



Ordinary Council Meeting

9 June 2021

NEW BUSINESS OF AN URGENT NATURE

REPORT

ITEM NO

SUBJECT

14.2.1

RFT 06-21 CONSTRUCTION OF HOCKEY TRAINING COMPLEX AND ASSOCIATED INFRASTRUCTURE

14.2.1 RFT 06-21 CONSTRUCTION OF HOCKEY TRAINING COMPLEX AND ASSOCIATED INFRASTRUCTURE

LOCATION/ADDRESS	Shire of Augusta Margaret River
APPLICANT/LANDOWNER	Shire of Augusta Margaret River
FILE REFERENCE	COR/417
REPORT AUTHOR	James Taylor, Acting Manager Works
AUTHORISING OFFICER	Nick Logan, Director Sustainable Development & Infrastructure

REASON FOR TREATING AS URGENT

Recent advice on funding requirements for the Hockey Pitch are that procurement must be finalised by mid-June to achieve previously committed grant funds. The resolution of the procurement process needs to occur prior to mid-June making consideration of this item time critical.

IN BRIEF

- At present, hockey teams based in the Shire region are required to travel to Busselton and Bunbury for the purpose of training and playing upon Olympic-standard synthetic turf, in the absence of a more local suitable facility.
- Funding has been secured to redevelop an underutilised area of the Gloucester Park complex, located between the Margaret River Bowling Club and the Margaret River Tennis Club, for the construction of a half-size hockey training facility and associated infrastructure including fencing and lighting.
- Calibre Consulting (Calibre), and Urbanise WA Pty Ltd (Urbanise), were engaged to draw up detailed designs for the facility. Calibre and Urbanise worked closely with the Shire to ensure the existing site on Gloucester Park, and proposed new surfacing, would be unified with the adjacent Margaret River Bowling Club, carpark and internal road network.
- On 28 April 2021, the Shire issued a public open tender for the construction of the hockey facility, with a contract anticipated to be signed prior to the end of the 2020-21 financial year and works to commence in early 2021-22.
- Two (2) tender submissions were received by the deadline and evaluated by a panel of 4 Shire officers in accordance with the evaluation process outlined to tenderers in the RFT document.

RECOMMENDATION

That Council:

1. Accepts the tender submission for RFT 06-21 Construction of Hockey Training Complex and Associated Infrastructure received from Industrial Roadpavers Civil Contractors (WA) Pty Ltd, named as Tenderer 2 in the Tender Evaluation Report recommendation detailed in Confidential Attachment 1 as the most advantageous, for a lump sum value of \$692,771.64 including GST.
 2. Authorises the CEO to execute the contract for awarding RFT 06-21 Construction of Hockey Training Complex and Associated Infrastructure, in accordance with s.9.49A of the *Local Government Act 1995*.
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LOCATION PLAN

Nil

TABLED ITEMS

Nil

BACKGROUND

One of the Shire's strategic goals is to promote active, healthy and safe lifestyles, through the enablement of high standard recreational facilities and sporting grounds.

Under this strategic goal, one of the key projects identified is to work with the Margaret River Hockey Club (MRHC) to develop and implement a staged approach for the development of a multi-purpose facility located on Gloucester Park.

In collaboration with the MRHC and other sporting clubs based in the Gloucester Park Precinct, a plan to construct a hockey facility in the Margaret River township which would facilitate hockey training locally was drawn up. This project is supported by Hockey WA who provided input into the design brief in partnership with the Shire and the MRHC.

The project aims to:

- Provide a synthetic surface that does not compete with any other areas within the Shire currently, and allows for use in multiple sports for all-season training;
- Increase and encourage physical activity in the community;
- Reduce travel time for hockey players (including children) currently travelling to Busselton for training;
- Increase community participation and membership in the local hockey club;
- Increase longevity of hockey in the South West region;
- Upskill existing hockey players and coaches in the area;
- Provide a pathway for all club members and community to enjoy the health, lifestyle and social benefits of hockey at all levels locally;
- Allow an increase in other activities such as 5-a-side soccer and/or junior soccer training; and
- Provide a pathway for all club members and community to enjoy the health, lifestyle and social benefits of hockey at all levels locally.

RFT 06-21 Construction of Hockey Training Complex and Associated Infrastructure, was issued as a public open tender on Wednesday 28 April 2021. The tender sought the services of a suitably qualified and experienced contractor to deliver construction of a new hockey complex - comprising of half-size hockey pitch, fencing and associated road infrastructure and services – at the Gloucester Park complex, Margaret River. Separate quotation processes are being undertaken for the provision of lighting and the provision of the synthetic surface.

The deadline for submissions was initially 2.00pm on Friday 21 May but was extended to 4.00pm on Tuesday 25 May 2021. The invitation to tender was published in the West Australian newspaper as well as in the local Augusta Margaret River Times newspaper, on the Shire's website and on noticeboards at the Shire's offices and public libraries, as required by legislation.

16 requests for copies of the tender documents were received, and all 16 were provided with the documents.

One addendum was issued during the tender open period, the addenda addressed changes and clarifications to the information contained in the RFT documents.

Details of organisations provided with tender documents, as well as details of clarifications and clarification responses were all recorded in an RFT Open period Log.

The Shire received two (2) tender submissions from the following organisations:

- BCP Contractors Pty Ltd
- IRP Civil Contractors Pty Ltd

All tenders were received prior to the deadline stated in the tender documents. Both tenderers also attended the tender briefing and site inspection on 7 May 2021.

Each tender response was assessed against the selection criteria by an evaluation panel consisting of suitably qualified and experienced Shire officers.

In accordance with the evaluation process outlined in the tender document, the assessment included, amongst other things:

- Assessing tenders received against relevant compliance criteria. The compliance criteria were not point-scored. Each submission was assessed on a Yes/No basis as to whether each criterion was satisfactorily met.
- Assessing compliant tenders against the following qualitative and price criteria:

Selection Criteria	Weighting
Relevant Experience	25%
Resources and Personnel	25%
Demonstrated Understanding	25%
Occupational Safety, Health and Environmental Management	10%
Local Economic Benefit	10%
Sustainability Considerations	5%
Total	100%

A scoring and weighting methodology was used to assess tenders against these criteria, with the extent to which a tender demonstrated greater satisfaction of each of the criteria resulting in a greater score.

- Due diligence checks – in the form of reference checks and a review of the financial statements – were undertaken on the recommended tenderer.
- Evaluation of submissions against budget restrictions to determine cost viability and ensure overall value for money.

CONSULTATION AND ADVICE

External Consultation

- Calibre
- Urbanise
- Margaret River Hockey Club

Internal Consultation

- Tender evaluation panel members

DISCUSSION / OFFICER COMMENTS

The independent qualitative evaluation of the tender responses ranked BCP marginally higher than IRP but the extent of the difference was minor (0.21 points or a difference of 8%). The assessment of demonstrated understanding was the largest point of difference and in the view of the evaluation panel risk can be managed by providing clear project direction, ensuring rigorous project supervision and diligent project management.

It should be noted the qualitative evaluation was completed without reference to the prices submitted by the tenderers. Once price was taken into consideration, the minor 8% qualitative benefit in favour of BCP did not justify the 58% difference in price between the two tenderers. Comparison of the prices submitted for various items identified some major differences and the higher prices did not accord with the project team's understanding of the project scope and knowledge of costs.

The due diligence process of obtaining project references and undertaking the financial assessment of the preferred tenderer, confirmed their suitability to undertake this project.

A detailed assessment is contained in Confidential Attachment 1 – Tender Evaluation Report.

STATUTORY ENVIRONMENT / LEGAL IMPLICATIONS

The *Local Government (Functions and General) Regulations 1996* Part 4 Division 2 Regulation 11(1) requires that tenders are to be publicly invited before a local government enters into a contract for another person to supply goods or services if the consideration is, or is expected to be, more, or worth more, than \$250,000.

STRATEGIC PLAN / POLICY IMPLICATIONS

Community Strategic Plan 2036 (CSP)

Corporate Business Plan 2020-2024

Refer to Community Strategic Plan 2036 (CSP) and Corporate Business Plan 2020-2024

Key result area 2: Welcoming, inclusive and healthy communities
Community Outcome 5: Active, healthy and safe lifestyles
Strategic Response 2: Enable high standard recreational facilities and sporting grounds
Key Project KP4: Construct the Gloucester Park multi-purpose hockey turf facility

PLANNING FRAMEWORK

Nil

FINANCIAL IMPLICATIONS

Implications

- \$1,022,870 has been allocated in the draft Annual Budget for 2021-22 for the construction of the Gloucester Park hockey training facility and is \$20,000 or 2% higher than the approved budget allocation for 2020-21.
- A total of \$33,956 has been expended in 2020-21 on design, survey and tender related items in job GPP038.
- The 2021-22 budget allocation is funded by a Community Sport and Recreation Facilities Fund (CSRFF) grant of \$334,289, an Australian Sports Commission grant of \$200,000 of which \$160,000 was received in January 2021 and has been partly used to fund 2020-21 expenditure with the balance held as an unspent grant, expected contributions of \$175,000 from the Margaret River Hockey Club, \$150,000 from the Gloucester Park reserve, \$50,000 from the Community Facilities reserve and the balance of \$146,270 from the Shire are carryover funds from 2020-21.
- The project has been broken down into 3 components to simplify procurement and allow the Shire to project manage the complete project. These components are lighting supply and installation, synthetic turf supply and installation, and civil works (this tender).
- The project budget allocations are \$110,000 for the lighting component which has been confirmed through an RfQ process, \$270,000 for the turf (currently under procurement) and the remainder for civil works, project management and contingency.
- The lump sum contract value for the civil works of \$629,793 (excluding GST) is within this remaining budget amount. However, there will be little left for contingency and project management.

Long Term Financial Plan

The long term financial plan will need to include allowance for the replacement of the synthetic playing surface as well as ongoing maintenance costs for the facility.

Whole of Lifecycle considerations

The facility will require ongoing maintenance to ensure it is fit for use and the synthetic surface will need to be replaced at the end of its useful life.

SUSTAINABILITY IMPLICATIONS

Environmental

As part of the tendering process, the Contractor is to provide a commitment to waste minimisation, recycling and refurbishment of components, safe waste disposal, sediment/construction water control, minimisation of noise pollution and other disruptions to surrounding organisations.

Social

Tenderers have been advised as part of the tendering process, to provide details of opportunities for trainees and apprentices, engagement of aboriginal or minority personnel, employment of inclusive and fair work practices

Economic

Whilst it is unlikely that there are many tenderers based in the local area, the project does include multiple disciplines such as electrical and drainage works which may fall within the capability of local businesses.

As such, an advert was placed in the local paper on Friday 18 December 2020 asking local businesses to submit their interest in working on the project. A list of interested local entities was then provided to tenderers as part of the tender documents, for consideration by tenderers.

The contract shall state that the successful tenderer will be required to report on local supply usage for the duration of any resultant contract.