

7.4.1 CONTRACT NO. 2025028 - BUILDING WORKS PANEL

Responsible Manager:	David Richardson, Manager Facilities and Infrastructure Maintenance
Responsible Director:	Jarrold Doake, Director City Services

RECOMMENDATION

That Council

1. Notes that in accordance with Council's Procurement Policy, Council appointed Knox City Council as its agent for a collaborative procurement tender for a Building Works Panel;
2. Awards the tenders from Boongalla Group Pty Ltd, DQ Construction Pty Ltd, Total Construction Maintenance Solutions and Building Impressions Pty Ltd for appointment to a Building Works Panel, Contract No. 2025028 for a schedule of rates based contract with an estimated first year contract value of up to \$2,000,000 (estimated \$6,000,000 for the initial term of three years) and an estimated total contract value up to \$10,000,000 inclusive of all available extension options (excluding CPI);
3. Authorises the Chief Executive Officer or her delegate to execute the relevant contract agreements;
4. Notes that the contract will commence as soon as possible, with an initial term of three (3) years and the contract has one (1) extension option of two (2) years and authorises the Chief Executive Officer to approve extension options subject to satisfactory performance; and
5. Notes that the tendered schedule of rates are also subject to an annual CPI indexation process as per the contract and that the estimated annual contract value will also be indexed accordingly.

(*Please note that all dollar figures are GST Inclusive unless stated otherwise).

INTRODUCTION

The purpose of this report is to advise Council of the outcome of a collaborative procurement event lead by Knox City Council to establish a Building Works Panel.

BACKGROUND

Council's Procurement Policy allows Council to access certain contracts from other party's including other councils, the State Government, the Municipal Association of Victoria Procurement (MAVP) and Procurement Australia (PA) and to participate in collaborative procurement events.

Participation in collaborative procurement events provides advantages through the additional volume leverage of multiple councils delivering a more competitive outcome than would be likely through individual tenders for the required services.

There are also time and cost savings by having the tendering agent conduct the process on behalf of the collective group of Councils.

As required under Council's Procurement Policy, the Chief Executive Officer notified Councillors of the intention to appoint Knox City Council to act as Agent for the City of Monash for a collaborative tender on 26 June 2024.

Subsequent to that notification, Council Officers appointed Knox City Council to act as its Agent.

NOTIFICATION

A public notice was placed in The Age newspaper by Knox City Council on 13 July 2024 and the tender closed on 5 August 2024.

TENDERS RECEIVED

Twenty-one (21) tender submissions were received from the following suppliers by the appointed closing time.

The tenders received are listed below:

No.	Tenderer	No.	Tenderer
1	AWS Services VIC Pty Ltd	12	Harris HMC Interiors Pty Ltd
2	Boongalla Group Pty Ltd	13	IKON Property Services Pty Ltd
3	Building Impressions Pty Ltd	14	K7 Services
4	Commlec Services Pty Ltd	15	Major Projects Management Pty Ltd
5	Contegrity Commercial Pty Ltd	16	Malcorp Building and Carpentry Services
6	DBS Construction Group Pty Ltd	17	MPE Group Interiors Pty Ltd
7	DQ Construction Pty Ltd	18	Symmetry Commercial Pty Ltd
8	Eastern Property Services Pty Ltd	19	The Trustee for the McMahon Family Trust
9	Eco Build	20	Total Construction Maintenance Solutions
10	Formula Interiors	21	Zancott Knight Pty Ltd
11	GIPPS Property Services Pty Ltd		

TENDER CONFORMANCE

The tenders were evaluated in accordance with the Knox City Council Procurement Policy and evaluation weightings as allowed under the Monash City Council Procurement Policy. All submissions were assessed for their compliance with the tender conditions including the contractual terms and conditions and the requirements of the response schedules.

Two (2) submissions were deemed non-conforming and these submissions were not evaluated further.

TENDER EVALUATION

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised.

The remaining conforming tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

Pass/Fail Assessment Criteria	Score
Quality Management (specify systems or process requirements).	<i>Pass/Fail</i>
Occupational health and safety (specify systems or process requirements).	<i>Pass/Fail</i>
Mandatory Insurances	<i>Pass/Fail</i>
Compliance and conditions of contract.	<i>Pass/Fail</i>
No conflict of interest.	<i>Pass/Fail</i>
Registered Commercial builders License.	<i>Pass/Fail</i>
Working with Children Checks for all staff/contractors to be used under this Contract.	<i>Pass/Fail</i>
Rapid Global certification, or willingness to obtain same upon Contract commencement	<i>Pass/Fail</i>

Table 2	Key Selection Criteria	Criteria Weightings
Qualitative Criteria	Compliance with Specification	10%
	Capability and Resources	20%
	Relevant Experience and Past Performance	20%
	Local, Social and Environmental Considerations.	20%
Quantitative Criteria	Price (Mandatory)	30%

DISCUSSION

The following information supports the evaluation panel’s recommendations.

Council is seeking suitably qualified and experienced Commercial Building Contractors to form a panel for Council to engage and seek competitive quotations for minor building projects up to the value of \$350,000 for Council building facilities, associated structures and infrastructure.

The intent of this contract is to provide maintenance and minor improvement services of a high standard and to ensure that Council continues to have safe, compliant, well maintained and fit for purpose facilities in line with Council’s Building Asset Management Plan requirements.

For this category, the panel confirms that no more than four (4) suppliers are required to satisfy Councils service needs. The final evaluation (including price and non-price evaluation criteria) ranked the following four (4) suppliers the highest.

1. Boongalla Group
2. DQ Construction Group
3. Total Construction Maintenance Solutions
4. Building Impressions

As such, the evaluation panel recommends these suppliers as representing the best value outcome for Council.

FINANCIAL IMPLICATIONS

The anticipated spend under this panel contract will vary annually based on the approved budget allocated by Council but the panel contract spend will not exceed \$2,000,000 for the first year with an annual CPI adjustment thereafter.

Under this proposed panel contract, unless the works required are precisely covered by the contract schedule of rates, then at least two quotes will be sought to ensure that quotes remain competitive and consistent with the contracted schedule of rates.

The collaborative approach has also delivered cost savings to Council with one of the recommended tenderers, Total Construction Maintenance Solutions submitting a discount to their tendered schedule of rates because this tenderer was also awarded by Knox City Council.

CONCLUSION

That Council approves the recommendations contained within this report.

ATTACHMENT LIST

Nil