

5.2.7 LATE ITEM: Tender No. 507/15 Specialised Turf Maintenance, Herbicide Applications and Turfing Services

Ward:	Both	Date:	7 August 2015
Precinct:	All	File Ref:	SC2397
Attachments:	1 – Confidential Attachment		
Tabled Items:	Nil		
Reporting Officer:	J. van den Bok; Manager Parks and Property Services		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That Council **ACCEPTS** the Tender No. 507/15 for Specialised Turf Maintenance, Herbicide Applications and Turfing Services for a period of three years from 1 September 2015 as per the schedule of rates in the tender submission and general conditions of tendering and awards the specific components of the contract as follows;

1. Verti-Mowing and Sweeping – Turf Care WA;
2. Vert-Draining – Turf Care WA;
3. Fertilising – Baileys;
4. Herbicide Applications – Turfmaster; and
5. Turfing Services – Turf Developments (WA) Pty Ltd.

PURPOSE OF REPORT:

To obtain Council approval for awarding Tender No. 507/15 – Specialised Turf Maintenance, Herbicide Applications and Turfing Services.

BACKGROUND:

The majority of works outlined within this tender are interrelated in that they occur in unison, predominantly in spring and mainly relate to specialised works required on active sportsgrounds or well used passive spaces. Therefore, there are some advantages in offering all of the works to one tenderer.

However, as specified in the tender documentation and due to past experience and higher costs, different contractors have been used for the scheduled works as listed in the tender. This although more time consuming administratively, this has proved to be most advantageous in that the City has received in most cases, a better service or quality of works at a competitive price.

As noted above, the works outlined within this contract are specialised, in that the contractors require specific accreditation and/or a particular skillset to undertake the works that the City's own "in-house" staff do not possess. In addition the City does not have the plant and equipment necessary to undertake the requirements nor would it be cost effective for the quantity of work undertaken.

DETAILS:

Tender 507/15 - Specialised Turf Maintenance, Herbicide Applications and Turfing Services was advertised on Wednesday 20 May 2015.

Contract Type	Schedule of Rates
Contract Term	Three years
Commencement date	1 September 2015
Expiry Date	31 August 2018
Extensions of contract	No
Rise and fall included	No

Tenders Received:

The tenders received were from the following registered companies:

- Programmed Property Services
- Turf Developments Pty Ltd
- Baileys
- Sprayking
- Lawn Doctor
- Website Weed and Pest Pty Ltd
- Turfcare WA
- Turfmaster

Tender Assessment:

The tenders were assessed by a Tender Evaluation Panel and each tender was assessed using the selection criteria below in accordance with the tender documentation.

CRITERIA	WEIGHTING
Past experience in similar projects/works	30%
Contract Price	30%
Organisational structure/capacity/resources	20%
Financial capacity	10%
Compliance with tender specification	5%
References	5%
	100%

Tender Evaluation Ranking:

Scores were allocated accordingly by the panel for each Schedule as noted above and the table exhibited in the **Confidential Attachment 1** indicates the prices submitted.

Schedule A: Verti - Mowing and Sweeping

Selection Criteria	Weighting	Turf Care	Turfmaster	Lawn Doctor	Turf Developments	Programmed Property Services
Past experience in similar projects/works	30%	26.0	24.0	24.0	25.0	23.0
Contract Price	30%	26.8	29.3	25.9	19.8	22.5
Organizational structure/capacity/resources	20%	15.3	16.0	16.0	16.0	13.3
Financial capacity	10%	8.0	7.7	7.3	8.0	6.0
Compliance with tender specification	5%	4.2	3.8	3.8	4.2	3.5
References	5%	4.5	3.8	4.3	4.5	3.5
Total	100%	84.8	84.6	81.3	77.5	71.8
Ranking		1st	2nd	3rd	4th	5th

Administration Comments:

Both Lawn Doctor and Turfmaster have previously provided this component of the contract to the City.

Turf Care is a growing company with excellent references in maintaining fine turf facilities such as Robertson Park Tennis Centre for Tennis Seniors WA. They have the capacity to undertake turf renovation of larger active spaces and the expertise in this field particularly where related to fine turf areas will be most beneficial.

Schedule B: Verti - Draining

Selection Criteria	Weighting	Turf Care	Turfmaster	Lawn Doctor	Turf Developments	Programmed Property Services
Past experience in similar projects/works	30%	25.0	24.0	24.0	25.0	23.0
Contract Price	30%	27.8	30.0	24.3	15.1	24.0
Organizational structure/capacity/resources	20%	15.3	15.3	16.0	16.0	13.3
Financial capacity	10%	8.0	7.7	7.3	8.0	6.0
Compliance with tender specification	5%	4.2	3.8	3.8	4.2	3.5
References	5%	4.5	3.7	4.3	4.5	3.5
Total	100%	84.8	84.5	79.7	72.8	73.3
Ranking		1st	2nd	3rd	5th	4th

Administration Comments:

Both Lawn Doctor and Turfmaster have previously provided this service to the City on an as required basis as it has not been a specific part of this contract until this year.

As noted above for verti-mowing/sweeping, Turf Care is a growing company with excellent references in maintaining fine turf facilities such as Robertson Park Tennis Centre for Tennis Seniors WA. They have the capacity to undertake turf renovation of larger active spaces and the expertise in this field particularly where related to fine turf areas will be most beneficial.

Schedule C: Fertiliser (supply and apply):

Selection Criteria	Weighting	Turf Care	Turfmaster	Lawn Doctor	Turf Developments	Programmed Property Services	Baileys
Past experience in similar projects/works	30%	24.0	25.0	23.0	25.0	22.0	26.0
Contract Price	30%	24.4	28.1	27.5	20.1	25.1	28.4
Organizational structure/capacity/resources	20%	16.0	17.3	16.7	16.7	13.3	18.0
Financial capacity	10%	8.0	7.7	7.3	8.0	6.0	6.7
Compliance with tender specification	5%	4.2	3.8	3.8	4.2	3.5	3.3
References	5%	4.5	4.0	4.3	4.5	3.5	4.5
Total	100%	81.1	85.9	82.6	78.5	73.4	86.9
Ranking		4th	2nd	3rd	5th	6th	1st

Administration Comments:

Both Lawn Doctor and Turfmaster have previously provided this component of the contract to the City.

Bailey's fertilisers are a well-established Western Australian company supplying a quality product to the horticultural and agricultural industries. The company has the capacity to supply and apply their products at the specified rates with state of the art machinery that will ultimately assist in providing a better quality product for the community.

Schedule D: Supply and/or Application of Herbicides:

Selection Criteria	Weighting	Turf Care	Turfmaster	Lawn Doctor	Turf Developments	Programmed Property Services	Spray King	Website Weed and Pest
Past experience in similar projects/works	30%	23.0	28.0	22.0	23.0	21.0	21.0	24.0
Contract Price	30%	23.5	23.1	20.4	12.7	25.6	23.1	26.6
Organizational structure/capacity/resources	20%	16.0	18.7	14.7	15.3	14.0	12.0	16.7
Financial capacity	10%	8.3	7.7	7.3	8.3	6.0	7.3	6.3

Compliance with tender specification	5%	4.3	3.7	3.8	4.2	3.5	3.0	3.7
References	5%	4.3	4.7	4.0	4.2	3.3	4.3	4.7
Total	100%	79.4	85.9	72.2	67.7	73.4	70.7	82.0
Ranking		3rd	1st	5th	7th	4th	6th	2nd

Administration Comments:

Turfmaster have held the herbicide spraying component of this contract with the City for many years and provided an exceptional service. Spraying any herbicide within the public realm is a risky operation and one that causes immediate concern if not undertaken safely and efficiently. To date Turfmaster's operation, within residential streets, City Centres and within parks and reserves has been incident free, a testament to their performance over many years.

Schedule E: Turfing Services

Selection Criteria	Weighting	Turf Care	Turfmaster	Lawn Doctor	Turf Developments	Programmed Property Services
Past experience in similar projects/works	30%	23.0	22.0	25.0	29.0	21.0
Contract Price	30%	20.8	29.9	28.6	26.5	14.0
Organizational structure/capacity/resources	20%	16.0	17.3	15.3	18.0	14.0
Financial capacity	10%	8.3	7.7	7.3	8.3	6.0
Compliance with tender specification	5%	4.3	3.7	3.7	4.2	3.3
References	5%	4.3	3.8	4.0	4.5	3.2
Total	100%	76.7	84.4	83.9	90.5	61.5
Ranking		4th	2nd	3rd	1st	5th

Administration Comments:

Turf Developments has held this contract with the City for the past three (3) years and provided an excellent service supplying turf which is certified "sting" nematode free.

They have provided advice on levelling/returfing areas (Sportsgrounds) and removal of Parramatta grass and have had excellent results to date improving the areas of Birdwood Square, Menzies Park and parts of Charles Veryard Reserve.

CONSULTATION/ADVERTISING

Not applicable.

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the Local Government Act Tender Regulations and the City's Code of Tendering Policy 1.2.2 and Purchasing Policy No. 1.2.3.

RISK MANAGEMENT IMPLICATIONS:

Medium: This tender comprises of works that provide an important service to the City. Whilst some tasks are considered low risk, the spraying of herbicides within the public realm provides various challenges, therefore close monitoring and supervision is undertaken to ensure the work is undertaken safely, effectively and efficiently.

STRATEGIC IMPLICATIONS:

In accordance with the City's *Strategic Plan 2013-2023*, Objective 1 states:

- 1.1: *Improve and maintain the natural and built environment and infrastructure.*
- 1.1.5: *Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment".*

SUSTAINABILITY IMPLICATIONS:

Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.

FINANCIAL/BUDGET IMPLICATIONS:

Works associated with this tender are charged against the respective park/reserve, or verge maintenance account or capital works budget accounts as required.

Costs for the various components of this tender vary significantly dependant on seasonal influences, uses and works priorities.

Based on the last three years Verti-mowing/Sweeping and Verti-Draining of sportsgrounds is estimated at \$25,000 per annum.

Fertilising of parks/reserves, particularly sportsgrounds has been intensified over the past three years due to increased use and is dependent on results of annual soil and leaf analysis recommendations from turf consultants. This activity is estimated at \$55,000 per annum.

Herbicide applications in parks/reserves amounts to approximately \$40,000 per year and the spraying of kerbs/footpaths program (twice per year) costs an estimated \$35,000 per application.

Turfing costs vary considerably dependant on what capital projects are listed on budget, however maintenance and returfing of goal squares at the end of the winter season amounts to approximately \$20,000 per year.

Therefore the total spend under Tender No. 507/15 Specialised Turf Maintenance, Herbicide Applications and Turfing Services is approximately \$175,000 per annum.

COMMENTS:

Reference checks have revealed that all tenderers are capable of providing all of the required works or specific components of the tender as outlined in their submission.

The current contract for Vert-Mowing/Sweeping and Fertilising has been held by Lawn Doctor, the contract for Herbicide Applications has been held by Turfmaster and the contract for Turfing Services has been held by Turf Developments WA Pty Ltd.

It is therefore requested that the officer recommendation be adopted.
