

**AGENDA FOR A MEETING OF THE TENDERS SUBCOMMITTEE TO BE HELD IN THE
MANUKAU ROOM AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD,
HENDERSON, WAITAKERE, ON FRIDAY, 23 JANUARY 2009,
COMMENCING AT 9.00 AM**

TABLE OF CONTENTS

<u>ITEM</u>		<u>PAGE NO.</u>
1	APOLOGIES	1
2	URGENT BUSINESS	1
3	CONFLICTS OF INTEREST	1
4	CONFIRMATION OF MINUTES	1
5	CONTRACT NO. NL08002L - NEW LYNN TOD OPTION 2 INTERCHANGE DESIGN	2
6	CONTRACT NO. TA08041A - PROFESSIONAL SERVICES FOR PAVEMENT REHABILITATION - APPROVAL TO PROCEED TO TENDER	4
7	CONTRACT NO. PY08003A – HOUSING FOR OLDER ADULT REFURBISHMENT PROJECT: 19 KARAKA STREET	6
8	CONTRACT NO. PY08003C - HOUSING FOR OLDER ADULT REFURBISHMENT PROJECT: KAUMATUA COURT	11
9	CONTRACT NO. TA08026A – STREETLIGHT CAPITAL WORKS 2008/2009	15
	PUBLIC EXCLUDED MATTER	18
10	CONTRACT NO. TA08025B - REQUEST FOR EXPRESSION OF INTEREST - PROVISION OF AREA BASED ROAD MAINTENANCE SERVICES	18

**AGENDA FOR A MEETING OF THE TENDERS SUBCOMMITTEE TO BE HELD IN THE
MANUKAU ROOM AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD,
HENDERSON, WAITAKERE, ON FRIDAY, 23 JANUARY 2009,
COMMENCING AT 9.00 AM**

1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

NOTE: Urgent Business need not be dealt with now and may be delayed until later in the meeting.



3 CONFLICTS OF INTEREST

The Council has acknowledged in its Code of Conduct that Elected Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



4 CONFIRMATION OF MINUTES

Meeting Minutes - Friday, 19 December 2008

RECOMMENDATION

It is recommended that the Tenders Subcommittee resolve to:

Receive the minutes of the meeting of the Tenders Subcommittee held on Friday, 19 December 2008 as circulated, and that they be taken as read and now be confirmed.



5 **CONTRACT NO. NL08002L - NEW LYNN TOD OPTION 2 INTERCHANGE DESIGN**

GLOSSARY

Architectus Auckland Limited	(Architectus)
Auckland Regional Transport Agency	(ARTA)
Transit Oriented Development	(TOD)

EXECUTIVE SUMMARY

The purpose of this report is to seek approval from the Tenders Subcommittee to invite Architectus Auckland Limited (Architectus) to negotiate a contract for the New Lynn Transit Oriented Development (TOD) Option 2 Interchange Design as a sole provider.

RECOMMENDATIONS

It is recommended that the Tenders Subcommittee resolve to:

1. **Receive** the Contract No. NL08002L - New Lynn TOD Option 2 Interchange Design report.
2. **Approve** that Architectus Auckland Limited be invited to negotiate Contract No. NL08002L - New Lynn TOD Option 2 Interchange Design as a sole provider.
3. **Approve** that once Contract No. NL08002L - New Lynn TOD Option 2 Interchange Design has been negotiated with Architectus Auckland Limited, that this be reported back to the Tenders Subcommittee for formal award.

BACKGROUND

1. Architectus was appointed on 9 February 2007 to undertake the design of Council's TOD works in New Lynn. The developed design of the New Lynn TOD Bus Rail Interchange is complete. The design work is now moving to the Final Design phase.
2. In a later agreement, Council novated to the Auckland Regional Transport Agency (ARTA) part of the design contract for the bus rail interchange. ARTA is now responsible for the design and the construction of the rail station and concourse at a level of service known as Option 1. Option 1 provides the maximum trench coverage that can be achieved without mechanical ventilation. This level of trench cover is significantly less than that required by the Council for optimised at - grade connectivity.
3. Council desires to increase the trench coverage beyond Option 1 so that a greater level of amenity is offered to pedestrians, rail and bus commuters.
4. The increased trench coverage desired by the Council is known as Option 2. It is desired to commence design of Option 2 in parallel with Option 1 so that it will achieve a consistent fit with Option 1 and facilitate efficient construction of Option 2 once rail electrification is completed. Early design of Option 2 would mitigate potential risks associated with the future retrofit of increased trench cover over an active rail service.
5. Since Option 2 is a logical extension of Architectus' current contract for Option 1, it is clear that the best interests of the New Lynn TOD Interchange Design are served by Architectus being engaged to undertake this work. Appointing another designer to perform the work would be inefficient and would increase delivery times and costs substantially.

6. The scope of work for Option 2 includes the development of increased trench coverage, the production of final design drawings and specifications, and the contract supervision of this work.

DECISION MAKING

7. Architectus' existing design contract is limited to the design of Option 1 and this design work will be completed by about April 2009. It is required to appoint Architectus to undertake the design of Option 2 concurrently with the design of Option 1.
8. Architectus has confirmed in writing on 19 December 2008 that they are willing to provide a bid for the design of Option 2 and that they have sufficient resources to undertake this work without impacting on the design of Option 1.
9. This bid will be benchmarked by Council's professional quantity surveyors to ensure that it represents value for money.

CONTRACTOR'S PERFORMANCE

10. An evaluation of Architectus' performance to date contains the following features:
 - They have developed a good working relationship with relevant Council, ARTA and ONTRACK staff;
 - They are a well resourced company and are able to undertake the work in the required timescales;
 - They respond quickly to customer requests;
 - They possess a high degree of rail bus interchange expertise;
 - Their design skills and project management are of a very good standard; and
 - They have acquired substantial intellectual knowledge of the project during the development of Option 1 which will be applied efficiently during the development of Option 2.

CREDIT CHECK

11. A credit check on Architectus dated 26 September 2008 revealed no adverse information.

JOB COSTS

12. Since this report seeks approval to negotiate a contract, the job costs will be determined from the priced bid, which will be reported back to the Tenders Subcommittee for approval to award a contract.

SOURCE OF FUNDING

13. Adequate funding has been provided in the project budget to fund the design phase of Option 2.

IMPLEMENTATION ISSUES

14. There are no expected implementation issues with this contract.

Report prepared by: Joe Schady, Senior Engineer.



6 **CONTRACT NO. TA08041A - PROFESSIONAL SERVICES FOR PAVEMENT REHABILITATION - APPROVAL TO PROCEED TO TENDER**

EXECUTIVE SUMMARY

The purpose of this report is to seek approval from the Tenders Subcommittee to publicly call for tenders for Contract No. TA08041A - Professional Services for Pavement Rehabilitation for a period of 4 years and 4 months from 1 March 2009 to 31 June 2012 on the basis of twenty eight (28) months with extensions of 1 year plus 1 year subject to the performance of the Consultant, the availability of funding and at the sole discretion of Council.

RECOMMENDATIONS

It is recommended that the Tenders Subcommittee resolve to:

1. **Receive** the Contract No. TA08041A - Professional Services For Pavement Rehabilitation - Approval To Proceed To Tender report.
2. **Approve** to publicly call for tenders for Contract No. TA08041A - Professional Services for Pavement Rehabilitation for an initial 4 months, followed by 2 years with an option for 2 further extensions of 1 year, subject to the performance of the Consultant, and the availability of funding and at the sole discretion of Council.
3. **Agree** that the results of the tender evaluation process for Contract No. TA08041A - Professional Services for Pavement Rehabilitation be reported back to the Tenders Subcommittee for approval.

BACKGROUND

1. Council carries out maintenance of Transport Assets through a number of contracts that are due to expire on 30 June 2009. A new maintenance contract will bundle the existing physical works contracts gaining operational efficiency.
2. The new contract is to be awarded no later than 31 March 2009. To enable the smooth transition from the current sealed road maintenance contract into this new maintenance contract, Council needs to have the designs for the rehabilitation of existing road pavements.

SCOPE OF WORK

3. This contract is for providing professional services for pavement rehabilitation or reconstruction of existing road pavements within Waitakere. This contract will include investigation, prioritisation, design, costing, reporting and preparation of funding submission to the New Zealand Transport Agency. This contract will also include engaging an independent consultant to peer review the designs and economic analysis.
4. Council's Long Term Council Community Plan provides for the rehabilitation/reconstruction of approximately five kilometres of carriageway within a financial year. The following sites need to be investigated and programmed in 2009/2010:

Road	Start Name	End Name
DON BUCK ROAD	WAIMUMU ROAD	TRIANGLE ROAD
GREAT NORTH ROAD	VIEW ROAD	TE ATATU ROAD
KERVIL AVENUE	TAIKATA STREET	BROOKFIELD ROAD
PHELPS PLACE	HEPBURN ROAD	FARQUHAR ROAD

Road	Start Name	End Name
SELWOOD ROAD	THE CONCOURSE	END OF STREET
TE ATATU ROAD	EDMONTON ROAD	ROYAL VIEW ROAD
WEST COAST ROAD	WOODGLEN ROAD	CAPTAIN SCOTT ROAD
EDMONTON ROAD	ANNETTE AVENUE	SCHOOL ROAD
BIRDWOOD ROAD	MUDGEWAYS ROAD	RED HILLS ROAD
CHAMBERLAIN ROAD	POWERPOLE PROPERTY NO. 92	BIRDWOOD ROAD
CLAYBURN ROAD	BRANDON ROAD	MALAM STREET
FRUITVALE ROAD	GREAT NORTH ROAD	ARAWA STREET
LAINGHOLM DRIVE	DOROTHY ROAD	PROPERTY NO. 111
LARNOCH ROAD	SWANSON ROAD	MAWNEY ROAD
SHIRLEY ROAD	HUIA ROAD	END OF SEAL
WARNER PARK AVENUE	LAINGHOLM DRIVE	SANDYS PARADE

5. From these sites, the Consultant will make recommendation on the sections to be rehabilitated/reconstructed for each site, the repair options and the cost estimates. The Consultant and the Council will agree on the sections for rehabilitation/reconstruction in the 2009/2010 annual period and funding application will be made on those sections.
6. Due to possible budgetary constraints, the Council's preference will be to rehabilitate/reconstruct sections within as many (if not all) of the above sites as budget allows, but not necessarily the full length requiring rehabilitation in one annual period.

PROPOSAL

7. To publicly seek tenders from consulting companies who have the expertise and resources in pavement design and associated professional services.
8. The contract term will likely be an initial 4 months, followed by 2 years with an option for two further extensions of 1 year.
9. The outcomes of the tenders will be evaluated and reported back to the Tenders Subcommittee for approval prior to awarding.

SOURCE OF FUNDING

10. Funding has been provided in the draft Long Term Council Community Plan 2009-2019 for Transport Assets maintenance.

IMPLEMENTATION ISSUES

11. The current sealed road maintenance contract requires the Contractor to prepare the rehabilitation work programme for approval by Council. One of the issues to be tested through this proposal - whether it is possible to accurately identify required rehabilitation sites a year in advance, and if it is not, then Council will need to reprioritise the rehabilitation work programme on its merits. However, this issue will be resolved in the future by conducting annual condition rating surveys that would provide more accurate information, which is a new requirement introduced by the New Zealand Transport Agency.

Report prepared by: Canute Chandrakumaran, Transport Assets.



7 **CONTRACT NO. PY08003A – HOUSING FOR OLDER ADULT REFURBISHMENT PROJECT: 19 KARAKA STREET**

GLOSSARY

Housing for Older Adults	(HFOA)
Housing New Zealand Corporation	(HNZC)
Housing Innovation Fund	(HIF)

EXECUTIVE SUMMARY

The purpose of this report is to seek approval from the Tenders Subcommittee to award Contract No. PY08003A - Housing for Older Adult Refurbishment Project: 19 Karaka Street.

RECOMMENDATIONS

It is recommended that the Tenders Subcommittee resolve to:

1. **Receive** the Contract No. PY08003A - Housing For Older Adult Refurbishment Project: 19 Karaka Street report.
2. **Approve** that the tender from Shakthi Construction Limited for Contract No. PY08003A - Housing For Older Adult Refurbishment Project: 19 Karaka Street in the sum of \$316,592.85 plus \$39,574.11 GST, totalling \$356,166.96 be accepted.
3. **Approve** that authority to enter into Contract No. PY08003A - Housing For Older Adult Refurbishment Project: 19 Karaka Street on behalf of the Council be delegated to the Deputy Director: City Services.

BACKGROUND

1. The Council owns 336 Housing for Older Adult (HFOA) units throughout Waitakere.
2. The Council is currently undertaking a major revitalisation project on 11 of the 12 HFOA villages. The project is expected to be completed over 3 years, between July 2007 and June 2010.
3. Sustainability and eco-friendly options have been incorporated into the design features of the refurbishments. The most significant contributions will be the reduction of condensation and heat loss through insulation, draught-stopping and ventilation, and water savings through the installation of low water use taps, shower heads and toilets.
4. Council applied for and was successful in obtaining funding of \$1.5 million from Housing New Zealand Corporation's (HNZC's) Housing Innovation Fund (HIF) towards the costs of the first stage of renovations.
5. The first stage of renovations on the 11 villages was completed in June 2008. This included refurbishment of 79 units over 4 villages.
6. The Council applied for and was successful in obtaining additional funding of \$1.5 million from HNZC's HIF towards the costs of the second stage of renovations.
7. This funding together with Council funding is being used to upgrade 86 units over 5 of Council's HFOA villages. The remaining villages will be upgraded during the 2009/2010 financial year. The units included in the current year's works are:

- Flagstaff Village - 1 unit;
- Kaumatua Court - 29 units;
- Kaurilands Court - 2 units;
- 19 Karaka Street - 14 units; and
- Westview Village - 40 units.

8. Funding was approved by the Council in the Annual Plan 2008/2009 for this work.

SCOPE OF WORK

9. The scope of work is for internal renovations on all 14 units at 19 Karaka Street, New Lynn, including the following;
- Insulation, new paint and floor coverings throughout;
 - Full bathroom refurbishment;
 - Full kitchen refurbishment;
 - Additional security items including exterior sensor light, security chain and viewer, security screen door and restrictor stays on windows; and
 - New electrical switch board, light fittings, switches and power points.
10. The work is to be completed in 2 stages;
- Stage 1 (7 Units) - 2 February 2009 to 13 March 2009; and
 - Stage 2 (7 units) - 16 March 2009 to 24 April 2009

TENDERS RECEIVED

11. Tenders were publicly advertised on Tenderlink with 23 sets of documents being uplifted. Fourteen tenders were received by the closing date of Tuesday 2 December 2008. These are summarised in Table 1 below:

TENDERER	REG OFFICE	TENDER PRICE (excl. GST)
United Construction Services Limited	Unit F, 5 Lorien Place, East Tamaki, MANUKAU CITY	\$298,158.10
Shakthi Construction Limited	PO Box 40603, Glenfield NORTH SHORE CITY	\$316,592.85
Edgecity Builders Limited	PO Box 15 320, New Lynn WAITAKERE CITY	\$326,675.30
Canam Interiors Limited	Private Bag 93116, Henderson, WAITAKERE CITY	\$340,960.00
Tribro Construction Limited	237-243 Great South Road, Drury, FRANKLIN	\$363,999.86
Great Kauri Construction Limited	PO Box 300169, Albany NORTH SHORE CITY	\$377,602.10
Metro Construction Limited	PO Box 102177, NSMC NORTH SHORE CITY	\$395,202.67
Bourke Construction Limited	PO Box 76-236, Manukau MANUKAU CITY	\$427,749.80
Robert Cunningham Construction Commercial Limited	PO Box 14 099, Panmure AUCKLAND CITY	\$449,555.42
Henshaw Group Limited	PO Box 40204, Glenfield NORTH SHORE CITY	\$449,666.46

TENDERER	REG OFFICE	TENDER PRICE (excl. GST)
Coastline Construction Group Limited	50 Porana Road, Takapuna NORTH SHORE CITY	\$472,797.00
Gaze Commercial Limited	PO Box 758, Auckland AUCKLAND CITY	\$480,922.50
Wellman Group Limited	PO Box 109-747, Newmarket AUCKLAND CITY	\$560,900.00
Hero Construction Limited	6 Bellamy Place, Blockhouse Bay AUCKLAND CITY	\$316,720.00 Disqualified
Pre-tender contract estimate:		\$312,000.00

Table 1 - Summary of Tender Prices

TAGS, ERRORS OR OMISSIONS

12. The tender from Hero Construction Limited was disqualified as their submitted tender did not include sufficient information in the non-price attributes to enable consideration.
13. The tender from Shakthi Construction Limited contained minor tags for items not included in the scope of works. This was not addressed as it did not affect the outcome of the tender evaluation.
14. The tender from Wellman Group Limited contained extension errors. Wellman Group Limited confirmed the error and advised in writing that the correct tender sum was \$543,395 excluding GST.
15. The tenders from Robert Cunningham Construction Commercial Limited and Henshaw Group Limited had omissions. Clarification was sought from the tenderers, who advised in writing that the amounts were allowed for in other items and confirmed their respective tender prices in writing.
16. The tender from Coastline Construction Group Limited contained an extension error and included an item in the pricing which had been removed from the scope of works as per Notice to Tenderer No. 2. Clarification was sought, and the tenderer confirmed the errors and advised that the correct tender sum was \$459,206 excluding GST.
17. The tenders from Great Kauri Construction Limited, Henshaw Group Limited, Canam Interiors Limited and Gaze Commercial Limited contained tags. Clarification was sought, and the tenderers advised the withdrawal of the tags in writing.
18. There were no tags, errors or omissions in the other tenders.

TENDER EVALUATION

19. In accordance with the conditions of tendering, tenders were evaluated in line with the Weighted Attribute Method contained in New Zealand Transport Agency's "Competitive Pricing Procedures Manual".

20. A summary of the evaluation results is shown in Table 2:

Tender Evaluation	Attributes	Exper.	Track Record	Tech. Skill	Resour.	Manag. Skill	Method.	Price	Contract Number PY08003A
									Total Weights
Weights		10	10	5	10	5	10	50	100
Tenderer	Tender Sum	Grades							INDEX
Shakthi Construction Limited	\$316,592.85	75	70	70	65	70	70	70	70
United Construction Services Limited	\$298,158.10	60	65	70	65	60	55	75	68
Canam Interiors Limited	\$340,960.00	60	55	60	65	65	65	64	63
Edgecity Builders Limited	\$326,675.30	70	55	60	60	55	40	67	62
Tibro Construction Limited	\$363,999.86	70	60	65	70	65	55	58	61
Great Kauri Construction Limited	\$377,602.10	60	55	60	60	55	55	54	56
Metro Construction Limited	\$395,202.67	60	60	60	60	55	60	50	55
Henshaw Group Limited	\$449,666.46	70	65	60	55	60	60	36	49
Robert Cunningham Construction Commercial Limited	\$449,555.42	65	60	60	60	60	60	36	49
Bourke Construction Limited	\$427,749.80	55	55	50	55	55	45	42	47
Coastline Construction Limited	\$459,206.00	50	55	55	60	55	50	34	44
Gaze Commercial Limited	\$480,922.50	55	55	60	55	55	55	28	42
Wellman Group Limited	\$543,395.00	60	55	60	55	55	55	13	35
Hero Construction Limited									Disqualified
Median Tender Price	\$395,202.67								

Table 2 - Summary of Tender Evaluation

21. Scores for the non-price attributes were determined on the basis of information provided in each tender, on the information gathered from the referees nominated by the tenderers and on any recent Council experience with the tenderers.
22. Shakthi Construction Limited has recently completed similar work for the Council, completing renovations on 4 HFOA units. Shakthi Construction Limited showed good management and technical skills, and the work was completed on time and on budget to the expected standard. Shakthi Construction Limited's good performance for works included in the scope of this contract was also backed up by good references from 2 local schools, Auckland International Airport and Waitakere City Council's Parks department.
23. United Construction Services Limited has recently completed minor renewal work for the Council, including re-flooring and external re-cladding to a satisfactory standard.
24. Shakthi Construction Limited scored higher in the non-price attributes than the lowest priced tender submitted by United Construction Services Limited. Shakthi Construction Limited has recently completed work of a very similar nature to a good standard, and this is reflected in the scoring.

25. The results of the tender evaluation as summarised in Table 2 show that the tender submitted by Shakthi Construction Limited achieved the highest index of 70. This tender is the second lowest priced tender.
26. Shakthi Construction Limited has the necessary expertise and resources to satisfactorily carry out the works.
27. Reference checks indicated that Shakthi Construction Limited is a well-resourced, well-managed and capable contractor.
28. The tender from Shakthi Construction Limited is 1% above the pre-tender contract estimate.
29. As part of Council's contracting process "Quality, Health and Safety and Environmental compliance are not negotiable" - all contractors have had this focus clearly reinforced through the contract documents and this will be strongly reiterated at the subsequent pre-start meeting and imposed during the contract period.

CREDIT CHECK

30. A credit check on Shakthi Construction Limited dated 22 October 2008 revealed no adverse information.

JOB COSTS

31. Excl. GST

Tender sum - Shakthi Construction Limited	\$316,592.85
Contingency	\$31,659.29

Total Job Cost	\$348,252.14

SOURCE OF FUNDING

32. Source of funding is shown in Table 3 below:

Budget Description (from annual budget line item) Annual Plan 2007/2008	Codes	Budget	Committed to other projects	Allocation to this project	Unallocated balance
Housing for Older Adults Refurbishment Project	8AMPP-09/002	\$3,192,430	\$2,842,430	\$350,000	\$0
	Total			\$350,000	

Table 3 – Source of Funding

IMPLEMENTATION ISSUES

33. There are no expected implementation issues with this contract.

Report prepared by: Tina Hemsworth, Manager: Property Assets and Jeanine McMullien, Project Manager: Property.



8 **CONTRACT NO. PY08003C - HOUSING FOR OLDER ADULT REFURBISHMENT PROJECT: KAUMATUA COURT**

GLOSSARY

Housing for Older Adults	(HFOA)
Housing New Zealand Corporation	(HNZC)
Housing Innovation Fund	(HIF)

EXECUTIVE SUMMARY

The purpose of this report is to seek approval from the Tenders Subcommittee to award Contract No. PY08003C - Housing for Older Adult Refurbishment Project: Kaumatua Court.

RECOMMENDATIONS

It is recommended that the Tenders Subcommittee resolve to:

1. **Receive** the Contract No. PY08003C - Housing For Older Adult Refurbishment Project: Kaumatua Court report.
2. **Approve** that the tender from Shakthi Construction Limited for Contract No. PY08003C - Housing For Older Adult Refurbishment Project: Kaumatua Court in the sum of \$623,851.55 plus \$77,981.44 GST, totalling \$701,832.99 be accepted.
3. **Approve** that authority to enter into Contract No. PY08003C - Housing For Older Adult Refurbishment Project: Kaumatua Court on behalf of the Council be delegated to the Deputy Director: City Services.

BACKGROUND

1. The Council owns 336 Housing For Older Adult (HFOA) units throughout Waitakere City.
2. The Council is currently undertaking a major revitalisation project on 11 of the 12 HFOA villages. The project is expected to be completed over 3 years, between July 2007 and June 2010.
3. Sustainability and eco-friendly options have been incorporated into the design features of the refurbishments. The most significant contributions will be the reduction of condensation and heat loss through insulation, draught-stopping and ventilation, and water savings through the installation of low water use taps, shower heads and toilets.
4. Council applied for and was successful in obtaining funding of \$1.5 million from Housing New Zealand Corporation's (HNZC's) Housing Innovation Fund (HIF) towards the costs of the first stage of renovations.
5. The first stage of renovations on the 11 villages was completed in June 2008. This included refurbishment of 79 units over 4 villages.
6. The Council applied for and was successful in obtaining additional funding of \$1.5 million from HNZC's HIF towards the costs of the second stage of renovations.
7. This funding together with Council funding is being used to upgrade 86 units over 5 of Council's HFOA villages. The remaining villages will be upgraded during the 2009/2010 financial year. The units included in the current year's works are:
 - Flagstaff Village - 1 unit;
 - Kaumatua Court - 29 units;

- Kaurilands Court - 2 units;
- 19 Karaka Street - 14 units; and
- Westview Village - 40 units.

8. Funding was approved by the Council in the Annual Plan 2008/2009 for this work.

SCOPE OF WORK

9. The scope of work is for internal renovations on the remaining 27 unrenovated units at Kaumatua Court, 11 Kaumatua Place, Te Atatu Peninsula, including the following;

- Insulation, new paint and floor coverings throughout;
- Full bathroom refurbishment;
- Full kitchen refurbishment;
- Additional security items including exterior sensor light, security chain and viewer, security screen door and restrictor stays on windows;
- New electrical switch board, light fittings, switches and power points; and
- Conversion from bedsits to one bedroom units for 5 units.

10. The work is to be completed in 4 stages;

- Stage 1 (8 Units) - 2 February 2009 to 13 March 2009;
- Stage 2 (8 Units) - 16 March 2009 to 24 April 2009;
- Stage 3 (6 Units) - 27 April 2009 to 22 May 2009; and
- Stage 4 (5 Units) - 25 May 2009 to 19 June 2009

TENDERS RECEIVED

11. Tenders were publicly advertised on Tenderlink with 22 sets of documents being uplifted. Ten tenders were received by the closing date of Tuesday, 23 December 2008. These are summarised in Table 1 below:

TENDERER	REG OFFICE	TENDER PRICE (excl. GST)
Shakthi Construction Limited	PO Box 40603, Glenfield NORTH SHORE CITY	\$623,851.55
Hero Construction Limited	6 Bellamy Place, Blockhouse Bay AUCKLAND CITY	\$649,750.00 Disqualified
United Construction Services Limited	Unit F, 5 Lorien Place, East Tamaki MANUKAU CITY	\$650,765.87 Disqualified
Canam Interiors Limited	Private Bag 93116, Henderson WAITAKERE CITY	\$669,022.00
Tibro Construction Limited	237-243 Great South Road, Drury, FRANKLIN	\$722,367.46
Bourke Construction Limited	PO Box 76236 Manukau, MANUKAU CITY	\$832,979.01 Disqualified
Robert Cunningham Construction Commercial Limited	PO Box 14 099, Panmure AUCKLAND CITY	\$784,900.55
Henshaw Group Limited	PO Box 40204, Glenfield NORTH SHORE CITY	\$837,683.14
Great Kauri Construction Limited	PO Box 300169, Albany NORTH SHORE CITY	\$862,365.00

TENDERER	REG OFFICE	TENDER PRICE (excl. GST)
Harris Holdings Construction Limited	PO Box 79406, Royal Heights WAITAKERE CITY	\$919,028.00 Disqualified
Pre-tender Contract Estimate		\$675,000.00

Table 1 - Summary of Tender Prices

TAGS, ERRORS OR OMISSIONS

12. The tenders from Hero Construction Limited, United Construction Services Limited and Bourke Construction Limited did not contain any information or documentation on the non-price attributes, and were therefore disqualified.
13. The tender submitted by Harris Holdings Construction Limited contained minimum information on non-price attributes relating to experience, but failed to provide any information on other non-price attributes, and was therefore disqualified.
14. The tenders from Tribro Construction Limited, Henshaw Group Limited, Canam Interiors Limited and Great Kauri Construction Limited contained tags related to items included in the scope of the contract. Clarification was sought, and all relevant tenderers advised the withdrawal of the tags in writing.
15. There were no tags, errors or omissions in the other tenders.

TENDER EVALUATION

16. In accordance with the conditions of tendering, tenders were evaluated in line with the Weighted Attribute Method contained in New Zealand Transport Agency's "Competitive Pricing Procedures Manual".
17. A summary of the evaluation results is shown in Table 2 below:

Tender Evaluation	Attributes	Exper.	Track Record	Tech. Skill	Resour.	Manag. Skill	Method.	Price	Contract Number PY08003C
									Total Weights
	Weights	10	10	5	10	5	10	50	100
Tenderer	Tender Sum	Grades							INDEX
Shakthi Construction Limited	\$623,851.55	75	70	70	65	70	70	67	69
Canam Interiors Limited	\$669,022.00	60	55	60	65	65	65	61	61
Tibro Construction Limited	\$722,367.46	70	60	65	70	65	55	54	59
Robert Cunningham Construction Limited	\$784,900.55	65	60	60	60	60	60	46	53
Henshaw Group Limited	\$837,683.14	70	65	60	55	60	60	39	50
Great Kauri Construction Ltd	\$862,365.00	60	55	60	60	55	55	36	47
Harris Holdings Limited									Disqualified
Hero Construction Limited									Disqualified
United Construction Limited									Disqualified
Bourke Construction Limited									Disqualified
Median Tender Price	\$753,634.01								

Table 2 - Summary of Tender Evaluation

18. Scores for the non-price attributes were determined on the basis of information provided in each tender, on the information gathered from the referees nominated by the tenderers and on any recent Council experience with the tenderers.
19. Shakthi Construction Limited has recently completed similar work for the Council, completing renovations on 4 HFOA units, including 2 units at Kaumatua Court. Shakthi Construction Limited showed good management and technical skills, and the work was completed on time, on budget and to the expected standard. Shakthi Construction Limited's good performance for works included in the scope of this contract was also backed up by good references from two local schools, Auckland International Airport and Waitakere City Council's Parks department.
20. The results of the tender evaluation as summarised in Table 2 show that the tender submitted by Shakthi Construction Limited achieved the highest index of 69. This tender is also the lowest priced tender.
21. Shakthi Construction Limited has the necessary expertise and resources to satisfactorily carry out the works.
22. Reference checks made on a selection of clients indicated Shakthi Construction Limited to be a well-resourced, well-managed and capable contractor.
23. The tender from Shakthi Construction Limited is 8% below the pre-tender contract estimate.
24. As part of Council's contracting process "Quality, Health and Safety and Environmental compliance are not negotiable" - all contractors have had this focus clearly reinforced through the contract documents and this will be strongly reiterated at the subsequent pre-start meeting and imposed during the contract period.

CREDIT CHECK

25. A credit check on Shakthi Construction Limited dated 22 October 2008 revealed no adverse information.

JOB COSTS

26. <u>Excl. GST</u>		
Tender sum - Shakthi Construction Limited		\$623,851.55
Contingency		\$62,385.16

Total Job Cost		\$686,236.71

SOURCE OF FUNDING

27. Source of funding is shown in Table 3 below:

Budget Description (from annual budget line item) Annual Plan 2007/2008	Codes	Budget	Committed to other projects	Allocation to this project	Unallocated balance
Housing for Older Adults Refurbishment Project	8AMPP-09/002	\$3,192,430	\$2,492,430	\$700,000	\$0
	Total			\$700,000	

Table 3 – Source of Funding

IMPLEMENTATION ISSUES

28. There are no expected implementation issues with this contract.

Report prepared by: Tina Hemsworth, Manager: Property Assets and Jeanine McMullien, Project Manager: Property.



9 CONTRACT NO. TA08026A – STREETLIGHT CAPITAL WORKS 2008/2009

EXECUTIVE SUMMARY

The purpose of this report is to seek approval from the Tenders Subcommittee to award Contract No. TA08026A - Streetlight Capital Works 2008/2009.

RECOMMENDATIONS

It is recommended that the Tenders Subcommittee resolve to:

1. **Receive** the Contract No. TA08026A - Streetlight Capital Works 2008/2009 report.
2. **Approve** that the tender from Electrix Limited for Contract No. TA08026A - Streetlight Capital Works 2008/2009 in the sum of \$446,252.82 plus \$55,781.60 GST, totalling \$502,034.42 be accepted.
3. **Approve** that authority to enter into Contract No. TA08026A - Streetlight Capital Works 2008/2009 on behalf of the Council be delegated to the Deputy Director: City Services.

BACKGROUND

1. This contract forms part of Council's Capital Streetlight Upgrade programme of work as provided for in the 2008/2009 Annual Plan throughout Waitakere.

SCOPE OF WORK

2. The scope of work includes the supply and installation of new streetlight columns, outreach arms, pole brackets and lanterns for the upgrade of selected streets within Waitakere.
3. The selected streets to be included in this contract for street lighting upgrades are:
 - Arawa Street;
 - Crown Lynn Place;
 - Bolton Street;
 - Bowers Road;
 - Brandon Road;
 - Felgrove Street; and
 - Fruitvale Road.
4. The contract to be awarded is a 4 month contract commencing February 2009 and ending 31 May 2009.

TENDERS RECEIVED

5. Tenders were publicly advertised in Tenderlink with 13 sets of documents being uplifted. Three tenders were received by the closing date of 16 December 2008. These are summarised in Table 1 below:

TENDERER	REG OFFICE	TENDER PRICE (excl. GST)
ELECTRIX LIMITED	2 George Bourke Drive MT WELLINGTON	\$446,252.82
TRANSFIELD SERVICES LIMITED	Gate 6, Hellabys Road, Otaru, AUCKLAND	\$462,812.92
NORTHPOWER LIMITED	MANUKAU	Disqualified
Pre-tender contract estimate		\$467,423.92

Table 1 - Summary of Tender Prices

TAGS, ERRORS OR OMISSIONS

6. The tender submitted by Electrix Limited contained minor tags which were addressed and subsequently withdrawn.
7. There were no other errors or omissions in the other tenders.

TENDER EVALUATION

8. In accordance with the conditions of tendering, tenders were evaluated in line with the Weighted Attribute Method contained in New Zealand Transport Agency's "Competitive Pricing Procedures Manual".
9. The results of the tender evaluation as summarised in Table 2 shows that the tender submitted by Electrix Limited achieved the highest index of 59. This tender is also the lowest priced tender.
10. A summary of the evaluation results is shown in Table 2 below:

Tender Evaluation	Attributes	Exper.	Track Record	Techn. Skill	Resour.	Manag. Skill	Method.	Price	Contract Number TA08026A
									Total Weights
	Weights	8	5	6	2	3	6	70	100
Tenderer	Tender Sum	Grades							INDEX
Electrix Limited	\$446,252.82	79	75	70	80	70	75	52	59
Transfield Services Limited	\$462,812.92	83	90	65	85	65	70	48	57
Northpower	-	0	0	0	0	10	50	-	Disqualified
Median Tender Price	454,532.87								

Table 2 - Summary of Tender Evaluation

11. The tender submitted by Northpower Limited was disqualified as their submitted tender failed to demonstrate any previous relevant experience and technical skills.
12. Electrix Limited successfully completed Contract No. TA06005 – Streetlight Maintenance. This contract is now extended for a further 1 year based on their performance.

13. The lowest tender is 4.53% (\$21,171.10) below the pre-tender contract estimate. The estimate was based on the previous contracts.
14. As part of Council's contracting process "Quality, Health and Safety and Environmental compliance are not negotiable" - all contractors have had this focus clearly reinforced through the contract documents and this will be strongly reiterated at the subsequent pre-start meeting and imposed during the contract period.

CREDIT CHECK

15. A credit check on Electrix Limited dated 6 January 2009 revealed no adverse information.

JOB COSTS

16. <u>Excl. GST</u>	
Tender sum – (Electrix Limited)	\$446,252.82
Contingency – (10%)	\$44,625.28

Total Job Cost	\$490,878.10

SOURCE OF FUNDING

17. Source of funding is shown in Table 3 below:

Budget Description (from annual budget line item) Annual Plan 2007/2008	Codes	Budget	Committed to other projects	Allocation to this project	Unallocated balance
Improve illumination of Local Road	8AMTA-07-149	\$600,000.00	-	\$490,878.10	\$109,121.90

Table 3 – Source of Funding

IMPLEMENTATION ISSUES

18. There are no expected implementation issues with this contract.

Report prepared by: Nabil Hadad, Transport Engineer: Operations.



PUBLIC EXCLUDED MATTER

10 CONTRACT NO. TA08025B - REQUEST FOR EXPRESSION OF INTEREST - PROVISION OF AREA BASED ROAD MAINTENANCE SERVICES

This item will be considered in the Confidential Supplement of the agenda, and has been circulated to members separately with this agenda.

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following part of the proceedings of this meeting, Contract No. TA08025B - Request For Expression Of Interest - Provision Of Area Based Road Maintenance Services.

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation of the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
Contract No. TA08025B - Request For Expression Of Interest - Provision Of Area Based Road Maintenance Services	The withholding of information is necessary in order to: <ul style="list-style-type: none"> • enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). 	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 7(2)(i) of that Act which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public as follows:

- *This report contains information which if released could affect Council's negotiations.*

