CM13.8. Albury Airport North East Apron Rebuild Contract No. 22/00971

DATE	29 November 2023	**FIL REFERENCE**	FIL22/00971-02
CONFIDENTIAL	No		
FURTHER ENQUIRIES	Andrew Lawson City Projects	**PHONE**	6023 8111
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Purpose of Report

To recommend a preferred contractor for the construction of the Albury Airport North East Apron Rebuild, through a qualitative and quantitative assessment.

Background

The North East Apron is located to the east of the main General Aviation (GA) Apron and Taxiway Delta (TWY D) and south of the aviation refuelling depot. The apron is used for aircraft parking, loading, and refuelling, with the surrounding land consisting of other airport facilities and privately owned aircraft hangars.

It was noted in the recent pavement evaluation and design report that the surface of the North East Apron was in poor condition with significant cracking and delamination. The rehabilitation of the pavement was recommended to support the relevant design aircraft and heavy vehicle movements within the apron.

The scope of the works included in this contract is summarised below:

- removal of existing pavement;
- subgrade preparation and stabilisation;
- stormwater drainage construction;
- pavement construction including prime coat, asphalt surfacing and line marking; and
- fencing.

Tenders were invited for Contract No. 22/00971 - Albury Airport North East Apron Rebuild, and advertised in the Border Mail, Sydney Morning Herald and on Tenderlink. Tenders closed at 12 noon on Tuesday 24 October 2023.

The contract duration is estimated at 17 weeks and will be completed in the 2023/24 financial year.

Council's budget allocation for the project is $1.1M (including GST), which includes $400K of grant funding through the Regional Airports Program, Round 2.

A location plan is attached for information (Attachment 1).

Tender Assessment

At the close of tenders, three submissions were received from the following companies:

- A P Delaney & Co Pty Ltd (Albury, NSW);
- Civil and Civic Group Pty Ltd (Canberra, ACT); and
- Colin Joss & Co Pty Ltd t/a Joss Construction (Albury, NSW).

All tenders were evaluated in accordance with Council's Procurement Policy and Guidelines. The assessment panel for the tender comprised of Sourcing Coordinator – Paul Dwyer, Senior Project Engineer – Clenisa Canafe, and Team Leader Project Delivery – Isaac Greene.

Conformity Check

A conformity assessment was undertaken to ensure all submissions received were in accordance with the contract documentation and specification.

Company	Pricing Details	Supporting Information	WHS Documentation	Comment
A P Delaney & Co Pty Ltd	√	√	√	Conforming
Civil and Civic Group Pty Ltd	√	√	√	Conforming
Joss Construction	√	√	√	Conforming

As indicated above, all submissions were assessed as conforming tenders. Both Joss Construction and A P Delaney & Co Pty Ltd are WHS registered with Council, and Civil and Civic Group Pty Ltd demonstrated the required information and systems to achieve WHS registration.

Quantitative Assessment (100%)

The lump sum tender prices and ratings relative to the lowest price are tabulated below.

Company	Contract Value (including GST)	Rating (100)
A P Delaney & Co Pty Ltd	$1,074,700.00	100
Joss Construction	$1,362,938.50	79
Civil and Civic Group Pty Ltd	$1,838,691.80	58

The budget allocation for the project is $1.1M including GST, with one submission received being within the allocated budget.

As detailed above, the submission from A P Delaney & Co Pty Ltd was the most favourable from a cost perspective, being $288K (27%) more favourable than Joss Construction, and $764K (71%) more favourable than Civil and Civic Group Pty Ltd. Considering the submission from Civil and Civic Group Pty Ltd was higher than other submissions (between 71% and 35%) and significantly greater than

AlburyCity's allocated budget, their price was considered unfavourable from a cost perspective and therefore Civil and Civil Group Pty Ltd were not considered further for this contract.

Qualitative Assessment

A qualitative assessment considered a range of issues including:

- past performance – including referee checks, relevant experience, and expertise in performing same or similar projects;
- methodology and program – project methodology and proposed program;
- capacity – availability of resources, current and future commitments, and workload;
- capability – supplier ability to deliver the request and contract management capabilities; and
- benefit to local region – social and community benefit to the Albury/Wodonga region.

Company	Past Performance (30%)	Methodology & Program (30%)	Capacity (20%)	Capability (10%)	Local Benefit (10%)	Total (100%)
Joss Construction	26	28	19	9	9	91
A P Delaney & Co Pty Ltd	26	22	19	9	8	84

Joss Construction is a locally based company (Albury, NSW) and has extensive experience in large scale construction projects for both private and local government bodies.

Notable projects with relevance to pavement construction completed by Joss Construction include the $13.9M Wagga Wagga Multi-Sport Cycling Complex for Wagga Wagga City Council, the $1.8M Safe Driver Area, Puckapunyal VIC for Department of Defence, the $3.6M Cantonment Roadworks, Puckapunyal VIC for Department of Defence, the $8.8M Mann Car park & Civil Package, Wodonga VIC for Mann Wodonga Properties, and the $2.6M Charles Sturt University Roundabout & Roadworks Bathurst, NSW for Charles Sturt University. They have also completed the $3.7M Merimbula Airport Terminal Upgrade for Bega Valley Shire Council, which directly relates to airport infrastructure, and the requirement to work airside.

Joss Construction listed 16 current commitments with project values ranging from $875K to $91M, and with various completion dates extending out to 2026. This includes Ian Barker Fields Stabilisation & Reconstruction Works for AlburyCity (expected completion, May 2024), Flying Fruit Fly Circus for Fruit Fly Foundation (expected completion, November 2023), Daramalan Performing Arts Centre for Daramalan College ACT (expected completion, March 2024), Commercial Club Conversion Wagga Wagga NSW for Curtin Architects (expected completion, March 2024), and Wangaratta District Specialist School for Sibling Architecture (expected completion, April 2024). The assessment panel considered these current commitments and the company's available resources, and it was concluded that a contract of this scale would not impact the contractor's ability to deliver this project.

Joss Construction's, construction program is 14 weeks from site establishment. Their program identified all critical construction activities, included realistic timelines, and accounted for all project tasks. The methodology provided demonstrated that they have a thorough understanding of the

technical details of all key construction activities required to complete the works, as outlined within the technical specification. Additionally, they have considered in their submission the management of existing apron users during the works as well as compliance to the Method of Working Plan as required for aerodrome works that have a direct impact on aircraft operations.

Joss Construction has proposed a delivery team that is well resourced at all levels, with individuals who have the relevant civil construction industry experience including careful selection of skilled labourers to ensure they will have the knowledge and experience necessary to successfully deliver all aspects of this project.

Referee information as reflected in the recent NSW Public Works Contractor Performance Report suggested that '*the Contractor's performance has been exemplary considering the challenges in the build in an operational environment.*'

Joss Construction has indicated that, should they be awarded this contract, 90% of the materials, plant, equipment, and labour will be sourced from the local region. The majority of their proposed key subcontractors and suppliers are local and well respected in their fields, however, their nominated stabilisation subcontractor is not local. Their submission also indicated substantial community benefit within the local region through extensive sponsorship of numerous local sporting and community groups.

A P Delaney & Co Pty Ltd is a locally based company (Albury, NSW) and has undertaken several similar projects with both private and government clients within the region including successful works for AlburyCity.

The contractor has listed several completed infrastructure projects with relevance to pavement construction including Baranduda Fields, Wodonga - Bulk Earthworks, Road Construction and Stormwater Installation for Wodonga City Council, Nexus Stormwater Basin and Drainage Line for AlburyCity, Brooklyn Fields Subdivision – Stage 4 for Peter Bowen Homes/SJE Consulting and Easyshed – Industrial Development in Nexus Estate for Easyshed/Akura. Further, they have delivered a project directly related to airport operation having completed the $2.5M upgrade of the Regular Public Transport (RPT) apron and adjoining taxiways at Albury Airport for AlburyCity in 2013.

Notable projects currently being delivered by A P Delaney & Co Pty Ltd include the $2M Albury Airport Taxiway Bravo Upgrade for AlburyCity (expected completion, June 2024), the $3.4M Brooklyn Fields Stage 5 Residential Subdivision for Peter Bowen Homes/SJE Consulting (expected completion, January 2024), and the $2.3M Corowa Saleyards Upgrade for Federation Council (expected completion, June 2024). Considering the size of the company, the assessment panel concluded that a contract of this scale would not impact the contractor's ability to deliver this project.

A P Delaney & Co Pty Ltd's proposed delivery team is well resourced and consists of key personnel with the required construction industry experience to the deliver the project.

Referee information indicated that AP Delaney & Co Pty Ltd is highly recommended, completes projects to a high standard, and is a cooperative contractor. AlburyCity has previous experience dealing with A P Delaney & Co Pty Ltd across numerous projects, all of which has been positive.

The contractor submitted a methodology which is reflective in their program of 17 weeks from site establishment. All the key elements have been considered and included in their program. They also demonstrated in their submission the logical sequence of events and a sound understanding of the project's technical requirements. The contractor has also considered consultation with airport management to ensure construction works comply with all requirements outlined in the Method of Working Plan (MWOP), including the management of existing apron users.

The contractor also indicated in their submission that all waste asphalt and concrete materials demolished as part of the works will be transported to a local A P Delaney & Co Pty Ltd quarry where they intend to recycle the material to manufacture road base products for future road projects.

A P Delaney & Co Pty Ltd advised that should they be successful, 100% of materials will be sourced from the local region, including from their own local quarry. They have also nominated local specialist subcontractors in their submission. The company also provides ongoing sponsorship to several local community and sporting groups.

From the information provided, all companies demonstrate the required management systems, experience, construction plant, resources, and availability to provide AlburyCity with a quality product.

Risk

- **Business Risk** – the project services aircraft operators who will continue to occupy the adjacent properties during construction. Impact to these existing businesses, including the need to relocate their aircraft will result from these works. To mitigate the extent of the impact, and through consultation with the user groups, it is a requirement of the project that the works are carried out in a single stage to expedite impact to aircraft operations.

- **Corporate Risk** – corporate risks are possible, primarily associated with disruptions to the existing apron users. Delays during construction will prolong the users' capacity to operate within this area, potentially impacting the AlburyCity brand. This risk will be mitigated through close consultation with users prior to commencement and throughout the duration of the works.

- **WHS and Public Risk** – WHS risks due to the construction works will be controlled in accordance with AlburyCity and Albury Airport procedures. The contractor will be WHS registered by AlburyCity and will be required to implement relevant Safe Work Method Statements and safety inspections. The works will be supervised by an Airport Reporting Officer (ARO) for the duration of construction.

- **Environmental Risk** – an Environmental Review has been undertaken to identify any environmental risks and suitable measures to mitigate them and is published on the Council's website (Attachment 2). Given the works would be confined to the existing apron area and no vegetated areas would be impacted, it was assessed that the project is not likely to have a significant impact to the environment. Sediment and erosion practices will be implemented throughout the project.

- **Delivery Program Risk** – the duration of the works is weather dependent. Standard delivery program risks are possible, such as delays due to inclement weather, delays due to latent conditions and contractor-caused delays.

Community Engagement

The project is consistent with several themes and strategic actions identified within Towards Albury 2050, which is Albury's Community Strategic Plan that has undergone extensive community consultation prior to adoption. These themes and strategic actions include:

1.2 Albury has an accessible, integrated transport network that connects our city through safe and efficient travel options.

1.2.2 Increase access to active and sustainable travel options across our city through improved infrastructure and programs.

1.3 Albury will offer diverse and innovative tourism experiences to attract repeat visitation.

1.3.3 Investigate partnerships to attract visitors to our region, and increase the diversity in attractions, events and facilities for our community and visitors.

In addition to Towards Albury 2050, this project was also identified as an individual action in the Four-Year Delivery Program, which also underwent extensive community consultation.

To keep the community informed of the construction progress, the project will be included on the Major Projects section of the website, and frequent updates will be made through News from AlburyCity and via social media. Further, close consultation with adjacent users prior to commencement and throughout the duration of the works will be undertaken to keep them updated on the project.

Summary

The scoring for the qualitative and quantitative assessment is summarised in the following table:

Company	Quantitative	Qualitative
A P Delaney & Co Pty Ltd	100	84
Joss Construction	79	91

From the qualitative assessment, both companies have the required management systems, experience, resources, and availability to successfully undertake this project.

From a quantitative perspective the submission from A P Delaney & Co Pty Ltd was assessed as being the most advantageous. The submission was $288K (27%) more favourable than Joss Construction.

Therefore, based on the qualitative and quantitative assessments, it is deemed that the submission from A P Delaney & Co Pty Ltd provides the best value for Council to deliver this project.

Conclusion

Council invited tenders for Contract No.22/00971 - Albury Airport North East Apron Rebuild and received three submissions.

The project relates to the upgrade of the existing pavement within the North East Apron, which was identified as being in poor condition with significant cracking and delamination. The rehabilitation of the pavement was recommended to support the relevant design aircraft and heavy vehicle movements.

The project involves the removal of the existing pavement, subgrade preparation and stabilisation, stormwater drainage construction, pavement construction, including prime coat, asphalt surfacing and line marking.

A quantitative and qualitative assessment indicated that A P Delaney & Co Pty Ltd was the most favourable submission. Their tendered price of $1,074,700 including GST is within the budget allocation of $1.1M including GST.

Considering the above, and based on the qualitative and quantitative assessments, it is deemed that the submission from A P Delaney & Co Pty Ltd provides the best value for Council to deliver this project.

Recommendation

That Council accepts the tender from A P Delaney & Co Pty Ltd for Contract No. 22/00971 - Albury Airport North East Apron Rebuild, for the lump sum price of $1,074,700 (including GST).

Attachments

1. Albury Airport North East Apron Locality Plan (DOC23/156445)
2. North East Apron Upgrade Review of Environmental Factors (DOC23/432247)