



4 July 2003

EXTRAORDINARY COUNCIL MEETING

NOTICE IS HEREBY GIVEN THAT AN EXTRAORDINARY COUNCIL MEETING OF THE COUNCIL OF THE CITY OF RANDWICK WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL, 90 AVOCA STREET, RANDWICK, ON TUESDAY, 8TH JULY 2003 AT 5:45 PM

- 1 Apologies**
- 2 Addresses to the Council by the Public**
- 3 Mayoral Minutes**
- 4 Acting General Manager's Reports**
 - 4.1 ACTING GENERAL MANAGER'S REPORT 17/2003 - AFFIXING OF THE COUNCIL SEAL - PICCADILLY PLACE, MAROUBRA JUNCTION & MARINE PARADE, MAROUBRA BAY. 2
- 5 Acting Director Assets & Infrastructure Services' Reports**
 - 5.1 ACTING DIRECTOR ASSET & INFRASTRUCTURE SERVICES' REPORT 32/2003 - DEMOLITION OF GOLDS GYM. 4
- 6 Confidential Reports**
- 7 Committee-of-the-Whole**
- 8 Report of the Committee-of-the-Whole**
- 9 Notice of Rescission Motions**

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ACTING GENERAL MANAGER.



ACTING GENERAL MANAGER'S REPORT 17/2003

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| SUBJECT: | AFFIXING OF THE COUNCIL SEAL - PICCADILLY PLACE, MAROUBRA JUNCTION & MARINE PARADE, MAROUBRA BAY. |
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| DATE: | 2 July, 2003 | FILE NO: | R/0617/00 xr R/00500/00 |
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REPORT BY: ACTING GENERAL MANAGER

INTRODUCTION:

Clause 48 of the Local Government (Meetings) Regulations 1993 requires that the Seal of the Council must not be affixed to a document unless the document relates to business of the Council and the Council has resolved (by resolution referring to the document) that the Seal be so affixed.

ISSUES:

1. It is necessary for the Council's Seal to be affixed to the signing of a licence agreement between Council and Multiplex Maroubra Bay Pty Ltd. The company is the developer of the old Maroubra Bay Hotel site and have requested that a licence be granted to occupy the adjoining triangular footpath (excluding the bus shelters) at the front of the site. The footpath is a closed road that will eventually be landscaped but at the moment it is used for the parking of motor vehicles.

The site will be used for activities relating to the development, and it is expected that the timeframe will be about six to eight months. It is proposed that the annual rental of the site will be set by an independent registered valuer, with the brief and the selection of the valuer to be decided by Randwick Council. The costs of the valuer and the legal costs will be paid by the applicant.

2. It is necessary for the Council's Seal to be affixed to the signing of the sale of a property between Council and Alpine Hotels Pty Ltd. At the Ordinary meeting held on 13 November 2001, Council resolved to "*apply to the Department of Land and Water Conservation to close the section of road of Piccadilly Place immediately west of Anzac Parade*" and "*following closure the applicant will pay the cost of the land as set by a mutually agreed to but independent registered valuer for the subject land*". The parcel of land is required to integrate the land into the development of the Maroubra Mall site. The process of closing and obtaining title has been

completed, contracts have been exchanged and the transfer of title is about to be undertaken. Authorisation is required to affix Council's Seal to the Title Transfer.

CONCLUSION:

As Clause 48 of the Meetings Regulation required that the Council pass a resolution authorising the Affixing of the Seal, it is necessary for this action to take place to facilitate legal formalities being completed.

RECOMMENDATION:

1. That a licence be granted to Multiplex Maroubra Bay Pty Ltd to occupy the part of road at the front of Marine Parade Maroubra for the duration of the building works.
2. That Mutiplex Maroubra Bay pay for the valuation of the site and the cost of preparing the licence.
3. That authority be granted for the Council's Common Seal to be affixed to the licence agreement between Council and Multiplex Maroubra Bay Pty Ltd
4. That authority be granted for the Council's Common Seal to be affixed to the sale of property between Council and Alpine Hotels Pty Ltd.

ATTACHMENT/S:

Nil

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ACTING GENERAL MANAGER

Acting Director Asset & Infrastructure Services' Report 32/2003



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| SUBJECT: | DEMOLITION OF GOLDS GYM |
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| DATE: | 3 July, 2003 | FILE NO: | 98/S/4952 |
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REPORT BY: ACTING DIRECTOR ASSET & INFRASTRUCTURE
SERVICES

INTRODUCTION:

In accordance with the General Manager's permission, public tenders were invited for the **DEMOLITION OF GOLDS GYM, HEFFRON PARK, MATRAVILLE.**

These works are in keeping with the Heffron Park, Plan of Management 1997. The major components of the project include:

- Adherence to the conditions of the Development consent
- Erection of temporary fence – including full height shade cloth to the entire fence
- Capping of services
- Demolition and removal to approved waste site of existing warehouse building
- Filling of any penetrations into the concrete slab

After a 4-week tendering period, the tender closed on Tuesday 24th June 2003. At the close of tenders, five (4) tenders had been received, consisting of all the following:

1. Ronnies Demolition Pty Ltd
2. Ross Mitchell & Associates
3. Jay Transport
4. Projectcorp Australia Pty Ltd

BACKGROUND

Tender Assessment

The Tender Specification Part A 'Conditions of Tendering' advised that the evaluation, negotiation and selection of Tenders would be in accordance with the requirements of the NSW Local Government (Tendering) Regulation 1999 under the NSW Local Government Act 1993. Tenderers were also given an indication of the selection criteria, (see below) to be referred to in the evaluation:

The criteria were not listed in any particular order and it was emphasised that they would not be accorded equal weight in the assessment process.

- (a) Price
- (b) Time period to complete the Work
- (c) Experience and ability to complete Work
- (d) Compliance with the Specification
- (e) Quality Management System of the Tenderer
- (f) Occupational Health and Safety

Selection Committee

A thorough and detailed evaluation of all tender submissions, was conducted by a panel comprising, Ms Kim Davis-Council's Manager Contracts and Purchasing, Ms Kerry Colquhoun- Snr Open Space Management Officer and Mr. Brian Jacobs - RCC Project Manager.

Evaluation Process

The process of evaluation was:

1. The evaluation committee undertook an objective qualitative assessment of the completed schedules, (but not pricing information) submitted as part of each tender.
2. The schedule information were listed under the relevant criteria and weighted in order of importance to the overall evaluation. Team members' scored the criteria individually with reference to the "Scoring Guideline" structured prior to the tender closing date. Individual scores were then averaged into a final team score and recorded on the "Evaluation Score" sheet.
3. The Final evaluation scores were then transferred to the "Cost / Needs Analysis" sheet and related to the Fixed Lump Sum Tender Prices'.
4. The results of this assessment are provided in the Attachment.

SUMMARY OF TENDER

Lump Sum Price

The pre-tender estimate for the project was in the range of \$85,000 to \$110,000.

Tender lump sum prices excl **GST** were as follows: (in apparent order of price):

| CONTRACTORS | LUMP SUM AMOUNT |
|-------------------------------|------------------------|
| Ronnies Demolition Pty Ltd | \$ 46 067 |
| Ross Mitchell & Associates | \$ 87 400 |
| Projectcorp Australia Pty Ltd | \$ 99 233 |
| Jay Transport | \$ 114 400 |

***NOTE: Ronnies Demolition Pty Ltd** were requested to clarify some information provided in their submission however they retained the same tender price.

Accumulated Scores

The Tenderers accumulated scores in order of merit were as follows:

| CONTRACTORS | ACCUMULATED SCORES |
|----------------------------|---------------------------|
| Ronnies Demolition Pty Ltd | 87.7% |

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|-------------------------------|-------|
| Ross Mitchell & Associates | 75.7% |
| Jay Transport | 58.8% |
| Projectcorp Australia Pty Ltd | 49.2% |

Tenderer précis

RONNIES DEMOLITION PTY LTD

The tender submitted by **RONNIES DEMOLITION PTY LTD** was the lowest priced offer at \$46 067, their submission also scored the highest for the Non – Price criteria.

The Selection Committee did request further information from the Tenderer for compliance in the requirements for the Specification. They confirmed their acceptance of the Specifications and maintained their tendered price.

RONNIES received excellent references from a number of other councils for similar work.

RONNIES offered a demolition phase of 10 calendar days, being the shortest period offered.

ROSS MITCHELL & ASSOCIATES

ROSS MITCHELL & ASSOCIATES (RMA) submitted a quality bid and scored the second highest in terms of the accumulated score. RMA were the second cheapest however they were \$43,342 more expensive than RONNIES DEMOLITION PTY LTD.

RMA offered a demolition period of 28 days.

PROJECTCORP PTY LTD

PROJECTCORP PTY LTD scored the lowest score in terms of the accumulated score. The Tender did not provide evidence of experience in similar projects. They also did not comprehensively complete the Schedules e.g. no provision of insurance details or an appropriate Work Programme.

Their lump sum price of \$99,233 was the second highest, being was \$53,166 greater than the lowest tender price submitted by RONNIES PTY LTD.

JAY TRANSPORT

JAY TRANSPORT had the highest price of \$114 400, and a demolition period of 30 calendar days. They also scored less than RONNIES and RMA in the qualitative assessment, as generally the information was not as comprehensive as the top two tenders.

Project Funding

Funds for this project have been allocated in the 2003-2004 Council budget.

CONCLUSION:

The tenders submitted by **RONNIES DEMOLITIONS PTY LTD** and **ROSS MITCHELL AND ASSOCIATES** were considered by the Evaluation Committee, as

having the capability to undertake the demolition of Golds Gym at a cost representing value for money to the Council.

Evaluation of Tenders against the specified evaluation criteria indicates that **RONNIES DEMOLITIONS PTY LTD** has submitted the tender representing the best value to Council for this project. This assessment conclusion was based on their low tender price and an assessment of their capability to undertake the work.

RONNIES DEMOLITIONS PTY LTD has demonstrated experience in demolition works and has good references; they are best positioned to deliver a best value result for this project.

RECOMMENDATION:

That

1. Council accept the tender submitted by **RONNIES DEMOLITIONS PTY LTD**, 66 Riverside Road Chipping Norton NSW 2170 for the demolition of Golds Gym Heffron Park, Matraville
2. The unsuccessful tenderers are notified of the tender result.
3. The Mayor and General Manager be authorised to sign as necessary, contract and other documents pertaining to the scope of works and that Council's Seal be affixed as required.

ATTACHMENT/S:

Evaluation Sheets - under separate cover

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FRANK ROTTA
ACTING DIRECTOR ASSET &
INFRASTRUCTURE SERVICES

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KERRY COLQUHOUN
SNR OPEN SPACE MANGEMENT
OFFICER