

ITEM 19

TENDER T21/07 - REFURBISHMENT OF CORRIMAL BEACH TOURIST PARK AMENITIES BLOCKS 3 AND 4

This report recommends that Council decline to accept any of the tenders submitted for the refurbishment of the Corrimal Beach Tourist Park Amenities Blocks 3 and 4, in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Corrimal Beach Tourist Park provides a range of accommodation services including cabins, onsite caravans and camping sites and is serviced by 4 amenities blocks which contain showers, toilets, accessible amenities and laundry facilities.

During the tender assessment process it was identified that a more satisfactory result could be achieved, with a better value outcome for the community, by not accepting any tenders and undertaking negotiations with the tenderers or any other party in relation to a revised scope of works that will result in these outcomes being achieved.

RECOMMENDATION

- 1 a In accordance with clause 178(1)(b) of the Local Government (General) Regulation 2005, Council decline to accept any of the tenders received for the refurbishment of the Corrimal Beach Tourist Park Amenities Blocks 3 and 4, and resolve to enter into negotiations with one or all of the tenderers or any other party with a view to entering into a contract in relation to the subject matter of the tender.
- b In accordance with clause 178(4) of the Local Government (General) Regulation 2005, the reason for Council hereby resolving to enter into negotiations with one or all of the tenderers or any other party and not inviting fresh tenders is that it is anticipated that a satisfactory result can be achieved which provides a better value outcome to the community with one of those parties who demonstrate a capacity and ability to undertake the works.
- 2 Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with the tenderers, and, in the event of failure of negotiations with those tenderers, any other party, with a view to entering into a contract in relation to the subject matter of the tender.
- 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

Corrimal Beach Tourist Park is a popular tourist park due to its close proximity to the beach. It is considered to be a high usage site with large numbers of patrons using the park facilities as well as the amenities blocks, which are now failing to meet visitor expectations. Amenities Blocks 3 and 4 are both aged, tired and have reached the end of their expected serviceable life and therefore, require refurbishment.

The scope of refurbishment works prepared for Blocks 3 and 4 includes replacement of all external concrete paths surrounding both facilities as well as roof replacements, new ventilated skylights and whirlybirds, the removal and replacement of all external rendering and repairs to all cracked masonry and the replacement of door jambs, doors, external/internal lighting and the replacement of hot water

systems with energy efficient models. Both amenities blocks would be installed with two (2) water tanks connected to the toilets and located at the rear of the buildings. Internally, Blocks 3 and 4 will be fully refurbished with new floor and wall coverings as well as the installation of new fixtures and fittings in the laundries, unisex accessible amenities and male and female amenities.

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.

Six (6) tenders were received by the close of tenders. One (1) tender was received after the closing time. This tender was deemed a late tender and was given no further consideration. The remaining 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, Infrastructure Strategy and Planning 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 Provision of 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 Tenders have as a minimum a Health and Safety Policy and WHS Management System Manual or Plan
- 4 Tenderers to attend a site inspection.

Assessable Criteria

- 1 Cost to Council – 45%
- 2 Appreciation of scope of works and construction methodology – 10%
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile, including staff qualifications and experience – 10%
- 4 Proposed Sub-Contractors – 5%
- 5 Project Schedule – 10%
- 6 Demonstrated strengthening of local economic capacity – 10%
- 7 Workplace Health and Safety Management system – 5%
- 8 Environmental Management Policies and Procedures – 5%

PROPOSAL

During the tender assessment process it was identified that a more satisfactory result could be achieved by recommending that all tenders be declined and negotiations be undertaken with one or all of the tenderers, or any other party, with a view to entering into a contract for the refurbishment works.

It is anticipated that a more satisfactory outcome will be achieved through a negotiation process conducted in accordance with Council's Procurement Policies and Procedures

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 2018-2021	Operational Plan 2019-20
Strategy	3 Year Action	Operational Plan Actions
5.1.3 Involvement in lifelong learning, skills enhancement and community-based activities is promoted	5.1.3.2 Carry out commercial business management of Council's operational lands	Manage Council's commercial businesses to stimulate regional economic benefit 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 is considered low based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

SUSTAINABILITY IMPLICATIONS

The refurbishment of amenities blocks prolong the life of the assets, enhancing economic sustainability and encouraging the return of visiting patrons and enticing new patrons to stay in the park.

Construction materials have been chosen to provide long-term durability at this exposed site while replacement fixtures and fittings have been selected to be water and energy efficient.

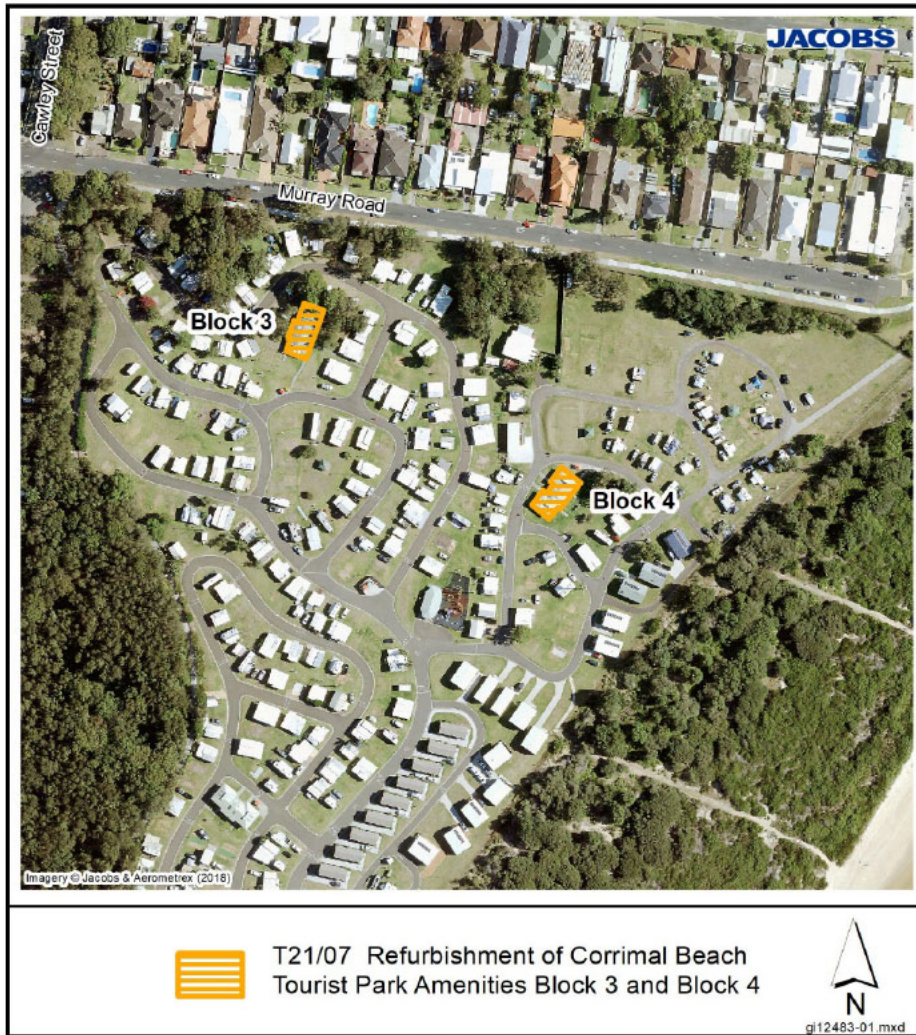
FINANCIAL IMPLICATIONS

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

2020/21 and 2021/22 Capital Program

CONCLUSION

It is anticipated that the best value outcome can be achieved via a direct negotiation with one of the tendering parties, or any other party who has demonstrated a capacity and ability to undertake the works. Council should endorse the recommendations of this report.

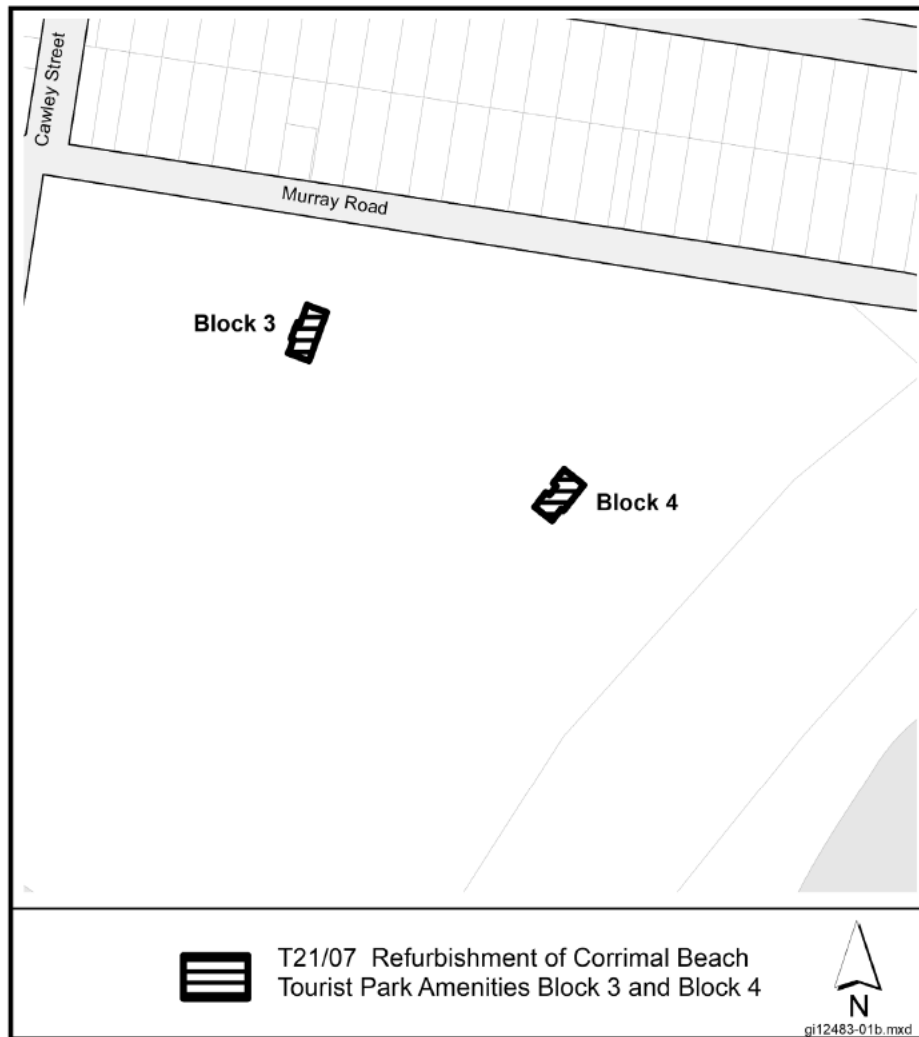


T21/07 Refurbishment of Corrimal Beach
Tourist Park Amenities Block 3 and Block 4



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