

ITEM 7 TENDER - REDFERN OCCASIONAL CHILDCARE CENTRE

FILE NO: S033411

TENDER NO: 0615

SUMMARY

This report provides details of the tenders received for construction of building alterations to Redfern Occasional Childcare Centre at 55 Pitt Street, Redfern and recommends that Council accept the tender submitted by Company "E".

The works tendered are to modify the existing child care facilities and extend into the vacant offices at the rear of the building. The works include: new cot room, new playrooms, new playroom lobby, new nappy change facilities and modifications to the courtyard and outdoor play space.

RECOMMENDATION

It is resolved that:

- (A) Council accept the lump sum tender offer of Company "E" for the construction of building alterations to Redfern Occasional Childcare Centre at 55 Pitt Street, Redfern; and
- (B) Tender Evaluation Summary, Attachment A to the subject report, remain confidential in accordance with Section 10A(2)(D) of the Local Government Act 1993.

ATTACHMENTS

Attachment A: Tender Evaluation Summary (confidential)

BACKGROUND

1. This project is proposed in response to the City's 'Child Care Needs Assessment' report submitted to Council on 12th September 2005, which found an undersupply of child care places for children aged 0-5 across the City.
2. The proposed works at Redfern Occasional Child Care Centre are to modify the existing child care facilities and extend into the vacant offices at the rear of the building. The existing centre has Council consent for 30 children. The project will increase the capacity to 38 children, with additional children aged between 0-2 years old.
3. Redfern Occasional Child Care Centre is owned and operated by City of Sydney (COS). The building was acquired in 1994, and converted to the existing layout in 1995. The original design accommodated the Redfern Occasional Childcare Centre in the front section of the building and housed the administrative offices of South Sydney Family Day Care (FDC) in the rear section. South Sydney Family Day Care (FDC) relocated to Randwick in February 2004, no longer requiring the office space at the rear of the building.
4. An Application for Development for the above works was lodged by the City of Sydney in October 2005 and approval granted on 12 January 2006 (D/2005/1714).
5. The staff and children of Redfern Occasional Care Centre will be relocating to the Golden Fleece Kindergarten building, 62-64 Pine St, Chippendale, during Construction works at R.O.C.C for approx 3 months from April - July 2006. Improvements to Golden Fleece Kindergarten are currently underway and scheduled for completion on 7 April 2006.

INVITATION TO TENDER

6. Tender documentation was prepared and advertising commenced on 16 February 2006 and closed on Thursday 9 March 2006.
7. Tenderers were asked to provide a lump sum tender price for the building alterations to Redfern Occasional Child Care Centre, 55 Pitt Street, Redfern.

TENDER SUBMISSIONS

8. Five submissions were received from the following organisations:
 - (a) Roche Constructions
 - (b) Sceptre Construction Services
 - (c) Rapid Building Services
 - (d) Kinsley Constructions
 - (e) Seven Ways Construction

One late submission was received.

TENDER EVALUATION

9. The aim of the Tender Evaluation Process is to assess the capability of each tenderer to provide the best value and quality services and to identify the preferred tenderer.
10. A Tender Evaluation Panel was established and submissions were assessed in accordance with the evaluation criteria as agreed by the Evaluation Panel:
 - (a) Tender Price
 - (b) Compliance with Specification / Personnel /Resources
 - (c) Service Provision / Experience / Construction Program / O H & S / Financial and commercial trading integrity
11. The relative rankings of the tenders as determined from the total weighted score is provided in the confidential *Attachment A Tender Evaluation Summary*.
12. Financial and telephone reference checks were undertaken with the highest ranking tenderer.

PERFORMANCE MEASUREMENT

13. The City will ensure that performance standards are monitored during construction by:
 - (a) Attending site meetings and inspection of the works with the Contractor
 - (b) Undertaking Quality Assurance Inspections.
 - (c) Ensuring that the Contractor delivers all necessary OH&S Plans, work method statements, inspection and test plans and certificates of compliance as specified in the tender documents for Council review.
 - (d) Monitoring Contractor's program and assessing progress claims.

FINANCIAL IMPLICATIONS

14. Funds available are:
 - (a) \$329,000 in the 2005/2006 Capital Works budget (C14681) for the building alterations.
 - (b) \$20,000 in the Community Living - Plant and Asset budget (B06078) for the provision of a new shade structure, which is included in the contract works.
 - (c) \$15,000 in the Environmental Development Capital Works budget (C16099) for Environmentally Sustainable Design elements, including design and installation of solar hot water systems and rain water tanks for irrigation and laundry washing.
15. Funding required is a total of \$350,000 including Design, Authorities, Construction, Supply and Contingency.

RELEVANT LEGISLATION

16. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and the City's Contracts Policy.
17. Information provided by tenderers which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(D) of the Local Government Act 1993.

CRITICAL DATES / TIME FRAMES

18. The following details the program to be followed for the building alterations at Redfern Occasional Childcare Centre:

| | |
|--|----------------|
| Golden Fleece Kinder, Pine St, Chippendale - works complete: | 7 April 2006 |
| Council Resolution for R.O.C.C Tender 0615: | 10 April 2006 |
| R.O.C.C staff and children move to Golden Fleece Kinder: | mid-April 2006 |
| Contract signed and commencement of work on site: | mid-April 2006 |
| Building works complete at R.O.C.C: | end July 2006 |

PUBLIC CONSULTATION

19. The community was informed of the proposed works during the Development Approval process.
20. There has also been extensive consultation with staff and R.O.C.C. users.

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