

**ITEM 11. TENDER - CBD LANEWAYS REVITALISATION - HOSKING PLACE
AND PENFOLD LANE, SYDNEY**

FILE NO: S103774

TENDER NO: 1556

SUMMARY

This report provides details of the construction tenders received for the revitalisation of Hosking Place and Penfold Lane, Sydney.

The Hosking Place and Penfold Lane upgrade project is part of the City's CBD Laneways Revitalisation program.

Council endorsed the concept design plan Hosking Place, Penfold Lane and Lees Court on 25 March 2013.

The Central Sydney Traffic and Transport Committee approved the proposal for Shared Zone in Hosking Place on 30 July 2015.

This report recommends that Council accept the tender offer of Tenderer 'A' for CBD Laneways Revitalisation – Hosking Place and Penfold Lane.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for CBD Laneways Revitalisation – Hosking Place and Penfold Lane; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender.

ATTACHMENTS

Attachment A: Documentation Drawings for Hosking Place and Penfold Lane.

Attachment B: Tender Evaluation Summary (Confidential)

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

BACKGROUND

1. On 10 March 2008, Council endorsed the Live Laneways – Laneway Revitalisation Strategy. The strategy proposed the development of a public domain implementation plan that provides for the improvement of City Centre laneways in future capital works programs, establishes design principles for laneways and marketing of laneway activities.
2. On 1 June 2009, Council endorsed the general priorities for nine CBD Laneways projects. The status of laneways projects is as follows:
 - (a) Ash Street – completed 2010;
 - (b) Angel Place – completed 2011;
 - (c) Albion Place – completed 2012;
 - (d) Bulletin Place – completed 2013;
 - (e) Wilmot Street and Central Street– completed 2015;
 - (f) Lees Court – tender documentation completed. Project is on hold to allow integration with private sector development works at MLC Centre and Commonwealth Bank buildings;
 - (g) York Lane – concept design completed. Project is on hold. Works to align with Wynyard Walk; and
 - (h) Hosking Place and Penfold Lane – award of construction tender (this report).
3. On 25 March 2013, Council endorsed the concept design plans for Hosking Place and Penfold Lane to proceed to detailed design and documentation.
4. Key elements of the design are:
 - (a) converting Hosking Place into shared zone;
 - (b) raising road surface level to be flush with the footpath level on northern side of Hosking Place, including footpath continuations with driveway crossovers on Castlereagh Street;
 - (c) upgrading stormwater and drainage including new pipes, pits and grates;
 - (d) new high quality paving in accordance with the City of Sydney Design Code and the use of smaller units in a more detailed layout in response to the pedestrian scale in the lanes; and
 - (e) new stairs in Penfold Lane, with new orientation and handrails to meet Building Code of Australia (BCA) standard guidelines.
5. An Environment Impact Assessment (EIA) was undertaken in June 2015 and the activity as described in the EIA was determined as “exempt development”.
6. On 21 August 2013, the City’s Local Pedestrian, Cycling and Traffic Calming Committee endorsed the introduction of a 10km/h Shared Zone in Hosking Place.

7. On 30 July 2015, the Central Sydney Traffic and Transport Committee endorsed the proposal for Hosking Place, as required by the City of Sydney Act 1988.

Works on Private Property

8. Penfold Lane is a privately owned pedestrian only laneway. Access through this laneway is protected by an easement for public right of way in favour of the Council of the City of Sydney (Easement). Any works proposed within this laneway require consent from the landowner.
9. On 27 April 2015, Council endorsed Access Deed Agreement with Penfold Lane Owner (the owners corporation for strata plan 58208), that allows Council to fund and undertake the upgrade works in Penfold Lane (land that is not owned by Council) and to assume maintenance obligations for the easement for public right of way following completion of the works.
10. Minor works are required on the rear access ramp to 86-88 Pitt Street, for compliance with Building Code of Australia 2012. Works include:
 - (a) installation of new edge barriers and balustrade along driveway and wall edge - to provide vehicle barrier as the drop from the edge of the driveway to the ground exceeds 600mm; and
 - (b) yellow marking and a new bollard on driveway to delineate the egress path from the vehicle space.
11. The Hosking Place upgrade includes work to adjoining private property which form a natural extension of the street's public domain. The proposed works on these areas are limited to surface treatment and do not contain key structural, amenity or service elements.
12. These works will be implemented subject to written agreement being obtained from the property owners.

INVITATION TO TENDER

13. The tender for the CBD Laneways Revitalisation – Hosking Place and Penfold Lane was advertised in The Sydney Morning Herald, The Daily Telegraph and Council's E-tender website on 6 October 2015. The tender period closed on 3 November 2015.

TENDER SUBMISSIONS

14. Four submissions were received from the following organisations (listed alphabetically):
 - CA&I Pty Limited
 - Ford Civil Pty Limited
 - Hargraves Urban Pty Limited
 - Quality Management & Constructions Pty Limited
15. No late submissions were received.

TENDER EVALUATION

16. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
17. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment B.
18. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) the lump sum price and schedule of prices;
 - (b) demonstrated experience, capability and qualifications, including but not limited to:
 - (i) experience of head contractor in works of a similar nature; and
 - (ii) proposed construction team and management for this project;
 - (c) demonstrated capacity and allocation of resources, including but not limited to:
 - (i) current commitments;
 - (ii) community liaison;
 - (iii) sub-contractors; and
 - (iv) plant and equipment;
 - (d) project program (time for completion), including but not limited to:
 - (i) program showing lead times and hold points, critical paths;
 - (ii) program to include allowance for non-qualifying delays and holidays; and
 - (iii) program meets council's target for completion;
 - (e) construction methodology, including but not limited to:
 - (i) staging plans, well considered against the methodology and program;
 - (ii) demonstrated understanding of site constraints – including maintaining access to existing car parks, and minimizing noise/dust impacts on adjacent offices and traders; and
 - (iii) proposed liaison with local residents and local business;
 - (f) Workplace Health & Safety; and
 - (g) financial and commercial trading integrity including insurances.

PERFORMANCE MEASUREMENT

19. The City will ensure that performance standards are achieved during construction through regular assessment of the following Key Performance Indicators:

PUBLIC CONSULTATION

25. All the laneway stakeholders were consulted during the concept design stage. In total, 300 notifications were sent out. Notifications were also emailed, or hand delivered, to all property owners, as well as business and residential tenants where access permitted. The engagement also involved a combination of one-on-one briefings, phone calls, and door knocking activities.
26. Notification will be sent to residents prior to construction. The notification will include the final design plan and an updated program of works.

AMIT CHANAN

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