

ITEM 11

TENDER T20/31 - WOLLONGONG TOWN HALL - ROOF TRUSS STRENGTHENING AND RIGGING UPGRADES

This report recommends acceptance of a tender for Wollongong Town Hall Roof Truss Strengthening and Rigging Upgrades in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The purpose of these works is to undertake strengthening works to the existing timber roof trusses, provide supports and bracing to openings within a brick load bearing wall, install dedicated rigging points including installation of metallic safe working load signage to nominated lifting points on rigging beams for (speakers/lighting etc). This will facilitate the ongoing operational use of the Wollongong Town Hall.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Colin Joss & Co Pty Ltd trading as Joss Facility Management for Wollongong Town Hall Roof Truss Strengthening and Rigging Upgrades, in the sum of \$342,961.11, 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

Council engineers were requested to assess the structural capacity of the existing roof trusses to carry rigging loads for suspended lighting and sound systems within the Wollongong Town Hall. During site inspections and subsequent initial analysis, it was noted that the existing trusses had suffered some damage to various truss elements resulting in splitting of sections, opening of connections and damage to some members. This damage appeared to have occurred over a period of time due to a number of causes, including modifications of the original bracing during replacement of the original ceiling, installation of various rigging points, modifications made during installation of air conditioning ductwork and subsequent additional loading due to installation of recent smoke extraction units.

As this raised some issues with relation to the roof structure, Council immediately removed all existing rigging and placed operational limits on future installations to address this risk. Specialist consulting engineers were then engaged to inspect the trusses, grade the existing timber used, undertake a structural review and prepare construction documentation to restore the structural capacity of the existing roof structure. The structural modifications were also designed to provide for the future installation of solar panels on nominated areas of the Town hall roof.

The works under this proposed contract will include:

- Provision of temporary construction access into the roof space through the ceiling and supply and installation of temporary construction access flooring within the roof space
- Strengthening works to the existing timber roof trusses, (i.e. use of additional steel plates, angles, hanging rods and bracing members)

- Supports and bracing to openings within a brick load bearing wall which had been penetrated by a large air conditioning duct
- Supply and installation of metallic signage to nominated lifting points (stating safe working loads)
- Remedial works to air-conditioning ductwork
- Removal of temporary construction access into the roof space and access flooring and reinstatement of the existing ceiling on completion of the works

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 17 September 2020.

Six (6) 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, City Works 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 acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works
- 3 As a minimum, WHS Management Systems that comply with AS-NZS 4801:2001 or ISO 45001:2018 and is certified to either of these standards by a JAZ-ANZ accredited company OR WHS management system accredited by an NSW Government Agency
- 4 Site Inspection – Tenderers to attend a site inspection of the roof cavity.

Assessable Criteria

- 1 Cost to Council – 40%
- 2 Appreciation of scope of works and construction methodology – 20%
- 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 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
Colin Joss & Co Pty Ltd trading as Joss Facility Management	1
Advanced Constructions Pty Ltd	2
Project Coordination (Australia) Pty Ltd	3
Murphy's Remedial Builders Pty Ltd	4
Momentum Built Pty Ltd	5
Dynamic Civil Pty Ltd	6

PROPOSAL

Council should authorise the engagement of Colin Joss & Co Pty Ltd trading as Joss Facility Management to carry out the upgrades 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 Our Wollongong 2028 goal 3 "Wollongong is a creative, vibrant city".

It specifically delivers on core business activities as detailed in the Community Facilities Service Plan 2020-21.

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:

- Durable products incorporated in the design to ensure long-term integrity of the existing structures (i.e. galvanised steelwork)
- Sustainable procurement by providing 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.

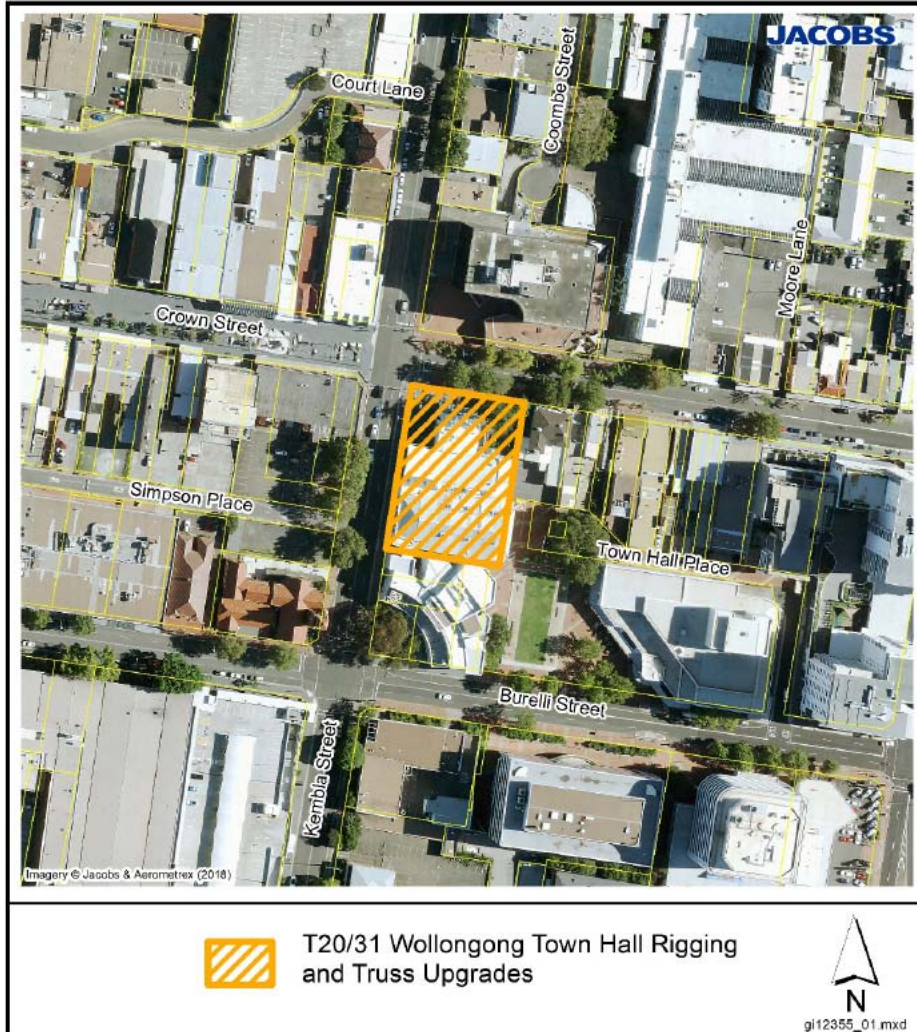
FINANCIAL IMPLICATIONS

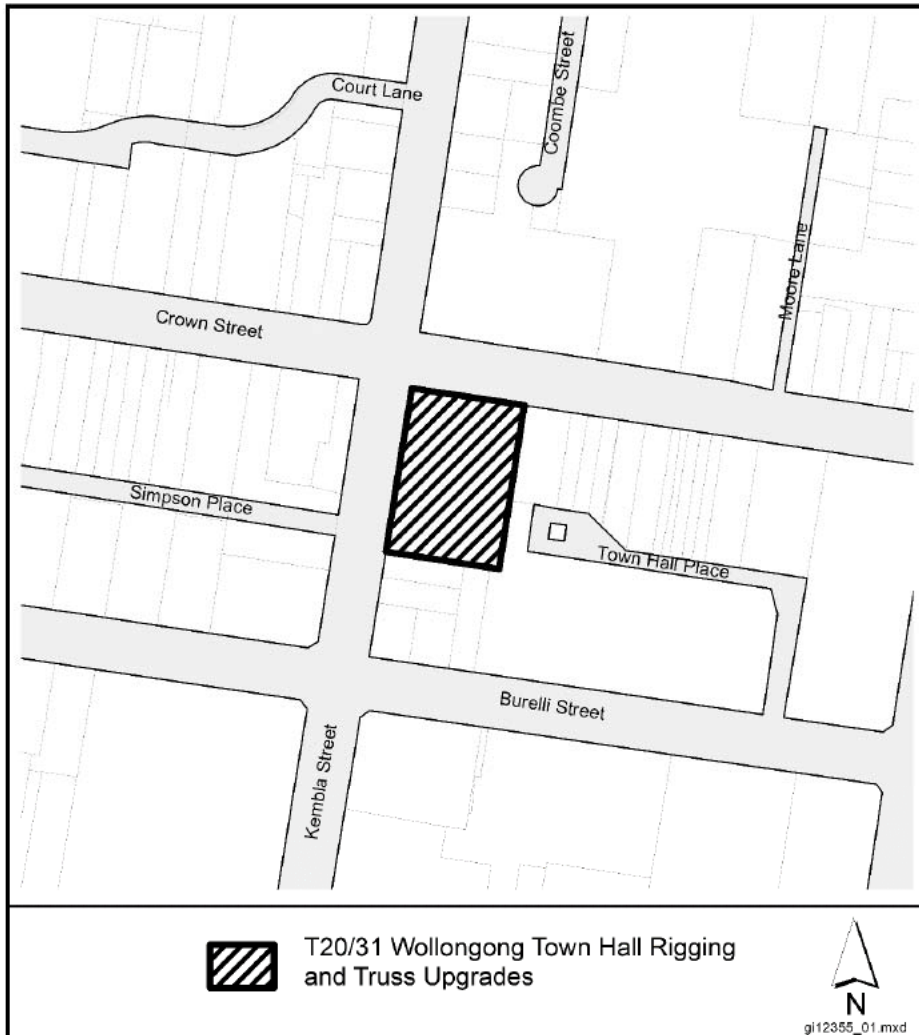
It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

2020/21 – Capital Budget

CONCLUSION

Colin Joss & Co Pty Ltd trading as Joss Facility Management has submitted an acceptable tender for these works and Council should endorse the recommendations of this report.





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