



---

## ORDINARY COUNCIL

**ORD05**

**SUBJECT: TENDER T011/2017 - REFURBISHMENT OF MACARIA HERITAGE BUILDING TO CREATE AN ART GALLERY**

**FROM:** Director Community Assets

**TRIM #:** 17/193711

---

### PURPOSE OF REPORT

To provide details of the tenders received for contract T011/2017, being refurbishment of the Macaria heritage building to create an art gallery in Camden, and to recommend that Council accept the tender submitted by Axis Constructions Pty Ltd.

### BACKGROUND

Procurement of a building contractor for the refurbishment of the Macaria heritage building to create an art gallery has been undertaken as a two-step process.

Step 1 involved an Expression of Interest (EOI). This enabled Council to select firms with the experience necessary to undertake the proposed work, to participate in the Tender. This was considered necessary given the heritage significance of the building and the nature of the work required in a heritage environment.

The EOI was issued on 21 March 2017. The closing date for submissions was 11 April 2017 with 19 firms responding. From this field, seven suitably experienced firms were selected to Tender.

The second stage of the procurement process involved the Tender T011/2017 with the pre-qualified firms. This was issued on 14 June 2017, with tender returns required by 12 July 2017. The assessment of those responses is the subject of this report.

### MAIN REPORT

#### **Invitation to Tender**

The tender for T011/2017 - Refurbishment of the Macaria heritage building to create an art gallery, was issued to a pre-selected list of tenderers using the NSW e-tendering website. Tenderers were asked to provide a lump sum price for the works.

#### **Tender Submissions**

Tenders were received from companies listed below in alphabetical order:

<u>Name of Tenderer</u>	<u>Location</u>
Axis Constructions Pty Ltd	Arndell Park NSW 2148
Crossgrove Pty Ltd	Liverpool NSW 2170
John McDonald Building Services Pty Ltd	Camden NSW 2570
Murphys Construction Group	Redfern NSW 2016
Protek	Kings Park NSW 2148

Ichor Constructions and Momentum Built did not provide a tender for the project.

A summary of the submissions is provided in the **Supporting Documents**. Please note this information is Commercial-in-Confidence.

### **Tender Evaluation**

The intention of the tender process is to appoint a contractor with proven capacity and experience in similar projects as well as providing good value and quality services to Council.

A tender evaluation panel was established and the submissions were assessed on price and non-price factors as agreed by the evaluation panel. Price was given weighting of 50% and non-price factors a weighting of 50%.

Non-Price Factors considered for this project include:

- Conformity to the specification and tender documents;
- Previous heritage experience;
- Proposed team, reliability and capacity;
- Program;
- Methodology for undertaking the works;
- WH&S.

Axis Constructions Pty Ltd has provided the most competitive tender in terms of cost and meeting all requirements of Council's tender documentation.

Axis Constructions Pty Ltd has successfully operated in Sydney since 1982, and demonstrated a proven track record in delivering projects for Local Government. Axis Constructions Pty Ltd was awarded and is currently performing well on the Narellan Sports Hub building for Council. It has recently completed major fire and building upgrade works at the historic Bondi Pavilion for Waverly Council, valued at approximately \$1 million. It has completed a major internal fitout of an early 1900's building at the city campus of the University of Technology, Sydney valued at approximately \$750,000. They have also undertaken significant works to the historic 1880's All Saints Church, Petersham valued at \$2.25 million.

The panel members all agreed that the tender by Axis Constructions Pty Ltd represented the best value to Council.

### **Relevant Legislation**

The tender has been conducted in accordance with the *Local Government Act 1993*, the *Local Government Regulations (2005)* and Council's Purchasing and Procurement Policy.

### **Critical Dates / Time Frames**

Axis Constructions Pty Ltd has submitted a program to complete the works in 13 weeks from commencement on site. This program does not include any allowance for wet weather or other extension of time allowed under the contract. Subject to Council's acceptance of this tender, the works are expected to be completed by December 2017.

## **FINANCIAL IMPLICATIONS**

Council has sufficient funds currently allocated to this project in the Capital Works Program to proceed with the proposed works in accordance with the terms and conditions of this tender.

## **CONCLUSION**

Axis Constructions Pty Ltd has provided a conforming tender. The tender assessment concludes that the offer by Axis Constructions Pty Ltd represents best value to Council and the company has a proven track record of performance in a broad range projects including projects in a heritage environment.

## **RECOMMENDED**

**That Council:**

- i. accept the tender provided by Axis Constructions Pty Ltd as per the terms and conditions of Tender T011/2017 - Refurbishment of the Macaria heritage building to create an Art Gallery for the lump sum value of \$484,729.00 (GST exclusive); and**
- ii. authorise the relevant documentation to be finalised and signed under delegation.**

## **ATTACHMENTS**

1. Tender Evaluation - T011/2017 Refurbishment of Macaria Heritage Building to Create an Art Gallery - *Supporting Document*

## **Ordinary Council Resolution**

Resolution: Moved Councillor Fedeli, Seconded Councillor Morrison that Council:

- i. accept the tender provided by Axis Constructions Pty Ltd as per the terms and conditions of Tender T011/2017 - Refurbishment of the Macaria heritage building to create an Art Gallery for the lump sum value of \$484,729.00 (GST exclusive); and**
- ii. authorise the relevant documentation to be finalised and signed under delegation.**

ORD160/17      THE MOTION ON BEING PUT WAS **CARRIED**



---

(Councillors Sidgreaves, Symkowiak, Fedeli, C Cagney, A Cagney, Mills and Morrison voted in favour of the Motion. Councillor Farrow voted against the Motion.)