

## ***TENDER RECOMMENDATION REPORT***

**TO:** CHIEF EXECUTIVE OFFICER

**CC:** MANAGER INFRASTRUCTURE CAPITAL WORKS

**FROM:** DIRECTOR ASSETS

**FILE REF:** 25/185201

**DATE:** 28 July 2025

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### **TENDER 25056 SUPPLY & INSTALLATION OF BOARDWALK AND PERGOLA RENEWAL AT QUEENSCLIFFE PARK QUINNS ROCKS**

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#### **Issue**

To consider Tender No: 25056 for the Supply & Installation of Boardwalk and Pergola Renewal at Queenscliffe Park, Quinns Rocks.

#### **Background**

The Queenscliff Park boardwalk and pergola, located in Quinns Rocks, are important community assets used for events, weddings, and recreational purposes. However, the aging infrastructure has led to significantly increased maintenance costs, with the decking showing signs of wear and requiring frequent attention to ensure safety.

To address these issues, the project involves the renewal of the boardwalk and pergola with like-for-like replacements in their existing locations. The scope includes the removal of the existing structures, the construction of the new boardwalk and pergola, and making good the surrounding area upon project completion.

This renewal project is a priority as it ensures the area remains safe and usable for community members and visitors. It is currently included in the City's Long-Term Financial Plan (LTFP).

The tender aims to secure a qualified contractor to carry out the required works to deliver a durable, high-quality solution that minimizes future maintenance needs while preserving the area's functionality and aesthetic appeal. The project delivery will be in Financial Year 2025/26.

#### **Detail**

Tender 25056 for the Supply & Installation of Boardwalk and pergola at Queenscliffe park, Quinns Rocks was advertised on 15 March 2025 and closed on 23 April 2025. Two addenda were issued to extend the tender closing date and respond to a bidder query.

Tender 25056 for the Supply & Installation of Boardwalk and Pergola Renewal at Queenscliffe park, Quinns Rocks

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor Works
Contract Type	Lump Sum
Contract Duration	6 months
Commencement Date	July 2025
Expiry Date	December 2025
Extension Permitted	No

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Alldin Pty Ltd	Alldin	Alldin
Constructive PD Pty Ltd	Constructive PD	Constructive
D&M Composites Pty Ltd	DM Composites	DM Composites
Densford Civil Pty Ltd	Densford Civil	Densford
Element Construction WA Pty Ltd	Element Construction	Element
Natural Area Holdings Pty Ltd	Natural Area Consulting Management Services	NACMS
Orixon Pty Ltd	Orixon	Orixon

### 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 (Corporate Social Responsibility) Procurement a) Environmental Considerations 5% b) Buy Local 10% c) Reconciliation Action Plan 5% d) Access and Inclusion 5%	25%
2	*Work Health & Safety (WHS)	20%
3	*Organisational and key personnel experience	25%
4	*Methodology, resources & 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.

All offers were deemed conforming and proceeded for further evaluation.

### **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:

<b>Tenderer</b>	<b>Ranking</b>
Natural Area	1
Orixon	2
Densford	3
Element	3
Alldin	5
Constructive PD	5
DM Composites	7

#### **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:

<b>Tenderer</b>	<b>Ranking</b>
Alldin	1
Natural Area	2
Constructive PD	3
Densford	3
Orixon	3
Element	6
DM Composites	7

#### **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:

<b>Tenderer</b>	<b>Ranking</b>
Densford	1
Natural Area	2
DM Composites	3
Alldin	4
Constructive PD	4
Orixon	4
Element	7

#### **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:

<b>Tenderer</b>	<b>Ranking</b>
Natural Area	1
Alldin	2
Densford	2
DM Composites	2
Constructive PD	5
Orixon	6
Element	7

#### **Overall Sustainable Procurement Ranking Summary**

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

<b>Tenderer</b>	<b>Ranking</b>
Alldin	1
Natural Area	2
Densford	3
Orixon	4
Constructive PD	5

DM Composites	6
Element	7

## **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:

<b>Tenderer</b>	<b>Ranking</b>
Densford	1
Alldin	2
Natural Area	2
Orixon	4
Constructive PD	5
DM Composites	6
Element	7

## **Evaluation Criteria 3 - Tenderer's relevant organisational and key personnel experience (25%)**

The tenderer's relevant organisational and key personnel 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:

<b>Tenderer</b>	<b>Ranking</b>
Natural Area	1
Densford	2
Alldin	3
Constructive PD	3
Orixon	5
Element	6
DM Composites*	7

\*DM Composites did not meet the City's minimum requirements for this criterion

## **Evaluation Criteria 4 - Tenderer's methodology, resources and capacity to meet the requirements of the Contract (30%)**

The tenderer's methodology and 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 tenderer's staff resources, vehicles, plant/equipment and workshop support to manage the contract. The assessment of this criterion has resulted in the following ranking:

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<b>Tenderer</b>	<b>Ranking</b>
Densford	1
Natural Area	2
Constructive PD	3
Element	4
Orixon	4
Alldin	6
DM Composites*	7

\*DM Composites 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:

<b>Tenderer</b>	<b>Ranking</b>
Natural Area	1
Densford	2
Alldin	3
Constructive PD	4
Orixon	5
Element	6
DM Composites*	7

\*DM Composites did not meet the City's minimum requirement for a mandatory criterion and did not proceed to the pricing or value for money assessment

### **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:

<b>Tenderer</b>	<b>Ranking</b>
Alldin	1
Natural Area	2
Element	3
Constructive PD	4
Densford	5
Orixon	6

### **Relative Value for Money Assessment**

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

<b>Tenderer</b>	<b>Ranking</b>
Alldin	1
Natural Area	2
Densford	3
Element	4
Constructive PD	5
Orixon	6

### Overall Assessment and Comment

The tender submission from Alldin satisfied 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

This project involves the renewal of existing facilities. However, the community will be informed about the upcoming works to ensure awareness of the replacement activities and any temporary restrictions to park access during construction. Appropriate signage and communication will be used to notify park users of the construction timeframe and any areas with limited access to minimise inconvenience and maintain public safety.

### 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 # 1.2** - Value public places and spaces

### 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	Accountability	Action Planning Option
CO-O15 Project Management	Medium	Director Corporate Strategy and Performance	Manage
CO-O08 Contract Management	Low	Director Corporate Strategy and Performance	Manage
ST-S24 Strategic Asset Management	Medium	Director Assets	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 Alldin Pty Ltd is assessed with the financial capacity to meet the requirements of the contract.

### Performance Risk

Alldin has submitted information on past construction projects, showing experience in completing work within budget and timelines. They have also previously completed a project for the City that was delivered on time and within budget.

Performance and operational risks will be addressed through the risk assessment process outlined in the Project Management Framework. The contractor will undergo a site induction before starting, and regular checks will be carried out during construction to monitor compliance with Work Health and Safety requirements.

Reference checks suggest the recommended tenderer has performed satisfactorily on past projects.

## Policy Implications

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

## Financial (Budget) Implications

### PR-4417 Queenscliff Park, Quinns Rocks, Renew Boardwalk and Pergola

Description	Expenditure	Budget
<b>Budget:</b>		
Capital Works Budget for FY 2023/24		\$30,000
Capital Works Budget for FY 2024/25		\$15,600
Allocated Capital Works Budget for FY 2025/26		\$280,900
<b>Expenditure:</b>		
Expenditure incurred – FY 2023/24 to FY 2024/25	\$40,612	
Commitment to date	\$0	
Construction Costs Including Tender 25026 (this tender), Project Management and Contingency	\$285,888	
<b>Total Expenditure</b>	<b>\$326,500</b>	
<b>Total Funding</b>		<b>\$326,500</b>



Tender 25056 for the Supply & Installation of Boardwalk and Pergola Renewal at Queenscliffe park, Quinns Rocks

**Recommendation:**

**That the CHIEF EXECUTIVE OFFICER, in accordance with Delegation 1.1.13 (Tenders for Goods and Services) of the Delegated Authority Register for the awarding of tenders ACCEPTS the tender submitted by Alldin Pty Ltd for Tender 25056, for the Supply & Installation of Boardwalk and Pergola at Queenscliffe Park, Quinns Rocks, for the fixed Lump Sum of \$245,184.17 ex GST.**