

ITEM 13

TENDER T17/12 - WINDANG TOURIST PARK AMENITIES REFURBISHMENT - SOUTHERN BLOCK

This report recommends acceptance of a tender for refurbishment works at Windang Tourist Park in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The nominated works are to refurbish the southern amenities block which is in a poor condition due to its location in a salt laden environment and address a number of serviceability issues associated with the amenities.

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 refurbishment works at Windang Tourist Park, in the sum of \$625,343.41 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

BACKGROUND

Tenders were invited to improve the condition and address a number of issues associated with the current amenity block. The current condition is reflective of the age of the building and the corrosive nature of the immediate salt laden environment leaving existing finishes and building components in a degraded state.

The scope of work includes:

- Replacement of all roof sheeting, rainwater goods and roof mounted equipment
- Replacement of existing lighting with energy efficient alternatives
- Remediation of failed waterproofing membranes throughout
- New tile finishes to walls
- New floor finishes, including replacement floor screeds
- Installation of compliant accessible toilet facilities
- Replacement of corroded doors, frames and door hardware with durable stainless steel alternatives
- Replacement of all sanitary and plumbing fixtures with water efficient alternatives
- Replacement of existing partitions throughout with more durable alternatives
- Apply an external texture coat and repaint to address surface deterioration and prevent ingress of salt laden moisture to all substrates.

Tenders were invited by the open tender method with a close of tenders of 10.00 am on 25 May 2017.

Five (5) 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 Property + Recreation, Project Delivery, Governance + Information, Finance and Human Resources 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 - 35%
- 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 - 15%
- 4 Staff qualifications and experience – 5%
- 5 Proposed sub-contractors – 5%
- 6 Demonstrated strengthening of local economic capacity – 5%
- 7 Project Schedule – 10%
- 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
Batmac Constructions Pty Ltd	1
Malsave Pty Ltd	2
Thomas and Coffey Services	3
DJ & R Sargeant Pty Ltd (Whiteson Group)	4
Knorr Constructions Pty Ltd	5

PROPOSAL

Council should authorise the engagement of Batmac Constructions Pty Ltd to carry out the refurbishment works at Windang Tourist Park 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

- 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: “We are a healthy community in a liveable city”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2016-17
Strategy	5 Year Action	Annual Deliverables
5.1.5 The long term needs of the community, including our people and our places, are effectively planned for.	5.1.5.2 Carry out commercial business management of Council’s operational lands.	Manage Council’s commercial businesses to maximise return at Corrimal, Bulli and Windang Tourist parks, Beaton Park Leisure Centre and Wollongong Memorial Gardens.

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.

FINANCIAL IMPLICATIONS

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

Capital Program 2017/18

CONCLUSION

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



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**T17/12 - Windang Tourist Park
Amenities Refurbishment
Southern Block**



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