

Infrastructure Services

15.13 East Keralup Road Works – Tender Selection Criteria and Delegation

File Ref:	5206
Previous Items:	OCM21/100
Author and Title:	Alan Smith, Director Infrastructure Services
Declaration of Interest:	Nil
Voting Requirements:	Absolute Majority

Recommendation/Council Decision

OCM21/174

Moved: Cr S Lee

Seconded: Cr D McLarty

That Council:

- 1. endorses the selection criteria for various works as provided in the body of this report for the engagement of relevant contracts to assist with the completion of the East Keralup Road Works and any associated works;**
- 2. approves for the Chief Executive Officer to publicly invite tenders State wide for the various works in accordance with the provisions of the Local Government Act 1995; and**
- 3. delegate responsibility to the Chief Executive Officer to approve tender selection up to a maximum value of \$1,000,000 to enable a proactive turnaround for any contract works with the option of any tender being referred Council for a decision.**

CARRIED UNANIMOUSLY 9/0

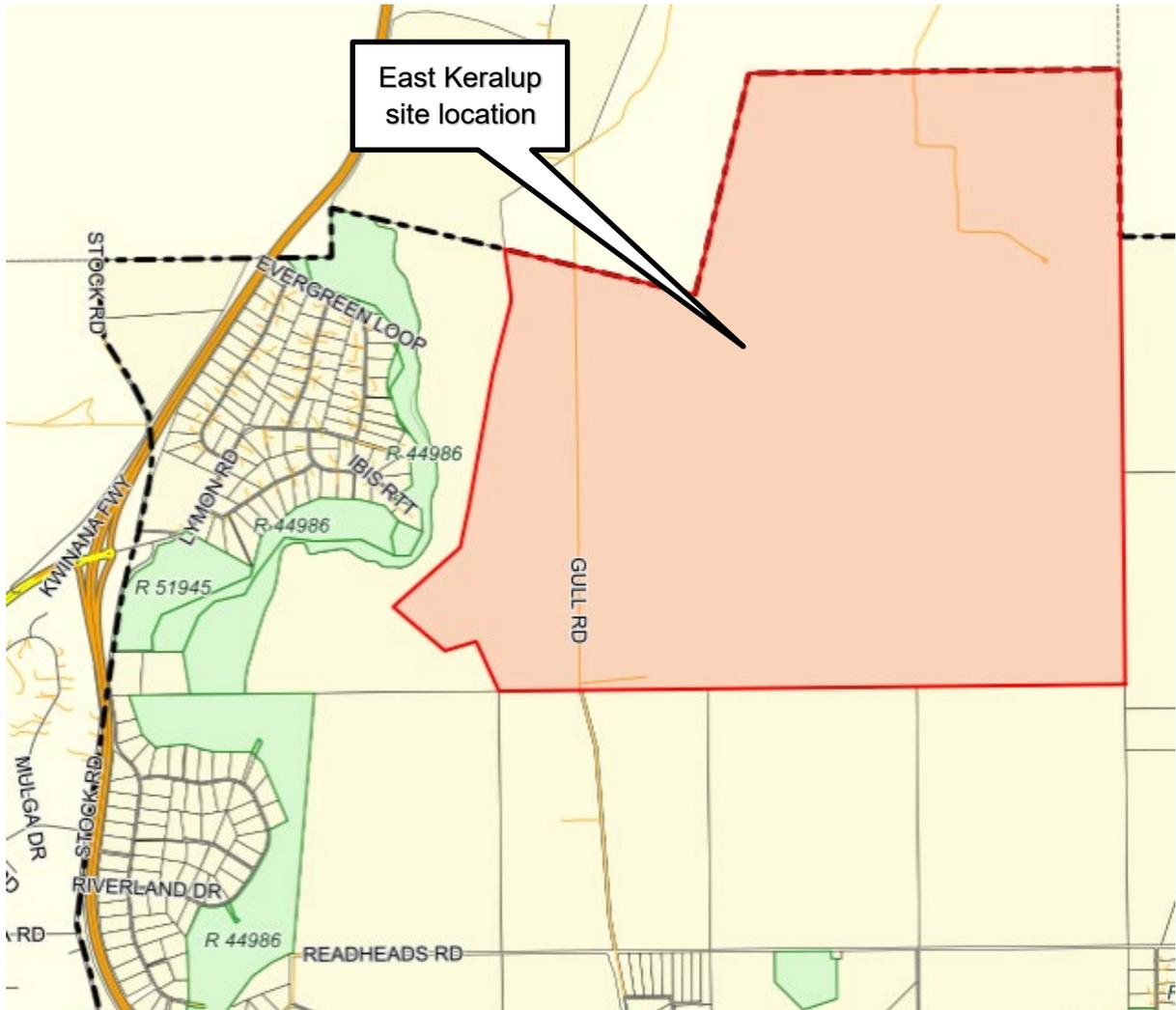
In Brief

- Agreement has previously been reached with DevelopmentWA to construct roads and associated works to service the proposed development at East Keralup.
- Primary roadworks are being coordinated by the Shire of Murray Civil Team.
- Associated works may trigger the need for tenders to be advertised.
- Ensure correct process for tender selection criteria.
- Due to tight timeframes to complete the works delegate a capped value of tendered works to the Chief Executive Officer.
- Where the Chief Executive Officer deems it necessary the tender be directed to Council for approval.

Background

The Shire of Murray and DevelopmentWA have entered into the East Keralup Road Works Agreement and Access Licence for the development of land at the northern end of Gull Road.

Recent subdivision approval has formalised the development outcome to enable the road works within the site to be progressed.



Report Detail

The primary road works required for the subdivision will be delivered by the Shire of Murray Civil Works Team, there are supporting works that need to be undertaken to enable the road works to be progressed with the value of these support works potentially exceeding the \$250,000 purchasing threshold and requiring tenders to be advertised.

There is a need to approve tender selection criteria that will be built into the tender documentation and tender evaluation. There may be a number of tender that vary in detail and contract type therefore a variety of selection criteria is proposed to be recommended.

The primary support works that may require tendering include the following:

- Materials & Transport – Sand, road base etc.
- Relocate the Gauging Station – Design and Contract works.
- Bridge Demolition and Culvert works.
- Clearing and Grubbing operations – Existing vegetation & old plantations.

To engage suitably qualified contractor/consultants it is important to have appropriate selection criteria for the various works, options for selection criteria are provided below:

Detailed Contract Works:

Criteria	Detail	Weighting
Experience	Demonstrated successful experience in similar projects/contracts.	20%
Methodology	Clearly articulate the methodology to be implemented for the project.	10%
Capacity	Outline your capacity to undertake the appointment and the resources to be allocated.	20%
Demonstrated Understanding	Demonstrate your understanding of the project requirements.	10%
Financial Capacity	Price and Price Structure/Financial Capacity to Perform Services.	40%

General Contract Works:

Criteria	Detail	Weighting
Experience	Demonstrated successful experience in similar projects/contracts.	20%
Methodology	Clearly articulate the methodology to be implemented for the project.	20%
Capacity	Outline your capacity to undertake the appointment and the resources to be allocated.	20%
Financial Capacity	Price and Price Structure/Financial Capacity to Perform Services.	40%

The Shire of Murray have agreed timeframes with DevelopmentWA to have works progressed and completed, therefore any ability to improve the turnaround of tenders and contracted works will add value to the delivery of the project within the required timeframes. The option to give delegated authority to the Chief Executive Office for the tender selection would prove beneficial, with the option of any tender being directed to Council where necessary.

Murray 2031 Strategic Community Plan

Focus Area	Thriving Economy.
Aspiration	To create diverse and prosperous economy that supports innovation, training opportunities and provides a variety of business, tourism and employment opportunities.
Strategy	Build and maintain the Transform Peel initiative.

Other Strategic Links

Nil.

Statutory Environment

Council Policy W12 – Private Works

Sustainability & Risk Considerations

Economic - (Impact of the Economy of the Shire and Region)

The development of further commercial opportunities will add increased value to the Peel Business precinct, this in turn will provide ongoing job options for the Shire and Region.

Social – (Quality of life to community and/or affected landowners)

Nil.

Environment – (Impact on environment's sustainability)

Any required approvals are being sought through the relevant agencies to ensure any works undertaken adheres to the required standards.

Policy Implications

Works proposed within the agreement are within private property and therefore the Council Policy that relates to private works has been enacted to guide the engagement process.

Risk Management Implications

<i>Risk Level</i>	<i>Comment</i>
Low	Ensure the tender requirements are being met and align to the <i>Local Government Act 1995</i> requirements.

Consultation

DevelopmentWA

Resource Implications

Financial

Funding for the project is secured via the East Keralup Road Works Agreement.

Workforce

The project will be delivered utilising existing staff resources.

Options

Council has the option of:

1. Supporting the selection criteria for the various works required for the East Keralup road works.
2. Propose changes to the selection criteria for the various works required for the East Keralup road works.
3. Support the delegation to the Chief Executive for the selection of tenders.
4. Not support the delegation to the Chief Executive for the selection of tenders.

Conclusion

The works being proposed are based within private property and separate to our normal operating works. The Shire has worked closely with DevelopmentWA and their consultants to align a delivery timetable that meets expectation with moderate flexibility to seek required site approvals.

The extent of earthworks and the gauging station works are still being formalised and the ability to have these and other works positively progressed will require the approval of

standard selection criteria to enable tender advertising with the further opportunity of delegated approval for the Chief Executive Officer to select tenderers.

By delegating tender selection to the Chief Executive Officer could save up to 4 weeks on any specific tender, allowing for quicker turnaround and improved project planning. It is also very important that should the Chief Executive Officer deem it necessary, that tenders can be referred to Council for a decision.