

TENDER RECOMMENDATION REPORT

TO: CHIEF EXECUTIVE OFFICER

CC: MANAGER INFRASTRUCTURE CAPITAL WORKS

FROM: DIRECTOR ASSETS

FILE REF: 24/421000

DATE: 12 December 2024

TENDER 24120 GUMBLOSSOM COMMUNITY CENTRE UPGRADE

Issue

To consider Tender No: 24120 for the Gumblossom Community Centre Upgrade in Quinns Rocks, in the City of Wanneroo.

Background

This project is to upgrade the built infrastructure in the existing Gumblossom Community Centre at Gumblossom Park as identified in the Master Plan, which was undertaken to ensure the facility remains functional, meeting the current and future needs of the community. This project will action the outcomes of the master plan to ensure that the facility continues to meet the needs of the community now and into the future.

Detail

Tender 24120 for the Gumblossom Community Centre Upgrade in Quinns Rocks, in the City of Wanneroo was advertised on 7 September 2024 and closed on 15 October 2024. Four (4) addenda were issued during the Tender period responding to bidder queries and an extension of time.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor Works
Contract Type	Lump Sum
Contract Duration	18 Months (including 12 months DLP)
Commencement Date	November 2024
Expiry Date	June 2026
Extension Permitted	No

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Access Without Barriers Pty Ltd	AWB Co.	AWB
Hoskins Investments Pty Ltd ATF M R Hoskins Family Trust	AE Hoskins Building Services	AE Hoskins
Topend Living Pty Ltd	Buildon Construction	Buildon Construction
*Bidi Facility Services Pty Ltd	Bidi FS	Bidi

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Breffni Group Pty Ltd	Breffni Group	Breffni
Construct360 Pty Ltd	Construct360	Construct360
Hickey Constructions Pty Ltd	Hickey Constructions	Hickey
Kilmore Group Pty Ltd	Kilmore Group	Kilmore
*Newbrook Construction Pty Ltd	Newbrook Construction	Newbrook
Solution 4 Building Pty Ltd	Solution 4 Building	S4B

Bidi Facility Services Pty Ltd and Newbrook Construction Pty Ltd did not progress to evaluation as the tendered price was outside the stated percentage of the Pre-Tender Estimate, as outlined within the RFT documentation.

Probity Oversight

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

Tender Evaluation

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

Item No	Description	Weighting
1	Sustainable (Corporate Social Responsibility) Procurement a) Environmental Considerations 5% b) Buy Local 10% c) Reconciliation Action Plan 5% d) Access and Inclusion 5%	25%
2	*WHS demonstrated working documents	20%
3	*Demonstrated experience of tenderer and personnel performing the services	25%
4	* Methodology, resources and capacity	30%

All Tenderers must meet the City's minimum requirements (as determined by the City) for each of the qualitative criteria detailed above (*) to be considered for further evaluation.

Pricing is not included in the qualitative criteria and is considered as part of the overall value for money assessment.

Evaluation Criteria 1 – Sustainable Procurement (25%)

Evidence of Sustainable (Corporate Social Responsibility) Procurement was assessed based on the Tenderer's responses provided to the Questionnaires within Schedules 3A, 3B, 3C and 3D which formed part of the tender documentation.

Sub Criteria a) Environmental Considerations (5%)

The City is committed to procuring goods and services that provide positive environmental, social and economic impacts over the entire life cycle of a product or service. Respondents are encouraged to provide credentials of any environmental claims of the goods and/or services submitted in this tender.

Tenderers provided details of their environmental considerations within Schedule 3A, with the following ranking:

Tenderer	Ranking
AWB	1
AE Hoskins	2
Kilmore	3
Construct360	4
Solution 4 Building Pty Ltd	4
Buildon Construction	6
Breffni	7
Hickey	8

Sub Criteria b) Buy Local (10%)

An assessment was made based on the response provided, detailing the following information:

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

Tenderers provided details of their "Buy Local" considerations within Schedule 3B, with the following ranking:

Tenderer	Ranking
Hickey	1
AWB	2
AE Hoskins	2
Kilmore	2
Buildon Construction	2
Construct360	6
Solution 4 Building Pty Ltd	7
Breffni	8

Sub Criteria c) Reconciliation Action Plan (RAP) (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, and development and mentoring.

Tenderers provided information specifying differing levels of actions in relation to indigenous reconciliation action with assessment resulting in the following ranking:

Tenderer	Ranking
AE Hoskins	1
AWB	2
Kilmore	2
Solution 4 Building Pty Ltd	2
Breffni	2
Hickey	6
Construct360	6
Buildon Construction	8

Sub Criteria d) Access & Inclusion Plan (AIP) (5%)

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

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

Tenderers provided information specifying considerations for access and inclusion provisions with assessment resulting in the following ranking:

Tenderer	Ranking
AWB	1
Solution 4 Building Pty Ltd	2
AE Hoskins	3
Hickey	4
Kilmore	5
Construct360	6
Buildon Construction	6
Breffni	8

Overall Sustainable Procurement Ranking Summary

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

Tenderer	Ranking
AWB	1
Hickey	2
AE Hoskins	2
Kilmore	4
Buildon Construction	5
Construct360	6
Solution 4 Building Pty Ltd	7
Breffni	8

Evaluation Criteria 2 - Tenderer's Safety Management Systems (20%)

Evidence of WHS management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderer's responses to a specific questionnaire included within the tender documentation.

Tenderers provided details of their safety management systems with the following ranking:

Tenderer	Ranking
AWB	1
AE Hoskins	2
Kilmore	3
Hickey	4
Construct360	4
Solution 4 Building Pty Ltd	6
Buildon Construction	6
Breffni*	8

* Breffni did not meet the City's minimum requirements for this criterion.

Evaluation Criteria 3 – Demonstrated experience of tenderer and personnel performing the services (25%)

The tenderer's relevant experience in demonstrating the achievement of meeting client expectations as presented in their tender submission were assessed to evaluate their capability to meet the requirements of the contract. Assessment of this criterion considered the tendering entity's credentials to fulfil the requirements of the contract. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Hickey	1
AE Hoskins	1
Solution 4 Building Pty Ltd	3
AWB	4
Kilmore	4
Construct360	6
Breffni	7
Buildon Construction*	

* Buildon Construction did not meet the City's minimum requirements for this criterion.

Evaluation Criteria 4 – Methodology, resources and capacity (30%)

The tenderer's resources as presented in their tender submission were assessed to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the proposed methodology, tenderer's staff resources, vehicles, plant/equipment and capacity to manage the contract. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
AWB	1
Solution 4 Building Pty Ltd	1
Buildon Construction	1
AE Hoskins	4
Construct360	4
Kilmore	6
Breffni	6

Hickey	8
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Overall Qualitative Weighted Assessment and Ranking

Tenderer's submissions were reviewed in accordance with the PEP. The overall assessment of qualitative weighted criteria resulted in the following ranking:

Tenderer	Ranking
AWB	1
AE Hoskins	2
Hickey	3
Kilmore	4
Solution 4 Building Pty Ltd	5
Construct360	6
Buildon Construction*	7
Breffni*	8

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.

Based on the information provided, tenderers are ranked as follows:

Tenderer	Ranking
Hickey	1
AE Hoskins	2
Kilmore	3
Construct360	4
Solution 4 Building Pty Ltd	5
*Buildon Construction	6
*Breffni	7
AWB	8

*As both Buildon Construction and Breffni did not meet the minimum requirements for the mandatory requirements, they did not proceed to the value for money assessment.

Value for Money Assessment

The combined assessment of price and qualitative criteria resulted in the following tenderer ranking (highest to lowest):

Tenderer	Ranking
Hickey	1
AE Hoskins	2
Kilmore	3
AWB	4
Construct360	5
Solution 4 Building	6

Overall Assessment and Comment

The tender submission from Hickey satisfied the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the PEP and is therefore recommended as the successful tenderer. Please refer to the Confidential Attachment for further information to support this recommendation.

Consultation

In January 2018 an initial consultation was conducted involving both internal and external stakeholders to assess the centre's current operations and future requirements. Based on this feedback, a concept design and cost estimate were developed, forming the foundation of the Master Plan report. The Master Plan underwent additional review and refinement with internal stakeholders in 2021.

Community consultation on the final building plans took place from April 3 to April 23, 2024, in accordance with the City's Community Engagement Policy. The following actions were undertaken:

- Information was shared on the City's "Your Say" page, including a link to the building plans.
- An informational letter was sent to 645 residents and property owners.
- Emails were sent to all regular users and groups associated with the centre

At the end of the consultation period the City received eight responses, all of which indicated no objections to the proposed plans.

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 1 – An inclusive and Accessible City with places and spaces that embrace all"

Risk Appetite Statement

In pursuit of strategic objective goal 1, we will accept a Medium level of risk. The City accepts that meeting community expectations in a more restrictive environment needs flexibility and innovation if community connection is to develop and grow in contrast to social and individual isolation.

Enterprise Risk Management Considerations

Risk Title	Risk Rating
CO008 - Contract Management	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
CO015 – Project Management	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Financial and Performance Risk

Financial Risk

A financial risk assessment was undertaken by Equifax Australasia Credit Ratings Pty Ltd as part of the tender evaluation process and the outcome of this independent

assessment advised that Hickey is assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

Hickey has undertaken multiple capital works projects for the City and most recently, the City worked with Hickey to successfully deliver the Yanchep Lagoon Café Upgrade and Refurbishment. They demonstrated excellent performance and achieved a high standard of works. This company has also successfully delivered the City capital works projects for the past 10 years with similar performance. The stable staffing and subcontracting structure and past performance record indicates low performance risk.

Policy Implications

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

Financial (Budget) Implications

TENDER PR-4357 GUMBLOSSOM COMMUNITY CENTRE UPGRADE

Description	Expenditure	Budget
Budget:		
Allocated Capital Works Budget for 2024/25 (PR-4357)		\$992,503
Expenditure:		
Expenditure incurred to date		
Commitment to date		
Project Management		
Tender Advertisements (Tender and Public Notices)		
Construction Activities		
- Project Management Fees	\$35,000	
- Professional and Other Fees	\$40,000	
- Gumblossom Community Centre Upgrade Construction	\$706,711	
- Associated works	\$70,000	
- Construction Contingency	\$140,792	
Total Expenditure	\$992,503	
Total Funding		\$992,503

Recommendation:

That the CHIEF EXECUTIVE OFFICER, in accordance with Delegation 1.1.13 - Choice of Most Advantageous Tender of the Delegated Authority Register for the awarding of tenders ACCEPTS the tender submitted by Hickey Constructions Pty Ltd for Tender 24120, for the Gumblossom Community Centre Upgrade, Quinns Rocks, as per the fixed lump sum price of \$706,711.00 (plus GST).