



TENDER RECOMMENDATION REPORT

TO: CHIEF EXECUTIVE OFFICER

CC: COORDINATOR FACILITY PROJECTS
MANAGER INFRASTRUCTURE CAPITAL WORKS

FROM: DIRECTOR ASSETS

FILE REF: 42112

DATE: 15 October 2021

**TENDER 21185
HYDRO POOL CHANGEROOMS AND TOILETS REFURBISHMENT AT
AQUAMOTION WANNEROO
PR-4324 - PMO21029**

Issue

To consider Tender No: 21185 for the Hydro Pool Changerooms and Toilets Refurbishment at Aquamotion Wanneroo.

Background

The Hydro Pool Changeroom and Toilets Refurbishment at Aquamotion Wanneroo (Hydro Pool Refurbishment) was identified in the City's Building Asset Management Plan (**BAMP**) in the 2014/15 financial year (FY) as requiring refurbishment.

The Aquamotion Hydro Pool refurbishment was designed in the FY 2020/21 and is scheduled for construction in November 2021. The construction of Hydro Pool Refurbishment is funded by the Department of Infrastructure, Transport, Regional Development and Communications under Local Roads Community Infrastructure Program (LRCIP) phase two funding scheme.

Detail

Tender 21185 for the Hydro Pool Changerooms and Toilets Refurbishment at Aquamotion Wanneroo was advertised on 21 August 2021 and closed on 14 September 2021. One addendum was issued.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor Works

Item	Detail
Contract Type	Lump Sum
Contract Duration	3 months plus 12 months DLP
Commencement Date	November 2021
Completion Date	January 2023 (inclusive of DLP)
Extension Permitted	Nil
Rise and Fall	Nil

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Access Without Barriers Pty Ltd	Access Without Barriers Pty Ltd	AWB
Hickey Construction Pty Ltd	Hickey Construction Pty Ltd	Hickey
Marawar Pty Ltd	Marawar Pty Ltd	Marawar
Solution 4 Building Pty Ltd	Solution 4 Building Pty Ltd	S4B

The Tender Evaluation panel comprised:

- Project Manager, Infrastructure Capital works
- Team Leader Aquatic, Community Facilities
- Building Asset Planner, Asset Planning
- Coordinator Safety Systems Safety & Injury Management, Corporate Strategy & Performance

Probity Oversight

Oversight to the tender assessment process was undertaken by the City's Contracts Officer.

Tender submissions were evaluated in accordance with the Procurement and Evaluation Plan (PEP) which included the following selection criteria:

Item No	Description	Weighting
1	Lump Sum Price (assessed under Value for Money)	Non Weighted
2	Sustainable Procurement: Environmental Considerations 5% Buy Local 15% Reconciliation Action Plan 2.5% Disability Access & Inclusion 2.5%	25%
3	*Demonstrated experience	25%
4	*Methodology, resources and capacity	30%
5	*OSH demonstrated working documents	20%

Pricing is not included in the qualitative criteria and is considered as part of the overall value for money assessment. Minimum acceptable scores are required for each mandatory qualitative criterion (marked with an * in the table above).

The tender submissions were reviewed by the City's Contract Officer and all tender submissions were deemed to be conforming.

Evaluation Criteria 1 - Pricing for the Goods/Services/Works Offered

An assessment was made to determine the ranking based on the lump sum pricing provided with the tender documentation with the following result.

Tenderer	Ranking
S4B	1
AWB	2
Marawar	3
Hickey	4

Evaluation Criteria 2 – Sustainable Procurement (25%)

Sub criteria a) Environmental Considerations (5%)

An assessment was made to determine the ranking based on the tenderers' Environmental policy and practices with following outcome.

Tenderer	Ranking
Marawar	1
Hickey	2
AWB	3
S4B	4

Sub criteria b) Buy Local (15%) - (Broader Economic Impact Implications for the City of Wanneroo)

An assessment was made to determine the ranking based on the responses provided, detailing the following information with following result:

- Purchasing arrangements through local businesses;
- Location of tenderer's offices, depots and production facilities;
- Residential addresses of staff and subcontractors; and
- Requirement for new employees arising from award of the contract.

Tenderer	Ranking
Hickey	1

AWB	2
S4B	3
Marawar	4

Sub criteria c) Reconciliation Action Plan (RAP) (2.5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- RELATIONSHIPS - building positive relationships between indigenous and non-indigenous people
- RESPECT – recognising the contribution of Indigenous people to Australia and learning more about the history, culture and diversity in a two-way communication process
- OPPORTUNITIES – attracting, developing and retaining organisational talent to build opportunities for aboriginal employment, training, development and mentoring

Tenderer	Ranking
Marawar	1
AWB	2
S4B	3
Hickey	4

Sub criteria d) Access & Inclusion Plan (AIP)

An assessment was made to determine the ranking based on the responses provided that relate to:

- People with disabilities have the same buildings and facilities access opportunities as other people;
- People with disabilities receive information in a format that will enable them to access information as readily as other people;
- People with disabilities receive the same level and quality of service from staff as other people;
- People with disabilities have the same opportunities as other people to make complaints;
- And people with disabilities have the same opportunities as other people to participate in any employment opportunities.

Tenderer	Ranking
AWB	1
Marawar	1

Hickey	3
S4B	3

The overall assessment of the Sustainable Procurement criterion has resulted in the following overall ranking:

Tenderer	Ranking
Hickey	1
AWB	2
Marawar	3
S4B	4

Evaluation Criteria 3 – Demonstrated Experience (25%)

The tenderer's relevant experience as presented in their tender submission were assessed in order to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's key personnel project experience including, type, size and complexity of projects previously delivered. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Hickey	1
AWB	2
Marawar	3
S4B	3

Evaluation Criteria 4 – Methodology, Resources and Capacity (30%)

The tenderer's methodology as presented in their tender submission were assessed in order to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's project management procedures, project methodology, understanding, methods and construction programme to meet the objective of this contract. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
AWB	1
Marawar	2
S4B	2
Hickey	4

Evaluation Criteria 5 - Occupational Health & Safety OSH (20%)

Evidence of safety management policies and practices were assessed from the tenderer's submissions. The assessment for safety management was based on the tenderers' responses to the Occupational Health and Safety Management System Questionnaire included in the tenderer's documentation. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Marawar	1
AWB	2
Hickey	2
S4B	4

Overall Qualitative Weighted Assessment and Ranking

The overall qualitative weighted assessment resulted in the following tenderer ranking:

Tenderer	Ranking
AWB	1
Hickey	2
Marawar	3
S4B	4

Tenderer's submissions were reviewed in accordance with the Procurement and Evaluation Plan with the following key observations:

- Price is not weighted and is included in the overall value for money assessment;
- The tender submissions were evaluated in accordance with the qualitative criteria and weightings as detailed in the Procurement and Evaluation Plan, and assessed against sustainable procurement, relevant experience and safety management systems required to undertake contract requirements.
- The recommended tenderer's submission included sufficient evidence that the company has the necessary previous experience, resources and adequate management systems to undertake the contract.

Relative Value for Money Assessment (RVFM)

The combined assessment of Price vs Qualitative Scores on a relative value for money basis resulted in the following tenderer ranking (highest to lowest):

Tenderer	Ranking
S4B	1
AWB	2

Marawar	3
Hickey	4

The Confidential Attachment to this recommendation provides further details to the value for money assessment undertaken.

Overall Assessment and Comment

The tender submission from S4B achieved the highest RVFM ranking which satisfies the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the Procurement and Evaluation Plan and is therefore recommended as the successful tenderer.

Consultation

The City has worked collaboratively with key internal and external stakeholders throughout this project. Both internal and external stakeholders were invited to provide comments as part of project development.

Community consultation was conducted during design development from 8 March 2021 to 21 March 2021.

Post tender award and during the construction phase, the City will provide regular progress updates on key project milestones or events; posting of information on City's webpage and media channels.

Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

Strategic Implications

The proposal aligns with the following objective with the Strategic Community Plan 2021 – 2031:

Goal 5:

Priority 5.3 - Manage and maintain assets

Wanneroo will be a City known for having high quality new and existing assets that are well managed, maintained to be fit for purpose and valued by local communities. The City's assets will be future proofed by design and also provide maximum return on investment into the future.

Create opportunities that encourage community wellbeing and active and healthy lifestyles

Enterprise Risk Management Considerations

The risks relating to the issues contained within this report have been identified and considered within the City's Strategic and Corporate risk register. Action plans have been developed to manage/mitigate/accept these risks to support existing management systems.

Risk Title	Risk Rating
CO-O17 Financial Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage
Risk Title	Risk Rating
CO-O23 Safety of Community	Moderate
Accountability	Action Planning Option
Director Community & Place	Manage

Financial and Performance Risk

Financial Risk

A financial risk assessment was undertaken as part of the tender evaluation process and the outcome of this independent assessment advised that S4B has been assessed with a 'sound' financial capacity to meet the requirements of the contract.

As per tender requirements, S4B is required to provide two bank guarantees with a combined total of 5% of the contract value, 50% to be returned at practical completion and the balance to be returned at finalisation of the defects liability period.

Performance Risk

Operational risk and mitigation will be addressed through the risk assessment process of the project management framework.

Prior to the commencement of works, the appointed contractor will be inducted to the project site. Ongoing auditing of the contractor's work practices during the course of the works will be undertaken to ensure compliance with the OHS requirements.

S4B successfully completed the following projects for the City:

- Mary Lindsay Homestead Building Upgrade
- Construction of Shelvock Park Sports Amenities Building
- Construction of Wanneroo City Soccer Clubroom Extension

Policy Implications

Tenders were invited in accordance with the requirements of the City's Purchasing Policy.

Financial (Budget) Implications

The table below summarises the available funding for the project and current expenditures.

PR-4324

PMO21029 WANNEROO AQUAMOTION WANNEROO RENEW HYDROPOOL CHANGEROOMS AND TOILETS

Description	Expenditure	Budget
Budget:		
Allocated budget in 2021/22		\$ 260,000.00
Expenditure:		
Expenditure incurred to date	\$ 1,536.00	
Commitment to date	\$ 0.00	
Other consultancy cost	\$ 8,887.00	
Tender 21185 - S4B tendered price 2021/22	\$ 218,433.29	
Project management cost	\$ 9,300.00	
Project contingency	\$ 21,843.71	
Total Expenditure	\$ 260,000.00	
Total Funding		\$ 260,000.00
Funding Provision required in 2021/22		\$ 260,000.00

Recommendation:

That the Chief Executive Officer, in accordance with Delegation 1.1.14 - Choice of Most Advantageous Tender of the Delegated Authority Register for the awarding of tenders ACCEPTS the tender submitted by Solution 4 Building Pty Ltd for Tender 21185, for the Hydro Pool Changeroom and Toilets Refurbishment at Fixed Lump Sum \$ 218,433.29.