



Ordinary Council Meeting

8 AUGUST 2018

LATE ITEM

REPORT

ITEM NO

SUBJECT

11.4.4

RFT 11-18 LOWER WESTERN OVAL REDEVELOPMENT

11.4.4 RFT 11-18 Lower Western Oval Redevelopment

LOCATION/ADDRESS	Lot 999 on Deposited Plan 231028, Margaret River
APPLICANT/LANDOWNER	Shire of Augusta Margaret River
FILE REFERENCE	COR/314
REPORT AUTHOR	Dylan Brown – Recreation Operation Manager
AUTHORISING OFFICER	Annie Riordan - Director Corporate and Community Services

IN BRIEF

- The Request for Tender, RFT 11-18 Lower Western Oval Redevelopment was advertised in The West Australian 16 June 2018.
- Tender submissions closed 2 July 2018.
- Six conforming tender submissions were received by the tender closing date in addition to one alternative tender.
- An assessment was undertaken by an evaluation panel, which ranked Leeuwin Civil Pty Ltd as the preferred tender based on value for money.

RECOMMENDATION

That Council awards Tender 11-18 Lower Western Oval Redevelopment to Leeuwin Civil Pty Ltd for their Alternative Tender submission as outlined in the Evaluation Report (Confidential Attachment 1).

LOCATION PLAN



TABLED ITEMS

RFT 11 -18 Lower Western Oval Redevelopment.

BACKGROUND

“Construct Gloucester Park Lower Western Oval including earthworks, drainage, turf, irrigation, lighting and carpark” was a project identified and budgeted in the Shire’s Corporate Plan 2017-21.

The Lower Western Oval has long been identified as a critical element within the Gloucester Park Sporting Precinct (precinct) to accommodate growing demand in the sports of soccer, hockey and rugby. Current pressures within the precinct are greatest from soccer, with growing numbers and demand for access to full size, quality-playing surfaces. Redevelopment of Lower Western Oval was the logical next step in the implementation of the Gloucester Park Sporting Precinct Masterplan (Masterplan). The Masterplan was adopted into the Developer Contributions (DCA1) plan and maps out a staged development of the precinct, which aligns with the Shire’s Strategic Community Plan 2036 and Corporate Plan 2017-21.

The Shire secured funding from the Department of Local Government, Sport and Cultural Industries for the design and construction of a multi-use playing field to allow for future growth into the sports of soccer and rugby within Margaret River. A feasibility report including a site survey was undertaken in 2016 to inform the design decisions relating to layout and arrangement to best suit the available area.

The site survey identified significant habitation of the endangered Western Ringtail Possum (*Pseudocheirus peregrinus occidentalis*) in the nearby Peppermint trees (*Agonis flexuosa*) which required a special clearing permit. In 2017, the Shire was successful in gaining approval from the federal government for a permit to clear a small portion of endemic and introduced species within the footprint of the playing field. Subsequently, the Shire successfully lodged an application with the Department of Water and Environmental Regulation to permit construction. Due to the delays in seeking environmental approvals, in 2018, an engineering design consultant was engaged to prepare detailed design drawings and specifications to permit the construction of the playing field in 2018-19.

Calibre Professional Services Pty Ltd provided design development, detailed technical specifications for the tender.

CONSULTATION AND ADVICE

External Consultation

Nil

Internal Consultation

- Recreation Operations Manager
- Coordinator Technical Services
- Works Project Officer
- Recreation Coordinator
- Director Corporate and Community Services
- Coordinator Environment/Landcare Services

DISCUSSION / OFFICER COMMENTS

An Evaluation Report for tenders has been undertaken and a copy is attached as Confidential Attachment 1.

Tender submissions were received from the following (listed in alphabetical order):

No.	Name of Organisation
1	APH Contractors Pty Ltd
2	BCP Contractors Pty Ltd
3	Environmental Industries Pty Ltd
4	Geographe Civil Pty Ltd
5	Leeuwin Civil Pty Ltd
6	LD Total (Sanpoint Pty Ltd)

Tenders have been assessed by an evaluation panel against the criteria of risk assessment, relevant experience, key personnel skills and experience, tenderer resources, demonstrated understanding, occupational safety and health management, project program and price.

The weighting applied to those criteria were as follows:

Relevant Experience - 10%
Key Personnel Skills and Experience - 8%
Tenderer's Resources - 9%
Demonstrated Understanding - 15%
Occupational Safety & Health Management - 10%
Project program - 8%
Price - 40%

In addition to a conforming tender, tenderers were permitted to submit an alternative tender proposing a different solution and alternative specification to those specified provided the Requirements listed as critical assumptions within the tender were not changed.

One alternative tender was received proposing an alternative drainage system that still meets the requirements of the project.

Based on the tender assessment, it is recommended that the tender be awarded to Leeuwin Civil Pty Ltd based on value for money.

Leeuwin Civil Pty Ltd's conforming tender ranked first in price, third in qualitative criteria and first overall. The alternative tender submission provided by Leeuwin Civil Pty Ltd provided further cost savings.

STATUTORY ENVIRONMENT / LEGAL IMPLICATIONS

Part 4 (Tenders) of the *Local Government (Functions and General) Regulations 1996* requires that tenders be publicly invited for such contracts where the estimated cost of providing the total service exceeds \$150,000. Compliance with the section 3.57 of the *Local Government Act 1995* is required in the issuing and tendering of contracts.

STRATEGIC PLAN / POLICY IMPLICATIONS

Community Strategic Plan 2036 (CSP)

Corporate Business Plan 2017-21

Goal 2: Welcoming communities

Community Outcome 2.5: Active and health lifestyles

Strategic Response: 2.5.2. Provide the community with high standard recreational facilities and sporting grounds

Service level strategy/plan: 2.5.2.4 Construct Gloucester Park Lower Western oval including earthworks, drainage, turf, irrigation, lighting and carpark

PLANNING FRAMEWORK

Nil

FINANCIAL IMPLICATIONS

A budget allocation of \$ 1,169,000 is available in the approved 2018-19 budget for the project. Also a Department of Sport and Recreation Community Facility grant was received for the project totalling \$332,207.

SUSTAINABILITY IMPLICATIONS

Environmental

Based upon the information previously provided and in accordance with existing state and federal government clearing approvals, the development has been sited and designed to minimise environment impact on native vegetation. Measures included in the project such as fauna management and rehabilitation will ensure that environmental impacts are minimised.

Social

Project will allow for greater utilisation for winter sports for training and games such as soccer and rugby and will provide increased opportunities for community participation in sports.

Economic

Project will contribute to increased retail and membership opportunities for clubs and groups using the area.

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That Council awards Tender 11-18 Lower Western Oval Redevelopment to Leeuwin Civil Pty Ltd for their Alternative Tender submission as outlined in the Evaluation Report (Confidential Attachment 1).

ADVICE TO APPLICANT / PROPONENT

Nil

ATTACHMENTS

1. CONFIDENTIAL Attachment RFT 11-18 Tender Evaluation Report