

5.5 SYNDAL RETAIL CENTRE – SUPPLY & INSTALLATION OF PUBLIC TOILET FACILITIES
(CF 2008204)

Ward: Mount Waverley

Responsible Director: Don Cameron

RECOMMENDATION

- 1 That Council accepts the tender of W.C. Convenience Management Pty Ltd to:
 - i) Supply, install and maintain for one year, one single cubicle automated public toilet within the existing carpark at 209 Blackburn Road, Mount Waverley for the GST inclusive lump sum of \$259,556.*
 - ii) Maintain the toilet facility for a further 5 years for the GST inclusive sum of \$68,607.63**
- 2 That the anticipated project expenditure of \$270,960.00 (GST exclusive) for the supply, installation and 1 years maintenance of the unit be noted.*
- 3 That the contract agreement be signed and sealed.*

INTRODUCTION

To award a tender for the supply, installation and maintenance of a new public toilet facility at the Syndal Shopping Centre.

BACKGROUND

The existing toilet facility located within the carpark at 209 Blackburn Road, Mount Waverley was constructed in the early 1970s. These toilet facilities have served the community well and it is considered that the facility requires upgrading by the installation of a new automated and self-cleansing facility near the northeast corner of the site.

A new restaurant development, next door at 207 Blackburn Road, is providing an outdoors eating area close to the existing facility. The positioning of the new toilet facility close to the eating area is not considered desirable and, therefore, needs to be located in an alternative position. It is now proposed to install the new toilet facility in the southeast corner of 209 Blackburn Road as shown in attachment A.

SCOPE OF WORKS

The works under the contract involve the demolition of the existing toilet facility and the installation and associated maintenance of a new automated self-

cleansing facility within the existing carpark and facing Blackburn Road. The unit will consist of a single unisex cubicle that is fully accessible for people with disabilities.

While the new facility will occupy two existing parking bays, the loss of these two bays will be more than compensated as six new parking bays will be created with the demolition of the existing facility and conversion of the area to carparking.

ANALYSIS

Tenders were invited for the supply and installation of an automated toilet facility and at the close of the tender period only one tender submission was received from W.C. Convenience Management Pty Ltd for the GST inclusive sum of \$247,464.80.

Tenderers were requested to provide a rate for the extension of the sewer if the facility were to be located at an alternative location within the carpark. WC Convenience Management Pty Ltd nominated a GST inclusive rate of \$198 per metre to extend the sewer to an alternative location. This rate is considered acceptable.

Due to its close proximity to the adjoining property outdoor eating area the facility needs to be relocated. This location will now require the sewer to be further extended by about 25 metres at an additional GST inclusive cost of \$4,950.00.

WC Convenience Management Pty Ltd have also advised Council that as the existing water service to the site is only 25 mm they are concerned that it may not be sufficient to meet the flow rate and pressure required to operate the unit. If the water supply was to be upgraded to a 32 mm tapping, including new meter and connection to the main it would cost an additional \$7,141.20 (GST inclusive).

This additional cost is considered acceptable, as the new water tapping is located within Blackburn Road and a high level of traffic management is required while the new water connection is undertaken.

W.C. Convenience Management Pty Ltd has previously installed and are satisfactorily maintaining similar units within Reg Harris Reserve, Huntingdale Shopping Centre and Dunstan Street, Clayton and it is considered that the company is able to undertake the works to the quality and standard required.

Tenderers were also requested to provide the annual charge that they would be seeking for the maintenance of the unit for a further period of up to five years.

W.C. Convenience Management Pty Ltd have advised that they are able to undertake the maintenance of the facility for a further 5 years for a GST inclusive cost of \$68,607.63.

A review of maintenance costs of the other units within the municipality has indicated that the tendered rates are consistent and are therefore considered acceptable.

IMPLEMENTATION

The unit is expected to take about 8 to 10 weeks to be manufactured and it will take a further 4 to 6 weeks to be delivered and installed.

FINANCIAL IMPLICATIONS

The total project costs for the supply installation and maintenance of two dual cubicle automated toilets is estimated to be:

Tender Amount (GST inclusive)	\$247,464.80
Additional length of sewer	\$4,950.00
Upgrade water service	\$7,141.20
Amended Tender Amount	\$259,556.00
GST Amount	\$23,596.00
Tender Amount (GST exclusive)	\$235,960.00
Contingency Amount	\$10,000.00
Landscaping and carpark reinstatement (by others)	\$25,000.00
Total Expected Project Cost (GST Exclusive)	\$270,960.00

Council has allocated \$290,000 from within the 2008/09 Capital works budget for the provision of an automatic public toilet at this location.

The costs to undertake the first year's maintenance are included within the tendered amount for the supply and installation of the unit as this is associated with the defects liability period of the unit. The costs associated with the remainder of the maintenance period will be funded from the annual operating budget for cleansing.

CONCLUSION

The evaluation panel comprising of Frank Bua Giancarro, Manager Property Development and Jeffery McAlpine, Manager Economic Development concur that although only one submission was received it is considered that the price submitted is reasonable and that the contract should be awarded to W.C. Convenience Management Pty Ltd.