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18.4 LAMEROO MEMORIAL HALL & PINNAROO INSTITUTE RENEWAL WORKS TENDER - AWARD OF CONTRACT

Responsible officer: Shilo Wyatt, Manager Property and Development Services

- Attachments:**
1. Lameroo Memorial Hall Quote  
 2. Pinnaroo Institute Quote 1  
 3. Pinnaroo Institute Quote 2  
 4. Pinnaroo Institute - Front Entrance Rough Design  

Section under the Act	The grounds on which part of the Council or Committee may be closed to the public are listed in Section 90(2) & (3) of the <i>Local Government Act 1999</i> .
Sub-clause and Reason:	(k) - tenders for the supply of goods, the provision of services or the carrying out of works.

Executive Summary

This report enables Council to award the tender for renewal works at the Lameroo Memorial Hall and Pinnaroo Institute.

Council allocated funding in the 2020/21 budget for the design and implementation of renewal works to both the Lameroo Memorial Hall and the Pinnaroo Institute.

Council has undertaken three formal tender processes in an effort to attract a tender submission for this project. A single tender for delivery of these works has now been received and assessed.

The single tender was received from Scott Meneghetti Carpentry & Building. The tender proposal provides for a total project cost of \$166,826.00. The detailed tender submission documents for the two sites are attached.

<p>RECOMMENDATION</p> <p>That Council awards the contract for Lameroo Memorial Hall and Pinnaroo Institute Renewal Works to Scott Meneghetti Carpentry & Building for a contract price of \$166,826.00 (ex GST).</p>

**MOVED COUNCILLOR TREVOR HANCOCK
 SECONDED COUNCILLOR ANDREW GRIEGER**

That Council awards the contract for Lameroo Memorial Hall and Pinnaroo Institute Renewal Works to Scott Meneghetti Carpentry & Building for a contract price of \$166,826.00 (ex GST)

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Background

Council’s Strategic Plan, Goal 3, identifies that Council will deliver the services and facilities to meet community needs. One way that council achieves this is by investing in its public buildings.

Lameroo Memorial Hall and Pinnaroo Institute are Council's primary community meeting spaces and both require investment to renew them to an acceptable standard.

The majority of the works proposed as part of this renewal project were identified as areas of concern in the property assessment reported written by Council's building inspector Terry Bush.

Context

Council has experienced a protracted challenge in attracting a tenderer for these works.

Council advertised for tenders for the total Lameroo Memorial Hall and Pinnaroo Institute renewal works via the LGA Procurement website to a panel of pre-qualified companies and also sent the tender specifications to other identified contractors. The initial tender opened to an identified group of building construction companies on 1 February 2021 and closed 22 February 2021. There were no tenders submitted nor any site visits to understand the site works.

The second tender period opened 15 March 2021 and closed 7 April 2021. This was placed on the LGA procurement site and sent to identified building construction companies directly. Again no tenders were submitted.

In late April, council staff directly contacted contractors over several days to determine their level of interest in the project. Only Scott Meneghetti Carpentry & Building and Tyson Beck General Building responded positively. Both indicated that they were interested but that the tender timeframe for delivery was too short for them to deliver the projects on time and that they were currently heavily engaged with other projects.

Other general building contractors from Southern Mallee, Bordertown, Murray Bridge & the Riverland were all directly contacted with varying responses such as currently too busy, not interested / too far away and can't secure accommodation. The third tender process was then extended to Scott Meneghetti Carpentry & Building and Tyson Beck General Building with a closing date and time of 5pm 26 May 2021.

At the close of the tender a single tender was received from Scott Meneghetti Carpentry & Building.

Policy and statutory implications

Council has a procurement policy and the tender process has been undertaken in accordance with the policy.

All Council purchases must be carried out in compliance with the Local Government Act 1999 (the Act). Section 49 (a1) of the Act requires Council to develop and maintain procurement policies, practices and procedures directed towards:

- Obtaining value in the expenditure of public money, and
- Providing for ethical and fair treatment of participants, and
- Ensuring probity, accountability and transparency in the procurement process.

Council is not obliged to accept the lowest tender or any tender.

Issues

The tender from Scott Meneghetti Carpentry & Building was assessed to determine if it met the criteria in the tender documents. Tender prices provided by Scott Meneghetti Carpentry & Building are all GST exclusive.

The tender received from Scott Meneghetti Carpentry & Building provides a cost for works at the Lameroo Memorial Hall of \$64,556.00. The cost of works at the Pinnaroo Institute is \$102,270.00. Providing a total project cost of \$166,826.00. The tender is considered to be fair and reasonable and meets the tender specifications.

The detailed budget source for these works and submitted tender prices are as follows:

Budget item	Budget \$	Scott Meneghetti Carpentry & Building Tender \$
Lameroo Memorial Hall – Local Roads and Community Infrastructure Program Phase 2 Funding	\$60,000	
Lameroo Memorial Hall renewal (Total budget of \$50,000 (less the cost of works completed (approximately \$20,000) at this site)	\$4,556 plus contingencies identified below	\$64,556
Pinnaroo Institute (Painting and Wall Restoration)	\$30,000	
Pinnaroo – Local Roads and Community Infrastructure Program Phase 2 Funding	\$60,000	
Implementation of Council Building Assessment report (Total budget of \$50,000 (less the cost of works completed or scheduled at other Council building sites))	\$12,270	\$102,270
Total \$	\$166,826	\$166,826

The Lameroo renewal works require access to a larger contingency budget as there are several unknown factors including a potentially large amount of asbestos removal (subject to testing), the unknown condition of the floor boards in the dressing room once the carpets are stripped back and the potential for salt damp treatment to be required. Council reporting will be necessary to gain approval for any substantial change in the scope for renewal works at the Lameroo Memorial Hall. There is some additional budget available in the Lameroo Memorial Hall renewal budget item and also the Implementation of Council Building Assessment report budget item.

The Pinnaroo Institutes asbestos has been previously identified in other works and is of a small enough quantity that Scott Meneghetti Carpentry & Building are authorised to remove it. The Pinnaroo Institute include disability access works to the front of the building and a concept plan of these works is attached.

Given the difficulties associated with attracting a contractor and the timing of this awarding of contract late in the financial year, these works will now occur in the first quarter of 2021/22 rather than this financial year.

Alternate options

Council could run a new tender process. This is not recommended as it would delay the project further and because of the issues council has had in getting tenders for this work remain.

Financial implications

The contract for the subject works are within budget even if some additional works are required.

Work Health and Safety and Risk implications

There are no risk implications associated with this matter, potential asbestos containing material has already been identified on both sites and will be dealt with accordingly.

Consultation

Council included this capital allocation within the Annual Business Plan and Budget which was the subject of community consultation.



QUOTE

Southern Mallee District Council

Date 26 May 2021
Expiry 25 Jun 2021
Quote Number QU-0261
ABN 60 162 834 335

Scott Meneghetti Carpentry & Building
 PO Box 1843
 LOXTON SA 5333
 AUSTRALIA

Lameroo Hall

Description	Quantity	Unit Price	GST	Amount AUD
<p>-Design and install an Entry way that meets the disability access requirements for the main entry. This includes- using the existing aluminium framework we will remove existing double doors, install a new 1m wide opening outwards door with a fixed frame glass window to the side. Installation of a new hand rail on wall side bolted to the concrete ramp to match existing one. 2 packing of concrete ramp with anti slip grit.</p> <p>-Repair or replace paving around the entrance. We will pull up the existing 2m2 affected area around the storm drain to the right of the ramp, re level the base and reinstate the existing pavers. (I believe this is the best looking and most cost effective solution due to if we replace them they will stand out because they are new and we would have to purchase them swell.</p> <p>-Removal and replacement of the carpet in the main foyer. Installation of carpet tiles to 92m2 of floor in the main foyer. Allowance made of \$50 per square meter for supply and installation. once the job has been awarded I will bring in some selections for the council to choose from. Paintwork to all walls in foyer excluding behind cabinets. Clear coat to all cabinets</p> <p>-Repair and paint cracks on the front of the hall. Quote includes- Pressure washing, prepping and filling of all gaps and cracks before applying 2 coats of premium grade exterior paint to all walls, eaves, doors, frames, and facias.</p> <p>-Retile and repair kitchen walls. Quote does not include salt damp treatment. Quote includes, Removal of existing splash back tile, chipping out and scraping back any bubbled or loose paintwork/ plaster, re render/plaster where required and install 600x300 white gloss tiles vertically 11 meters long and .6m high.</p> <p>-Renovate the change rooms</p>	1.00	64,556.00	10%	64,556.00

Description	Quantity	Unit Price	GST	Amount AUD
<p>Quote includes, Stripping the change rooms out fully, deleting all mirror lights and adding power points in their place. New Carpet tiles in change rooms to match new ones in foyer. New battern Led's lights with a cold light in place of existing halogen fluro's. New coat hooks replacing existing. New mirrors plus a full length mirror in each change room. New shower/toilet patricians, vanitys and bench tops in change room with the Pinnaroo/Lameroo swimming pools including coat hooks in shower patricians. Tile bathroom floor and shower alcove with grey tile. Fresh paint to all surfaces in the change rooms.</p>				
<p>-Testing and Commissioning of the works.</p>				
<p>No allowance has been made for rubbish removal. Free dumping at the Pinnaroo and Lameroo transfer stations as discussed with Shilo.</p>				
			Subtotal	64,556.00
			TOTAL GST 10%	6,455.60
			TOTAL AUD	71,011.60

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QUOTE

Pinnaroo Gym

Date 7 Jun 2021
Expiry 8 Jul 2021
Quote Number QU-0263
ABN 60 162 834 335

Scott Meneghetti Carpentry & Building
 PO Box 1843
 LOXTON SA 5333
 AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Replacement of rear door Removal of swipe lock and move mechanism to new front door. Replace existing wooden double doors with twin glass Pannel and single entrance door with swipe mechanism to entry door	1.00	13,500.00		13,500.00
			Subtotal	13,500.00
			TOTAL AUD	13,500.00

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QUOTE

Southern Mallee District Council

Date
26 May 2021

Expiry
25 Jun 2021

Quote Number
QU-0262

ABN
60 162 834 335

Scott Meneghetti Carpentry & Building
PO Box 1843
LOXTON SA 5333
AUSTRALIA

Pinnaroo Institute.

Description	Quantity	Unit Price	GST	Amount AUD
<p>-Design and Install a new super structure to support the stage and remove existing brickwork if possible. Quote includes front stage part- 1x 300x45lvf bearer across the front @15m long with 5 posts concreted into the ground In dressing rooms- 3x rows of bearers 15m long with 18 more posts bolted to the concrete floor. Price includes asbestos removal. New hardiflex ceiling and lighting underneath in props room.</p> <p>-Design and install an entry way that meets the disability access requirements for the main entrance. Quote includes a 1200mm wide concrete ramp with a galvanised hand rail either side running along the front wall of the institute with a landing on the top the width of the entrance. ramp to have no greater than 1:16 slope. Poured concrete stairs on the front of that landing. Due to the landing width and the stairs there won't be much of a footpath around so will have to pour some more kerbing and and pave out a bit more. I will email through a hand drawn picture of what I am proposing. We will also be making this and Emergency exit so I have allowed to swing the existing doors outwards(hopefully using the existing ones to keep the heritage) and allowed for new push exit handles.</p> <p>-Install Compliant emergency signage throughout the institute complex.</p> <p>-Install compliant emergency exit doors for escape from the main hall. To the side double doors and the front.</p> <p>-Repair and paint the entire front facade and side of the institute.(including the verandah) to the gym entrance. Pinnaroo Institute - Quote is for Exterior painting of front and side of building. Pressure wash all walls and roof top and bottom side,</p>	1.00	88,770.00	10%	88,770.00

Description	Quantity	Unit Price	GST	Amount AUD
<p>treat rusty steel, patch and apply minimum 2 coats of premium grade exterior paint to red verandah, under side of verandah which includes timbers and steel posts plus rafters, all walls, doors, frames and painted windows. Have allowed to remove steel railing from high section, prep and recoat. Prep, mask, prime and spray exterior of colourbond windows. Have allowed to replace damaged screens</p> <p>-Testing and Commissioning of the works.</p> <p>All rubbish to be dumped free off charge at the Pinnaroo transfer station as discussed at site visit with Shilo.</p>				
			Subtotal	88,770.00
			TOTAL GST 10%	8,877.00
			TOTAL AUD	97,647.00

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