

ITEM 16

TENDER T21/04 - FAIRY MEADOW COMMUNITY CENTRE ROOF REPLACEMENT AND ASSOCIATED WORKS

This report recommends acceptance of a tender for roof replacement and associated works at the Fairy Meadow Community Centre, on the corner of Cambridge Avenue and Princes Highway, Fairy Meadow in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Fairy Meadow Community Centre is licenced to the Nga Hau E Wha Ethnic Culture Group. The group manages the centre on behalf of Council and delivers a range of services that enhance community capacity, including making this community space available to a range of other local groups and organisations.

During an inspection of the roof at Fairy Meadow Community Centre, it was revealed that the existing roof had been leaking and ceiling damage is evident in the storage room. Records indicate that the existing roof is approximately 26-years old and has reached the end of its serviceable life.

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 the roof replacement and associated works at Fairy Meadow Community Centre, in the sum of \$310,331.66, 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: Joanne Page, Director Infrastructure + Works - Connectivity Assets + Liveable City (Acting)

ATTACHMENTS

- 1 Location Plan

BACKGROUND

The original Fairy Meadow Community Centre was built in the 1960s with substantial extensions carried out in 1995. The building has intermittently suffered over the last five-years from leaks at the rear of the building above the storeroom area resulting in damage to the ceiling. The roof now 26-years old, has reached the end of its serviceable life and is now in need of replacement. The scope of works includes:

- Roof replacement with Colorbond ultra sheeting including replacement of battens to correct spacing to suit Colorbond sheeting (future proofed for solar installation)
- Installation of an appropriate roof hold down anchor system
- Clearing of blockages within stormwater system
- Replacement of all associated plumbing fixtures, skylights, insulation and roof mesh
- Removal of asbestos containing material, installation of new linings and repainting
- Repainting of eaves and areas affected by new roofing works
- Some electrical works including replacement of lights

- Replacement of the water damaged ceiling within the storeroom area.

The expected outcome is to keep this facility in a serviceable condition for another 20 plus years in order to support the leaseholder and the broader local community.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on Tuesday, 16 March 2021.

Six (6) tenders were received by the close of tenders; all tenders were reviewed and scrutinised, four (4) tenders were found to be non-conforming. The four (4) non-confirming tenders did not complete or return the mandatory returnable schedules and therefore were deemed non-conforming. The remaining two (2) conforming tenders were 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, 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 Referees - Satisfactory references from referees for previous projects of similar size and scope
- 2 Financial Capacity - Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works
- 3 Workplace Health and Safety Management System – Tenderers have as a minimum a Health and Safety Policy and WHS Management System Manual and Plan
- 4 Site Inspection – Tenderers will be required to attend a 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 qualifications and experience. – 15%
- 4 Proposed Sub-Contractors – 5%
- 5 Project Schedule – 5%
- 6 Demonstrated strengthening of local economic capacity – 10%
- 7 Workplace Health and Safety Management system – 5%
- 8 Environmental Management System – 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
Batmac Constructions Pty Ltd	1
Momentum Built Pty Ltd	2
Beacon Building Services Pty Ltd	NON-CONFORMING
Maincom Services Pty Ltd	NON-CONFORMING
MSS Group Pty Ltd	NON-CONFORMING
Murphy's Remedial Builders Pty Ltd	NON-CONFORMING

PROPOSAL

Council should authorise the engagement of Batmac Constructions Pty Ltd to carry out the roof replacement and associated services 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

- 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	5.5.1.2 Manage and maintain community infrastructure portfolio with a focus on asset renewal	Achieve our expenditure targets for capital renewal by programming these works with sufficient flexibility to allow re-phasing, deferral and/or the introduction of other deferred renewal works as required

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 low based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

There are safety, financial and reputational risks that should be considered if Council does not replace the roof.

SUSTAINABILITY IMPLICATIONS

The continued maintenance and upgrading of Council's community facilities contributes to the sustainability of these resources and reflects Council's commitment to the delivery of quality spaces, places and services to the Wollongong community.

Undertaking the roof replacement at the Community Centre will provide economic sustainability by extending the serviceable condition for the next 20 plus years supporting leaseholders and the broader local community. Colorbond roof sheeting is the chosen product to provide long-term durability and warranty of the roofing products.

FINANCIAL IMPLICATIONS

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

Capital Program 2020/21

CONCLUSION

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





All in every effort has been made to ensure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.
Copyright © Wollongong City Council, Mapping Services Section. This map may not be reproduced in any form in whatever without the express written permission of Wollongong City Council.