



TENDER REGISTER

Tender Number: RFT02-2023.24	Tender Title: Design and Construction of a Supermarket	
Brief description of goods of services required	Design and construction of a supermarket	
Brief description of the decision to invite tenders	Council resolution 200723.19 OCM 20 July 2023	
For tenders relating to the replacement of existing plant items, provide existing plant number	N/A	
Advertising details for tender:	<u>Advertising date(s):</u> 25 October 2023 28 October 2023	<u>Newspapers:</u> The West Australian
Closing date and time of tender	3.00 pm, Wednesday 29 November 2023	
Opening date and time of tender	10.00 am, Thursday 30 November 2023	
Opened in the presence of	NAME	SIGNATURE
	Paul Anderson, CEO	<i>Paul Anderson</i>
	Paul Owen, GFG Consulting	<i>Paul Owen</i> Paul Owen (Jan 8, 2024 13:33 GMT+8)
Tenderer's Contact Name and Company Name	Address	
Stekon Pty Ltd T/AS Famlonga Building Contractors	Gnangara WA 6077	
Breffni Group	48/50 Clavering Rd, Bayswater WA 6053	



If applicable – Contact Name and Company Name of anyone who submitted an EOI	Address
N/A	N/A

EOI requirement – List of acceptable tenderers that were prepared under regulation 23(4) – <i>Local Government (Functions and General) Regulations 1996</i>	
N/A	N/A

Tender awarded by: Ordinary Council Meeting	Date of Council Meeting 18 April 2024	Council Resolution Number 180424.22
Name of successful Tenderer(s)	Breffni Group	
Amount of successful Tenderer(s)	\$3,006,062	

20.3 COMMUNITY HUB

Applicant:	The Shire of Perenjori
File:	ADM 0556
Date:	14 July 2023
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Author:	Paul Anderson – Chief Executive Officer
Responsible Officer:	Paul Anderson – Chief Executive Officer
Attachments:	Commercial Hub Revitalisation Construction Cost Estimates

Summary

The Council is requested to consider recommendations regarding progressing the concept of the Community Hub, including a supermarket facility.

Background

In January 2023, the Shire resolved, in part, to progress the concept of the Commercial Hub with the commissioning of a detailed design and scope of works, with cost estimates to inform council of the financial implications to construct the shop component only.

In May 2023, following presentations from Sphere Architects, the council agreed to progress options 1 and 2 that were presented to them; the draft options are attached. Additionally, the construction cost estimates have now been received and are attached for council's consideration.

Statutory Environment

Section 3.57 of the Local Government Act 1995

Section 3.59 of the Local Government Act 1995

Section 9.49A of the Local Government Act 1995

Policy Implications

Nil

Consultation

Elected Members

The Shire of Perenjori Community

Financial Implications

The construction cost estimates are attached for councils' consideration towards progressing only the shop component of the project to a full tender process.

Option 1 estimated construction cost excluding GST **\$3,598,000**

Option 2 estimated construction cost excluding GST **\$3,829,000**

The estimate includes the fit out of \$800,000 in accordance with IGA specifications

If council resolves to progress the project and calls for tenders, further detailed drawings are required to be commissioned. This could also be undertaken as a design and construct tender basis based on the current options that council have had drawn up by Sphere Architects.

The council has yet to fully consider the funding of the project, however, council has the following options:

- Loan funding for the full amount with repayments structured over 20 years +
 - An indicative costing for \$4 million from State treasury has been attached as has the government fee indicative future payments report.
 - This amount is payable in addition to the loan repayments.

- Utilise funding through the Mt Gibson Infrastructure Fund.
- Grant funding through the Growing Regions Funding.
- Utilise grant funding through the Cyclone Seroja Resilience Fund.

Strategic Community Plan

Area 2: Industry and Business Development – Our Economy

Goal: Fostering and maximising growth across the economy, seeking and embracing opportunities for diversifying and strengthening our economic base.

Officer Comment

The shop component (of the commercial hub revitalisation) construction cost estimates have been received for options 1 & 2, as agreed by council, and are attached. The estimate is for the shop and immediate carpark only and does not include any ancillary landscaping to the site.

Firstly, council needs to consider if it wishes to progress the project to the tender stage based upon the estimated costs. To enable the project to be put out for tender based on options 1 & 2, a detailed design and scope of works would need to be undertaken. Secondly, council should decide which option to put to tender rather than have the cost of both options drawn up. The probable cost to have the detailed design and scope of works undertaken could be as much as 9.5% of the construction cost estimate; an allowance on option 2 (listed on the executive summary at point 4) has an amount of \$289,000 for a design contingency allowance. This process would be prior to the calling of tenders and would add additional time to the preparation of the documents for tender. Due to the estimated cost, this stage would also require a tender process to be undertaken.

Alternatively, the Shire could proceed with a design and construct project based on either of the options presented. The design and construct option may save time and money in the short term, as the builder will employ the consultants and a separate tender process would not be required. However, the final design may have reduced quality of control in design and quality of finishes. The use of an independent contractor may have better outcomes in terms of quality, workmanship, variations and the program of works would be monitored and controlled by external consultants.

In the event that council decides to progress with a design and construct process following the contract being awarded, it would be advisable to contract an external project manager with the appropriate knowledge to assist the administration, and to ensure that the project is undertaken in a competent manner, and in accordance with the tender. Enquiries have been made with GFG consulting, who council currently contract for various works, who have advised that they have previously undertaken supervisory works of this nature. The cost of this supervision would be negotiated and may be based on an hourly rate as required.

The final funding of the project will be dependent upon the tendered prices, however as discussed council could consider submitting a funding application from the Cyclone Seroja Fund. An expression of interest is also being developed for a Growing Regions Program Grant which could provide up to 50% of the project and possibly more if isolation and disaster factors are applied. Council can also utilise funding from the Mt Gibson Infrastructure Reserve that currently has a balance in the vicinity of \$1.5 million. Any identified shortfalls could also be funded through a loan facility.

Council must also be cognisant that this is only the build of the shop component and further funding will be required for landscaping. The operations of the facility must also be considered and may require subsidisation from the council both in the operations and initial establishment of the business. This risk and indicative costing was included in the business case that was developed and accepted by council.

PROCEDURAL MOTION

Council Decision Number: 200723.17

Moved: Cr Fraser

Seconded: Cr Bradford

That Council suspend Standing Orders, Clause 9.5 Limitation on number of speeches to be suspended at 3.59pm for open discussion on item 20.3 of these minutes.

Motion put and carried by 7 / 0

PROCEDURAL MOTION

Council Decision Number: 200723.18

Moved: Cr Bradford

Seconded: Cr Bryant

That Council reinstates Standing Orders at 4.10pm.

Motion put and carried by 7 / 0

OFFICER RECOMMENDATION

Council Resolution Number:

THAT Council resolve:

- **The proposed supermarket construction cost estimates provided on design option 2 undertaken by RW Quantity Surveyors be noted.**
- **The concept of the supermarket component of the Commercial Hub project be progressed with the commissioning and advertising of requests for tender submissions, based on a design and construct build based on option 1 or 2 (council to indicate which option) to enable the project to be further considered once tenders are received.**

Motion put and carried /

COUNCIL DECISION

Council Resolution Number: 200723.19

Moved: Cr Bradford

Seconded: Cr Sutherland

THAT Council resolve:

- **The proposed supermarket construction cost estimates provided on design option 2 undertaken by RW Quantity Surveyors be noted.**
- **The concept of the supermarket component of the Commercial Hub project be progressed with the commissioning and advertising of requests for tender submissions, based on a design and construct build based on option 2 to enable the project to be further considered once tenders are received.**

Motion put and carried 6 / 1

21. Closure of Meeting:

The Shire President declared the meeting closed at 4.12pm and thanked those in attendance.

22. Next Meeting:

The Shire President advised that the date of the next Ordinary Meeting of Council will be held on Thursday 24th August 2023 commencing at 3:00pm in the Shire of Perenjori Council Chambers, 56 Fowler Street, Perenjori WA 6620.

I certify that this copy of the Minutes is a true and correct record of the meeting held on 20 July 2023.

Signed: _____

Shire President

Date: _____

24.08.2023



Invitation to Tender

RFT02-2023.24

Design and Construction of a Supermarket

The Shire of Perenjori is seeking Tenders from suitably qualified providers to design and construct a supermarket facility based on an adopted concept design.

The deadline for Tenders to be submitted is Wednesday 29 November 2023 at 3.00pm WST.

Invitation to Tender documents are available from GFG Consulting by email request to:

perenjoritender@gfgconsulting.com.au or by telephoning Paul Owen on 041 998 3537.

Tenders must be submitted via email before the deadline.

Canvassing of Councillors or staff will disqualify Tenderers.

Paul Anderson
Chief Executive Officer



PT

Wednesday, 29 November 2023 at 1:15 pm

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- Move to Other
- Read/Unread
- Categorise
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RFT02-2023.24 Submission

Famlonga Building <admin@famlongabuilding.com.au>

To: Perenjori Tender



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- You replied to this message on 29/11/23, 1:32 pm.
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- You replied to this message on 8/12/23, 2:36 pm.
- You forwarded this message on 12/12/23, 3:09 pm.
- You forwarded this message on 16/12/23, 10:37 am.
- You forwarded this message on 19/12/23, 4:42 pm.

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Good afternoon

Please see attached our submission for RFT02-2023.24.

If you could kindly reply to this email to acknowledge it has been received.

Kind Regards

Sally-Jo Famlonga
Office Manager
Mon,Tues,Thurs,Fri

Famlonga Building Contractors
102 Golfview Place
Gnangara WA 6077
Ph: 9306 2316
Reg: 11790

Message

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- Share to Teams
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Breffni Group - D&C Supermarket - Shire of Perenjori

MM Michael MacCulloch <m.macculloch@rmc.net.au>

Wednesday, 29 November 2023 at 2:01 pm

To: Paul Owen; Cc: Perenjori Tender

- Work Health and Saf... 1.7 MB
- Resources.zip 35.4 KB
- Relevant Experience... 11.3 MB
- Demonstrated Unders... 47.5 KB
- Compliance and Ma... 1.1 MB
- Breffni Group Submi... 4.1 MB
- Crowe Group WA, Pr... 20 KB
- Indicative programm... 196.5 KB
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Hi Paul,

As per our telecon, please find attached our Submission for the D&C Supermarket - Shire of Perenjori.

Our proposal is based upon Breffni Group leading as the Head Contractor, supported by Actus Associates undertaking the design.

Breffni Group have good Design & Construct and industry wide experience across Western Australia.

Actus Associates have exception design retail experience having recently completed Treeby Retail development (in Nov 2023) which included an IGA Supermarket. We also highlight that among other retail projects Actus have also completing extensive commissions for Aldi supermarkets.

Please let me know if you require any additional information.

Kind Regards,
Michael MacCulloch

0409 923 886

AMENDMENT TO OFFICER RECOMMENDATION

Council amended the Officer Recommendation in order to source quotes specifically for construction and fit-out only (without carpark and landscaping components) from the two contractors who submitted tenders, to better suit budget constraints.

COUNCIL DECISION

Council Resolution Number: 020224.5

Moved: Cr Campbell

Seconded: Cr Fraser

That Council reject all tenders on the basis that no tender submitted met the tender specifications or satisfied the value for money assessment, and negotiations be entered into with contractors that submitted tenders to provide quotations of construction of the proposed building and fit-out only, on the plan as amended by Council, based upon the compliance, qualitative and pricing requirements subject to:

- a. The Chief Executive Officer being satisfied with all due diligence assessments, including reference checks and financial assessments;**
- b. The scope of works being reviewed to reduce the overall costs; and**
- c. The final proposal being presented back to Council within 6 months and before contracts are executed.**

Motion out and carried 7/0

For: Councillors Sutherland, Hepworth, Bradford, Bryant, Campbell, Fraser, Sparkman

Against: Nil

7.3 COUNCIL DECISION TO RETURN FROM BEHIND CLOSED DOORS

PROCEDURAL MOTION

Council Resolution: 020224.6

Moved: Cr Bradford

Seconded: Cr Sparkman

That Council return to standing orders and re-open the meeting to the public.

Motion put and carried 7/0

For: Councillors Sutherland, Hepworth, Bradford, Bryant, Campbell, Fraser, Sparkman

Against: Nil

8. Closure of Meeting:

The Shire President thanked those in attendance and declared the meeting closed at 1.29pm.

I certify that this copy of the Minutes is a true and correct record of the meeting held on 1 February 2024.

Signed: 
Shire President

Date: 22/2/24

16. Confidential Reports:

16.1 COUNCIL DECISION TO GO BEHIND CLOSED DOORS

PROCEDURAL MOTION

Council Resolution: 180424.19

Moved: Cr Fraser

Seconded: Cr Hepworth

That in accordance with section 5.23 of the Local Government Act 1995, Council accept that the meeting is to be closed to all members of the public to consider confidential item 16.2 that if disclosed, would reveal – Information that has a commercial value to a person.

Motion put and carried 6/0

For: Cr Sutherland, Cr Hepworth, Cr Bryant, Cr Campbell, Cr Fraser, Cr Sparkman

Against: Nil

PROCEDURAL MOTION

Council Resolution Number: 180424.20

Moved: Cr Hepworth

Seconded: Cr Bryant

That Council suspend Standing Orders, Clause 9.5 Limitation on number of speeches at 3.31 pm, to allow for open discussion on item 16.2 of these minutes.

Motion put and carried 6/0

For: Cr Sutherland, Cr Hepworth, Cr Bryant, Cr Campbell, Cr Fraser, Cr Sparkman

Against: Nil

PROCEDURAL MOTION

Council Resolution Number: 180424.21

Moved: Cr Sparkman

Seconded: Cr Hepworth

That Council reinstates Standing Orders at 4.21 pm.

Motion put and carried 6/0

For: Cr Sutherland, Cr Hepworth, Cr Bryant, Cr Campbell, Cr Fraser, Cr Sparkman

Against: Nil

16.2 CONFIDENTIAL ITEM – RFT02-2023-2024 DESIGN AND CONSTRUCTION OF A SUPERMARKET

Applicant:	Shire of Perenjori
File:	RFT02-2023/24A
Date:	18 April 2024
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Author:	Paul Owen – GFG Consulting
Responsible Officer:	Paul Anderson – Chief Executive Officer
Attachments:	16.2.1 – Revised Submission and Carpark Designs

OFFICER RECOMMENDATION

That Council:

1. Appoint the Breffni Group as the preferred contractor for the design and construction of a 400 sqm supermarket including two-way carparking (option 5) for the sum of \$2,606,062 plus GST, including provisional sums of \$340,600 as per the revised submission and;
2. That the CEO be authorised to execute the contracts.

AMENDMENT TO OFFICER RECOMMENDATION

Council made the following amendment to the Officer Recommendation after considerations determined that a larger building with a two way car park, would be more economically viable for the community and would allow space for a greater range of services in future should they be required.

COUNCIL DECISION

Council Resolution: 180424.22

Moved: Cr Hepworth

Seconded: Cr Sparkman

That Council:

Appoint the Breffni group as the preferred contractor for the design and construction of a 500sqm supermarket including two-way carparking onto Fowler street for the total sum of \$3,006,062 plus GST including provision sums of \$340,600 and \$490,687 plus GST in accordance with the revised submission as follows:

ITEM	Original Tendered price - 400 sqm Building Excluding GST
SP 1 - Design	\$353,590
SP1 – D&C (Includes warm fit-out to FOH)	\$1,756,811
SP2 - Design	Included In SP 1
SP2 - Landscaping	\$64,374
Internal Fit-out provisional sum (BOH area)	\$100,000
Headworks – provisional sum	\$240,600
Total	\$2,515,375
Other Items	
Additional 100 sqm – provisional sum	\$400,000
Car Park - Two way	\$90,687
Total sum of 500 sqm Building	\$3,006,062

Funding for the construction of the Supermarket be included in the Draft 2024/2025 financial year budget.

Motion put and carried 5/1

For: Cr Sutherland, Cr Hepworth, Cr Bryant, Cr Campbell, Cr Sparkman

Against: Cr Fraser

16.3 COUNCIL DECISION TO RETURN FROM BEHIND CLOSED DOORS

PROCEDURAL MOTION

Council Resolution: 180424.23

Moved: Cr Hepworth

Seconded: Cr Sparkman

That Council return to standing orders and re-open the meeting to the public at 4.22 pm.

Motion put and carried 6/0

For: Cr Sutherland, Cr Hepworth, Cr Bryant, Cr Campbell, Cr Fraser, Cr Sparkman

Against: Nil

17. Ordering the Common Seal:

Nil

18. Reports of Committees and Members:

Nil

19. Motions of Which Previous Notice Has Been Given:

Nil

20. Notice of Motions:

Nil

21. New Business of an Urgent Nature Admitted by Council:

Nil

22. Closure of Meeting:

The Shire President to declare the meeting closed at 4.23 pm.

23. Next Meeting:

The Shire President advised that the next Ordinary Meeting of Council will be held on Thursday 23 May 2024 at Council Chambers, 56 Fowler St, Perenjori WA 6620, commencing at 3.00 pm.

I certify that this copy of the Minutes is a true and correct record of the meeting held on 18 April 2024.

Signed: 
Shire President

Date: 30-5-24










Tender Register - RFT02-2023-24 Design and Construction of a Supermarket

Final Audit Report

2024-01-08

Created:	2024-01-03
By:	Bianca Plug (ea@perenjori.wa.gov.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5elz1472RPOVwEpa5Z9nav0ZPFTifeFb

"Tender Register - RFT02-2023-24 Design and Construction of a Supermarket" History

-  Document created by Bianca Plug (ea@perenjori.wa.gov.au)
2024-01-03 - 8:47:20 AM GMT
-  Document emailed to Ceo Perenjori (ceo@perenjori.wa.gov.au) for signature
2024-01-03 - 8:48:32 AM GMT
-  Email viewed by Ceo Perenjori (ceo@perenjori.wa.gov.au)
2024-01-08 - 4:04:33 AM GMT
-  Document e-signed by Ceo Perenjori (ceo@perenjori.wa.gov.au)
Signature Date: 2024-01-08 - 4:04:45 AM GMT - Time Source: server
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2024-01-08 - 4:04:46 AM GMT
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2024-01-08 - 5:32:22 AM GMT
-  Signer bom@gfgconsulting.com.au entered name at signing as Paul Owen
2024-01-08 - 5:33:25 AM GMT
-  Document e-signed by Paul Owen (bom@gfgconsulting.com.au)
Signature Date: 2024-01-08 - 5:33:27 AM GMT - Time Source: server
-  Agreement completed.
2024-01-08 - 5:33:27 AM GMT