

## ITEM 17 TENDER T17/44 CONISTON COMMUNITY CENTRE REFURBISHMENT

This report recommends acceptance of a tender for the refurbishment of the Coniston Community Centre in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The proposed works to the Community Centre allow for the replacement of the existing roof sheeting, external gutters and associated plumbing. Internal fitout refurbishment works include the replacement of the main hall floor, new windows throughout, fitout of internal rooms and electrical distribution board upgrades.

### 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 Coniston Community Centre Refurbishment, in the sum of \$453,905.28, 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

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

### ATTACHMENTS

- 1 Location Plan

### BACKGROUND

The Coniston Community Centre is located at 26 Bridge Street, Coniston. As part of Council's Asset Management Program, a condition assessment was conducted on this building. The condition assessment identified the building suffers water ingress through the roof sheeting, includes non-compliant amenities and contains hazardous materials such as asbestos and other contaminants. A scope of work was prepared, which included:

- Replacement of roof sheeting, gutters and rainwater goods.
- Upgrade of the amenities to improve condition, functionality and achieve compliance with current standards.
- Replacement of the main hall floor.
- Communication and electrical distribution board upgrades to meet current standards.
- Removal of asbestos and other identified contaminants.

Tenders were invited from seven contractors by the selective tender method with a close of tenders of 10.00 am on Wednesday, 18 October 2017.

Four 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, Library and Community Services, Finance, and Governance and Information Divisions. The tender offer from one tenderer was subsequently withdrawn prior to finalisation of the tender.

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

- Referees.
- Financial Capacity - tenderers may be required to provide the information required by an independent financial assessment provider engaged by Council to provide an assessment of the financial capacity of the tenderer.

## Assessable Criteria and Weightings

- 1 Cost to Council – 50%.
- 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 – 10%.
- 4 Project Schedule – 10%.
- 5 Demonstrated strengthening of local economic capacity – 5%.
- 6 Workplace Health and Safety Management System – 5%.
- 7 Environmental management policies and procedures – 5%.

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       |
| Project Coordination (Australia) Pty Ltd | 2       |
| Olympia Group NSW Pty Ltd                | 3       |

## PROPOSAL

Council should authorise the engagement of Batmac Constructions Pty Ltd to carry out the refurbishment works of Coniston Community Centre 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 3 “Wollongong is a Creative, Vibrant City”. It specifically delivers on the following:

| Community Strategic Plan  | Delivery Program 2012-2017                                   | Annual Plan 2016-17   |
|---|--|---|
| Strategy  | 5 Year Action  | Annual Deliverables   |
| 3.4.3 Communities have access to quality local spaces and places to meet, share and celebrate | 3.4.3.1 Deliver a program of activities in local communities | Coordinate the refurbishment of Community Facilities, in partnership with licensees and community groups, as identified in the capital works and maintenance programs |

## 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 medium 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 Budget 2017/18

## CONCLUSION

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



