

ITEM 13

TENDER T20/46 - CONSTRUCTION OF ACCESSIBLE AMENITIES AT GILMORE PARK, WEST WOLLONGONG

This report recommends acceptance of a tender for the construction of a public toilet in Gilmore Park, West Wollongong in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

A Buildings and Facilities Audit undertaken by Council has indicated that the current public toilet located at the site is in poor condition and does not meet Council's current standards for functionality, usability, accessibility and Crime Prevention Through Environmental Design (CPTED) design principles. Wollongong City Council's Draft Public Toilet Strategy has indicated that a new asset should be constructed in a more serviceable location which better meets the needs of the community and incorporates Disability Discrimination Act (DDA) compliance and CPTED design requirements.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Donnelley Civil Pty Ltd for the construction of Accessible Amenities at Gilmore Park, West Wollongong, in the sum of \$227,802.51, 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

Council has undertaken a Buildings and Facilities Audit, which assesses the condition and functionality of the existing public toilet structure located at the south-western corner of the Gilmore Tennis Court site on the corner of Reserve Street and Gilmore Street, West Wollongong. The existing asset was noted to rate poorly in relation to condition, location, accessibility and safety.

As a result, the existing public toilet structure was identified as requiring replacement with a new facility, in a more suitable location which also incorporated Council's current technical design requirements with respect to Disability Discrimination Act (DDA) compliance and Crime Prevention Through Environmental Design principles. The location of the replacement facility will make it far more accessible to the local community and visitors to the adjacent parks and tennis court. The existing facility is not easily seen by members of the public as it is located in the south western corner of the park.

The scope of works to be undertaken includes:

- Earthworks to establish levels for new structure
- Construction of reinforced concrete foundation strip footings
- Establishment of a new water service line, new sewer service line and new electrical service line to the proposed amenities

- Installation of new prefabricated 'Exeloo' public toilet which has been procured directly by Council at an additional cost of \$134,450 ex GST through the Local Government Procurement Panel to minimise cost and minimise delays to the construction program
- Construction of new concrete pedestrian kerb ramp and footpaths to ensure DDA compliant access to the new facilities
- Installation of treated timber bollards to the new concrete footpath
- Construction of new concrete driveway crossover
- Construction of new sealed car park and driveway pavement
- Line marking and installation of signage for a new accessible parking space
- Demolition of the existing amenities structure, including termination of existing service lines
- Minor landscaping works

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on Tuesday, 19 January 2021.

Two (2) 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, 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 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 Possession of a Work Health and Safety Management System

Assessable Criteria

- 1 Cost to Council – 50%
- 2 Appreciation of scope and construction methodology – 15%
- 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 – 5%
- 6 Workplace Health and Safety and Environment Management Systems and Procedures – 5%
- 7 Demonstrated strengthening of local economic capacity – 10%

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
Donnelley Civil Pty Ltd	1
Malsave Pty Ltd	2

PROPOSAL

Council should authorise the engagement of Donnelley Civil Pty Ltd to carry out the works 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.

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
5.5.1 Public facilities in key locations and transport routes are maintained and clean, accessible and inviting to our community and visitors	5.5.1.2 Manage and maintain community infrastructure portfolio with a focus on asset renewal	Achieve our expenditure targets for capital renewal by programming these works with sufficient flexibility to allow rephasing, deferral and/or the introduction of other deferred renewal works as required

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.

SUSTAINABILITY IMPLICATIONS

Construction of the new amenities will reduce the ongoing building maintenance requirements when compared to the older facility.

The new amenities structure will also incorporate a self-cleaning mechanism which may reduce ongoing operational costs to Council.

The recommended tenderer for the project is based in the Wollongong LGA and has proposed to utilise local subcontractors and suppliers for the majority of the proposed works.

FINANCIAL IMPLICATIONS

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

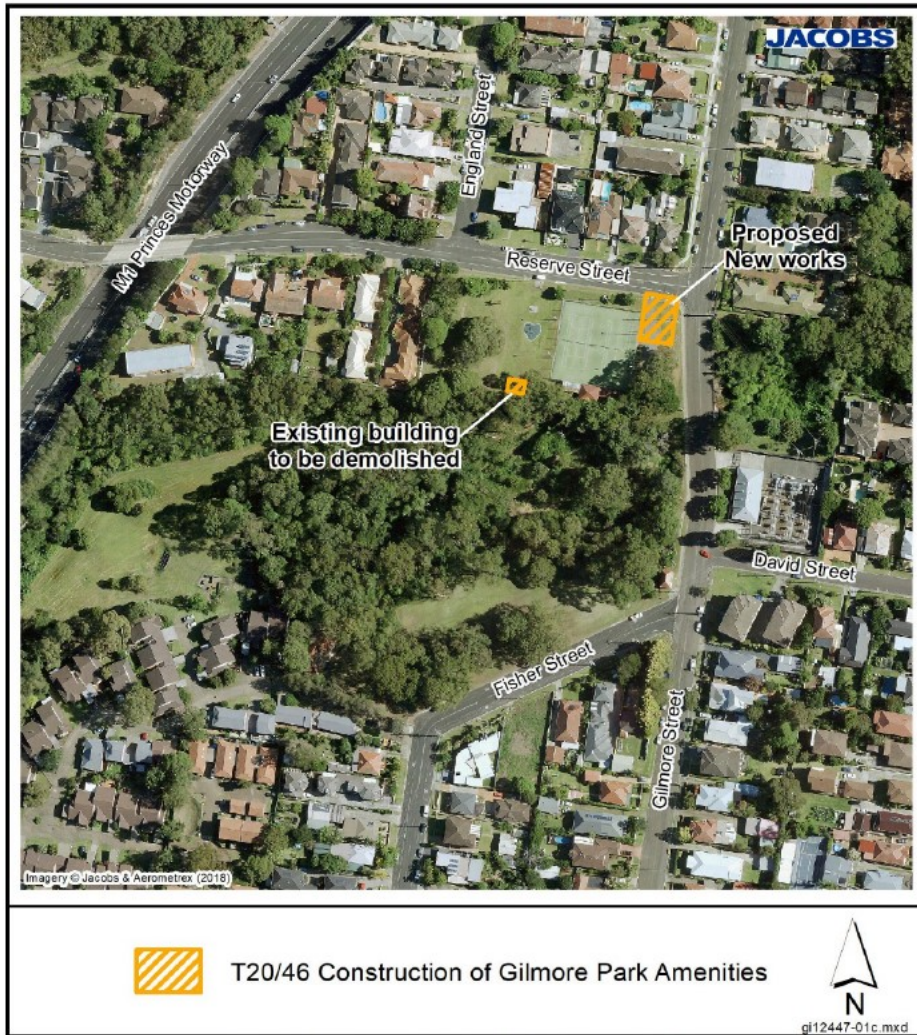
2020/21 Capital Budget

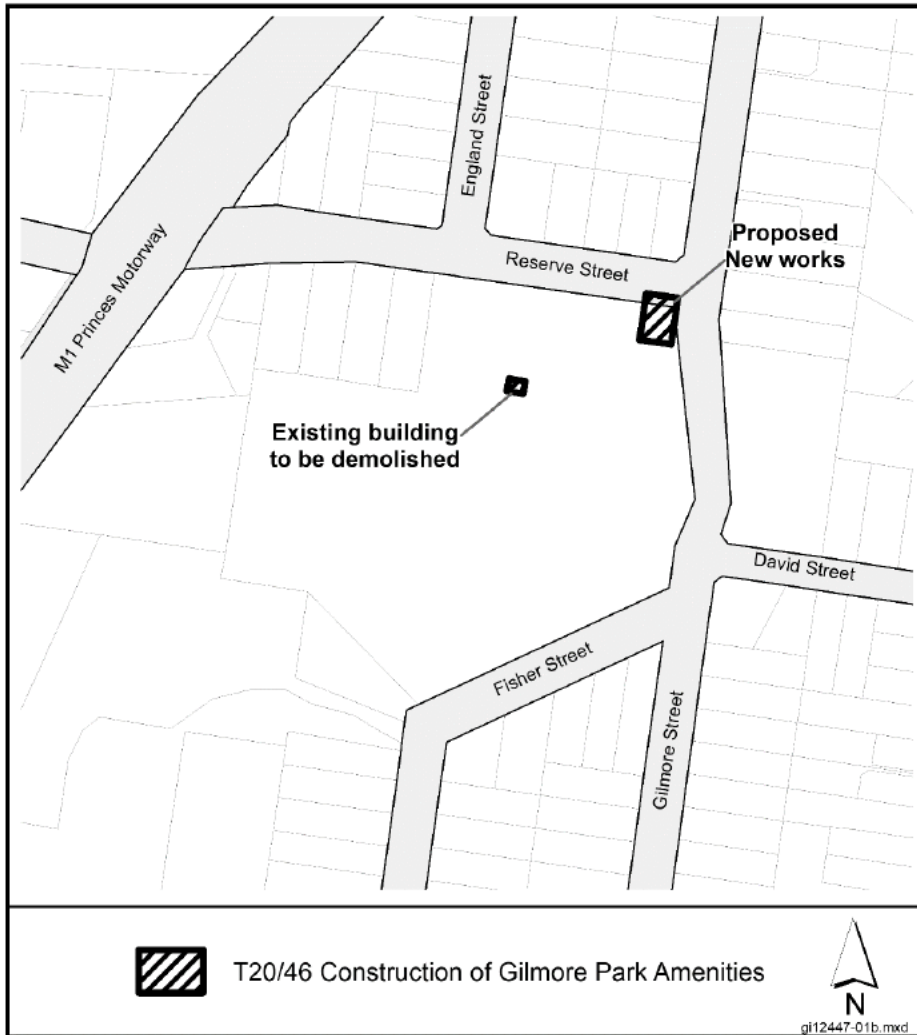
A prefabricated 'Exeloo' public toilet has been procured directly by Council at an additional cost of \$134,450 ex GST through the Local Government Procurement Panel to minimise cost and minimise delays to the construction program. The total cost of the project is \$362,252.51 ex GST.

Donnelley Civil Pty Ltd has offered an alternative pavement detail which offers minor cost savings to Council in relation to the driveway and car park material treatment which will be explored post award during the construction phase.

CONCLUSION

Donnelley Civil Pty Ltd has submitted an acceptable tender for the proposed works and Council should endorse the recommendations of this report.





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