

ITEM 10

TENDER T20/40 - NORTH WOLLONGONG SURF LIFE SAVING CLUB REFURBISHMENT AND SEAWALL CONSTRUCTION WORKS

This report recommends acceptance of a tender for the refurbishment of the North Wollongong Surf Life Saving Club Building and Seawall Construction Works in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The proposed work includes two (2) significant improvements to the North Wollongong Beach precinct. Firstly, the North Wollongong Surf Life Saving Club (SLSC) building which was constructed in 1936 and is an important feature of the North Wollongong Beach precinct. The building has had multiple extensions and renovations completed over many years and now requires extensive repair and remediation works, including internal reconfiguration to suit modern day surf lifesaving needs. The completion of these works will improve the functionality and amenity of the building and ensure the longevity of the asset.

The second significant component of the works involves the replacement of the existing crib lock wall with Stage 1 of a new seawall adjacent to the North Wollongong SLSC. The SLSC has been identified in the Wollongong Coastal Zone Management Plan (CZMP) as being located in a zone of high to extreme risk of coastal erosion and recession by 2050. To address the concerns the proposed works will replace the existing crib lock seawall with a new tiered seating seawall to protect the North Wollongong SLSC building and foreshore area. The seawall works are for Stage 1 only, which incorporates new pathways and ramps to the beach and forms part of the latest extension to the Blue Mile Master Plan.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Project Coordination (Australia) Pty Ltd for the refurbishment of the North Wollongong Surf Life Saving Club Building and Seawall Construction Works, in the sum of \$10,496,430.00, 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

The North Wollongong Beach precinct is located east of Cliff Road, North Wollongong. The proposed work includes two (2) significant improvements to the North Wollongong Beach precinct which includes the North Wollongong SLSC Building and Seawall which is located on the promenade west of North Wollongong Beach.

North Wollongong Surf Life Saving Club (SLSC) Building

The North Wollongong SLSC Building is 85-years old and since it's original construction in 1936, it has had multiple extensions and renovations completed in four (4) separate stages, however many 1936 elements still remain (southern end). The building is listed in the Wollongong Local environmental Plan

(LEP) 2009 as a local heritage item and adjoins the State heritage listed North Beach Precinct immediately to the south of the site. Although outside of the State heritage area, the Surf Club building is related in design to the significant buildings in the Precinct including the Kiosk and North Beach Pavilion. The Dinghy storeroom and the Patrol room were added in 1969, followed by the Nipper room and Female Change and upper floor renovation which were completed in 1972. The final addition completed in 1990, included the Boat/Board Store and Board Room and extension of the upper floor.

In 2015, investigations commenced on ways to address identified water ingress and inherent design deficiencies to the North Wollongong SLSC roof which had been extended and modified as each of the building extensions listed above were completed. The scope of works was broadened in 2017 to include the refurbishment of the primary building in order to address defects captured in earlier building condition assessment reports.

The proposed work allows for the reconfiguration of internal spaces to suit modern surf lifesaving functionality, an elevator to provide Disability Discrimination Act (DDA) compliant access to all areas of the building and the construction of additional balcony areas and. Associated works include asbestos removal, structural works to allow for the reconfiguration, replacement of doors and windows, installation of new wall linings, installation of an accessible toilets, ceiling replacement and a complete electrical and lighting upgrade.

The developed design considered the building's overall functionality, whilst taking into consideration the heritage significance of the building as well as potential planning constraints. The roof has been re-configured to eliminate problematic drainage and the amenities design upgraded to meet current design standards including consideration of accessibility requirements.

Council progressed this design and investigation which, following community consultation, has resulted in an option to provide a modern facility capable of meeting the primary requirements of a surf lifesaving facility, as well as creating a building asset to complement the aesthetics of the North Wollongong Beach precinct.

North Wollongong Beach Seawall Stage 1

The North Wollongong beach currently comprises of an existing crib lock wall to the west of the beach which is currently being used to retain the elevated grassed area and offer some minor protection to coastal impacts. However, the existing crib lock wall was not originally designed for coastal wave protection, therefore putting at risk valuable assets on the promenade including the heritage kiosk and the North Wollongong SLSC. At the northern end of the North Wollongong SLSC, there is minimal foreshore protection measures in place, which further increases the risk of foreshore erosion and damage to valuable community assets.

In 2018, the North Wollongong SLSC was identified in the Wollongong Coastal Zone Management Plan (CZMP) as being in an area subject to a high risk of coastal erosion and recession as of 2010 and an extreme risk by 2050. To address the concerns of high and future extreme risk from coastal hazards, the report identifies a high priority management action for the construction of a new seawall.

Based on the report prepared by an external consultant for the precinct, a new seawall has been designed based on the advice received with coastal engineers. The proposed works includes the replacement of the existing crib lock seawall with a new tiered seating precast concrete seawall incorporating rock mattress protection below sand level, will incorporate new pathways and ramps to the beach improving disabled access around the precinct. In addition, other works include new seating, fencing, landscaping, lighting, including stormwater upgrades which forms part of the latest extension to the Wollongong City Foreshore Blue Mile Master Plan.

The Development Consent for the refurbishment of the North Wollongong SLSC required coastal protection measures to be implemented. Council has determined that an opportunity exists to construct both the SLSC refurbishment and Stage 1 of the seawall (extending north from the southern end of the SLSC building to the grassed area north of the SLSC) under one contract. This will leave a segment of the North Wollongong Beach available to the community during construction. Council will return at a later date to construct Stage 2 of the seawall (extending south of the SLSC to the North Beach Pavilion).

Council on 8 February 2021 was advised of grant funding of \$4,200,000 which is 50% of the total eligible seawall works under the NSW Government Coastal Estuary and Floodplain Management Program.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 22 December 2020.

Four (4) tenders were received by the close of tenders with one (1) tender being withdrawn 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 Governance and Customer Service, Project Delivery, Infrastructure Strategy and Planning and Property and Recreation 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 Minimum third-party accredited Work Health and Safety Management System to AS4801 or equivalent
- 4 Attendance to at least one of the site inspections

Assessable Criteria

- 1 Cost to Council – 35%
- 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, including staff qualifications and experience – 15%
- 4 Proposed Sub-Contractors – 10%
- 5 Project Schedule – 10%
- 6 Workplace Health and Safety Management system and Environmental Management Policies 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
Project Coordination (Australia) Pty Ltd	1
Peloton Constructions Pty Ltd	2
Cleary Bros (Bombo) Pty Ltd	3

PROPOSAL

Council should authorise the engagement of Project Coordination (Australia) 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.

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

- Members of the Tender Assessment Panel
- Nominated Referees
- External Consultants – Coastal Engineering Consultant, Structural Glass Fibre Reinforced Polymer (GFRP) Consultant, Indigenous Heritage Consultant, Electrical and Lighting Consultant, Building Design Consultants
- Community Consultation - Concept plans, online engagement, letterbox drop, visits to businesses, meetings with stakeholders and information stands.

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.	Review Council's Asset Management Plans: Buildings, Recreation, Stormwater, Plant and Vehicles, Transport.

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. Some key risks to the project are listed below:

- 1 The current Covid-19 Pandemic is a nationwide risk to all construction projects. At the time of writing this report, construction activities are still proceeding with controls in place.
- 2 Delay in the procurement of specialist long lead time items e.g. the rock filled Triton Mattress cages are sourced from the United States of America.
- 3 Council has obtained an Aboriginal Heritage Impact Permit (AHIP) approval and carried out subsurface investigations prior to the construction of Stage 1 of the seawall. However, there is a residual risk that an indigenous artefact may be found during excavation works that may incur delays to the project.
- 4 There is a risk that the project could encounter extended periods of harsh tide sea and swell conditions (e.g. an East Coast Low) which could delay the project particularly when the rock filled mattresses are being installed below the sand level.
- 5 Delays due to prolonged inclement weather/other reasons may delay progress and still be underway during the Union Cycliste Internationale (UCI) event planned for September 2022.

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Durable products incorporated in the design to ensure long-term integrity of the asset e.g. Precast concrete and Glass Fibre Reinforced Polymer Reinforcement
- Sustainable procurement by providing local companies the opportunity to submit quotations for the works
- Tender assessment incorporated weightings to support the ongoing economic development of the region including the source and supply of local labour and material
- Remediation works which will extend the life of the current building

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 Budget

Grants submitted by the SLSC with Council support have been obtained from the NSW Government Crown Reserves Improvement Fund (CRIF) and the Surf Club Facility Development Program which will fund the installation and construction of the all abilities lift, the observation deck and structural repairs. The grants endorsed provide a maximum (upper limit) amount of \$662,630.00 ex GST for these identified works which is made up of the following:

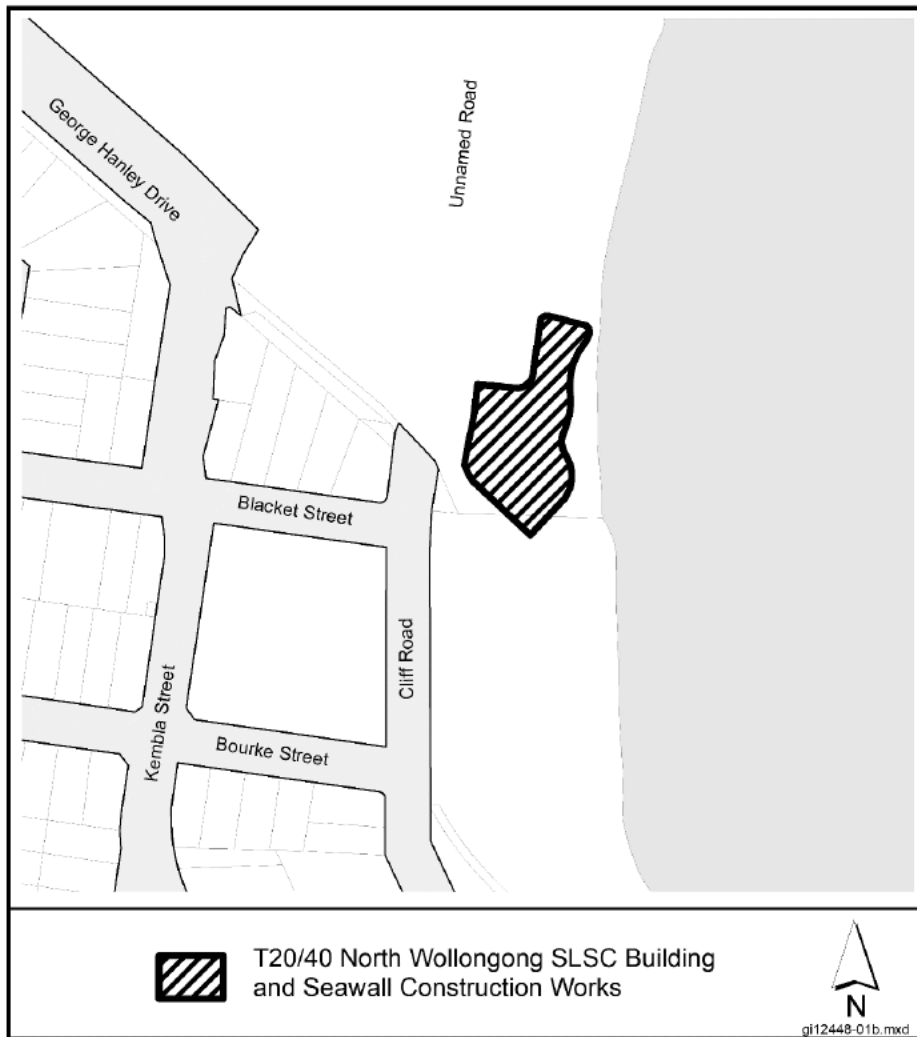
Crown Reserves Improvement Fund (CRIF)	= \$353,636.00 (ex GST)
Surf Club Facility Development Program	= \$308,994.00 (ex GST)

Council on 8 February 2021 received grant funding of \$4,200,000 which is 50% of the total eligible seawall works under the NSW Government Coastal Estuary and Floodplain Management Program.

CONCLUSION

Project Coordination (Australia) Pty Ltd has submitted an acceptable tender for the proposed works and Council should endorse the recommendations of this report.





T20/40 North Wollongong SLSC Building
and Seawall Construction Works



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