

6.3 TENDER IE179/2022 HYDE PARK WEST TOILET REFURBISHMENT AND CAFE KIOSK

Attachments: 1. Tender Evaluation Worksheet - Confidential

RECOMMENDATION:**That Council**

1. **NOTES the outcome of the evaluation process for Tender IE179/2022 Hyde Park West Toilet Refurbishment and Cafe Fit-Out; and**
2. **ACCEPTS the tender submission of Devco Holdings for Tender IE179/2022 Hyde Park West Toilet Refurbishment and Cafe Fit-Out, for both Separable Portion 1 - Toilet Refurbishment and Separable Portion 2 - Cafe Fit-Out.**

PURPOSE OF REPORT:

For Council to accept the tender submission of Devco Holdings for Tender IE179/2022 Hyde Park West Toilet Refurbishment and Cafe Fit Out for both portions.

BACKGROUND:

The City has a Public Toilet Renewal Program which comprises of ongoing renewal, upgrade or rationalisation of the City's public toilet facilities in an effort to achieve standardised public amenity across the City. Hyde Park West Toilets were identified to be refurbished previously in 2019/2020 but was deferred due to COVID-19 and later rescheduled in the draft annual budget for 2021/2022 which Council approved.

Attached to the Hyde Park toilets is an unused storage shed. At the Ordinary Council Meeting of 14 December 2021 (Item 9.16), Council approved the City entering into a lease for portion of No. 505 William Street, Perth, Hyde Park, being a current 34.64 square metres storage shed to be used as a commercial kiosk with Veggie Mama Pty Ltd.

A budget of \$55,000 excl. GST was allocated for the required works to the storage shed to convert to a commercial kiosk, subject to relevant Department of Planning, Land and Heritage approvals. **Devco's quote was \$31,013, which is \$23,987 under the allocated budget.**

In order to have reduced impact on the community and obtain cost efficiencies, it was decided that both projects would be undertaken at the same time and combined into a single public tender but listed as two separate itemised portions.

Tender Submissions

Submissions for both portions were received from the following seven (7) Respondents:

- AE Hoskins & Sons
- Budo Group Pty Ltd
- Cavadium Constructions Pty Ltd
- Construct360 Pty Ltd
- Devco Holdings
- Geared Construction Pty Ltd
- Prova Construction Pty Ltd

Evaluation Panel

The Evaluation Panel comprised of four members, being:

- one with tender preparation skills
- two with the appropriate operational expertise and involvement in supervising the contract
- one with probity advice provided by a Procurement and Contracts Officer

Compliance Assessment

All offers received were assessed as fully compliant and progressed to the qualitative assessment.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offers for this requirement.

The qualitative criteria and weighting used in evaluating the submissions received for both portions were as follows:

| Qualitative Criteria | | Weighting |
|----------------------|---------------------------------|-----------|
| 1 | Understanding of the Project | 45% |
| 2 | Capacity, Skills and Experience | 45% |
| 3 | Environmental and Social | 10% |

Qualitative Assessment

| Recommended Respondent | Weighted Percentage Score | Qualitative Ranking | Comment |
|------------------------|---------------------------|---------------------|--|
| Devco Holdings | 75% | 1 | Response complies, is convincing and credible. Response demonstrates excellent capability, capacity and experience relevant to, or understanding of, the requirements. Low risk. |

Refer to **Confidential Attachment 1** for further detail.

Price Assessment

The panel carried out a comparison of the submitted pricing offered and made a value judgement as to the cost affordability, qualitative ranking and risk of each submission, in order to determine which Respondent presented the best value for money to the City.

Devco Holdings provided the lowest total cost out of all seven submissions. **The breakdown of costs is provided below. Devco further stated that if they won both positions they would reduce the total overall cost by \$5,235:**

| Item | Total Cost | Price Ranking |
|--|------------------|---------------|
| Separable Portion 1 – Toilet Refurbishment | \$238,118 | 2 |
| Separable Portion 2 – Café Fitout | \$31,013 | 1 |
| Discount for both portions | -\$5,235 | N/A |
| TOTAL | \$263,869 | 1 |

Refer to **Confidential Attachment 1** for further detail.

Evaluation Summary

The panel concluded that the tender from Devco Holdings provides best value for money to the City and is therefore recommended for the provision of both portions of the Hyde Park West Toilet Refurbishment and Cafe Fit-Out for the following reasons:

- Compliance with the submission requirements;
- Ranked first in the Qualitative Assessment;
- Provided the lowest total cost; and
- References supported the Evaluation Panel's recommendation.

It is therefore recommended that Council ACCEPTS the tender submitted by Devco Holdings for both portions of the Hyde Park West Toilet Refurbishment and Cafe Fit-Out at a total cost of \$263,896.

CONSULTATION/ADVERTISING:

The Request for Tender IE179/2022 was advertised in the West Australian on 5 February 2022 and on both the City's website and Tenderlink portal between 5 February 2022 and 4 March 2022.

LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with:

- Section 3.57 of the Local Government Act 1995;
- Part 4 of the Local Government (Functions and General) Regulations 1996; and
- City of Vincent Purchasing Policy

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred Respondent.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and well utilised.

Connected Community

Our community facilities and spaces are well known and well used.

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, although the sustainability and environmental management practices of Respondents was a weighted qualitative criteria of this request, and the preferred Respondent provided convincing evidence of excellent sustainability practices.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any specific priority health outcomes of the City's *Public Health Plan 2020-2025*.

Choose an item or delete if not relevant.

FINANCIAL/BUDGET IMPLICATIONS:

The total cost for both portions provided by Devco Holdings is \$263,896. This is within the allocated budget for the project. Further details are provided in **Confidential Attachment 1**.

The funds for this Capital Project have been provisioned for in the 2021/2022 annual budget.

COMMENTS:

The tender submission from Devco complies with all the tender requirements. The submission was satisfactorily presented and included all relevant and specific information required and requested within the tender specification.

The Evaluation Panel deemed the response to be convincing and credible, demonstrating the capability, capacity and experience to all Evaluation Criteria.

The submission was the highest ranked in the qualitative assessment and provided the lowest total cost.

The Evaluation Panel recommends that Devco be accepted for Tender IE179/2022 for the Hyde Park West Toilet Refurbishment and Kiosk Fit Out, as it offers the best overall value for money to the City.