

ITEM 8

TENDER T20/23 - BULLI COMMUNITY CENTRE ACCESSIBLE TOILET, ACCESS RAMP AND INTERNAL AND EXTERNAL PAINTING WORKS

This report recommends acceptance of a tender for Bulli Community Centre upgrades including a new accessible toilet, access ramp, lighting, internal and external painting works in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Modifications to the building are required to facilitate access to Bulli Community Centre in accordance with Council's commitment to create an accessible city through the Disability Inclusion Action Plan and to comply with relevant Australian Standards for access and mobility and the Disability Discrimination Act 1992.

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 Bulli Community Centre upgrades to accessible toilet, access ramp and internal/external painting works, in the sum of \$337,766.71 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

Modifications to the Bulli Community Centre are required to facilitate access to the building in accordance with Council's commitment to create an accessible city through the Disability Inclusion Action Plan and to comply with relevant Australian Standards for access and mobility and the Disability Discrimination Act 1992. Works include the delivery of a new accessible toilet (including removal of asbestos), installation of a compliant access ramp at the front entrance, lighting, removal of redundant laybacks on the Highway to improve gradings of the footpath and painting (both internally and externally).

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 1 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 Project Delivery, Library and Community Services 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 which demonstrates the tenderer's financial capacity to undertake the works if required
- 3 Satisfactory Work Health and Safety Management Systems
- 4 Site Inspection

Assessable Criteria

- 1 Cost to Council – 40%
- 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 qualification and experience – 15%
- 4 Proposed sub-contractors – 5%
- 5 Project Schedule – 5%
- 6 Work Health and Safety and Environmental Management Systems – 10%
- 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
Batmac Constructions Pty Ltd	1
Direct Projects Pty Ltd	2
Sullivans Constructions	3
Malsave Pty Ltd	4
Davone Constructions Pty Ltd	5
Assett Group Services	6
Advanced Constructions Pty Ltd	7
Specbuilt Constructions Pty Ltd	8
Maestro Group Building and Construction	9
AWS Services Sydney Pty Ltd	NON-CONFORMING
Programmed Building Projects	NON-CONFORMING
VBuilt Construction Pty Ltd	NON-CONFORMING

PROPOSAL

Council should authorise the engagement of Batmac Constructions Pty Ltd to carry out the Bulli Community Centre upgrade works including accessible toilet, access ramp and internal and external painting works 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.

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

During preparation of these design plans, Council consulted with the manager and end users of this facility regarding the scope and staging of these works. Council's Heritage Officers were also involved to ensure the works do not impact on significant items of this Local Heritage Listed building.

- 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
5.5.1 Public facilities in key locations and transport routes are maintained and clean, accessible and inviting to our community and visitors	5.5.1.3 Coordinate an access improvement program through pre-planning and renewal activities	Provide advice on access related matters that reflect the priorities in Council's Disability Inclusion Action Plan 2020-25

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 paint systems that contain low Volatile Organic Compounds (VOC)
- Specification of fittings and fixtures that have minimum water efficiency and labelling standards (WELS) 'star' ratings
- Specification of sourcing structural and reinforcing steel from a responsible steel maker
- Specification of a maximum amount of demolition and construction waste being sent to landfill based on building floor area
- Specification of the use of PVC meeting best practice guidelines or the use of products that do not contain PVC
- Sourcing of materials, plants and soils within a maximum distance of the site

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
2020/21 Maintenance Budget

CONCLUSION

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



