

TENDER RECOMMENDATION REPORT

TO: CHIEF EXECUTIVE OFFICER

CC: MANAGER INFRASTRUCTURE CAPITAL WORKS

FROM: DIRECTOR ASSETS

FILE REF: 45458 25/459834

DATE: 11 December 2025

**TENDER 25096 PROVISION OF CONSULTANCY SERVICES FOR WANNEROO
EMERGENCY SERVICES PRECINCT & TWO ROCKS BUSHFIRE BRIGADE
AND STATE EMERGENCY SERVICES STATION**

Issue

To consider Tender No: 25096 for the Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and State Emergency Services Station.

Background

Wanneroo Emergency Services Precinct

The City supports four Volunteer Bush Fire Brigades (**BFB**):

- Wanneroo Central Volunteer Bush Fire Brigade (Wanneroo Central BFB).
- North Coastal Volunteer Bush Fire Brigade previously named Wanneroo Support (North Coastal BFB).
- Quinns Rocks Volunteer Bush Fire Brigade (Quinns Rocks BFB).
- Two Rocks Volunteer Bush Fire Brigade (Two Rocks BFB).

Wanneroo Central BFB currently operates from the City of Wanneroo Operations Centre, Building 1, 1204 Wanneroo Road, Ashby (Ashby Depot). This facility is now too small, has operational challenges and geographically unsuitable to serve as an Incident Control Centre (**ICC**).

North Coastal BFB was initially co-located with the Wanneroo Central BFB at the Ashby Depot until 2016. The expansion of both brigades outgrew the facilities at the Ashby Depot. This forced the relocation of North Coastal BFB to Quinns Rocks Fire Station, which was only designed to accommodate Quinns Rocks BFB and serve as a Level 2 ICC. A recent evaluation confirmed the station is now increasingly unsuitable for its operational needs.

To address the deficiencies, Administration collaborated with Department of Fire and Emergency Services (**DFES**) to develop a concept design for Wanneroo Emergency Services Precinct (**WESP**). This new concept design aims to support the expanding brigades and Level 3 ICC operation. Despite land acquisition challenges, the concept design process was successfully initiated in 2023 and completed in 2024 in collaboration with representatives from Wanneroo Central BFB, North Coastal BFB and Quinns Rocks BFB. The estimated construction cost for this concept design was in the order of \$30m. This prompted a reassessment of the facility's scope, leading to

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a new concept design approach that aligns with the constraints of the available funding. Administration collaborated with key departments and proposed a portion of Lot 9003 Peak Road, Neerabup which is owned in freehold by the City for construction of WESP.

During the 2025 State and Federal elections, funding commitments of \$15m and \$2.5m were received from the state and Federal Labor Governments for the construction of WESP.

Two Rocks Bushfire Brigade and Emergency Services Station (Two Rocks BBESS)

The current Two Rocks Volunteer Fire Station is a shared facility for both Two Rocks BFB and the State Emergency Service (**SES**). Two Rocks BFB and SES have a combined volunteer force of over 50 members. The limitations of the station have forced a recruitment cap. As such, the existing facilities are no longer capable of meeting the dynamic operational and logistical demands of the brigades. Therefore, there is a need for an upgrade of the facility significantly to support Two Rocks BFB, SES and Level 2 ICC operation from the station.

In a collaborative effort, the City, in partnership with key stakeholders from both the Two Rocks BFB and the SES, has successfully developed a comprehensive concept design for the new station. This concept design, which incorporates extensive input from brigades' representatives, serves as the foundational blueprint for all subsequent detailed design, planning, development and construction of the new station. The overriding objective of the new Two Rocks BBESS is to provide the local emergency service departments with a resilient and modern infrastructure to respond to future events safely, effectively and efficiently.

Confidential **Attachment 1** provides details from a confidential report considered by Council at its Ordinary Council Meeting on 25 March 2025.

Detail

Tender No. 25096 for the Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and Emergency Services Station was advertised on 26 July 2025 and closed on 29 August 2025.

Four (4) addenda were issued regarding non-mandatory site meeting, project budget query, extension of time and editable price schedule with additional extension of time respectfully.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Consultancy Services
Contract Type	Lump Sum
Contract Duration	32 months (plus 12 months defects liability period)
Commencement Date	November 2025
Expiry Date	July 2029
Extension Permitted	Nil
Rise and Fall	N/A

Tender submissions were received from the following companies:

Tenderer's Legal Name	Trading Name	Abbreviation
The Trustee for THE BDG TRUST	Bollig Design Group Pty Ltd ATF the BDG Trust	Bollig
Lee Syminton Architect	Lee Syminton Architect	LSA
Plus Architecture Western Australia Pty Ltd	Plus Architecture Western Australia Pty Ltd	Plus

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 Evaluation Plan (PEP). The PEP included the following selection criteria:

Item No	Description	Weighting
1	Sustainable Procurement: a) Environmental Considerations 5% b) Buy Local 10% c) Reconciliation Action Plan 2.5% d) Disability Access & Inclusion 2.5%	20 %
2	*WHS demonstrated working documents	20 %
3	*Demonstrated Experience	25 %
4	*Methodology, Resources and Capacity	35 %

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.

Upon review by the City's Contract Officer, all three tender submissions received were determined to be conforming.

Overall Assessment and Comment

The three (3) offers were evaluated in accordance with the criteria outlined in the Tender document. However, the State Government has now advised the City that it will design and construct the Wanneroo Emergency Precinct at its own land and didn't wish the City to proceed with any design works. Therefore, the tender number 25096 could not be awarded at the Council Meeting held on 25 November 2025 where a report on this tender recommendation was listed for Council's consideration, and was withdrawn from the agenda.

Please refer the Confidential Attachment which provides further commentary, rationale and the proposed path forward.

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All offers are thus recommended to be declined.

Consultation

Nil.

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 within the Strategic Community Plan 2021 – 2031:

- 4 ~ A Connected and Liveable City
 - 4.2 - Build resilient places for people and nature

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk. The nature of the City being 'pro-growth' means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Enterprise Risk Management Considerations

The following risks were identified in the City's Strategic and Corporate Risk Register which is related to this contract. These risks will be managed in accordance with the City's established corporate risk management policies.

RISK TITLE		RISK RATING
Level 1 Strategic Risk	7.0 Disaster & Crisis	Medium
Level 2 Corporate Risk	7.3 Safety of Community	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Chief Executive Officer		Manage

Policy Implications

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

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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 DECLINES all tenders for RFT 25096 Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and State Emergency Services Station.



CONFIDENTIAL MEMORANDUM

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The State Government has advised the City on 18 November 2025 just five business days prior to Council awarding the design tender that the design and construction responsibility of Wanneroo Emergency Services Precinct (WESP) will completely be transferred to the Department of Fire and Emergency Services (DFES). In addition, the State Government also advised that the facility will be built on the land owned by the State.

The proposed path forward involves notifying all the tenderers of Council's decision to decline all the offers considering State Government's request. Subsequently, the City will initiate a new tender process for the design of the Two Rocks Bushfire Brigade and State Emergency Services Station (only) as permitted under Clause 11(2)(c)(i) of the Local Government (Functions and General) Regulations 1996.

Lionel Nicholson
MANAGER INFRASTRUCTURE CAPITAL WORKS