

**ITEM 12. TENDER - NEW OPEN SPACE AT HAROLD PARK, FOREST LODGE
AND STORMWATER HARVESTING AT JOHNSTONS CREEK PARK
LANDS**

FILE NO: S111768

TENDER NO: 1534

SUMMARY

This report provides details of the tenders received for the construction of a new open space at Harold Park Forest Lodge and stormwater harvesting works to Johnstons Creek Parklands.

The creation of the new park at Harold Park and the stormwater harvesting at Johnstons Creek Parklands were projects identified in the Johnstons Creek Master Plan adopted by Council on 26 August 2013.

The embellishment of Harold Park aims to provide a new high quality open space area that connects Forest Lodge to the Glebe foreshore. Council endorsed the scope of works on 12 May 2014.

The project scope also includes storm water harvesting at Johnstons Creek Parklands at Federal Park North and Jubilee Oval.

This report recommends that Council accepts the tender offer of Tenderer 'A' for the construction of a new open space at Harold Park Forest Lodge and stormwater harvesting works to Johnstons Creek Parklands.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for the construction of a new open space at Harold Park Forest Lodge and stormwater harvesting works to Johnstons Creek Parklands;
- (B) Council approve the transfer of funds from the Parks Water Reuse Project and the Water Master Plan estimates, as detailed in Attachment C to the subject report, to fund the balance of the project; and
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender.

ATTACHMENTS

Attachment A: Refined Plan of Works Harold Park Embellishment Works.

Attachment B: Finishes plan – Harold Park

Attachment C: Tender Evaluation Summary (Confidential)

(As Attachment C is confidential, it will be circulated separately from the agenda paper and to Councillors and relevant senior staff only.)

BACKGROUND

1. Under a Voluntary Planning Agreement with Mirvac Pty Ltd, the City was provided with 3.8 hectares of open space to create a new park at Harold Park. Under this agreement, Mirvac Pty Ltd contributed a significant amount of funding towards the embellishment of the park as detailed in confidential Attachment C.
2. The site was remediated and the City commenced consultation and planning to prepare the embellishment plans. Council approved the scope on 12 May 2014.
3. During the design development of the Harold Park open space, an opportunity to undertake stormwater harvesting works to service other open space in the Johnstons Creek parklands, comprising Jubilee Oval and Federal Park North, was identified.
4. A significant amount of stormwater could be harvested from existing drainage infrastructure located in Harold Park to provide water for downstream parklands. Stormwater from the streets located in the Toxteth Estate could also be treated and harvested to supplement volumes of water collected and to boost environmental sustainability targets. The collected stormwater can be stored in two large tanks located in lawn areas at Harold Park's new open space and used for irrigation at Harold Park, Federal Park North and Jubilee Oval.
5. The new Harold Park open space is surrounded by newly completed and occupied apartment buildings known as Eden. The site has an interface with two other apartment blocks and the Rozelle Tramshed, which are under construction with varying completion dates. Under the Voluntary Planning Agreement, license areas are in place to accommodate construction associated with the apartment blocks under construction. The City's contractor is required to undertake the embellishment works to the license areas subsequent to their return to the City. The construction of the park will need to be carefully managed to minimise impacts to neighbouring areas and allow development to occur seamlessly.

REFINED DESIGN

6. The tender plans were developed from the endorsed scope plans (refer to Attachment B), with the exception of the following changes. The changes to the approved developed design plan occurred following a review of the endorsed design and are listed below and noted in Attachment A:
 - (a) the suspended walkway at the Tramsheds Garden has been modified into an at-grade path around the garden connecting the park with Maxwell Road;
 - (b) the entry bridge in the southern entry is now a continuation of the main north-south path that continues along the edge of the planted overland flow swale;
 - (c) the park entry from Rock Lane comprises a set of stairs that traverse the existing rock shelf of the cliff and connect directly to the path network in the southern corner of the site;
 - (d) the location of the bridge over the canal will be adjacent to the existing road bridge connecting Federal Park to the new Harold Park and Jubilee Park (to be undertaken by Mirvac); and
 - (e) the shelters have been further refined, as follows:

- (i) the shelters have been reduced from two to one located near the Village Green, drawing on the shelter pavilion often associated with ovals; and
 - (ii) shade structures are located over the playground providing shade to the play equipment and ancillary seating areas.
7. The final design also includes stormwater harvesting for water re-use to irrigate Jubilee and Federal Park.

INVITATION TO TENDER

8. The tender was open to the public between 26 June 2015 and 3 August 2015.
9. The tender was advertised in The Sydney Morning Herald, The Daily Telegraph and the City of Sydney's E-tender link on 26 June 2015.

TENDER SUBMISSIONS

10. Four tender submissions were received from the following organisations:
 - Ford Civil Contracting Pty Ltd
 - Hargraves Urban Pty Ltd
 - Haslin Constructions Pty Ltd
 - Quality Management & Construction Pty Ltd T/AS QMC Group
11. No late submissions were received.

TENDER EVALUATION

12. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
13. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment C.
14. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) experience in works of a similar nature, including the ability to manage sub-contractors with the fabrication of custom playground equipment and shelter structures, and water harvesting projects;
 - (b) the proposed methodology and environmental management and traffic and pedestrian management;
 - (c) demonstrated managerial capability capacity, qualifications, experience and number of personnel;
 - (d) the proposed program;
 - (e) Workplace Health & Safety;
 - (f) financial and commercial trading integrity and insurances; and

- (g) lump sum price and schedule of prices.

PERFORMANCE MEASUREMENT

- 15. The City will ensure that the performance are met and monitored by:
 - (a) reviewing program and work method statements;
 - (b) reviewing samples, submissions and product data;
 - (c) attending regular inspections of the works;
 - (d) conducting weekly site meetings with the Head Contractor; and
 - (e) ensuring the works are in accordance with the contract documents such as Landscape Architectural and Contract Drawings, Specifications, Contract Preliminaries and General Requirements.

FINANCIAL IMPLICATIONS

- 16. Given the decision to incorporate stormwater harvesting and reuse within the project scope, there are insufficient funds allocated for this project within the approved budget for Harold Park new open space.
- 17. A transfer of funds is required from the Parks Water Reuse budget. The Water Master Plan budget, as detailed in confidential Attachment C, will be required to fund the balance of the project, which includes the additional water harvesting and reuse component.

RELEVANT LEGISLATION

- 18. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and the City's Contracts Policy.
- 19. Attachment C contains confidential commercial information of the tenderers and details of Council's tender evaluation and contingencies which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
- 20. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

CRITICAL DATES / TIME FRAMES

- 21. The proposed time frame is as follows:
 - (a) Engage contractor October 2015.
 - (b) Commence construction works November 2015.
 - (c) Practical completion November 2016.

PUBLIC CONSULTATION

22. Extensive consultation was undertaken for both the Johnstons Creek Master Plan and the Harold Park new open space projects.
23. Three phases of consultation were undertaken with local residents for the development of the Johnstons Creek Master Plan, which occurred from 26 June 2013 until 17 May 2014.
24. Comprehensive consultation was undertaken for the preparation of the Harold Park embellishment plan. Detailed consultation activities were undertaken for the concept design phase of works from 9 November to 1 December 2013. Consultation associated with the develop design was undertaken between 3 and 23 March 2014. Consultation activities included letter box drops, public exhibitions, community open days and dedicated web pages.
25. The successful contractor will be required to notify local residents and neighbouring property occupants prior to commencement of work on the site.
26. The City will notify local residents, who reside in the Annandale area located within Leichhardt Council's boundary, of the upcoming works.
27. A notification letter will also be sent to the General Manager of Leichhardt Council informing him of the commencement of works and providing project contacts for information.
28. As part of the required contract conditions, the contractor is to nominate a dedicated community liaison officer to manage communications during the construction works.
29. Further update on the project will be provided via the Sydney have your say web updates and the City of Sydney web page.
30. Project signage, with relevant contact details and project information, will be located along the site's boundary fencing.
31. Further consultation will occur when the development application for the picnic shelters and playground shade structures is lodged in late 2015.

AMIT CHANAN

Director City Projects and Property

Kathleen Ng, Senior Project Manager