

TENDER RECOMMENDATION REPORT

TO: CHIEF EXECUTIVE OFFICER

CC: MANAGER INFRASTRUCTURE CAPITAL WORKS

FROM: DIRECTOR ASSETS

FILE REF: 24/458279

DATE: 4 MARCH 2025

TENDER 24153: KINGSWAY REGIONAL SPORTING COMPLEX SPLASH PADS CHANGEROOMS & TOILETS REFURBISHMENT

Issue

To consider Tender No: 24153 for the Kingsway Regional Sporting Complex Splash Pads Changerooms & Toilets Refurbishment.

Background

Kingsway Regional Sporting Complex is located at 100 Kingsway, Madeley. The site is on Lot 555, Reserve Number 28058 and zoned for recreation. Building 1270 was utilised as a change room facility for Olympic Kingsway Soccer club and a public toilet. Since the construction of the grandstand facility for Olympic Kingsway, the change rooms are no longer required. In 2019, an Aquatic Play space was constructed in the space to the north of this building.

The purpose of this project is to improve the standard and quality of the amenity provided to the patrons, user groups & community at the Kingsway aquatic playground toilet facilities. This will allow the City to continue providing essential and inclusive facilities for all patrons that utilise this site all year long.

The scope includes the refurbishment and upgrade to the toilets and changerooms with accessibility inclusive toilets, changerooms and footpath. The key objectives of the project include:

- Upgrade of building purpose and facilities;
- Provision of toilet and changing facilities to accommodate diverse user needs;
- Establishment of a designated ACROD parking bay to facilitate access for individuals of varying physical capabilities;
- Provide an accessible pathway to ensure safe access to the toilet facilities by individuals of different physical capabilities; and
- Construction of facilities that are consistent with the City's aesthetic and operational preferences.

Detail

Tender 24153 for the Kingsway Regional Sporting Complex Splash Pads Changerooms & Toilets Refurbishment was advertised on 25 September 2024 and closed on 07 November 2024 with a non-mandatory site visit scheduled on 05 November 2024. There were 6 addenda issued responding to bidder questions, providing additional information 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	5 months
Commencement Date	March 2025
Expiry Date	30 June 2025
Extension Permitted	Not Applicable

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Solution 4 Building Pty Ltd	Solution 4 Building	Solution 4 Building
Precise Build Pty Ltd	Precise Build	Precision Build
Orixon Pty Ltd	Orixon	Orixon
Construct360 Pty Ltd	Construct360	Construct360
Hoskins Investments Pty Ltd ATF M R Hoskins Family Trust	AE Hoskins Building Services	AE Hoskins
Access Without Barriers Pty Ltd	AWB Co	AWB

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	Sustainable Procurement: <ul style="list-style-type: none"> Environmental Considerations 5% Buy Local 10% Reconciliation Action Plan 5% Disability Access & Inclusion 5% 	25 %
2	*Demonstrated experience of tenderer and personnel performing the services	30 %
3	*Understanding of project scope and capacity	25 %
4	*WHS demonstrated working documents	20%

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	1
Orixon	1
Solution 4 Building	4
Construct360	4
Precise Build	6

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
AE Hoskins	1
AWB	2
Construct360	2
Orixon	4
Precise Build	5
Solution 4 Building	5

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
AWB	1
AE Hoskins	2
Solution 4 Building	3
Construct360	4
Precise Build	5
Orixon	6

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	2
AE Hoskins	3
Construct360	4
Orixon	4
Precise Build	6

Overall Sustainable Procurement Ranking Summary

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

Tenderer	Ranking
AWB	1
AE Hoskins	2
Construct360	3
Orixon	4
Solution 4 Building	5
Precise Build	6

Evaluation Criteria 2 - Demonstrated experience of tenderer and personnel performing the services (30%)

The tenderer’s relevant experience in demonstrating the achievement of meeting client expectations as presented in their tender submission were assessed in order 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
AWB	1
AE Hoskins	1
Construct360	3
Solution 4 Building	3
Precise Build	5
*Orixon	6

*Orixon did not meet the City’s minimum requirements for this criterion.

Evaluation Criteria 3 - Tenderer’s understanding of project scope and capacity (25%)

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

Tenderer	Ranking
AWB	1
AE Hoskins	1
Solution 4 Building	3
Orixon	4
Construct360	4
Precise Build	6

Evaluation Criteria 4 - 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
Orixon	3
Solution 4 Building	4
Construct 360	4
*Precise Build	6

*Precise Build did not meet the City’s minimum requirements for this criterion.

Overall Qualitative Weighted Assessment and Ranking

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

Tenderer	Ranking
AWB	1
AE Hoskins	2
Solution 4 Building	3
Construct 360	4
*Orixon	5
*Precise Build	6

*Orixon and Precise Build did not progress to the value for money assessment due to not meeting the minimum requirements for all mandatory criteria.

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
Solution 4 Building	1
AWB	2
Construct360	3
AE Hoskins	4

Relative Value for Money Assessment

The combined assessment of lump sum price and qualitative criteria resulted in the following tenderer ranking:

Tenderer	Ranking
AWB	1
AE Hoskins	2
Solution 4 Building	3
Construct360	4

Overall Assessment and Comment

The tender submission from AWB satisfied the overall relative 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

Prior to construction, stakeholders will be notified on the upcoming on-site works, followed by regular progress updates on key project milestones. Throughout the design and tender phase of the project the City has worked collaboratively with key stakeholders to identify any service impacts and provide practicable arrangements to reduce interruptions to the users.

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”.
Priority #1.3: “Facilities and activities for all”

Risk Appetite Statement

In pursuit of strategic objective goal 1, we will accept a Medium level of risk. The recent pandemic has challenged our previous event delivery, place activation and community connection processes, and 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
ST-S26 Resilient and Productive Communities	Medium
Accountability	Action Planning Option
Director Community and Place	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 AWB is assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

AWB has undertaken a significant number of projects within public spaces, including schools, hospitals, airports, train stations and bus depots. They have worked with various local governments across Western Australia, including previous projects with the City. AWB have proven experience delivering projects of similar nature.

Independent reference checks have also indicated that the recommended tenderer has no disputes and claims history as stated in the submission.

Policy Implications

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

Financial (Budget) Implications

PR-04284 FY 24/25

Description	Expenditure	Budget
24/25 Budget:		
Municipal Funding		\$ 589,203
State Government Grant Funding		\$ 231,000
Expenditure:		
Current year expenditure	\$13,944	
Commitments to date	\$ 8,000	
Construction costs for Tender 24153 (this tender)	\$ 720,391	
Contingency and project management	\$77,868	
Total Expenditure	\$ 820,203	
Total Funding		\$ 820,203

Recommendation:

That the CHIEF EXECUTIVE OFFICER, in accordance with Delegation 1.1.13 Tenders for Goods and Services ACCEPTS the tender submitted by Access Without Barriers Pty Ltd T/A AWB Co for Tender 24153, for the Kingsway Regional Sporting Complex Splash Pads Changerooms & Toilets Refurbishment, for the Lump Sum Price of \$720,391.13.