



MINUTES FOR THE
SPECIAL MEETING
HELD ON FRIDAY
1 JULY 2016



Special Meeting of Council

1 July 2016

MINUTES

1. Opening

1.1 Declaration of Opening

1.2 The President declared the meeting open at 10.05am.

1.3 Recording of those Present

Cr D S Carslake Deputy President
Cr D S Agar
Cr M J Thornton
Cr K P Stokes

Mr J Roberts Chief Executive Officer

1.3 Recording of Apologies

Cr K J Chappel President
Cr J M Coaker
Cr D B Collins

1.4 Recording Leave of Absence Previously Approved

Nil

1.5 Announcements by President without Discussion

Nil

1.6 Visitors to Meeting

There were no members of the public present.

2. Public Question Time and Deputations

Nil

3. Declarations of Interest

Nil

4. Reports of Committees and Officer

Executive Manager Development and Administration

<i>Item No/Subject</i>	4.1 Pool Tender
<i>Date of Meeting:</i>	1 July 2016
<i>Date & Author:</i>	1 July 2016, Samantha Appleton
<i>Responsible Officer:</i>	Executive Manager Development & Administration
<i>Applicant/Proponent:</i>	Executive Manager Development & Administration
<i>File Number:</i>	ADM 0608
<i>Previous minute/s & Reference:</i>	Special Meeting held 10 May 2016

SUMMARY

Council to consider tenders submitted for tiling and associated works at the Morawa swimming pool.

DECLARATION OF INTEREST

Nil

ATTACHMENTS

Tender documents (already distributed).
Tender pricing schedule A comparison.
Compliance Criteria Matrix

BACKGROUND INFORMATION

Council resolved to call tenders for the tiling of the Morawa pool in May 2016.

Tenders were advertised on 14 May 2016 and tenders closed on 1 June 2016.

Ten tender packages were sent out to interested parties and six tenders were received.

OFFICER'S COMMENT

Council opted to select tiling of the pool as a long term option after consideration of three options presented by Aquatic Engineer Geoff Ninnis. At the time a rough estimate of cost for the tiling of the main pool only was estimated to be \$460,000 plus ex GST.

It has since been established that additional works were required following extensive investigative work. The additional works including filling in of large voids along each side of the pool and the need to do similar works to the children's pool.

A provision has been made in the 2016/17 draft budget for funds of \$600,000, with additional funding of \$200,000 from the Shire of Morawa Community Development Fund.

The Shire President has acted proactively and has secured funding of \$250,000 out of round funding from the Department of Sport and Recreation CSRFF fund. The total funding for the project will be up to \$1,050,000.

There will be some savings on the current project estimated at \$64,000 (exact amount to be confirmed). However additional costs have been incurred in preparation of tender documents, structural drawings, survey works and consultancy, advertising of tenders \$74,393 at the time of writing. There will also be additional consultant costs incurred through the works as information is obtained as to the quality of the works at various stages through the Superintendent for assessment by the Aquatic Engineer as well as some onsite visits.

One tender from WA Tiling and Stone was excluded from evaluation on the basis that not all required works were included in the tender submitted. An examination of the pricing for each tenders is in an attached table as well as additional information relating to timing of the project, contractors being used for the tiling part of the tender and the experience of the contractors.

Councillors need to be aware that the tiles used for swimming pools are manufactured in Italy and Germany and there can be a lead time of up to ten weeks for tiles to be delivered. At the time the tender closed there were sufficient stocks to tile 90% of the pool in Australia, however until a decision to appoint a contractor to do the works, those tiles are not secured.

A summary of the tenders received and information relating to the project prepared by Geoff Ninnes, Fong and Partners is below

Summary of Tender Review

The order of project cost in the order of lowest to highest is as follows:

Online Tiling	\$821,220
Safeway Building and Renovations	\$934,320
Aquatic Developments Australia	\$938,900
Complete Aquatic Services	\$938,900
Tropical Pools	\$1,224,114

Online tiling is a very experienced tiling firm and has been included in the tenders of Aquatic Developments Australia, Complete Aquatic Services and Safeway, but is not considered to include the warranty ability required of a Shire.

The next lowest tender is Safeway Building who has the structure of a proper contracting firm and the warranty ability and includes a good tiler (Online Tiling).

All the rest of the tenderers were made up of small firms who are comprised of well experienced people, but principally in the residential or small commercial market.

Geoff Ninnes Fong and Partners Pty Ltd (GNFP) recommend Safeway Building and Renovations for this project.

Regarding the tiling, the proposed adhesive/grout system is not as good as that specified, however it is felt that there would be no extra charge for using the

products recommended by Metz and GNFP's. This should be confirmed by the successful tenderer.

It is also noted that the testing of the diving bowl for water retention has not yet been done, so the contingency should remain in place.

The option for water proofing the whole inside of the pool should be included if sufficient funds allow. This product is also being checked with Metz (the tile supplier) for compatibility with its glues.

The additional cost for the 10 year warranty should be included in the tender sum.

Based on information from referees and the independent consultant, the recommendation will be to select Safeway Building and Renovation to commence the works at the pool.

STATUTORY ENVIRONMENT

Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996 Regulation 11 require projects over \$150,000 to be tendered and advertised.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Budget provision of \$600,000 has been made. Should project exceed this, other funding sources may be required.

STRATEGIC IMPLICATIONS

Shire of Morawa Strategic Community Plan

3.5 Improved and well maintained community, recreational and civic infrastructure.

RISK MANAGEMENT

The tender process allows a fair and competitive process for assessing the qualifications and attributes of contractors tendering for the project. The specifications in the tender document are designed to minimise risk to the Shire of Morawa.

VOTING REQUIREMENTS

Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

1. Award the contract for the Morawa Aquatic Facility Upgrade Tender 01/2016 to Safeway Building and Renovation at a price of \$946,420 (ex GST) inclusive of warranty charges.
2. That staff negotiate with successful tenderer to substitute tile glues and adhesives for those recommended by tile system supplier.
3. Endorse the use of the common seal on the contract of works relating to the awarding of the tender.

COUNCIL RESOLUTION

**1607001 Moved: Cr Stokes
Seconded: Cr Agar**

That Council:

1. **Award the contract for the Morawa Aquatic Facility Upgrade Tender 01/2016 to Safeway Building and Renovation at a price of \$946,420 (ex GST) inclusive of warranty charges.**
2. **That staff negotiate with successful tenderer to substitute tile glues and adhesives for those recommended by tile system supplier.**
3. **Endorse the use of the common seal on the contract of works relating to the awarding of the tender.**

**CARRIED
4/0**

5. Application for Leave of Absence

Nil

6. Next Meeting

The next ordinary meeting of the Morawa Shire Council will be held on Thursday 21 July 2016, commencing from 5.30pm.

7. Meeting Closure

There being no further business, the President closed the meeting at 10.15pm.

.....Presiding Person