

## ***TENDER RECOMMENDATION REPORT***

**TO:** CHIEF EXECUTIVE OFFICER

**CC:** MANAGER INFRASTRUCTURE CAPITAL WORKS, PROJECT  
MANAGER ICW

**FROM:** DIRECTOR ASSETS

**FILE REF:** 48949 25/239600

**DATE:** 4 August 2025

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**TENDER 25022: SUPPLY, INSTALLATION & COMMISSIONING OF  
FLOODLIGHTING AT KRSC, BASEBALL DIAMOND 1, MADELEY**

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### **Issue**

To consider Tender No: 25022 for the Supply, Installation & Commissioning of Floodlighting at Kingsway Regional Sporting Complex, Baseball Diamond 1, Madeley.

### **Background**

This project is to upgrade the floodlighting at KRSC Baseball Diamond 1 to meet 500/750 lux level lighting for State/Major Competition. The project is funded by a 2022 Federal Election commitment (Department of Infrastructure, Transport, Regional Development, Communications and the Arts), with anticipation that the project will be completed in the 2026/27 FYR.

The upgrade of the floodlighting to Baseball Diamond 1 will provide opportunities to maximise utilization rates by allowing greater programming flexibility and optimum use of the facility. During the summer months it will allow the club to train later in the evening during the cooler temperatures, and during the winter months it will provide the necessary light for training outside of daylight hours.

This project will enable the club to provide for increased membership demand and subsequently provide for increased opportunities for local and non-residents to participate in physical activity.

### **Detail**

Tender 25022 for the for the Supply, Installation & Commissioning of Floodlighting at KRSC, Baseball Diamond 1, Madeley was advertised on 3<sup>rd</sup> May 2025 and closed on 6<sup>th</sup> June 2025. Three addenda were issued, addressing bidder queries, extension of time and to provide additional drawings. A non-mandatory site meeting at the reserve was held on 19<sup>th</sup> May 2025.

Essential details of the proposed contract are as follows:

<b>Item</b>	<b>Detail</b>
Contract Form	Minor Works Contract
Contract Type	Fixed Lump Sum
Contract Duration	18 Months (including 12 months Defects Liability Period)

Item	Detail
Commencement Date	August 2025
Expiry Date	February 2027 (Inclusive of DLP)
Extension Permitted	Nil

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
PEAP Contractors Pty Ltd	Perth Electrical, Automation & Pumping	PEAP Contractors
Greenlite Electrical Contractors Pty Ltd	Greenlite Electrical Contractors Pty Ltd	Greenlite Electrical
Stiles Electrical & Communication Services Pty Ltd	Stiles Electrical & Communication Services	Stiles Electrical
Civcon Civil and Project Management Pty Ltd	Civcon Civil and Project Management	Civcon Civil
Forsa AU Pty Ltd	Forsa AU Pty Ltd	Forsa AU
National Grid Link Power Pty Ltd – NGL Power	National Grid Link Power Pty Ltd	NGL Power

### 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 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.

All tender submissions received were 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>
Greenlite Electrical	1
PEAP Contractors	1
Civcon Civil	3
Stiles Electrical	4
Forsa AU	5
NGL Power	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:

<b>Tenderer</b>	<b>Ranking</b>
Greenlite Electrical	1
PEAP Contractors	1
Stiles Electrical	1
Forsa AU	4
Civcon Civil	5
NGL Power	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:

<b>Tenderer</b>	<b>Ranking</b>
Greenlite electrical	1
Forsa AU	2
Civcon Civil	3
NGL Power	4
PEAP Contractors	4
Stiles Electrical	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:

<b>Tenderer</b>	<b>Ranking</b>
Greenlite Electrical	1
Civcon Civil	2
Forsa AU	3
NGL Power	3
PEAP Contractors	3
Stiles Electrical	6

#### **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>
Greenlite Electrical	1
PEAP Contractors	2
Forsa AU	3
Stiles Electrical	4
Civcon Civil	5
NGL Power	6

### **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>
Greenlite Electrical	1
Civcon Civil	2
Forsa AU	2
NGL Power	2
Stiles Electrical	2
PEAP Contractors	6

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

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

<b>Tenderer</b>	<b>Ranking</b>
Greenlite Electrical	1
PEAP Contractors	2
Forsa AU	3
Stiles Electrical	4
NGL Power	5
Civcon Civil	6

### **Evaluation Criteria 4 - Tenderer's relevant methodology, resources and capacity of meeting client expectations (30%)**

The tenderer's demonstrated methodology and resourcing capacity 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:

<b>Tenderer</b>	<b>Ranking</b>
Greenlite Electrical	1
PEAP Contractors	1
Forsa AU	2
Stiles Electrical	2
NGL Power	5
Civcon Civil	6

### 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>
Greenlite Electrical	1
PEAP Contractors	2
Stiles Electrical	3
Forsa AU	4
Civcon Civil	5
NGL Power*	6

\*NGL Power did not meet the minimum requirements for one of the mandatory criteria and did not progress to the 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>
PEAP Contractors	1
Stiles Electrical	2
Greenlite Electrical	3
Forsa AU	4
Civcon Civil	5

### Relative Value for Money Assessment

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

<b>Tenderer</b>	<b>Ranking</b>
PEAP Contractors	1
Greenlite Electrical	2
Stiles Electrical	3
Forsa AU	4
Civcon Civil	5

### Overall Assessment and Comment

Please refer to the Confidential Memorandum 1 (Attachment 1) for further detail relating to the tenderers lump sum pricing, value for money assessment and further information supporting the recommendation of Greenlite Electrical as the preferred tenderer.

### Consultation

Consultation using the preliminary concept design has been undertaken with the City's internal stakeholders. Community consultation and consultation with external stakeholders was undertaken during the detailed design phase. No objections were

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received from the community to upgrade Sports Floodlighting at Kingsway Regional Sporting Complex, Baseball Diamond 1.

### **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 that embrace all”.

### **Risk Appetite Statement**

In pursuit of strategic objective 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.

### **Risk Management Considerations**

<b>Risk Title</b>	<b>Risk Rating</b>
CO-O08 Contract Management	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
CO-O15 Project Management	Medium
<b>Accountability</b>	<b>Action Planning Option</b>
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 with Greenlite Electrical meeting the City's financial assessment criteria.

Refer to the Confidential Memo for further information relating to the financial risk assessment undertaken.

#### Performance Risk

Greenlite Electrical have delivered several projects for the City of Wanneroo including numerous floodlighting projects for several LGA'S across Western Australia. Independent reference checks have also indicated that the recommended tenderer has capacity to deliver a project of this size.

### Policy Implications

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

### Financial (Budget) Implications

#### PR-4602 PMO23109 Kingsway Regional Sporting Complex, Madeley, Upgrade Baseball Diamond 1

Description	Expenditure	Budget
<b>Budget:</b>		
Capital Works Budget for 2024/25 (PR-4602)		\$19,000
Allocated Capital Works Budget for 2025/26 (PR-4602)		\$640,636
<b>Expenditure:</b>		
Expenditure incurred to date	\$20,221	
Commitment to date	\$2,118	
Construction Costs Including Tender 25022 (this tender), Project Management and Contingency	\$637,297	
<b>Total Expenditure</b>	<b>\$659,636</b>	
<b>Total Funding</b>		<b>\$659,636</b>

The price submission by Greenlite Electrical for the provision of minor works for supply, installation & commissioning of floodlighting at Kingsway Regional Sporting Complex, Baseball Diamond 1, Madeley is within the listed capital works project budget for 2025/26.



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**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 Greenlite Electrical for Tender 25022, for the Supply, Installation & Commissioning of Floodlighting at KRSC, Baseball Diamond 1, Madeley, as per the fixed lump sum price of \$612,905.**