



DIRECTOR CORPORATE SERVICES REPORT

10th May 2005

DCS3	TENDER 352, CABINS CRESCENT HEAD HOLIDAY PARK
FILE: 352	SJR

SUMMARY:

Reporting on the preferred tender for four (4) relocatable cabins for Crescent Head Holiday Park



Tenders for the supply of four luxury cabins for Crescent Head Holiday Park closed on Friday, 11th March 2005. The provision of these cabins aligns with the Management Plans for the park and provides the opportunity to offer superior cabin accommodation to satisfy customer demand.

Council is currently awaiting the concurrence of the Department Lands in respect of the Management Plan and licencing approvals.

REPORT IMPLICATIONS:

- ***Environmental***

No implications identified. The proposal aligns with the Management plan approved by Council

- ***Social***

The provision of these cabins will stimulate local employment in the construction and installation phase as well as ongoing cleaning staff for regular servicing of the cabins. The proposed cabins are of a far superior size and standard to that currently on offer and improve our service standard to clients of the Holiday Park.

As part of the tender process tenderers were requested to submit siting and landscaping ideas that enhanced the visual appeal of the beachside location.

- *Economic (Financial)*

Tenders were received from:

<i>Timberline Cabins</i>	<i>\$70,290</i>
<i>Alvannex Pty Ltd</i>	<i>\$84,135</i>
<i>East Coast Homes and Park Cabins</i>	<i>\$91,762</i>
<i>Lifestyle Homes and Cabins</i>	<i>\$94,015</i>
<i>Timberline Manufactured Homes</i>	<i>\$111,007</i>

Tenders were assessed under six attributes. These six attributes were given a point score between zero and five and given a percentage weighting as follows;

- | | |
|---|----------------------|
| <i>1. Tender price</i> | <i>Weighting 30%</i> |
| <i>2. Warranty</i> | <i>Weighting 10%</i> |
| <i>3. Delivery</i> | <i>Weighting 10%</i> |
| <i>4. Quality</i> | <i>Weighting 20%</i> |
| <i>5. Reputation/Track Record</i> | <i>Weighting 15%</i> |
| <i>6. Enhancement of Local Business</i> | <i>Weighting 15%</i> |

The point score assessment for the cabins is attached at [\(Appendix C\)](#).

The preferred tender was from Lifestyle Cabins of Kempsey NSW.

- *Policy or Statutory*

Nil.

- *Directors Review*

The tender prices submitted are substantially above that anticipated and budgeted for. There is concern that cabins of this cost will not be financially viable given the increased tariffs required to recoup the initial outlay.

There will be an additional cost in the installation of these cabins up to \$15,000 for connections to services, kitchen and linen fit-out, driveways, landscaping and the like.

The project should be referred back to the Caravan Parks Advisory Committee for review and then brought back to Council

RECOMMENDATION:

That Council decline to accept any of the tenders for relocatable cabins for Crescent Head Holiday Park at this stage, and that the tenders received be referred to the Caravan Park Advisory Committee.

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G B Snape
DIRECTOR CORPORATE SERVICES