 5%
- 5 Proposed sub-contractors - 5%
- 6 Project Schedule - 5%
- 7 Demonstrated strengthening of local economic capacity - 5%
- 8 Workplace Health and Safety Management System - 5%
- 9 Environmental Management Policies 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
Project Coordination (Australia) Pty Ltd	1
Patterson Building Group Pty Ltd	2
Zauner Construction Pty Ltd	3
Momentum Built Pty Ltd	4

PROPOSAL

Council should authorise the engagement of Project Coordination (Australia) Pty Ltd to carry out the design and construction of the café 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

Throughout the design process, community consultation was undertaken with feedback incorporated in the Development Application submission, which was approved in June 2017.

Throughout the tender process, consultation occurred with the following:

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal “5”. It specifically delivers on the following:

Community Strategic Plan		Delivery Program 2012-2017	Annual Plan 2017-18
Strategy		5 Year Action	Annual Deliverables
5.3.3	Well maintained assets that meet the needs of current and future communities are provided	5.3.3.1 Manage and maintain community infrastructure portfolio with a focus on asset renewal	Deliver 85% of Council's capital investment into our asset renewal program

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.

FINANCIAL IMPLICATIONS

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

2017/18 and 2018/19 Capital Budgets

CONCLUSION

Project Coordination (Australia) Pty Ltd has submitted an acceptable tender for this project and Council should endorse the recommendations of this report.



T17/35 - Stanwell Park Cafe Redevelopment Project



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POC+P
architects

PATRICK O'CARRIGAN
+ PARTNERS P/L ARCHITECTS
76 Edwin Street, CROYDON NSW 2132
Tel: 02 9750 8600 Fax: 02 9796 4931
email: patrick@pocp.com.au

**Stanwell Park
Beach Cafe**
Station Street Stanwell Park

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