

TENDER RECOMMENDATION REPORT

TO: CHIEF EXECUTIVE OFFICER

CC: MANAGER ASSET MAINTENANCE
PRINCIPAL COASTAL ENGINEER
ACTING PROJECT MANAGER – COASTAL ENGINEERING

FROM: ACTING DIRECTOR ASSETS

FILE REF: 30900V02: 25/326446

DATE: 01 September 2025

**TENDER 25142: DEMOLITION AND CONSTRUCTION OF JINDALEE BEACH
ACCESS WAY (BAW) CENTRAL**

Issue

To consider Tender No: 25142 for the Demolition and Construction of Jindalee Beach Access Way (BAW) Central.

Background

The City of Wanneroo (City) manages over 30 formal beach accessways which require ongoing inspections, maintenance and renewal works. The recurring program for the renewal of beach access ways is an ongoing annual program involving the renewal and upgrade of the City's beach access ways. Site locations are selected for implementation on a prioritised basis dependent on community usage, public safety risks and structural defects.

The recurring program was developed in 2017/18 following the identification of numerous beach access ways along the City's coastline with significant maintenance requirements, structural defects and public safety issues. The program includes a five-yearly structural assessment of the City's assets as well as design and construction of one beach access way each financial year. The latest structural assessment was completed in 2021. Following a review of the 2021 assessment, two Jindalee Beach Access Ways, namely Jindalee BAW South and Jindalee BAW Central, were identified as requiring renewal/upgrade within the next five years due to the following structural concerns:

- Undercutting and ongoing limestone erosion at Jindalee BAW South leading to portal frames being unsupported and a high risk of foundation failure;
- Undercutting and erosion of a footing at Jindalee BAW Central;
- Failing retaining walls at Jindalee BAW Central resulting in loss of sand on the dune slope below the stairs; and
- High-risk foundation installation into eroding limestone with limited redundancy for both structures.

A Concept Options Assessment and Detailed Design was undertaken in 2022/23 for both structures by coastal engineering consultant, M P Rogers & Associates.

Due to the severity of structural defects, the renewal of Jindalee BAW South was prioritised and works completed in 2024/2025.

Detail

Tender 25142 for the Demolition and Construction of Jindalee Beach Access Way (BAW) Central was advertised on 26 July 2025 and closed on 19 August 2025. Two Addenda were issued during this period which included the provision of detailed design and feature survey CAD files and the provision of Drawings for the existing timber Beach Access Way structure.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor Works
Contract Type	Lump Sum
Contract Duration	10 Months
Commencement Date	08 September 2025
Expiry Date	30 June 2026
Extension Permitted	No

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Hoskins Investments Pty Ltd ATF M R Hoskins Family Trust	AE Hoskins Building Services	AE Hoskins
Landmark Products Pty Ltd	Landmark Products Pty Ltd	Landmark
Natural Area Holdings Pty Ltd	Natural Area Consulting Management Services	NACMS
Neo Civil Pty Ltd	Neo Civil Pty Ltd	Neo Civil
Rathcoole Group Pty Ltd	Rathcoole Group Pty Ltd	Rathcoole
Terpstra Constructions Pty Ltd	Terpstra Constructions Pty Ltd	Terpstra
Alldin Pty Ltd	Alldin Pty Ltd	Alldin

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 2.5% d) Access and Inclusion 2.5%	20%
2	*Work Health & Safety (WHS)	20%
3	*Methodology, Capacity and Resources	20%
4	*Demonstrated Experience with similar works	40%

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 seven (7) tender submissions were conforming and proceeded to formal evaluation.

Evaluation Criteria 1 – Sustainable Procurement (20%)

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
NACMS	1
AE Hoskins	2
Landmark	3
Rathcoole	3
Aldin	5
Neo Civil	6
Terpstra	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; and
- 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
Rathcoole	1
Alldin	1
NACMS	3
AE Hoskins	4
Landmark	5
Neo Civil	6
Terpstra	7

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; and
- 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
NACMS	2
Rathcoole	2
Landmark	4
Alldin	5
Terpstra	6
Neo Civil	7

Sub Criteria d) Access & Inclusion Plan (AIP) (2.5%)

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; and
- 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
NACMS	1
AE Hoskins	2
Rathcoole	3
Landmark	4
Alldin	5
Terpstra	5
Neo Civil	7

Overall Sustainable Procurement Ranking Summary

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

Tenderer	Ranking
Rathcoole	1
NACMS	2
Alldin	3
AE Hoskins	4
Landmark	5
Neo Civil	6
Terpstra	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.

The tender submissions from Landmark, Rathcoole and Terpstra did not meet the minimum WHS evaluation criteria requirements.

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

Tenderer	Ranking
AE Hoskins	1
Alldin	1
Neo Civil	3
NACMS	4
Landmark	5
Rathcoole	6
Terpstra	7

Evaluation Criteria 3 - Tenderer's Methodology, Capacity and Resources (20%)

The tenderer's proposed methodology, capacity and resources as presented in their tender submission were assessed to evaluate their capacity to meet the requirements of the contract, their understanding of the project complexities and their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's preliminary project schedule, proposed construction methodology, proposed methodology for maintenance works, and staff resources, vehicles and plant/equipment to manage the contract.

The tender submissions from Neo Civil and Rathcoole did not meet the minimum tender evaluation criteria requirements for methodology, resources and capacity.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Terpstra	1
NACMS	2
Landmark	2
AE Hoskins	4
Alldin	5
Neo Civil	6
Rathcoole	7

Evaluation Criteria 4 - Tenderer's Demonstrated Experience with similar works (40%)

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 and experience in construction of structures adjacent to the coast.

The tender submissions from Neo Civil and Rathcoole did not meet the minimum tender evaluation criteria requirements for demonstrated experience with similar works.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
NACMS	1
Terpstra	2
Landmark	3
AE Hoskins	3
Aldin	5
Neo Civil	6
Rathcoole	7

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
NACMS	1
AE Hoskins	2
Terpstra*	3
Landmark*	4
Aldin	5
Neo civil*	6
Rathcoole*	7

*indicates those tenderers who did not meet at least one of the minimum mandatory qualitative criteria and did not progress 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 with the tender documentation.

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

Tenderer	Ranking
NACMS	1
Aldin	2
AE Hoskins	3

Value for Money Assessment

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

Tenderer	Ranking
NACMS	1
AE Hoskins	2
Aldin	3

Overall Assessment and Comment

The tender submission from NACMS satisfied the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the PEP.

NACMS have proven experience in the successful construction of staircase structures in coastal environments. These structures were completed on schedule and to the satisfaction of the client. NACMS have recently completed the Mary Street, Quinns Rocks beach access way renewal for the City to a high standard. NACMS demonstrated an understanding of the project complexities within their submission methodology and have capacity and appropriate resources to complete the project within a realistic construction schedule. NACMS satisfy the City's conditions and criteria and are therefore recommended as the successful contractor.

Consultation

Community consultation was undertaken in the Concept Option phase of the project. Three concept options were developed for the renewal of Jindalee BAW Central and Jindalee BAW South which included an option for the renewal of just one of the BAWs and removal of the other. The community were presented with concept option sketches and cost estimates for each option and were asked for their feedback via an online community survey, mail-out, drop-in session and Facebook post.

In total, the City received 107 community feedback submissions. The majority of respondents (67%) supported renewing the stair sections of both structures (Jindalee BAW Central and Jindalee BAW South).

For the construction works, the community will be notified via on-site signage, notification of works letter mail out and updates to the City's website and Facebook page. The City's events team have been notified of the planned works.

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 - A well-planned, safe and resilient city that is easy to travel around and provides a connection between people and places

Priority 5.3 ~ Manage and maintain assets"

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk, extended to High in the areas of community/reputational & financial/commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure."

Enterprise Risk Management Considerations

Risk Title	Risk Rating
IN – O40 Operational activities environmental impact	Medium
Accountability	Action Planning Options
Director Assets	Manage

Risk Title	Risk Rating
IN – O43 Increased cost/reduced availability of suppliers and contractors	Medium
Accountability	Action Planning Options
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 NACMS is assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

NACMS has demonstrated the capacity and experience to deliver this contract effectively, based on their previous recent contracts with the City and other Local Councils.

In 2021/2022 NACMS completed the Demolition and Construction of Mary Street Beach Access Way in Quinns Rocks to a high standard of work and were compliant with all Work Health and Safety standards with no infringements issued during the scope of work.

Policy Implications

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

Financial (Budget) Implications

The demolition and construction of Jindalee Beach Access Way Central will be undertaken in 2025/2026. The budget considerations for this project are outlined in the table below.

PR-4667 - Recurring Program Upgrade Beach Access Ways

Description	Expenditure	Budget
Budget:		
Capital Works Budget for 2024/25 (PR-4667)		\$670,000.00
Expenditure:		
Expenditure incurred to date	\$0	
Commitment to date	\$0	
Project Management	\$10,000.00	
Tender Advertisements (Tender and Public Notices)	\$908.00	
Jindalee BAW Central Construction Activities	\$300,000.00	
Jindalee BAW Central Dune Rehabilitation	\$20,000.00	
5-yearly Coastal Asset Structures Assessment 2025/2026	\$300,000.00	
Jindalee BAW South Dune Rehabilitation	\$20,000.00	
Contingency	\$19,092.00	
Total Expenditure	\$670,000.00	
Total Funding		\$670,000.00

Recommendation:

That the CHIEF EXECUTIVE OFFICER, in accordance with Delegation 1.1.13 (Tenders for Goods and Services – Accepting, Clarifying and Rejecting Tenders; Minor Variation to Goods and Services Prior to Contract) of the Delegated Authority Register for the awarding of tenders ACCEPTS the tender submitted by Natural Area Consulting Management Services (NACMS) for Tender 25142, for the Demolition and Construction of Jindalee Beach Access Way (BAW) Central, at a Fixed Lump Sum of \$299,419.00 ex GST.