

ITEM 11 TENDER T1000176 - BULLI BEACH CAFE ROOF REPLACEMENT

The roof of the Bulli Beach Café Building has reached the end of life and requires full replacement. The roof has heavy corrosion to the roof sheets and purlins, as well as structural members reaching the end of their useful life. Tenders have been invited to replace components of the roof to ensure the building remains serviceable.

This report recommends acceptance of a tender for the Bulli Beach Café Roof Replacement and associated works in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2021.

RECOMMENDATION

- 1 In accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accept the tender of Batmac Constructions Pty Ltd for the Bulli Beach Café Roof Replacement and Associated Works, in the sum of \$680,628.24, including 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: Jeremy Morgan, Manager Project Delivery (Acting)
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 Locality Plan

BACKGROUND

The roof at Bulli Beach Café is located within the highly corrosive coastal zone near breaking surf. The exposure to the salt-laden air causes accelerated corrosion of the steel roofing components, including roof sheeting, with the purlins and other roofing items also showing advanced deterioration. The scope of works involves a full replacement of the existing roofing, including roof sheeting, purlins and structural members. Associated works include adjustments to the access of the building, design and installation of a new grease trap to service the building, along with some drainage improvements. The building works have been staged to commence after the expiry of the current commercial lease in April 2025 to minimise the financial impact to Council and the leasee.

Open tenders were invited for this project with submissions closing at 10.00 am on 5 February 2025.

Two (2) tenders were received by the close of tenders and all tenders have been scrutinised and evaluated by a Tender Evaluation Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery and Infrastructure Strategy and Planning Divisions.

The Tender Evaluation Panel evaluated tenders in accordance with the following Evaluation criteria and weightings as set out in the formal tender documents.

Mandatory Criteria

- 1 Satisfactory reference from referees for previous projects of similar size and scope.
- 2 Financial evaluations acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works.
- 3 Evidence of a suitable WHS Management Plan or System

Evaluation Criteria

- 1 Cost to Council – 45%
- 2 Demonstrated Strengthening of Local Economic Capacity – 10%
- 3 Appreciation of scope of works and construction methodology – 10%
- 4 Demonstrated experience and satisfactory performance and staff qualifications and experience – 15%
- 5 Proposed Sub-Contractors – 5%
- 6 Project Schedule – 10%
- 7 Demonstrated WH&S Management System and Environmental Management Policies and Procedures – 5%

The mandatory evaluation criteria have been met by the recommended tenderer.

The Tender Evaluation Panel utilised a weighted scoring method for the evaluation 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 evaluation criteria as specified in the tender documentation. The method then applies weightings established prior to opening tenders for each of the evaluation 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 the offer that best meets the requirements of the contract in providing value to Council. Table 1 below summarises the results of the tender evaluation and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer	Ranking
Batmac Constructions Pty Ltd	1
Peloton Constructions Pty Ltd	2

PROPOSAL

The Tender Evaluation Panel recommend acceptance of the tender from Batmac Constructions Pty Ltd to carry out the Bulli Beach Café Roof Replacement and Associated Works in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Evaluation Panel that it can undertake the works in accordance with Council’s standards and technical specification.

An acceptable financial capability evaluation has been received in relation to the recommended tenderer.

Referees nominated by the recommended tenderer have been contacted by the Tender Evaluation 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 Evaluation Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goals 2 and 3.

It specifically delivers on the following:

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
2.8 Continue to build Wollongong as a vibrant, modern City with revitalised city centre and an active evening economy.	Property Services
3.5 Provide communities with access to quality local spaces and places to meet, share and celebrate.	Infrastructure Strategy & Planning

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

Sustainability implications have been considered as follows:

- 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.
- Fit for purpose building materials to resist the harsh coastal environment in which the building is located

FINANCIAL IMPLICATIONS

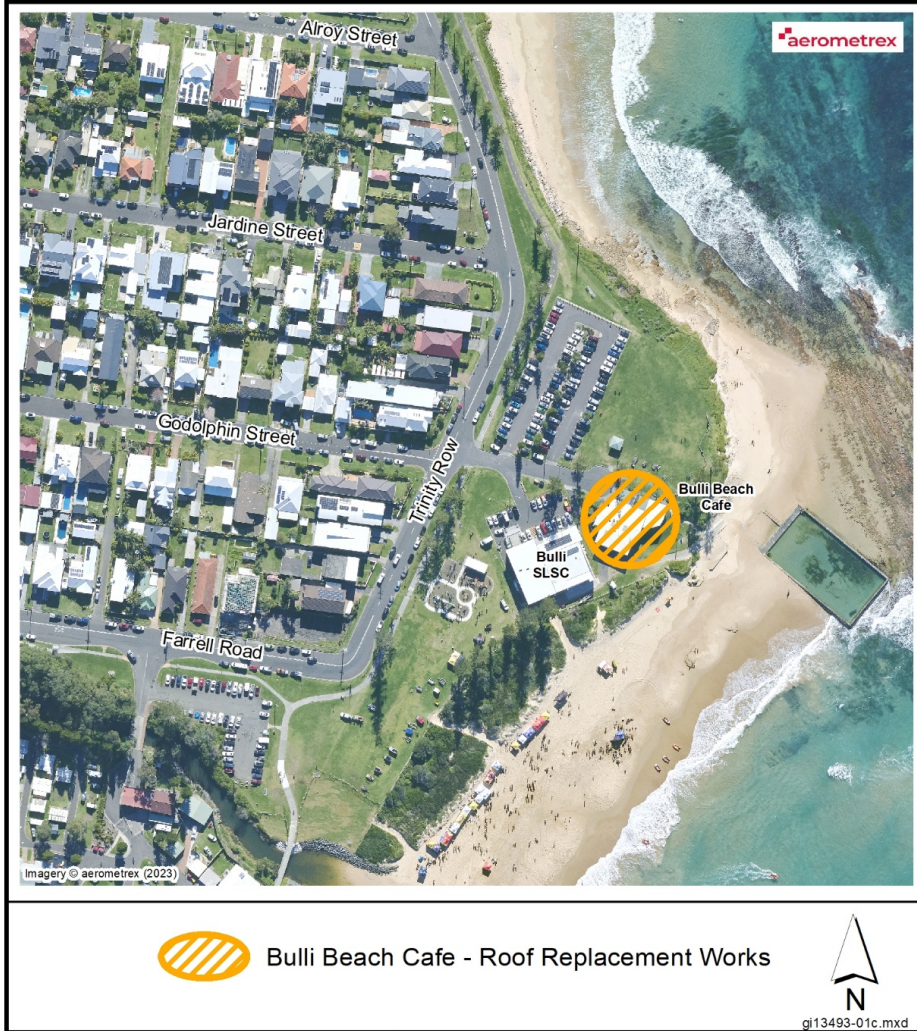
It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

Capital Budget 2024/2025

Capital Budget 2025/2026

CONCLUSION

The roof at Bulli Beach Café has reached the end of its serviceable life and requires replacement. Batmac Constructions Pty Ltd have submitted a satisfactory submission, and it is recommended that Council endorse the recommendations of this report.



Bulli Beach Cafe - Roof Replacement Works



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