



Shire of
Serpentine
Jarrahdale

Special Council Meeting Minutes

**Friday, 18 December 2015
8.30am**

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NOTE: a) Declaration of Councillors and Officers Interest is made at the time the item is discussed.

Minutes of the Special Council Meeting held in the Council Chambers, 6 Paterson Street, Mundijong on Friday 18 December 2015. The Presiding Member declared the meeting open at 8.30am and welcomed Councillors and staff.

1. Attendances and Apologies (including Leave of Absence):

In Attendance:

Councillors: J Erren Presiding Member
S Piipponen
D Atwell
K Ellis
D Gossage
S Hawkins
M Rich
J See
B Urban

Officers: Mr R Gorbunow Chief Executive Officer
Mr A Hart Director Corporate and Community
Mr G Allan Director Engineering
Mr D van der Linde Acting Director Planning
Mrs E Strijdom (Minute Taker)

Leave of Absence: Nil

Apologies: Nil

Observers: 5

Members of the Public – Nil

Members of the Press – Nil

2. Public Question Time:

Nil

3. Public Statement Time:

Nil

4. Petitions and Deputations:

Nil

5. Declaration of Councillors and Officers Interest:

Councillor See declared a financial interest in item SCM007/12/15 as she acts as solicitor for the Byford & Districts Country Club and she will leave the meeting whilst this item is discussed.

Councillor Erren declared a financial interest in item SCM007/12/15 as he is employed by Byford Legal who provides legal services to Byford & Districts Country club and he will leave the meeting whilst this item is discussed.

6. Motions of Which Notice has been Given:

SCM006/12/15	Kalimna Oval Club Facility Stage 1 – Building Works - RFT08/2015 (SJ1901)
Author:	Etienne Vorster – Project Coordinator Engineering
Senior Officer:	Gordon Allan – Director Engineering
Date:	15 December 2015
Disclosure of Officers Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the <i>Local Government Act</i>

Introduction:

The purpose of this report is to engage the services of a suitably qualified contractor to undertake construction of a modular building club facility.

Background:

A feasibility study explaining the rationale for the provision of a change room facility and car park on Lot 504, (Reserve 51084) Kardan Boulevard, Byford, WA 6122 was carried out by “A Balanced View Leisure Consultancy Services” (ABV) and the final report was submitted during May 2015.

The preferred location of the building shown in this report was investigated and amended to allow direct connection of the sewerage disposal pipeline onto existing Water Corporation infrastructure along Kardan Boulevard.

Tender:

The Request for Tender (RFT) 08/2015 for Kalimna Oval Club Facility Stage 1 – Building Works was uploaded on the Tenderlink website on 9 October 2015. The Tender closed at 2.00pm on 30 October 2015.

Three (3) submissions were received on the closing date.

Relevant Previous Decisions of Council:

Nil

Community/Stakeholder Consultation:

There is no requirement to undertake community or stakeholder consultation.

Proposal

The Tender is a lump sum contract for construction of a modular building club facility. All contractors provided conforming Tenders.

Submissions

Three (3) Tenders were received from the following Contractors:

1. Aussie Modular Solutions Pty Ltd
2. AUSCO Modular Pty Ltd
3. Western Australian Shed Commercial Pty Ltd

Compliance Criteria

All three (3) Tenders received were considered compliant Tenders.

Qualitative Evaluation Criteria

Assessment of the non-priced criteria was conducted in line with the pre-determined approach nominated in the Tender document.

Two (2) of the three (3) Tenders provided high standard Tenders in this area.

Two (2) of the three (3) Contractors' scores were relatively close in this area.

Pricing

The lowest priced Tender was provided by AUSCO Modular Pty Ltd.

Conclusion

AUSCO Modular Pty Ltd has been assessed as being able to meet the requirements of the Contract and provided a confirming submission addressing all criteria. It is recommended that AUSCO Modular Pty Ltd be awarded the contract.

Attachments:

- **Confidential SCM006.1/12/15** - RFT08/2015 - Kalimna Oval Club Facility Stage 1 - Building Works – Tenderer's Offer – Ausco Modular Pty Ltd (IN15/22923)
- **Confidential SCM006.2/12/15** - Confidential Price Comparison Sheet (E15/6263)

Alignment with our Strategic Community Plan:

Objective 3.1	Urban Design with Rural Charm
Key Action 3.1.1	Maintain the area's distinct rural character, create village environments and provide facilities that serve the community's needs and encourage social interaction.

Statutory Environment:

In accordance with the *Local Government Act 1995, Sections 3.57 (1), (2)* and *Local Government (Functions and General) Regulations 1996, Part 4*.

Financial Implications:

The recommended price for the construction of the club facility building for the Kalimna Oval Club Facility Stage 1 – Building Works contract is within the 2015/2016 budget.

Voting Requirements: Simple Majority

SCM006/12/15 COUNCIL DECISION / Officer Recommendation:

Moved Cr Piiipponen, seconded Cr Hawkins

That Council award RFT08/2015 to AUSCO Modular Pty Ltd to construct the club facility building for the Kalimna Oval Club Facility Stage 1 – Building Works contract as per attachment SCM006.1/12/15.

Councillor Note:

Cr Rich enquired as to whether the awarding of a tender should be a decision made by Absolute Majority. The Chief Executive Officer responded that in accordance with the Local Government Act and the Local Government (Functions and General) Regulations 1996 the awarding of this tender is by simple majority and an absolute majority vote is not required.

CARRIED UNANIMOUSLY

Councillor Erren and Councillor See declared a financial interest in item SCM007/12/15 and both left the meeting at 8.33am while the item was discussed.

The Presiding Member vacated the chair and Deputy President Piipponen assumed the chair at 8.33am.

SCM007/12/15 Byford & Districts Country Club, Lot 2857 South Western Highway, Byford – Building Works - RFT09/2015 (SJ1918)	
Author:	Etienne Vorster – Project Coordinator Engineering
Senior Officer:	Gordon Allan – Director Engineering
Date:	15 December 2015
Disclosure of Officers Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the <i>Local Government Act</i>

Introduction:

The purpose of this report is to engage the services of a suitably qualified contractor to undertake construction of a club house, bowling green, roof over bowling green and final works to partially constructed car park (under the Forward Works Contract).

Background:

Tender RFT 01/2015 for Byford & Districts Country Club Works, Lot 2857 South Western Highway, Byford was uploaded on Tenderlink on 14 February 2015. The tender period closed at 2.00pm on 1 April 2015. All submissions received exceeded the available budget amount. At the Ordinary Council Meeting held on Tuesday 28 April 2015, Council resolved to reject all submitted offers and agreed to allow the scope of works to be revised to ensure the available funding for this project is not exceeded.

Council also agreed to retender the revised scope of works.

Tender:

The revised Request for Tender (RFT) 09/2015 for Byford & Districts Country Club – Building Works was uploaded on the Tenderlink website on 13 November 2015. The Tender closed at 2.00pm on 11 December 2015.

Four (4) submissions were received on the closing date.

Relevant Previous Decisions of Council:

OCM061/04/15 – At the 28 April 2015 Ordinary Council Meeting, Council resolved to decline all submitted tenders for RFT01/2015, revise the project scope to ensure the available funding is not exceeded, and then retender the revised project brief.

Community/Stakeholder Consultation:

There is no requirement to undertake community or stakeholder consultation.

Proposal

The Tender is a lump sum contract for construction of a club house, bowling green, roof over the bowling green and final works to partially constructed car park.

Submissions

Four (4) Tenders were received from the following Contractors:

1. Smith Constructions Pty Ltd
2. Badge Construction Pty Ltd
3. Alita Constructions Pty Ltd
4. BE Projects Pty Ltd

Compliance Criteria

All four (4) Tenders received were considered compliant Tenders.

Qualitative Evaluation Criteria

Assessment of the non-priced criteria was conducted in line with the pre-determined approach nominated in the Tender document.

All four (4) Tenderers provided high standard Tenders and evaluated scores were close in the final determination.

Pricing

Three (3) of the four (4) Tenders were within the available budget amount.

1. The lowest priced Tender was provided by Smith Constructions Pty Ltd. However, this Tenderer qualified several exclusions with financial impact on the Tender price.
2. Badge Construction provided an extremely high standard Tender, with the second lowest price, but also qualified numerous exclusions with financial impact on the Tender price.
3. Alita Constructions Pty Ltd provided the third lowest price. Their Tender is not subject to any exclusions.
4. BE Projects Pty Ltd submitted a high standard Tender. However, their price is significantly in excess of the available budget.

Conclusion

Alita Constructions Pty Ltd has been assessed as being able to meet the requirements of the Contract and provided a conforming submission, satisfactorily addressing all criteria. It is recommended that Alita Constructions Pty Ltd be awarded the Contract.

Attachments:

- **Confidential SCM007.1/12/15** - RFT 09/2015 – Byford & Districts Country Club - Building Works – Tenderer's Offer – Alita Constructions (IN15/26029)
- **Confidential SCM007.2/12/15** - Confidential Price Comparison Sheet (E15/6598)

Alignment with our Strategic Community Plan:

Objective 3.1	Urban Design with Rural Charm
Key Action 3.1.1	Maintain the area's distinct rural character, create village environments and provide facilities that serve the community's needs and encourage social interaction.

Statutory Environment:

In accordance with the *Local Government Act 1995, Sections 3.57 (1) (2)* and *Local Government (Functions and General) Regulations 1996, Part 4*.

Financial Implications:

The recommended price for the construction of the club facility building for the Byford & Districts Country Club – Building Works contract is within the 2015/2016 budget.

Voting Requirements: Simple Majority

SCM007/12/15 COUNCIL DECISION / Officer Recommendation:

Moved Cr Ellis, Seconded Cr Hawkins

That Council award RFT09/2015 to Alita Constructions Pty Ltd to construct the club facility building for the Byford & Districts Country Club – Building Works contract as per attachment *SCM007.1/12/15*.

CARRIED 7/0

Councillors Erren and See returned to Chambers at 8.39am

Councillor Erren resumed chairing the meeting at 8.39am

7. Urgent Business:

Nil

8. Closure:

There being no further business the Presiding Member declared the meeting closed at 8.40am.

I certify that these minutes were confirmed at the
Ordinary Council Meeting held on 8 February 2016

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Presiding Member

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Date