



ORDINARY MEETING LATE ITEMS AGENDA

Tuesday 31 October 2023
commencing at 9:30 AM

Quilpie Shire Council Boardroom
50 Brolga Street, Quilpie

Ordinary Meeting of Council

30 October 2023

The Mayor and Council Members
Quilpie Shire Council
QUILPIE QLD 4480

Dear Members

Reference is hereby made to the Ordinary Meeting of the Quilpie Shire Council scheduled to be held at the Council Chambers, on **Tuesday 31 October 2023**, commencing at **9:30 AM**.

An agenda for the Ordinary Meeting was forwarded to all Members on 24 October 2023. In addition to the agenda, please find attached a summary of "Late Items".

Yours faithfully

Justin Hancock
Chief Executive Officer





ORDINARY MEETING OF COUNCIL AGENDA

Tuesday 31 October 2023
Quilpie Shire Council Boardroom
50 Broлга Street, Quilpie

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16 LATE ITEMS**16.1 T03 23-24 CONSTRUCTION OF SIX TOWNHOUSES IN QUILPIE****IX: 243035****Author: Kasey-Lee Davie, Procurement Officer****Attachments: Nil****KEY OUTCOME****Key Outcome:** 1. Great Place to Live**Key Initiative:** 1.1 Well-planned and highly liveable communities**Key Outcome:** 4. Strong Governance**Key Initiative:** 4.3 Maintain good corporate governance**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with a recommendation to award T03 23-24 Construction of Six Townhouses in Quilpie

RECOMMENDATION

1. That Council
 - (a) Subject to funding approval and finalisation, award T03 23-24 Construction of Six Townhouses in Quilpie to Baguley Build Pty Ltd for an amount up to \$6,890,978.25 excluding GST; and
 - (b) Delegate power to the Chief Executive Officer, pursuant to section 257 of the Local Government Act 2009 to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations as per Council's procurement policy

BACKGROUND

The Quilpie Shire Council (QSC) is undertaking a new Townhouse development in Quilpie. This development will be located close to the central business area and walking distance to most facilities in Quilpie, including Swimming Pool, hospital and schools.

Stage 1 of the Townhouse project is for the construction of six (6) two-storey freestanding high standard residential units with concrete slab on ground substructure on Buln Buln Street, Quilpie. The six units will comprise three (3) x two-bedroom units and three (3) x three-bedroom units.

This development will be partially funded through the 2022-24 Local Government Grants and Subsidies Program. It is Council's preference that it is completed by 30 June 2024.

SCHEDULE OF WORK

As per the funding requirements, it is Council's preference that it is completed by 30 June 2024.

The Tenderer is to provide a project schedule/timeline/Gantt Chart for the end-to-end construction process.

PROCUREMENT PROCESS

In accordance with Council’s Procurement Policy and Part 3 of the *Local Government Regulations 2012*, Council advertised the invitation to tender for 21 days. The public tender was uploaded to VendorPanel under the following categories:

- Building Products & Materials
- Building Trade & Repairs & Maintenance Services
- Construction & Operation

Description	Details
Advertising	Vendor Panel Portal
RFT Open	11 August 2023
RFT Close	2:00pm 8 September 2023

Number of Suppliers who opened the Tender- 85

Number of Submissions- 1

Suppliers	Responses
Baguley Build Pty Ltd	Request Open Response Received

At the close of the request process on 8 September 2023, Council received one (1) conforming submission from the following suppliers:

The request was assessed in accordance with the evaluation criteria below:

Criteria	Weighting
Capability and Experience	15%
Key Personnel and Subcontractors	10%
Solution and Methodology	20%
Work Health and Safety	5%
Local Benefits	5%
Price	45%

Being one (1) response only, the value for money assessment come from the submission totalling less than original project cost estimates.

		Suppliers-	Baguley Build Pty Ltd
		Price Excluding GST	\$ 6,890,978.25
Evaluation Criteria	Capability and Experience	15%	10.1
	Key Personnel and Subcontractors	10%	7.5
	Solution and Methodology	20%	12.0
	Work Health and Safety	5%	2.9
	Local Benefits	5%	1.6
	Price	45%	39.4
	Overall Score -		

An assessment of the tender was undertaken by four (4) officers, the summary of the evaluation can be seen in the below table:

Council may decide not to accept any responses it receives. The response accepted must be the one deemed most advantageous to Council, it is noted that the lowest price response and/or the highest weighted response may not be the most advantageous.

In accordance with S104 (3) of the Local Government Act 2009, Council must also give consideration to the following sound contracting principles:

- (a) value for money; and
- (b) open and effective competition; and
- (c) the development of competitive local business and industry; and
- (d) environmental protection; and
- (e) ethical behaviour and fair dealing.

OPTIONS

Option 1 - Recommended

That Council:

- a) Subject to funding approval and finalisation, award T03 23-24 Construction of Six Townhouses in Quilpie to Baguley Build Pty Ltd for an amount up to \$6,890,978.25 excluding GST; and
- b) Delegate power to the Chief Executive Officer, pursuant to section 257 of the Local Government Act 2009 to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations as per Council's procurement policy

Option 2 –

That Council resolve not to award T03 23-24 Construction of Six Townhouses in Quilpie.

CONSULTATION (Internal/External)

Chief Executive Officer	Justin Hancock
Director Engineering Services	Peter See
Architect/Director – Elia Architecture	Chris Gay
Projects Manager- M Pickering	Michael Pickering
Procurement Officer	Kasey Davie

LEGAL IMPLICATIONS

Nil

POLICY AND LEGISLATION

Local Government Act 2009
Local Government Regulations 2012
Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS

The project is partially funded through the 2022-24 Local Government Grants and Subsidies Program.

RISK MANAGEMENT IMPLICATIONS

Schedule 9A requests the tenderer to provide details of current Work Health and Safety Practices applied, along with evidence of their ability and capacity to effectively manage their WHS responsibilities for the contract.

The Townhouse Construction Contract has been developed under the Australian Standard (Construct only: Standard Risk) AS4000-1997.

QSC processes and procedures ensure the procurement process is conducted in accordance with Councils Procurement Policy. Any potential procurement process risks have been identified during the planning stage of the procurement and listed in the procurement plan risk register.