

TENDER RECOMMENDATION REPORT

TO: CHIEF EXECUTIVE OFFICER

CC: MANAGER INFRASTRUCTURE CAPITAL WORKS

FROM: DIRECTOR ASSETS

FILE REF: 25/339403

DATE: 22 October 2025

TENDER 25124 GUMBLOSSOM PAVILION AND ACTIVITY UPGRADE

Issue

To consider Tender No: 25124 for the Gumblossom Pavilion and Activity Upgrade in Quinns Rocks, in the City of Wanneroo.

Background

This project is to upgrade the built infrastructure in the existing Gumblossom Pavilion and Activity 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. The project also has compliance and accessibility objectives.

Detail

Tender 25124 for the Gumblossom Pavilion and Activity Upgrade in Quinns Rocks, in the City of Wanneroo was advertised on 28 June 2025 and closed on 5 August 2025. No addenda were issued during the Tender period.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor Works
Contract Type	Fixed Lump Sum
Contract Duration	18 Months
Commencement Date	November 2025
Expiry Date	June 2027
Extension Permitted	No

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Access Without Barriers Pty Ltd	Access Without Barriers	AWB Co.
Hoskins Investments Pty Ltd ATF M R Hoskins Family Trust	AE Hoskins Building Services	AE Hoskins
Hickey Constructions Pty Ltd	Hickey Constructions	Hickey
Alldin Pty Ltd	Alldin	Alldin
CLPM Pty Ltd	CLPM	CLPM
Swan Group WA Pty Ltd	Swan Group	Swan Group

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 (*) in order 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 (VFM) 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 Co.	1
CLPM	1
Swan Group	3
Hickey	3
AE Hoskins	3
Alldin	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
Swan Group	1
Hickey	1
Alldin	3
AE Hoskins	4
CLPM	5
AWB Co.	6

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 Co.	1
AE Hoskins	2
Swan Group	3
CLPM	4
Hickey	5
Alldin	5

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 Co.	1
AE Hoskins	2
CLPM	2
Swan Group	4
Hickey	4
Alldin	6

Overall Sustainable Procurement Ranking Summary

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

Tenderer	Ranking
Swan Group	1
Hickey	2
AE Hoskins	3
Alldin	4
AWB Co.	5
CLPM	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:

Tenderer	Ranking
AWB Co.	1
AE Hoskins	2
Swan Group	3
Alldin	4
CLPM	5
Hickey	6

Evaluation Criteria 3 – Demonstrated organisational 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
AWB Co.	1
Swan Group	1
Hickey	1
AE Hoskins	4
CLPM	5
Alldin	6

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
Swan Group	1
AWB Co.	2
CLPM	3
Hickey	3
AE Hoskins	5
Alldin	6

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
Swan Group	1
AWB Co.	2
AE Hoskins	3
Hickey	4
CLPM	5
*Allidin	6

* Allidin did not meet at least one of the minimum mandatory criteria and did not progress to the lump sum pricing or value for money assessment stage.

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
AE Hoskins	1
Hickey Constructions	2
AWB Co.	3
CLPM	4
Swan Group	5

Value for Money Assessment

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

Tenderer	Ranking
AE Hoskins	1
Hickey Constructions	2
AWB Co.	3
Swan Group	4
CLPM	5

Overall Assessment and Comment

The tender submission from AE Hoskins Building Services 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 local 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”

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 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 AE Hoskins is assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

AE Hoskins Building Services has undertaken multiple capital works projects for the City. Most recently, the City worked with AE Hoskins to successfully deliver the Lake Joondalup Pavilion Upgrade, in which they demonstrated good performance and achieved a high standard of works. This company has also successfully provided

construction services for over 100 years in Perth, the longevity of which indicates consistent delivery and 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 PAVILION AND ACTIVITY UPGRADE		
Description	Expenditure	Budget
Budget:		
Approved Budget 2025/26		\$1,025,000
Expenditure:		
Expenditure incurred to date	\$19,413	
Commitment to date	\$1,059	
Construction, -Project Management, Fees and Contingency	\$954,528	
-		
Total Expenditure	\$975,000	
Total Funding		\$1,025,000

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 AE Hoskins Building Services for Tender 25124, for the Gumblossom Pavilion and Activity Upgrade, Quinns Rocks, as per the fixed lump sum price of \$755,979.65.