

ITEM 18

TENDER T21/06 - PORT KEMBLA BEACH AND POOL AMENITIES - CONSTRUCTION OF AN ADULT ACCESSIBLE CHANGE FACILITY

This report recommends acceptance of a tender for the construction of a new “Changing Places” Adult Accessible Change Facility (AACF) within the Port Kembla Beach and Pool amenities in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The reason for this tender is to engage a contractor to construct a fully compliant “Changing Places” Adult Accessible Change Facility (AACF) within the current Port Kembla Beach and Pool amenities as part of Council’s commitment to improve access and inclusion at our pools and beaches. Port Kembla Beach and Pool provides a unique opportunity to enter the pool via the existing ramped entry while a future project will provide improved access to the beach via a proposed ramp.

### RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Trinity Quality Interiors Pty Ltd for the Port Kembla Beach and Pool Amenities – Construction of an Adult Accessible Change Facility in the sum of \$646,380.09, 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

As part of Council’s commitment to improve access and inclusion at its pools and beaches, designs have been prepared to construct a new “Changing Places” Adult Accessible Change Facility (AACF) at the site.

For the purposes of this report Council has included the following definitions to describe the facilities planned.

**AACF** - An Accessible Adult Change Facility is a toilet and change facility that caters for users with high support needs and their carers where they require additional space, assistance and specialised equipment to allow them to use toilets safely and comfortably. They incorporate an adult change table, peninsular toilet, traversable hoist, hand basin, an auto entry sliding access door and increased circulation spaces.

**Changing Places** - is a high end Accessible Adult Change Facility and is a best practice initiative in Australia that advocates for an accessible public toilet and change rooms for users with high support needs who require assistance from a carer and specialised equipment such as an overhead hoist and adjustable height change table.

Without “Changing Places” toilets, the person with disabilities is put at risk and families are forced to risk their own health and safety using inappropriate or unsuitable facilities or not go out in public at all. This is dangerous, unhygienic and undignified. It is now accepted and expected that everyone has a right to live

in the community, to move around within it and access all its facilities, but for some people with disability, the lack of a fully accessible toilet is denying them this right.

Following reviews of Council's Disability and Inclusion Action Plan, Public Toilet Strategy and Beach Access Strategy, along with consistent community feedback and engagement during the design process, Council has prepared designs incorporating the following scope of works:

- Demolition and modification of the existing amenities area
- Construction of a new Changing Places - Adult Accessible Change Facility
- Provision for storage of beach access wheelchairs
- Refurbishment of the existing male, female and accessible amenities
- Structural works to accommodate a new layout, including modifications to entry points
- Provision of temporary amenities for the duration of the works.

The expected outcomes of undertaking the above works include:

- Improved service level of the existing amenities providing access for all users to enjoy the surrounding facilities.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on Thursday, 11 March 2021.

Four (4) 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, Property and Recreation, and Governance and Customer Service Divisions. One tender submitted was incomplete and deemed non-conforming.

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 acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works
- 3 Tenderers have as a minimum a Health and Safety Policy and WHS Management System Manual or Plan

#### **Assessable Criteria**

- 1 Cost to Council – 40%
- 2 Appreciation of scope of works and design 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 – 10%
- 6 Demonstrated strengthening of local economic capacity – 10%
- 7 Workplace Health and Safety and Environmental Management systems – 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
Trinity Quality Interiors Pty Ltd	1
Project Coordination (Australia) Pty Ltd	2
Batmac Constructions Pty Ltd	3
The Cyclo Group Pty Ltd	NON-CONFORMING

## PROPOSAL

Council should authorise the engagement of Trinity Quality Interiors Pty Ltd to carry out the Port Kembla Beach and Pool Amenities - construction of a new Changing Places Adult Accessible Change Facility 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 can undertake 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

- 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
5.1.4.: Urban areas are created to provide a healthy and safe living environment for our community	5.1.4.1 - Provide an appropriate and sustainable range of quality passive and active open spaces and facilities	Implement the Beach and Foreshore Access Strategy 2019- 2028

## 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 medium based upon Council’s risk assessment matrix and appropriate risk management strategies will be implemented.

## SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Energy and water efficient fixtures and fittings have been specified, including timed showers
- Sustainable procurement by providing an 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.

## FINANCIAL IMPLICATIONS

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

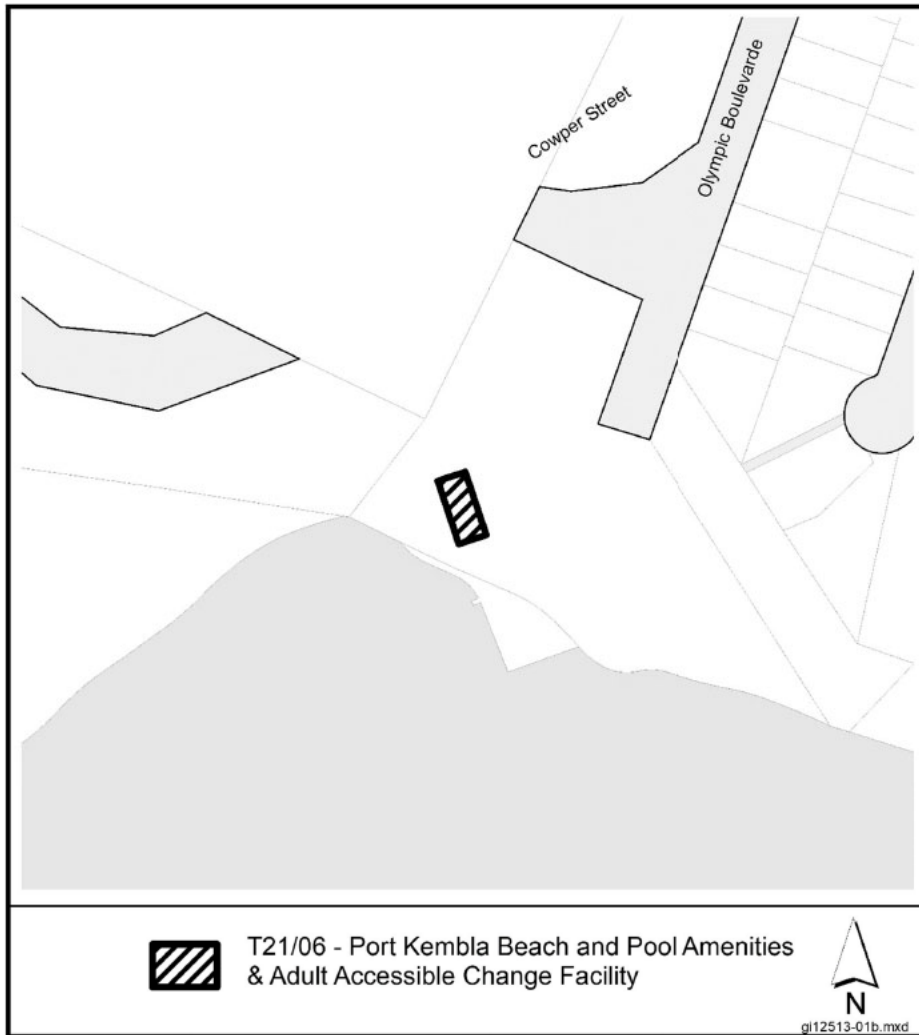
Capital Program 2019/20 and 2020/21

The project is fully funded by the Local Roads and Community Infrastructure Program.

## CONCLUSION

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





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