

## DISTRICT COUNCIL OF GRANT

### ORDINARY MEETING OF COUNCIL HELD – 5 NOVEMBER 2018

REFER ITEM NUMBER      18164.1                      FILE      7.81.4/63

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#### 18164 – CONFIDENTIAL ITEMS

1. Mount Gambier Airport Terminal Redevelopment – Design Services – Tenders - [7.81.4/63] Item 15.1.1

1. Moved Cr Slarks that

1. Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except DJ Singe (Chief Executive Officer), LJ McEvoy (Director Environmental Services), IJ Fritsch (Airport Manager), DM Hutchesson (Executive Support Governance) and JA O’Hehir (Executive Support Officer), be excluded from attendance at the meeting for Agenda Item 15.1.1 – Mount Gambier Airport Terminal Redevelopment – Design Services - Tenders.
2. The Council is satisfied that, pursuant to section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to this Agenda Item are tenders for the provision of architectural services for the Mount Gambier Airport Terminal Redevelopment.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information to be disclosed and discussed has the potential to impact adversely on each of the tenderers as competitive commercial information will be disclosed

Seconded Cr Collins

CARRIED

2. Moved Cr Bain that

1. The report be received and noted.
2. Council accept the tender of Ashley Halliday Architects Pty Ltd for provision of Design Services for the Mount Gambier Airport Terminal Redevelopment at a cost of \$239,500.00 (GST exclusive).

Seconded Cr Saunders

CARRIED

3. Moved Cr Slarks that

1. Having considered Agenda Item 15.1.1 – Mount Gambier Airport Terminal Redevelopment – Design Services - Tenders in confidence under section 90(2) and (3)(k) of the Local Government Act 1999, the Council, pursuant to section 91(7) of that Act orders that the documents and minutes be retained in confidence until a tender process has been finalised.
2. This order is subject to section 91(8)(b) of the Act which provides that details of the identity of the successful tenderer must be released once Council has made a selection. In addition, section 91(8)(ba) of the Act requires details of the amount(s) payable by the Council under a contract for the provision of cleaning services must be released once the contract has been entered into by all concerned parties.

3. Council delegates to the Chief Executive Officer, pursuant to Section 91(9)(c) of the Local Government Act 1999, the power, at his discretion, to revoke the order made by Council under Section 91(7) and (9) of the Act at part (1) of this resolution at any time prior to the expiration of the period of the order specified therein.

Seconded Cr Collins

CARRIED

## 15. CONFIDENTIAL ITEMS

### **PURPOSE OF REPORT:**

To exclude the public from attendance at so much of a meeting as it is necessary to receive, discuss or consider in confidence any information or matter listed, as per Section 90 of the Local Government Act 1999.

### **STAFF RECOMMENDATION:**

#### ***That:***

1. ***Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except DJ Singe (Chief Executive Officer), IJ Fritsch (Airport Manager), MP Ryan (Economic Development Advisor), DM Hutchesson (Executive Support Governance) and JA O’Hehir (Executive Support Officer), be excluded from attendance at the meeting for Agenda Item 15.1.1 – Mount Gambier Airport Terminal Redevelopment – Design Services - Tenders.***
2. ***The Council is satisfied that, pursuant to section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to this Agenda Item are tenders for the provision of architectural services for the Mount Gambier Airport Terminal Redevelopment.***
3. ***The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information to be disclosed and discussed has the potential to impact adversely on each of the tenderers as competitive commercial information will be disclosed.***

<b>15.1.1 Mount Gambier Airport Terminal Redevelopment – Design Services – Tenders</b>		
<b>MEETING DATE:</b>	5 November 2018	
<b>AUTHOR:</b>	Steph McIntosh, Asset Management Coordinator	
<b>RESPONSIBLE OFFICER:</b>	Ian Fritsch, Airport Manager	
<b>PREVIOUS MEETING:</b>		
<b>REFERENCES:</b>		
<b>FILE NO:</b>	7.81.4/63	
<b>ATTACHMENTS:</b>	Tender Received from Ashley Halliday Architects Pty Ltd	
<b>IN CONFIDENCE:</b>	Yes	
<b>POLICY REFERENCE:</b>	Procurement Policy (FINPOL 04) Caretaker Policy (GOVPOL 11)	
<b>LEGISLATIVE REFERENCE:</b>	There are no known legislative requirements related to this item.	
<b>STRATEGIC MANAGEMENT PLAN REFERENCE:</b>	Goal:	Physical Infrastructure is Improved and Developed
	Outcome:	Improved Airport infrastructure and services
	Strategy:	Pursue funding partnerships for Airport infrastructure improvements and opportunities
<b>FINANCIAL CONSIDERATIONS:</b>	Budget:	\$390,000
	Actual (YTD):	\$0
	Budget Variation Required:	No
<b>CONSULTATION UNDERTAKEN:</b>	Airport Manager, Asset Management Coordinator, Building Officer (City of Mount Gambier)	

**PURPOSE OF REPORT:**

To seek approval to award a contract for the Mount Gambier Airport Terminal Redevelopment - Design Services.

**BACKGROUND:**

Council has previously secured funding for the Mount Gambier Airport Redevelopment. Landside works included in the redevelopment are:

- Expansion of the existing terminal; and
- Terminal drop off and external works.

For Members Information, awarding of this contract is not considered a designated decision in accordance with Council's Caretaker Policy (GOVPOL 11) Clause 3 (c) ii, as the Council has already entered into a Commonwealth agreement and allocated funds to the project prior to the commencement of the Caretaker Period.

**COMMENT:**

Four consultants were invited to submit tenders for the design of the Airport Terminal and Terminal External Works being Wiltshire + Swain Pty Ltd, GHD Woodhead, Chapman Herbert Architects Pty Ltd and Ashley Halliday Architects Pty Ltd.

A summary of the submissions is as follows:

<b>Tenderer</b>	<b>Total (Ex GST)</b>
Wiltshire + Swain Pty Ltd	\$307,300
GHD Woodhead	\$294,900
Chapman Herbert Architects Pty Ltd	\$308,500
Ashley Halliday Architects Pty Ltd	\$239,500*

\* It should be noted that all tenderers, with the exception of Ashley Halliday Architects Pty Ltd, included the provision of engineering services in their tenders. Ashley Halliday Architects believe that the engineering should not be quoted until the building design has reached a point where the engineering requirement is known. This means that Council will only pay for the actual level of engineering services required and represents better value for money.

A comprehensive evaluation of the four tenders was undertaken by Council staff, with input by City of Mount Gambier. Following evaluation, it is considered that the tender received from Ashley Halliday Architects Pty Ltd represents the best option for Council for the following reasons:

- Very inclusive proposal.
- Small, experienced and dedicated team of professionals offering personal service.
- Extensive project and contract management services, during both the construction and defect periods.
- Ian Halliday and the Airport Manager have previously undertaken initial planning studies for the terminal requirements. Ashley Halliday also visited the site prior to submitting the tender to ensure a full understanding of the project. All tenderers were provided with this opportunity.
- Will design a solution to meet Council's budget.
- Recent experience as architects of the Kangaroo Island Airport Terminal upgrade (which is one of 12 finalists in the World Architecture Festival Transport Awards to be held in November 2018 in Amsterdam and was delivered on time and on budget).
- Whole of region approach.
- Inclusive of a physical 3D model of final design which can be utilised for community engagement.
- Should the budget and scope for the terminal redevelopment be reduced for any reason, then the design fee will be reduced to suit.
- Disbursements charged at cost only, indicative cost for period of contract \$10,500.

As part of the evaluation process, Council staff discussed Ashley Halliday Architects with referees provided, with comments being:

- Very responsive to the needs of the client.
- Always looking for a practical approach to a design solution, rather than delivering something over the top that the client doesn't necessarily need.
- No hesitation in recommending.

The budget for the professional fees component of the two projects is \$390,000. This is based on the RLB cost estimates sought for the funding application process and is required to cover architectural, engineering and final cost estimate fees and it is anticipated that this will be sufficient to cover all costs.

**STAFF RECOMMENDATION:**

***That:***

- 1. The report be received and noted.***
- 2. Council accept the tender of Ashley Halliday Architects Pty Ltd for provision of Design Services for the Mount Gambier Airport Terminal Redevelopment at a cost of \$239,500.00 (GST exclusive).***

**STAFF RECOMMENDATION:**

***That:***

- 1. Having considered Agenda Item 15.1.1 – Mount Gambier Airport Terminal Redevelopment – Design Services - Tenders in confidence under section 90(2) and (3)(k) of the Local Government Act 1999, the Council, pursuant to section 91(7) of that Act orders that the documents and minutes be retained in confidence until a tender process has been finalised.***
- 2. This order is subject to section 91(8)(b) of the Act which provides that details of the identity of the successful tenderer must be released once Council has made a selection. In addition, section 91(8)(ba) of the Act requires details of the amount(s) payable by the Council under a contract for the provision of cleaning services must be released once the contract has been entered into by all concerned parties.***
- 3. Council delegates to the Chief Executive Officer, pursuant to Section 91(9)(c) of the Local Government Act 1999, the power, at his discretion, to revoke the order made by Council under Section 91(7) and (9) of the Act at part (1) of this resolution at any time prior to the expiration of the period of the order specified therein.***