TENDER RECOMMENDATION REPORT

TO: **CHIEF EXECUTIVE OFFICER**

CC: **ACTING MANAGER PARKS AND CONSERVATION MANAGEMENT**

FROM: **DIRECTOR ASSETS**

FILE REF: **26/154746**

DATE: **12 May 2026**

TENDER: 26050 Addison Park and Foundation Park Irrigation System Renewal

Issue

To consider Tender No: 26050 for the Addison Park and Foundation Park Irrigation System Renewal.

Background

The irrigation systems at Addison and Foundation Parks have reached the end of their serviceable life and require replacement. This is part of ongoing City initiatives to improve irrigation efficiencies and reduce groundwater use within public open space.

Detail

Tender 26050 for Separable Portion 1 – Addison Park Irrigation System Renewal and Separable Portion 2 – Foundation Park Irrigation System Renewal was advertised on Saturday, 14 March 2026 and closed on Tuesday, 31 March 2026. There were no addenda issued.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Separable Portion
Contract Type	Fixed Lump Sum
Contract Duration	7 Weeks each portion
Commencement Date	25 May 2026
Expiry Date	15 September 2026

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Horizon West Landscape and Irrigation Pty Ltd	Horizon West Landscape and Irrigation	Horizon West
Double G (WA) Pty Ltd	Thinkwater Perth	Thinkwater
New Ground Water Services Pty Ltd	New Ground Water Services	New Ground

Probity Oversight

Oversight to the tender assessment process was undertaken by an external Probity Advisor (William Buck Consulting (WA) Pty Ltd) and the City's Acting Strategic Contracts and Procurement Advisor.

Please refer to the Confidential Attachment for reference to the value for money (VFM) considerations and to the external Probity Advisor Final Report.

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	*Work Health & Safety (WHS)	20%
3	*Demonstrated experience installing commercial irrigation	25%
4	*Demonstrated available resources to complete the project in the specified timeframe	30%

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 VFM assessment.

All tenderers' submissions received are conforming tenders.

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.

An assessment was made to determine the ranking based on the following sub-criteria:

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
Horizon West	1
Thinkwater	2
New Ground	3

Sub Criteria b) Buy Local (10%)

The City encourages the development of competitive local businesses within its boundaries. This commitment includes but is not limited to purchasing locally, providing an advantage to businesses based in the local area and businesses that can demonstrate economic benefits to the City community e.g. Local employment.

An assessment was made based on the response to the Schedule 3B questionnaire detailing the following information:

• Location of tenderer's offices and workshops.
• Residential addresses of staff and company address 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
Horizon West	1
Thinkwater	2
New Ground	3

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
Thinkwater	1
New Ground	2
Horizon West	3

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
Thinkwater	1
New Ground	2
Horizon West	3

Overall Sustainable Procurement Ranking Summary

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

Tenderer	Ranking
Horizon West	1
Thinkwater	2
New Ground	3

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
Horizon West	1
Thinkwater	2
New Ground	3

Evaluation Criteria 3 - Demonstrated experience installing commercial irrigation (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
Horizon West	1
Thinkwater	2
New Ground	3

Evaluation Criteria 4 - Demonstrated available resources to complete the project in the specified timeframe (30%)

The tenderer's relevant experience in demonstrating 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 respondent's staff resources, vehicles, plant/equipment, and workshop support to manage the contract.

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

Tenderer	Ranking
Horizon West	1
Thinkwater	2
New Ground	3

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
Horizon West	1
Thinkwater	2
New Ground	3

Pricing for the Goods/Services/Works Offered

An assessment was made to determine the ranking based on the lump sum pricing provided for each separable portion with the tender documentation.

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

Separable Portion 1

Tenderer	Ranking
New Ground	1
Horizon West	2
Thinkwater	3

Separable Portion 2

Tenderer	Ranking
Horizon West	1
New Ground	2
Thinkwater	3

Value for Money Assessment

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

Separable Portion 1

Tenderer	Ranking
Horizon West	1
New Ground	2
Thinkwater	3

Separable Portion 2

Tenderer	Ranking
Horizon West	1
New Ground	2
Thinkwater	3

Overall Assessment and Comment

The tender submission from Horizon West satisfied the overall VFM assessment for Separable Portions' 1 and 2 in accordance with the assessment criteria and weightings as detailed in the PEP and is therefore recommended as the successful tenderer.

The confidential attachment provides further detail for the awarding of the works to Contractor.

Consultation

Consultation with project stakeholders and the local community has occurred prior to tender and will continue to be undertaken prior to the commencement and during the installation.

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 2: A sustainable City

Priority 2.1 Cooler, greener communities that improve urban liveability, reduce heat and enhance biodiversity and resilience to climate change.

Risk Appetite Statement

In pursuit of strategic objective goal 2, 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

RISK TITLE		**RISK RATING**
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Accountability		**Action Planning Option**
Director Corporate Strategy & Performance & Chief Executive Officer		Manage

RISK TITLE		**RISK RATING**
Level 2 Strategic Risk	2.0 Assets & Infrastructure	Medium
Accountability		**Action Planning Option**
Director Corporate Strategy & Performance; Director Community & Place		Manage

RISK TITLE		**RISK RATING**
Level 2 Corporate Risk	2.3 Contract Management	Low
Accountability		**Action Planning Option**
Director Corporate Strategy & Performance		Manage

RISK TITLE		**RISK RATING**
Level 3 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Accountability		**Action Planning Option**
Director Corporate Strategy & Performance; Chief Executive Officer; Director Community & Place		Manage

RISK TITLE		**RISK RATING**
Level 6 Strategic Risk	6.0 Environmental Management & Climate Change	Medium
Level 6 Corporate Risk	6.4 Water Availability	Medium
Accountability		**Action Planning Option**
Director Planning & Sustainability		Manage

RISK TITLE		**RISK RATING**
Level 9 Corporate Risk	9.2 Procurement	Low
Level 9 Corporate Risk	9.4 Project Management	Medium
Accountability		**Action Planning Option**
Director Corporate Strategy & Performance		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 Horizon West was assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

Horizon West has demonstrated the capacity and experience to deliver the tender works effectively based on previous recent similar contracts with the City.

Policy Implications

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

Financial (Budget) Implications

004675 Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations		
Description	**Expenditure**	**Budget**
Budget:		
Allocated Capital Works Budget (004675) (25/26)		$1,600,000
Listed Capital Works Budget (004808) (26/27) – as per approved LTFP		$2,000,000
Expenditure:		
Expenditure incurred to date	$788,205	
Commitment to date	$274,138	
Construction costs, including tenderer's works price, project management and contingency	$598,315	
Budget allocation for remaining 26/27 work packages, including project management and contingency	$1,939,342	
Total Expenditure	**$3,600,000**	
Total Funding		**$3,600,000**

Acceptance of Tender No. 26050 Addison Park and Foundation Park Irrigation System Renewal, as per the recommendations made in this report, will commit the City to expenditures from the 2026/27 Budget. The funding identified above is included in the approved Long-Term Financial Plan (**LTFP**).

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

1) ACCEPTS the tender submitted by Horizon West for Separable Portion 1 of Tender 26050 Addison Park and Foundation Park Irrigation System Renewal, as per the Fixed lump sum in the tender submission; and

2) ACCEPTS the tender submitted by Horizon West for Separable Portion 2 of Tender 26050 Addison Park and Foundation Park Irrigation System Renewal, as per the Fixed lump sum in the tender submission.