

CITY OF ARMADALE

LATE ITEMS

TECHNICAL SERVICES COMMITTEE

7 MAY 2012

2. **TENDERS**

2.2 TENDER NO 01/12 - BAKERS HOUSE EXTENSION AND REFURBISHMENT2

2.2 - TENDER NO 01/12 - BAKERS HOUSE EXTENSION AND REFURBISHMENT

WARD : LAKE
FILE No. : M/213/12
DATE : 18 April 2012
REF : AB
RESPONSIBLE : Executive Manager
MANAGER : Technical Services

In Brief:

- Tender No 01/12 was recently called for Bakers House Extension and Refurbishment.
- Six tenders were received at the closing date.
- The tender from McCorkell Constructions Pty Ltd has been evaluated as being the most advantageous to Council.
- Recommend that with Tender No 01/12 – Bakers House Extension and Refurbishment, Council;
 1. Accepts the tender from McCorkell Constructions Pty Ltd, in accordance with their submitted tender, Council’s contract documentation and budget allocation; and
 2. Approve a contingency sum of \$103,000.00, to ensure that any unforeseen works can be completed within the above contract.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

2. Enhanced Natural and Built Environments.
 - 2.6 Council buildings and facilities that meet community needs.
 - 2.6.1 Provide and maintain Council buildings, facilities and public amenities.

Legislation Implications

Section 3.57 Local Government Act 1995 – Tenders for providing goods or services.
Division 2 Local Government (Functions and General) Regulations 1996 – Tenders for providing goods or services.

Council Policy/Local Law Implications

Policy ADM19 – Procurement of Goods and Services.

Budget/Financial Implications

This project is listed in the 2011/2012 Annual Budget - \$1,011,900.00.

Consultation

Architectural and Materials Consultants
Forrestdale Community Association

BACKGROUND

The Director City Projects has closed tenders for the proposed refurbishment of the Bakers House. This report is submitted via the Technical Services Committee as the most timely opportunity for Council decision. A previous report to Council (CS112/12/05) made arrangements for the retention of Bakers House, a large residential homestead located in Harrisdale, which was originally built and owned by the Baker family, to facilitate the early development of community facilities in North Forrestdale. It was considered opportune for the City to take advantage of the substantial asset available in Baker's House to provide a community centre for a future community of 25,000 people.

Refurbishment works include improved accessibility – widening door openings, raising the existing veranda, replacing existing ramps, construction of a new toilet block under the main roof, and minor landscaping works. All works are to match the existing structure.

DETAILS OF PROPOSAL

Tender No 1/12 for the Bakers House Extension and Refurbishment was advertised in the 17 December 2011 edition of the 'West Australian' newspaper. Notices were also displayed at the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards, and on the City of Armadale website.

The successful tenderer will be required to upgrade and revitalise the existing Bakers House Centre and deliver to the community a redeveloped, space effective centre. Works include but are not limited to refurbishment of the existing structure, extension of the existing structure to include wet areas, and minor landscaping works.

Council approval is sought to award the tender to McCorkell Constructions Pty Ltd for the Bakers House Extension and Refurbishment for a period of 3 (three) months from the date of the contract.

COMMENT

The budget for this project is as follows:

Budget 2011/2012	\$1,011,900
Expenditure to Date (Project Management and Design)	<u>\$ 112,151</u>
Funds Remaining	\$ 899,749
Contract Cost	\$ 688,850

This leaves approximately \$219,000 for contingencies and works outside of the contract.

The delay in recommending the awarding of this tender was the subject of a previous report to the Community Services Committee (C19/4/12), which stated:

“The anticipated approval process of the Lotterywest grant has now been extended with an anticipated outcome of the City’s application being known by May 2012.”

Verbal approval of Lotterywest funding has since been received, and is the subject of another report to the May 2012 Community Services Committee.

Tender No 01/12 seeks the provision of goods and services for the extension and refurbishment of Bakers House. The tender closed at 2:00pm on Thursday, 9 February 2012.

TENDER EVALUATION

The following tenders were received:

West Coast Construction and Demolition
CPD Group Pty Ltd
BE Projects (WA) Pty Ltd
Dalcon Constructions Pty Ltd
Classic Constructions
McCorkell Constructions Pty Ltd

All tenders were compliant with the required criteria.

A quality evaluation process was also undertaken having specific regard to the following Qualitative Criteria:

- Price 35%
- Relevant Experience 20%
- Key Personnel Skills and Experience 15%
- Tenderers Resources 15%
- Demonstrated Understanding 15%

The ranking of the compliant tender submissions, as determined by the evaluation panel, is as follows:

Company	Ranking
McCorkell Constructions Pty Ltd	1
Dalcon Constructions Pty Ltd	2
CPD Group Pty Ltd	3
BE Projects (WA) Pty Ltd	4
Classic Constructions	5
West Coast Construction and Demolition	6

Having thoroughly reviewed all of the submissions, it was apparent that McCorkell Constructions Pty Ltd demonstrated superior experience and understanding of the requirements of the contract, in particular their previous experience with heritage buildings. Whilst not providing the lowest price, when combining the qualitative criteria with the price comparisons, the submission from McCorkell Constructions Pty Ltd clearly provided the most advantageous outcome for the City.

Therefore, the evaluation panel has concluded that the submission from McCorkell Constructions Pty Ltd has adequately complied with the tender requirements and the submitted price is considered to be representative of the works required under this contract.

However, in order to make provision for any unknown factors, it would be considered prudent to make a reasonable provision of approximately 15% of the tender value to cover any contingency items which may arise during the execution of the works.

CONCLUSION

Tenders for the extension and refurbishment of Bakers House were recently invited, with six submissions being received and assessed by the evaluation panel against compliance and qualitative criteria.

The result was that the submission received from McCorkell Constructions Pty Ltd represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to McCorkell Constructions Pty Ltd at a price of \$688,850.00, exclusive of GST, expiring on 31 August 2012, and a contingency sum of \$103,000.00 is allowed over and above the contract sum.

RECOMMEND

That Council:

- 1. Accepts the tender from McCorkell Constructions Pty Ltd for \$688,850.00, excluding GST, in accordance with their submitted tender, Council's contract documentation, and budget allocation; and**

2. **Approve a contingency sum of \$103,000.00, excluding GST, to ensure that any unforeseen works can be completed within the above contract.**

ATTACHMENTS

There are no attachments for this report.