TENDER RECOMMENDATION REPORT

TO: **CHIEF EXECUTIVE OFFICER**

CC: **ACTING MANAGER INFRASTRUCTURE CAPITAL WORKS**

FROM: **ACTING DIRECTOR ASSETS**

FILE REF: **25/497408**

DATE: **22 JANUARY 2026**

TENDER 25202: RENEWAL OF TENNIS COURTS, FENCING AND LIGHTING AT ELLIOT PARK, WANNEROO

Issue

To consider Tender No: 25202 for the Renewal of Tennis Courts, Fencing and Lighting at Elliot Park, Wanneroo.

Background

Elliot Park is located at 67 Wanjina Crescent, Wanneroo on Lot 149. As part of the City of Wanneroo's capital works program, the City is planning to undertake the renewal of the existing tennis courts, fencing, and lighting at Elliot Park.

The lighting renewals will see a minor upgrade to LED luminaires, designed in accordance with relevant Australian Standards to provide ongoing safety to users of the facility. The court renewals will also see a minor expansion of the court footprint to achieve run-off compliance for the tennis courts. Completion of this project will reduce the ongoing maintenance concerns for the facility.

Detail

Tender 25202 for the Renewal of Tennis Courts, Fencing and Lighting at Elliot Park, Wanneroo was advertised on 25 October 2025 and closed on 25 November 2025. No Addenda was issued during this time.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor works
Contract Type	Lump sum
Contract Duration	7 Months
Commencement Date	February 2026
Expiry Date	September 2026
Extension Permitted	Nil

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Civcon Civil and Project Management Pty Ltd	Civcon Civil	CIVCON
LKS Constructions (WA) Pty Ltd	LKS Constructions	LKS
Phase3 Landscape Construction	Phase3 Landscape Construction	PHASE3
Programmed Facility Management Pty Ltd	Programmed Facility Management	PROGRAMMED
Schlager Group Pty Ltd	Schlager Group	SCHLAGER

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 & Inclusion 2.5%	20%
2	*Established Work Health and Safety Management systems, policies, practices and procedures and demonstrated compliance with those systems, policies, practices and procedures – WHS Questionnaire.	20%
3	*Demonstrated relevant experience of tenderer and personnel performing the services, with achievement of client expectations.	20%
4	*Demonstrated understanding of the methodology to deliver the services, and detail your proposed personnel and resources required to undertake the services.	25%
5	*Please provide a detailed works programme in the form of a Gantt chart (PDF) for delivery of the scope of works.	15%

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 assessment.

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
CIVCON	1
PROGRAMMED	2
LKS	3
PHASE3	4
SCHLAGER	5

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
PHASE3	1
PROGRAMMED	1
SCHLAGER	1
CIVCON	4
LKS	4

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;

- 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
PROGRAMMED	1
PHASE3	2
CIVCON	3
SCHLAGER	3
LKS	5

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;
- 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
PROGRAMMED	1
CIVCON	2
LKS	2
PHASE3	4
SCHLAGER	5

Overall Sustainable Procurement Ranking Summary

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

Tenderer	Ranking
PHASE3	1
CIVCON	2
PROGRAMMED	2
SCHLAGER	2
LKS	5

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
CIVCON	1
PROGRAMMED	2
PHASE3	3
LKS	4
SCHLAGER	5

Evaluation Criteria 3 - Tenderer's relevant experience with achievement of meeting client expectations (20%)

The tenderer's relevant 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:

Tenderer	Ranking
CIVCON	1
LKS	1
PHASE3	1
PROGRAMMED	4
SCHLAGER	4

Evaluation Criteria 4 - Tenderer's understanding of the Methodology, and their resources and capacity (25%)

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
CIVCON	1
LKS	1
PROGRAMMED	1
SCHLAGER	1
PHASE3	5

Evaluation Criteria 5 - Provision of a detailed works programme in the form of a Gantt chart (PDF) for delivery of the scope of works. (15%)

Tenders were requested to provide of a detailed works programme in the form of a Gantt chart (PDF) showing the key activities and milestones, task durations and any assumptions or risks affecting timely delivery of the scope of works. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
CIVCON	1
PROGRAMMED	2
LKS	3
PHASE3	3
SCHLAGER	5

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
CIVCON	1
PROGRAMMED	2
PHASE3	3
LKS	4
SCHLAGER	5

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
LKS	1
SCHLAGER	2
CIVCON	3
PHASE3	4
PROGRAMMED	5

Relative Value for Money Assessment (VFM)

The combined assessment of Price vs Qualitative Scores resulted in the following tender ranking (highest to lowest):

Tenderer	Ranking
LKS	1
CIVCON	2
SCHLAGER	3
PHASE3	4
PROGRAMMED	5

Overall Assessment and Comment

The tender submission from LKS Constructions 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

Following tender award, the Elliot Park tennis courts, fencing and lighting renewal works are planned to take place during the winter sports season between April – September 2026. The exact timing may vary depending on the availability of the City's appointed contractor and weather conditions.
During this time, City Officers have arranged for the Wanneroo Tennis Club to utilise the outdoor tennis courts at Wanneroo Showgrounds to support their ongoing activities.

During construction, temporary site fencing will be implemented to safely manage pedestrians around the worksite.

Whilst it is inevitable that works of this nature will cause some inconvenience, every endeavour will be made to ensure this is kept to a minimum. Advanced notification correspondence will be sent to the adjoining landowners/residents.

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 2025-2035:

Goal 4 A Connected and Liveable City

Priority 4.1 Create welcoming community spaces

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & 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	Accountability	Action Planning Option
CO-O08 Contract Management	Low	Director Corporate Strategy and Performance	Manage
CO-O13 Workplace Health and Safety	Medium	Director Corporate Strategy and Performance	Manage
CO-O15 Project Management	Low	Director Corporate Strategy and Performance	Manage
CO-O16 Risk Management	Low	Executive Manager Governance and Legal	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 LKS Constructions is assessed with very strong financial capacity to meet the requirements of the contract.

Performance Risk

Independent reference checks were sought through the tenderer's nominated client referees, however, no feedback was received despite follow-up communications. Notwithstanding this, the tenderer has undertaken comparable projects for the City, which supports confidence in their performance.

Policy Implications

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

Financial (Budget) Implications

PR-4426

Description	Expenditure	Budget
Budget:		
Allocated Capital Works Budget for 2025/26 (PR-4426)		$581,681
Listed Capital Works Budget for 2026/27 (PR-4426)		$1,468,319
Expenditure:		
Expenditure incurred to date in 2025/26	$63,536	
Commitment to date	$99,837	
Construction Costs Including Tenderer's works price, Contingency and Project Management Fees	$1,886,627	
Total	**$2,050,000**	**$2,050,000**

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 LKS Constructions (WA) Pty Ltd for Tender 25202, for the Renewal of Tennis Courts, Fencing and Lighting at Elliot Park, Wanneroo, as per Fixed Lump Sum of $1,666,680.00 ex GST.