

Shire of Kalamunda

Special Council Meeting Agenda

Tuesday 2 March 2010





NOTICE OF MEETING SPECIAL MEETING OF COUNCIL

Councillors

Notice is hereby given that a Special Meeting of Council will be held in the Council Chambers, Administration Centre, 2 Railway Road, Kalamunda on:

Tuesday 2 March 2010 commencing at 8:00pm.

For the benefit of members of the public, attention is drawn to the following requirements as adopted by Council.

Open Council Meetings – Procedures

1. All Council Meetings are open to the public, except for matters which are confidential.
2. Members of the public may ask a question at an Ordinary Council Meeting under Item 3.0 of the Agenda.
3. Members of the public who are unfamiliar with meeting procedures are invited to seek advice at the meeting. If unsure about proceedings, just raise your hand when the presiding person opens 'Question Time' under Item 3.0 of the Agenda.
4. All other arrangements are in accordance with Council's Standing Orders, Policies and decision of the Shire or Council.

James Trail
Chief Executive Officer
25 March 2010

AGENDA

1.0 OFFICIAL OPENING

2.0 APOLOGIES AND LEAVE OF ABSENCE

3.0 PUBLIC QUESTION TIME

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this Council. For the purposes of Minuting, these questions and answers are summarised.

4.0 PETITIONS

5.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

6.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

7.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

8.0 DISCLOSURE OF INTERESTS

Disclosure of Financial and Proximity Interests

- (a) Members must disclose the nature of their interest in matters to be discussed at the meeting. (Sections 5.60B and 5.65 of the Local Government Act 1995).
- (b) Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 and 5.71 of the Local Government Act 1995)

Disclosure of Interest Affecting Impartiality

- (a) Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

9.0 REPORT TO COUNCIL

Declaration of financial/conflict of interests to be recorded prior to dealing with each item.

9.1 Expressions of Interest – Building Contractor for the Construction of Kalamunda Community and Cultural Centre

Previous Items:

Service Area: Engineering Services

File Reference:

Applicant: N/A

Owner: N/A

PURPOSE

1. To consider Expressions of Interest for the appointment of a Building Contractor for the Construction of the Kalamunda Community and Cultural Centre (KCCC).

BACKGROUND

2. Following preliminary approval of funding for the Kalamunda Community and Cultural Centre, Adam and Associates were appointed Project Manager for the project in May 2009.
3. A Project Control Group (PCG) was set up to manage and monitor the progress of the project.
4. At its Special Meeting held on 29 June 2009, Council resolved as follows:
'That Council endorse the expenditure of up to \$5.1 million for the Kalamunda Community and Cultural Centre project in the 2009/10 financial year, funded by \$3.7 million from State and Commonwealth grants and \$1.4m from the Shire of Kalamunda Building Reserve.'
5. At its July 2009 meeting the Planning Services Committee considered public comments on the KCCC concept design plans and adopted the following recommendation:

That Council:

1. *Receives the public comments.*
2. *Ensures that the following key elements are included in the Architect's Design Brief:*
 - *That the Kalamunda Community and Cultural Centre be generally located in accordance with the site plan incorporated in the updated Business Plan.*

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- *The entry from the Kalamunda Community and Cultural Centre into the History Village provides a welcoming and appropriately themed experience.*
 - *Ensure the design fits with the heritage, architecture and aesthetics of the surrounding area.*
 - *Visitor car parking is designed and located to minimise the amount of land required from the current History Village site.*
 - *The internal spatial and area requirements of the facility accommodate the following functional components:*
 - *Conference/Seminar Room/s*
 - *Café and kitchen*
 - *External Toilet/Change room facilities*
 - *Retail showroom and display area*
 - *Visitor Servicing*
 - *Gallery/Exhibition Space*
 - *Toilet facilities designed and located to service History Village visitors*
 - *Administration offices and work space*
 - *Civic forecourt with public art component.*

6. In August 2009, Woods Bagot was appointed architects for the project.
7. In November 2009 Council approved the Schematic Design report. Woods Bagot with assistance from engineering consultants completed the design development, which is now with the Quantity Surveyor to prepare the 'Bill of Quantities'.

DETAILS

8. Expressions of interest (EOI) were called for procurement of building services for the construction of KCCC.
9. Eight submissions were received by the due date and time.
10. The details of respondents appear at **(Attachment 1.)**
11. Submissions were evaluated by the panel comprising Ray Adams, Project Manager; Mahesh Singh, Director Engineering Services; and Ken Anderson of Woods Bagot.
12. Two of the respondents viz Classic Contractors and Firm Construction Pty Ltd, were considered non-compliant as the information provided by them fell short in meeting the Shire's specified requirements. Accordingly, these two submissions were excluded from further assessment.
13. The remaining six submissions were compliant and were scored by members of the Selection Panel under each of the advertised selection criteria. The consolidated summary of weighted score for each of the respondents appears at **(Attachment 2.)**

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14. The Selection Panel adopted a threshold of seven (7) for the weighted score to progress to the next stage of tendering.
 15. Thomas & Coffey scored less than seven, and hence are not recommended.
 16. Accordingly, the following respondents are recommended for short listing to invite further submissions:
 1. Duwal Pty Ltd
 2. Morago Nominees (T/A Gavin Construction)
 3. Northerly Construction
 4. PB Perkins
 5. Pindan

STATUTORY AND LEGAL IMPLICATIONS

17. The EOI process has been followed in accordance with the Local Government Act and Regulations.
18. Dominic Carbone and Associates (DCA) were appointed as the probity auditor for the tendering process.

POLICY IMPLICATIONS

19. Nil.

PUBLIC CONSULTATION/COMMUNICATION

20. N/A

FINANCIAL IMPLICATIONS

21. The cost estimate provided in the funding agreement is \$5.244M, which included \$2.3M from Commonwealth Government, \$1.4M from State Government and the remaining to be funded by the Shire.
22. According to the Quantity Surveyor's initial assessment, the proposed Schematic Design is within the budget parameters.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

23. The Shire of Kalamunda Strategic Plan (2009 – 2014)

Goal 1: Community Development – A strong sense of community. A place where people want to work, live and visit, meeting a diverse range of community needs.

Outcome 1.2 – A Vibrant Arts and Cultural Life Community. To enhance the cultural life of the community with a diverse range of cultural opportunities, experiences and events, which can be embraced by the Shire at community level.

Outcome 1.6 – Inclusive intergenerational health and wellbeing opportunities. Provision of appropriate services that support intergenerational health and

wellbeing of residents in the community including a diverse cultural range, to ensure quality of life for all people living in the Shire.

24. *Goal 4: Economic Development – A prosperous economy.*
Encourage economic development by supporting and building partnerships with business and industry bodies, attracting business to the Shire and driving State level strategies, to support diverse urban and rural industries for a vibrant prosperous community.

Outcome 4.3 – Attract new tourism and encourage the development of opportunities through the promotion of existing iconic places such as the Bibbulmun Track and Lesmurdie Falls, unique natural features and relaxed atmosphere of the Shire.

OFFICER COMMENT

25. The tendering process was overseen by Darryl Long, Probity Auditor representing Dominic Carbone and Associates.
26. The short listed respondents will be invited to submit their Tenders based upon the detailed drawings and specifications.
27. It is intended to hold a compulsory site meeting with the short listed respondents to provide a briefing of the project and site constraints.
28. It is anticipated that the respondents will be provided with the Tender documents inclusive of detailed drawings and specifications by 19 March 2010, requiring them to make their submissions by 13 April 2010.

MEETING COMMENT

- 29.

OFFICER RECOMMENDATION

1. That the following respondents be invited to submit their Tenders in accordance with specifications contained in the Shire of Kalamunda's Request for Tender:
1. Duwal Pty Ltd
 2. Morago Nominees (T/A Gavin Construction)
 3. Northerly Construction
 4. PB Perkins
 5. Pindan
2. That the unsuccessful Tenderers be advised accordingly.

Moved: Cr

Seconded: Cr

10.0 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

11.0 QUESTIONS BY MEMBERS WITHOUT NOTICE

**12.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY
DECISION**

13.0 MATTERS CLOSED TO THE PUBLIC
(Matters Behind Closed Doors)

14.0 CLOSURE

Expressions of Interest – Building Contractor for the Construction of Kalamunda Community and Cultural Centre			
	NAME	ADDRESS	POSTAL ADDRESS
1	Classic Contractors	Suite 6/7 Gympie Way, Willeton WA 6155	Suite 6/7 Gympie Way, Willeton WA 6155
2	Duwal Pty Ltd	Unit B5/6 Tarlton Crescent, Perth Airport, 6105	PO Box 276, Belmont WA 6984
3	Firm Construction Pty Ltd	177A York Street, Subiaco WA 6008	PO Box 8231, Subiaco East WA 6008
4	Morago Nominees T/A Gavin Construction	2 Birkgate Road, North Fremantle WA 6159	PO Box 3175, Myaree WA 6154
5	Northerly Construction	541 Hay Street, Subiaco WA 6008	PO Box 180, Subiaco WA 6904
6	PB Perkins	1 Balcatta road, Balcatta WA 6914	PO Box 981, Balcatta WA 6914
7	Pindan	154 Anernethy Road, Belmont, WA 6984	PO Box 93, Belmont WA 6984
8	Thomas & Coffey Ltd	425 Albany Highway, Victoria Park, WA 6100	PO Box 4117, Victoria Park WA 6979