TENDER RECOMMENDATION REPORT

TO: **CHIEF EXECUTIVE OFFICER**

CC: **ACTING MANAGER INFRASTRUCTURE CAPITAL WORKS**
COORDINATOR FACILITY PROJECTS

FROM: **ACTING DIRECTOR ASSETS**

FILE REF: **26/122704**

DATE: **21 April 2026**

TENDER 25227: PROVISION OF MINOR WORKS TO UPGRADE RUGBY FLOODLIGHTING, KINGSWAY REGIONAL SPORTING COMPLEX, MADELEY

Issue

To consider Tender No: 25227 for the Provision of Minor Works to Upgrade Rugby Floodlighting, Kingsway Regional Sporting Complex, Madeley.

Background

The Wanneroo Districts Rugby Union Football Club (WRC) is one of Perth's largest and most successful rugby union clubs. Both their junior and senior memberships are among the largest in Western Australia. They currently boast 27 teams participating in Rugby WA's winter season. They have grown their junior participation year on year, exceeding state and national rates. They also host a Summer Touch Rugby competition that continues to grow.

This project is to increase existing floodlighting at the Rugby Oval at Kingsway Regional Sporting Complex.

The club has submitted a Business Case to the City indicating their intention to advocate for funding in the upcoming elections to upgrade their facilities.

Upgrading the sports floodlighting to meet the standards set out in the City of Wanneroo's Sports Floodlighting policy, which is guided by Australian Standards for Sports Lighting - Australian Standard AS2560.

With an expanding membership base and upcoming Rugby World Cups, the club has indicated a need to upgrade its facilities to align with this.

The tender comprised two separable portions: Separable Portion A, 200Lux, and Separable Portion B, 500Lux. Only one floodlighting option was to be delivered. The final selection between the 200Lux and 500Lux options was made during the tender evaluation phase. The city selected the 200Lux option, as it aligned with the allocated budget.

Detail

Tender 25227 for the Provision of Minor Works to Upgrade Rugby Floodlighting at Kingsway Regional Sporting Complex, Madeley, was advertised on 7 February 2026

and originally scheduled to close on 3 March 2026. One addendum was issued to extend the closing date to 10 March 2026.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor Construction Works
Contract Type	Lump Sum
Contract Duration	9 months
Commencement Date	01 May 2026
Expiry Date	01 February 2026
Extension Permitted	Nil

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Stiles Electrical & Communication Services Pty Ltd	Stiles Electrical Services	STILES
PEAP Contractors Pty Ltd	PEAP Contractors	PEAP

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	*Demonstrated experience in the provision of similar works for relevant personnel and organisations, with the achievement of client expectations	25%
3	*Demonstrated understanding of the methodology to deliver the works and the allocation of sufficient resources to undertake the works	30%
4	*Established WHS systems, policies, practices, and procedures and demonstrated compliance with those systems, policies, practices, and procedures	20%

All Tenderers met 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 was not included in the qualitative criteria, however, was considered as part of the overall value for money 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
PEAP	1
STILES	2

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
PEAP	1
STILES	1

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

PEAP	1
STILES	2

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
PEAP	1
STILES	2

Overall Sustainable Procurement Ranking Summary

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

Tenderer	Ranking
PEAP	1
STILES	2

Evaluation Criteria 1 - Tenderer's relevant experience with achievement of meeting client expectations (25%)

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
PEAP	1
STILES	2

Evaluation Criteria 2 - Tenderer's understanding of the methodology to deliver the works and the allocation of sufficient resources to undertake the works (30%)

The tenderer's understanding of the methodology required to deliver the services 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 also considered the tenderer's proposed personnel and resources to manage the contract. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
PEAP	1
STILES	2

Evaluation Criteria 3 - 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
STILES	1
PEAP	2

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
PEAP	1
STILES	2

Pricing for the Goods/Services/Works Offered

An assessment was undertaken to determine the ranking of tenderers based on the lump sum pricing submitted within their tender documentation, with the results indicating the following order of ranking:

Separable Portion 1 – Option A 200 LUX level

Tenderer	Ranking
STILES	1
PEAP	2

Separable Portion 2 – Option B 500 LUX level

Tenderer	Ranking
STILES	1
PEAP	2

Value for Money Assessment

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

Separable Portion 1 – Option A 200 LUX level

Tenderer	Ranking
STILES	1
PEAP	2

Separable Portion 2 – Option B 500 LUX level

Tenderer	Ranking
STILES	1
PEAP	2

Overall Assessment and Comment

The tender submission from Stiles 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

The facility users will be notified prior to the works commencing.

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 of the Strategic Council 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
ST-S23 Stakeholder Relationships	Low	Director Corporate Strategy and 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 Stiles is assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

The recommended Tenderer has a proven track record of completing similar services and contracts within a Local Government context. Independent reference checks have also indicated that the recommended tenderer's performance is suitable and acceptable for this contract.

Policy Implications

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

Financial (Budget) Implications

004690 Kingsway Regional Sporting Complex, Upgrade Rugby Floodlighting

Description	Expenditure	Budget
Budget:		
Allocated Capital Works Budget (004690) (25/26)		$30,000
Listed Capital Works Budget (004690) (26/27) – as per approved LTFP		$450,000
Expenditure:		
Expenditure incurred to date	$30,000	
Commitment to date	$2,000	
Construction costs, including tenderer's works price, Project Management and Contingency	$448,000	
Total Expenditure	**$480,000**	
Total Funding		**$480,000**

Acceptance of Tender No. 25227 Kingsway Regional Sporting Complex, Upgrade Rugby Floodlighting 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**).

RECCOMENDATION:

That the Chief Executive Officer, in accordance with Delegation 1.1.13 (Tenders for Goods and Services – Accepting, Clarifying and Rejecting Tenders; Minor Variations to Goods and Services Prior to Contract) under the Delegated Authority Register, ACCEPTS the tender submitted by Stiles Electrical and Communication Services Pty Ltd for Tender 25227 'Provision of Minor Works to Upgrade Rugby Floodlighting at Kingsway Regional Sporting Complex, Madeley' for Separable Portion 1 - Option A (200 LUX level) only.