TENDER RECOMMENDATION REPORT

TO: **CHIEF EXECUTIVE OFFICER**

CC: **MANAGER INFRASTRUCTURE CAPITAL WORKS**
COORDINATOR CONSTRUCTION

FROM: **DIRECTOR ASSETS**

FILE REF: **54318 26/66673**

DATE: **17 MARCH 2026**

TENDER 26027: PROVISION OF A-SPEC AS CONSTRUCTED DATA CONSULTANCY SERVICES

Issue

To consider Tender No: 26027 for the Provision of A-SPEC As Constructed Data Consultancy Services.

Background

The City's whole-of-life asset management approach requires the ongoing accurate recording of new and updated asset data as part of its capital project delivery and operational maintenance activities. The objective of this contract is to engage a suitably qualified consultant to continue providing as-constructed data pick-up services to support the City's construction and maintenance operations.

As-constructed data for assets inherited from land development projects is currently collected using the GISSA A-SPEC format, which includes R-SPEC (roads), D-SPEC (drainage), O-SPEC (parks and open spaces), and B-SPEC (buildings). In-house capital works projects are also required to provide asset data in this format for integration by the Strategic Asset Management team. This ensures assets are appropriately created, maintained, and renewed, supporting optimal asset lifecycle management.

Following a 2021 business case (HPE 21/198822), the City pursued outsourced procurement for A-SPEC data collection. An initial tender (RFT 21098) was unsuccessful due to value-for-money concerns. In-house delivery was considered but found to be financially inflexible. A revised procurement approach led to RFQ 22171, which successfully established a term consultancy arrangement focused on Roads and Parks projects, excluding Buildings (B-SPEC), which are addressed within individual project scopes.

The current contract, awarded under RFQ 22171, has proven successful in delivering quality outcomes and responsive service. However, with the contract due to expire in March 2026 and no further extension options available, it is necessary to re-establish term consultancy arrangements to ensure continuity of service.

The new tender sought to build on the success of the previous arrangement, maintaining the percentage-of-project-cost pricing model to ensure cost control and

reduce administrative overheads. This model has proven effective in delivering value while supporting the City's asset management objectives.

Detail

Tender 26027 for the Provision of A-SPEC As Constructed Data Consultancy Services was advertised on 17 January 2026 and closed on 03 February 2026. No Addenda was issued during that period.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Consultancy
Contract Type	Schedule of Rates
Contract Duration	Term
Commencement Date	04 March 2026
Expiry Date	03 March 2029
Extension Permitted	Yes, 2 periods of 12 months.

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
BCE Surveying Pty Ltd	BCE Surveying Pty Ltd	BCE
Benchmark Surveys WA Pty Ltd	Benchmark Surveys WA Pty Ltd	BENCHMARK
RM Surveys Pty Ltd	RM Surveys Pty Ltd	RMS

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	* WHS	20%
3	* Tenderer's company and key personnel relevant experience	35%
4	* Resources, Capacity and Methodology	20%

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.

The submission from RMS was received as non-conforming and was excluded from further evaluation of the non-conformity clarified

Overall Assessment and Comment

The Tender Evaluation Panel (TEP) determined that none of the submissions represented satisfactory value for money for the City and therefore recommends that all tenders be declined. Further detail supporting this recommendation is provided in the Confidential Attachment. The market contains many capable service providers, and more competitive pricing is expected to be obtained through seeking direct term quotations from alternative companies following the rejection of all tenders.

Consultation

Internal engagement and collaboration with affected stakeholders occurred prior to tenders being advertised to ensure the specification and other contract provisions met administration requirements.

Broader community engagement is undertaken as required pending the site-specific details and extent of work.

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 Council Plan 2025-2035:

Goal 5 - A Well-Governed and Managed City
Priority 5.3 Use digital technology to make life easier

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generation

Enterprise Risk Management Considerations

RISK TITLE	RISK RATING	ACCOUNTABILITY	PLANNING OPTION
1.0 Financial Sustainability	Medium	Director Corporate Strategy & Performance	Manage
1.4 Financial Management	Medium	Director Corporate Strategy & Performance	Manage

RISK TITLE	RISK RATING	ACCOUNTABILITY	PLANNING OPTION
2.0 Assets & Infrastructure	Medium	Director Assets	Manage
2.2 Strategic Asset Management	Medium	Director Assets	Manage
2.3 Contract Management	Low	Director Corporate Strategy & Performance	Manage

RISK TITLE	RISK RATING	ACCOUNTABILITY	PLANNING OPTION
5.2 Data and Information Management	Medium	Director Corporate Strategy & Performance	Medium

Policy Implications

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

Financial (Budget) Implications

Based on historical patterns of new asset construction and the forward capital works program, the total estimated value of works over the initial three-year contract term is projected to be approximately $225,000. This amount can be fully accommodated within existing project funding allocations across the annual capital works and operational budgets. However, all submitted tenders significantly exceeded this cost estimate, resulting in forecasted expenditures well above the anticipated budget provisions.

Recommendation:

That the Chief Executive Officer, in accordance with Delegation 1.1.13 (Tenders for Goods and Services – Accepting, Clarifying and Rejecting Tenders) of the Delegated Authority Register for the awarding of tenders, DECLINES all tenders submitted for 26027 for the Provision of A-SPEC As Constructed Data Consultancy Services.