

17.2 LATE ITEM - ANDOVER PARK REDEVELOPMENT

File No:	CM.
Responsible Executive Officer:	Director Strategic Projects & Infrastructure
Reporting Author:	Project Officer
Date of Report:	3 April 2020
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s)	1. Confidential –Tender Evaluation Report 2. Confidential – Project Budget

PURPOSE

For Council to consider the tender for the Andover Park Redevelopment offered under the RFT 11-19/20.

BACKGROUND

Andover Park, is located in the north-west residential area of Roebourne. The existing park is a meeting place for many community and not-for-profit groups, and a known safe place for local children with several elders living in surrounding properties. The park provides the only public playground in the community, and incorporates shade structures, outdoor gym equipment, seats, grassed areas and a public toilet for locals and visitors alike.

The upgrade of the park has been strongly advocated by Yirramargardu Community Association (YCA) given its social importance and the desire to upgrade the existing facilities to support the wider community.

Officers and YCA worked through the Annual Community Association Development Scheme (ACADS) to see the realisation of the park's redevelopment. In addition, Officers secured \$1M (Excl. GST) Lotterywest funding towards the junior play space, youth space and shade shelters.

Following a detailed value management, the works were documented as separable portions with the following stages:

Stage One

Junior Playground - sand soft fall, tunnel, slide, balance beam, swings, combination play unit, seesaw & shade structures;
Youth Space Upgrades - including fixed shade, hard court and cinema wall;
Yarning Circle, barbeques and fixed furniture, power and lighting, and event activity/turfed space.

Stage Two

Civil road works, expanded lighting and power, storage shed, additional shade structures, pathways, and landscaping areas.

Stage Three

Balance of the lighting and power, fixed furniture, relocated shade structures, additional pathways, and landscaping areas.

The tender for the works was advertised on 26 February 2014 and closed 8 April 2020.

Two tenders were received by the closing date from:

- Environmental Industries Pty Ltd, Canning Vale WA
- Yurra Pty Ltd, Gap Ridge WA

Tenderers were evaluated by a three person panel comprising of:

- Manager Infrastructure Projects
- Project Officer Infrastructure Projects
- Coordinator Community Engagement

Tenderers were first assessed for compliance with the tender documents, and then assessed against the qualitative criteria that were weighted.

The criteria and associated weightings were:

Criteria	Weighting
Price	60%
Relevant Experience	20%
Methodology	10%
Capacity to Deliver	10%

The Regional Price Preference Policy was applied to one local tenderer.

A copy of the Evaluation Report is contained within the confidential section of the agenda.

LEVEL OF SIGNIFICANCE

In accordance with Council Policy CG-8 – Significant Decision Making Policy, this matter is considered to be of moderate significance in terms of social, economic, cultural and wellbeing issues within the Roebourne Community and low significance in terms of Council’s ability to perform its role.

COUNCILLOR/OFFICER CONSULTATION

In May 2019, Council resolved to tender a scope of work for the redevelopment of Andover Park after conducting an internal value management exercise to achieve both a quality design and satisfactory financial outcome.

Officers also consulted internally across all departments, as part of the tender process.

COMMUNITY CONSULTATION

Officers have worked closely and in partnership with YCA, with several community workshops and ongoing consultation throughout the process. Community engagement activities in accordance with the iap² public participation spectrum process to inform, consult, involve, collaborate and empower was as follows:

Who	How	When	What	Outcome
YCA	Email	March 2020	Tender Notification	Advised the Tender Documents were released.
YCA & Invited Ngarluma Elder Pansy Hicks	Email & Site Meeting	January 2020	Snakewood Trees Identification	Significant native trees identified and location surveyed on site.
YCA	Annual General Meeting	November 2019	Project Update	Advised tender documentation was ongoing.

Who	How	When	What	Outcome
YCA & Community	Community Meeting	October 2019	Presentation of design, internal value management and proposed staging (e.g. 3 off)	Endorsed the approach and requested the inclusion of the boundary fence to keep dogs out, adjust the playground path and remove all reference to “snakes” within the documents etc.

STATUTORY IMPLICATIONS

Tenders were called in accordance with Section 3.57 of the *Local Government Act 1995* and associated regulations.

POLICY IMPLICATIONS

Council Policies CG12 Purchasing and CG11 Regional Price Preference are applicable to this matter.

FINANCIAL IMPLICATIONS

Council has adopted a project budget of \$1.9M (Excl. GST) and made provision to deliver the works in 2020. The construction budget is fully captured within this amount and includes a grant of \$1M (Excl. GST) from Lotterywest to fund specific aspects of the project, identified to be included in Stage One.

Although the recommended tenderer has submitted a bid within financial allocations, it is noted the bid includes exclusions of a minor nature that need to be clarified before contract award.

Officer’s recommend Council consider the subsequent stages of the works should additional Council funds become available, while noting there may be cost implications depending on the timing of direction to proceed.

STRATEGIC IMPLICATIONS

This item is relevant to the Council’s approved Strategic Community Plan 2016-2026 and Corporate Business Plan 2016-2021. In particular, the Operational Plan 2019-2020 provided for this activity:

Programs/Services:	1.a.1.6	Community Projects
Projects/Actions:	1.a.1.6.4	Andover Park Development
Programs/Services:	2.d.2.3	Community Safety
Projects/Actions:	2.d.2.3.1	Embed Crime Prevention through Environment Design (CPTED) principles into all economic planning and development activities

RISK MANAGEMENT CONSIDERATIONS

The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	Low	Aligns with the City’s committed to providing appropriate public open spaces to support good health and wellbeing within our communities.
Financial	Low	Works to be funded by 2019/20 and 2020/21 project budget.

Category	Risk level	Comments
Service Interruption	Moderate	Priority of construction is planned to take place in expanding the park and upgrading the existing junior playground.
Environment	Low	Noise output and dust pollution during construction will be managed by the contractor. Works occur next to and within a natural drainage area with significant trees and native species warranting monitoring of construction activity to minimise impact and risk. Quantum of native species and planting have been increased in the design documents.
Reputation	Moderate	Community led project for which members have demonstrated a high level of engagement and interest. An upgrade to this aged facility is likely to deliver positive reputational impact for Council.
Compliance	Low	Works are expected to comply with relevant standards.

IMPACT ON CAPACITY

There is no impact on capacity or resourcing to carry out the Officer’s recommendation.

Supervision of works and future maintenance programs are included in existing resources.

RELEVANT PRECEDENTS

The City has previously undertaken upgrades to meet Community needs throughout Dampier, Karratha, Wickham, Roebourne and Point Samson.

VOTING REQUIREMENTS

Simple Majority.

OPTIONS

Option 1

As per Officer’s recommendation.

Option 2

That Council by SIMPLE Majority pursuant to Section 3.57 of the *Local Government Act 1995* RESOLVES to PROPOSE a substitute Tenderer.

Option 3

That Council by SIMPLE Majority pursuant to Section 3.57 of the *Local Government Act 1995* RESOLVES to PROPOSE that all tenders be declined.

CONCLUSION

The Evaluation Panel believes the recommended tenderer has the capacity to deliver the works to the standards expected by the City and provides the most advantageous outcome for the project, subjected to minor contract negotiations and resultant amendments. It is anticipated the contract will commence once negotiations in regards the bid exclusions are finalised in April 2020, and will continue until the completion of works proposed in October 2020.

OFFICER'S RECOMMENDATION

That Council by SIMPLE Majority pursuant to Section 3.57 of the *Local Government Act 1995* RESOLVES to:

1. **ACCEPT** the tender submitted by Yurra Pty Ltd ABN 99 162 178 458 as the preferred tenderer to form a contract, based on the assessment of the compliance criteria, qualitative criteria and pricing structures offered under RFT 11-19/20 Andover Park Redevelopment; and
2. **EXECUTE** a Contract with Yurra Pty Ltd for the delivery of Stage One works as contained in this report and **SUBJECT** to:
 - a) clarifications being satisfied associated with exclusions within their tender submission; and
 - b) submitted price being within the project budget.