

DIS471: C26004 – ALBANY BOTANIC WALKWAY

Land Description	: Albany Heritage Park – Reserve Nos 27068 and 38226
Proponent / Owner	: City of Albany.
Attachments	: Confidential Briefing Note
Report Prepared By	: Manager Major Projects
Authorising Officer:	: Executive Director Development, Infrastructure & Environment

CONFIDENTIAL ATTACHMENT

It is recommended that if discussion is required in regards to details contained within the Confidential Attachment, that the matters are discussed behind closed doors, in accordance with section 5.23(2)(c) & (e)(ii) of the Local Government Act 1995, being: a contract which may be entered into and information that has commercial value.

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan informing plans or strategies:
 - **Pillar: People**
 - **Outcomes: A diverse and inclusive community; A happy, healthy, and resilient community.**
 - **Pillar: Place**
 - **Outcome:** Interesting, vibrant and welcoming places

In Brief:

- Following a competitive tender process Council approval is sought to award Tender C26004 for the construction of the Albany Botanic Walkway.
- All figures within this Item are exclusive of GST.

RECOMMENDATION

**DIS471: AUTHORISING OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council ACCEPT the tender recommended by the evaluation panel in the Confidential Briefing Note and AWARD Tender C26004 – Albany Botanic Walkway to Tenderer A.

BACKGROUND

2. Albany Heritage Park spans ~257 ha between the Albany city centre, Princess Royal Harbour, and Middleton Beach, incorporating Mount Clarence (Corndarup) and Mount Adelaide (Irrerup), and containing nationally significant assets including the Princess Royal Fortress, Desert Mounted Corps Memorial, and National Anzac Centre.
3. Community consultation in 2019 identified expansion and improvement of the Mounts trail network as a key priority, leading to the Albany Heritage Park Link Trails Project (AHPLTP), which has progressed through detailed planning, stakeholder engagement, and environmental and heritage assessments in accordance with DBCA’s national park-standard framework.
4. A key component of the AHPLTP is the Albany Botanic Link Walkway, providing a continuous pedestrian connection between Middleton Beach and Mt Adelaide.
5. The project received funding support in May 2024 under the Growing Regions Program and includes a steep, experience-focused trail with steps, landings, and panoramic views, with trailheads at Middleton Beach and the Convoy Lookout summit.
6. The City of Albany has sought a suitably qualified contractor to deliver the walkway, ensuring best-practice construction outcomes while protecting environmental, cultural, and heritage values.
7. Preparatory works have been managed by City of Albany including a detailed site assessment, design and documentation process, environmental approvals and site clearing of the alignment.
8. A Request for Tender (RFT) process has been undertaken to appoint a contractor for the detailed design and construction of approximately 670 metres of boardwalk and associated infrastructure.
9. The scope includes strict requirements for technical compliance, quality assurance, environmental management, and adherence to site constraints.
10. The City of Albany, as Project Manager, is overseeing project delivery.
11. Early commencement of works is preferred to ensure compliance with funding agreement requirements and achievement of key project milestones.

DISCUSSION

12. The standard tender process as prescribed by the Local Government Act 1995 (the Act) and Local Government (Function and General) Regulations 1996 (the Regulations) was followed.
13. C26004 – Albany Botanic Walkway was released to market on Wednesday 18 February and closed Wednesday 18th March 2026.
14. A total 257 documents were issued, and three (3) conforming submissions and two (2) non-conforming submissions were received.
15. The tender evaluation team evaluated tenders using the weighted criteria methodology across four key areas:

Qualitative Criteria	Weighting (%)
Cost	35
Relevant Experience and Resources	30
Demonstrating Understanding	30
Environmental, Social and Governance (ESG)	5
Total	100

16. Tenders were evaluated, in accordance with City of Albany Evaluation Procedure and Guidelines. A Tender Evaluation Team (TET), consisting of City staff, was formed to individually evaluate each submission, then agree to a consensus score.
17. The following table summarises weighted scores of the tenders received:

Tenderer	Total Score	Rank
Tenderer A	695.33	1
Tenderer B	628.42	2
Tenderer C	434.59	3

18. A clarification process was undertaken to confirm the submissions received.
19. From the evaluation scoring and clarifications Tenderer A are the preferred tenderer and consequently it is recommended that their tender be accepted and the contract be awarded.

GOVERNMENT & PUBLIC CONSULTATION

20. A request for tender was published in the West Australian on Wednesday 5 July 2023 and the Albany Extra on Friday 7 July 2023.
21. There is no government consultation required for the award of C26004 – Albany Botanic Walkway.
22. The community have been informed about the project and had the opportunity to provide feedback during the public consultation as part of the Albany Heritage Park Iconic Link Trails project.
23. The funding bodies and public will be notified about the outcome of the award and timeframe for implementation.

STATUTORY IMPLICATIONS

24. Regulation 11 of the Regulations requires Council to publicly tender if the contract is, or is expected to be, more, or worth more than \$250,000.
25. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
26. Regulation 19 of the Regulations requires Council to advise each tenderer in writing of Council's decision.
27. Voting Requirement: **Absolute Majority.**

POLICY IMPLICATIONS

28. The City of Albany Purchasing Policy and Regional Price Preference Policy are applicable to this item.
29. The value of this tender is in excess of \$1,000,000 and therefore Council approval is required as this exceeds the CEO's delegation.

RISK IDENTIFICATION & MITIGATION

30. The risk identification and categorisation relies on the City’s Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation, Financial <i>Risk: Failure to deliver project within specified timeframe may jeopardise multiple funding agreements for this project.</i>	Possible	Major	High	Award tender as soon as possible to enable construction to proceed and the project completed in accordance with the funding agreements.
Reputation & Community <i>Risk: Appointment of the recommended tenderer is not supported.</i>	Possible	Major	High	City staff to work with preferred tenderer to address any concerns from Council, prior to awarding the tender.
Opportunity: Project will provide increased benefit and amenity for the community. This Project will build on the recent redevelopment works of Middleton Beach Foreshore and Activity centre				

FINANCIAL IMPLICATIONS

31. The Preferred Tender’s price is within the available project budget.

LEGAL IMPLICATIONS

32. Nil.

ENVIRONMENTAL CONSIDERATIONS

33. Should the tender be awarded, the Contractor will be required to prepare, implement and monitor a Construction and Environmental Management Plan, specific to the site.

ALTERNATE OPTIONS

34. Council may:
- Choose to accept the recommended tender, or
 - Not accept any tender.

CONCLUSION

35. The City has undergone a competitive process in line with the relevant legislation and established policies.
36. With the confirmation of additional funding, the recommendation is to award the contract to Tenderer A, as supported by the evaluation scoring and clarifications provided.

Consulted References	:	<ul style="list-style-type: none"> • Local Government Act 1995 • Local Government (Functions and General) Regulations 1996 • City of Albany Policies: <ul style="list-style-type: none"> ○ Purchasing Policy (Tenders and Quotes) ○ Tender Procedure ○ Evaluation Procedure (Tenders and Quotations) ○ Buy Local Policy (Regional Price Preference)
File Number	:	
Previous Reference	:	CCS547: Growing Regions Program: Expression of Interest DIS426: Albany Heritage Park Link Trails Project – Environmental Offset Requirements

Both as an individual trails project and as part of the wider strategic context, the following list summarises key activities where the trail footprint was endorsed, advertised or considered by Council:

- Dec 2017 – AHPLT endorsed by Council as part of the *Building Better Regions* funding application under the *Kinjarling Connect 2026* program.

- 2019 (throughout) – Council-endorsed community consultation undertaken on the Draft Mounts Masterplan and AHPLT, including a mayoral-led engagement campaign.
- Jan 2020 – “Iconic Trails” (AHPLT) endorsed by Council for inclusion in a Great Southern Development Commission regional funding application.
- Dec 2020 – Draft Mounts Masterplan, incorporating AHPLT as a key project, publicly advertised via the City of Albany website.
- Mar 2021 – AHPLT endorsed by Council for an election commitment grant application (subsequently successful and forming the primary construction funding source).
- 12 July 2021 – Mounts Master Plan Engagement Report (community and stakeholder feedback) issued to Councillors and publicly released.
- 24 Aug 2021 (OCM) – Strategic Community Plan endorsed, with the Mounts Masterplan adopted as an informing strategy.
- 11 Feb 2023 – Council briefing provided on AHPLT background, status, and updated detailed trail design.
- 12 July 2023 – Strategic briefing session delivered to Council (including new Councillors), covering AHPLT status and associated offset properties.
- 25 July 2023 (OCM) – AHPLT endorsed for inclusion in the Growing Regions Program funding round to enhance trailhead and lookout amenity and cultural interpretation.
- 28 Nov 2023 – Corporate Business Plan (2023–2027) review endorsed, identifying implementation of the Mounts Master Plan as a key action under Outcome 3.2. Regional Context
- May 2020 – Council endorsed the Great
- Southern Regional Trails Master Plan 2020–2029 (GSCORE), which establishes a long-term vision for regional trail development.
- The AHPLT is identified within the Regional Master Plan as a regionally significant priority project, reinforcing its strategic importance at both local and regional levels.