



TENDER REGISTER

Tender No.	22/23-02	Tender Title	Three Springs Multi-purpose Hall Upgrade
Brief description of goods or services required:	Three Springs Multi-purpose Hall Upgrade – 22/23-02		
Particulars of the decision to invite tenders:	Delegated Authority – Tenders, Decisions to Invite		
Advertisement Details:	Advertising Date(s):	- West Australian – Saturday 21/01/2023 - Notice Board - Shire Admin Office	
Closing Date and Time:	17/02/2023 @ 2.30pm		
Opening Date and Time:	17/02/2023 @ 2.30pm		
Opened in the presence of:	NAME:	SIGNATURE:	
	Keith Woodward, CEO		
	Patricia McKeon, ES		
Tenderers' Contact Name and Company Name:		Address:	
1. CORAL COAST HOMES		251 7th STREET Wonthella, CEALADON	
2. BUILDING BASE		3 CHAPEL PLACE, MORLEY W.A. 6062	
3. P. S. CHESTER & SON		1 ALEXANDER ST, UTAKARRA	
Copy of Advertisement:  REQUEST FOR TENDER THREE SPRINGS MULTI-PURPOSE HALL UPGRADE Tender number RFT 2022-23-2 Deadline 2.30pm (AWST) Friday 17th February 2023 Tender Documents: Are available by contacting the Executive Secretary on 9954 1001 or email: es@threesprings.wa.gov.au Canvassing of Councillors and staff will disqualify. Lodgement: Tenders are to be marked "Private and Confidential" – Tender RFT2022-23-2 and addressed to the Chief Executive Officer and can be lodged either by hand at the Shire of Three Springs office at 132 Railway Road, Three Springs or by Post to the Shire of Three Springs, PO Box 117 Three Springs WA 6519. Tenders must be received no later than 2.30pm on Friday 17 February 2023. Keith Woodward PSM Chief Executive Officer			



TENDER REGISTER

Tender awarded by:	DATE OF COUNCIL MEETING 22.03.2023	COUNCIL MINUTE NO. 017/2023
Name of Successful Tenderer(s):	CORAL COAST HOMES & CONSTRUCTIONS	
Amount of Successful Tender(s):	\$ -	

10. REPORTS OF OFFICERS

Executive Services	
10.4. Tender 22/23-02 Three Springs Multi-Purpose Hall	
Agenda Reference:	CEO
Location/Address:	Shire of Three Springs
Name of Applicant:	CEO
File Reference:	ADM
Disclosure of Interest:	Nil
Date:	22 March 2023
Author:	Keith Woodward, Chief Executive Officer
Attachment (s):	CONFIDENTIAL - Shire of Three Springs Tender Evaluation Report.

Council Role:

- ☐ Advocacy When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
- ☒ Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
- ☐ Legislative Includes adopting local laws, local planning schemes and policies.
- ☒ Review When Council reviews decisions made by Officers.
- ☐ Quasi-judicial When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g. local planning applications, building permits, other permits/licences (e.g. under Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

Report Purpose:

This report outlines recommendations for the Council to approve the tender for the renovation of the Three Springs Shire Hall and the associated budget, as well as a variation request to the Australian Government Local Roads and Community Infrastructure Program. The report provides background information on the benefits of the renovation, the financing of the project, and the scope of works involved, and includes details of the tender evaluation process, statutory requirements, policy implications, and financial/resource implications.

The Council will be requested to:

1. Award Tender 22/23-02 Three Springs Multi-Purpose Hall (The Hall) as recommended in the confidential evaluation report.
2. Approve the budget of \$839,765.00 for the Multi-Purpose Hall consisting of a grant worth \$658,208.00 and a Shire contribution of \$181,588.00.
3. Approve the Australian Government Local Roads and Community Infrastructure variation request. This will involve redirecting the Community Netball Courts project and transferring the associated funds towards the Hall project.
4. Approve the resubmission of the Community Netball Courts project into the Australian Government Local Roads and Community Infrastructure Program Phase Four.

5. The transfer of \$436,046 to the Glyde Street Redevelopment Reserve is reduced to \$254,488. The difference of \$181,588 is transferred to the Hall renovation budget.

Background:

The Shire Hall is set to undergo an extensive renovation that includes upgrading the kitchen and bathroom facilities, as well as installing air conditioning in the main Hall. These enhancements will bring numerous benefits to the community, making the building more suitable for a variety of uses.

The updated kitchen and bathroom facilities will offer improved functionality and comfort, making it easier for users to prepare food and maintain hygiene standards. Additionally, the installation of air conditioning in the main Hall will provide a comfortable environment for hosting events and gatherings all year round.

One of the significant advantages of these renovations is that they will enable the Shire Hall to serve as an emergency recovery centre. During emergencies, such as natural disasters, the Shire Hall can be used as a temporary shelter for people who have been displaced from their homes. The upgraded facilities will ensure that the centre can provide essential services, such as cooking and washing, to those in need.

Furthermore, the enhanced facilities will make the Shire Hall a more attractive venue for hosting community events and catering for services. The versatility of the space will allow for a wider range of events to take place, from large-scale gatherings to small meetings. The air-conditioned main Hall will also provide a comfortable space for users during hot summers or chilly winters.

Overall, the renovation of the Shire Hall will significantly improve its functionality, making it a more versatile and useful community space. The upgraded facilities will benefit everyone who uses the building, from emergency response teams to event organizers and community members.

To ensure that the renovations are carried out to a high standard, the Shire engaged the services of Eastman Poletti Sherwood Architects. The architects were responsible for formulating the drawings and specifications for the project and will act as the Shire's superintendent during the construction phase. With their expertise, the architects will help to ensure that the renovations are completed on time, within budget, and to the required standard.

By securing this grant and engaging the services of experienced architects, the Shire is demonstrating its commitment to providing high-quality facilities for the community. The Hall Renovation project will not only enhance the functionality and versatility of the Shire Hall but also create local employment opportunities and support the local economy. Overall, this project represents a significant investment in the future of the Shire and its residents.

The Three Springs Shire Hall alterations and refurbishments scope of works include:

- Demolition and removal of existing toilets, kitchen and servery
- Construction of new toilets
- Renovation of existing kitchen and servery
- Air conditioning of the Hall
- Renovation of 'Red Room' and other works as documented in the tender

Officer's Comment:

The confidential Evaluation report provides details associated with the tender process and tender assessment.

Consultation:

Nil

Statutory Environment:

Section 3.57 of the *Local Government Act 1995* and the *Local Government Regulation 1996* (Function and General) Part 4, Division 2 section 11 (2) (b).

Section 3.57 of the *Local Government Act (LGA) 1995* and the *LGA Functions and General Regulations*, 11 to 24G.

Regulation 18 (4) of the *Local Government (Functions and General) Regulations* states:

“Tenders that have not been rejected under sub regulation (1), (2), or (3) are to be assessed by the local government by means of a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept and it is to decide which of them it thinks it would be most advantageous to the local government to accept.”

All tenders were evaluated against the selection criteria by which each tender was assigned a score based on the tenderer’s capacity to meet the tender objectives.

The contract will be awarded to a Tenderer who best demonstrates the ability to carry out the required service at a competitive price. The tendered prices were assessed via qualitative and compliance criteria to determine the most advantageous outcome for Council.

Policy Implications:

1.5 – Procurement Policy

Financial/Resources Implications:

1. In order to finance the Hall Renovation project, the Shire applied for a grant worth \$658,208 from the Australian Government Local Roads and Community Infrastructure Program, Phase Three. This grant consisted of two elements the first element was the Shire Hall Project \$508,208, and the second element was the Community Netball Courts \$150,000.
2. Associated with this report, a proposal will be submitted to modify the Australian Government’s Local Roads and Community Infrastructure Program grant by suspending the Community Netball Courts project for this financial year and redirecting the budget of \$150,000 towards the Hall Renovation project.
3. The Shire received notification on February 13, 2023, that The Shire of Three Springs has been granted \$329,104 under Australian Government’s Local Roads and Community Infrastructure Program Phase Four. The funds will be accessible starting from July 2023, and there are plans to re-submit the Community Netball Courts project subject to Council approval. The estimated cost for this project is approximately \$280,000.
4. The tenders ranged from \$654,831 to \$714,876. The estimated cost for the renovation project of the Hall is \$839,765.

Tendered Rates (Highest Tendered Rate)	-\$714,876.00
Eastman Poletti Sherwood Architects	-\$ 84,901.00
Total	-\$799,777.00
5% Variation	-\$ 39,988.85
Total	-\$839,765.85
Local Roads and Community Infrastructure Program	\$658,208.00
Shire funding	\$181,588.00
Grand Total	\$839, 765.00

5. The 2022/23 budget includes a transfer of \$436,046 to the Glyde Street Redevelopment Reserve, however, it is proposed to decrease this amount to \$254,488 and allocate the remaining \$181,558 to the Hall Renovation budget. By doing so, the Council will provide \$181,588 in funding and, combined with the LRCIP grant of \$658,208, a total of \$839,766 will be available to cover the renovation costs based on the received tenders.

Strategic Implications:

This item is relevant to the Council’s Strategic Community Plan 2018-2028.

Strategic Community Plan 2018-2028	
Council Objectives:	Outcome:
Nil	Nil

This item is relevant to the Council's Corporate Business Plan 2020-2024.

Corporate Business Plan 2020-2024	
Scope Statement:	Project Outputs:
Nil	Nil

Voting Requirements:

Absolute Majority

Officer's Recommendation:

017/2023 OFFICER'S RECOMMENDATION and COUNCIL RESOLUTION 10.4
<u>MOVED:</u> Cr. Eva <u>SECONDED:</u> Cr.Heal That Council: 1. Awards Tender 22/23-02 Three Springs Multi-Purpose Hall as recommended in the confidential evaluation report to Coral Coast Homes and Constructions. 2. Approve the budget of \$839,765.00 for the Multi-Purpose Hall Project. 3. Approve the Australian Government Local Roads and Community Infrastructure variation request. This will involve suspending the Community Netball Courts project and transferring the associated funds towards the Hall project. 4. Rescind the transfer of \$436,046 to the Glyde Street Redevelopment Reserve. 5. Approve the transfer of \$254,488 to the Glyde Street Redevelopment Reserve. 6. Approve the transfer of \$181,588 towards the Hall Renovation budget. CARRIED: Voted: 7/0