

**ITEM 15. TENDER – HAROLD PARK – COUNCIL COMMUNITY CENTRE
PROJECT**

FILE NO: S122152

TENDER NO: 1581

SUMMARY

This report provides details of the tenders received for the Harold Park (former Rozelle Tram Depot) – Council Community Centre Project.

The property, comprising both the former Harold Park Paceway and the former Rozelle Tram Depot, was purchased by Mirvac Property Pty Limited in 2010. Stage 1 Development Application for the site was approved in 2012, comprising the staged construction of residences, 3.8 hectares of public open space, adaptive re-use of the former Tram Depot buildings for commercial use and dedication of 500 square metres within the Tramsheds for the Council Community Centre.

The City has negotiated the provision of a new community hire space provided under the Voluntary Planning Agreement entered into with Mirvac. The space can be hired by the community to run activities and functions, including: receptions, children's parties, body corporate meetings, launches, yoga and more. The sprung floor and flexible fitout maximises the use for the growing population of Glebe and surrounding communities.

Located within the refurbished Tramsheds, this tender calls for the fitout of this new community space in accordance with the City's specifications and relevant provisions of the development consent. The DA was lodged on 24 August 2015, and approved on 24 November 2015. Works to be undertaken will be consistent with the proposed works and design previously exhibited.

This report recommends that Council accept the offer of Tenderer 'C' for the Harold Park – Council Community Centre Project.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'C' for the Harold Park – Council Community Centre Project; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender.

ATTACHMENTS

Attachment A: Tender Evaluation Summary (Confidential)

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

BACKGROUND

1. The decline in the numbers of tram services and classes of carriages from the 1940s onward resulted in the closure of surplus tram depot facilities. In 1958, the number of services that Rozelle Depot provided were gradually decreased, leading to the closure of the Depot.
2. The property, comprising both the former Harold Park Paceway and the former Rozelle Tram Depot, was purchased by Mirvac Property Pty Limited in 2010. Stage 1 Development Application for the site was approved in 2012, comprising the staged construction of residences, 3.8 hectares of public open space, adaptive re-use of the former Tram Depot buildings for commercial use and dedication of 500 square metres within the Tramsheds for the Council Community Centre.
3. The City has negotiated the provision of a new community hire space provided under the Voluntary Planning Agreement. The space can be hired by the community to run activities and functions, including: receptions, children's parties, body corporate meetings, launches, yoga and more. The sprung floor and flexible fitout maximises the use for the growing population of Glebe and surrounding communities.
4. The City is seeking a contractor for the fitout of this new community space in accordance with the City's specifications and relevant provisions of the development consent.
5. The DA was lodged on 24 August 2015, and approved on 24 November 2015. Works to be undertaken will be consistent with the proposed works and design previously exhibited.

INVITATION TO TENDER

6. The tender was advertised in The Daily Telegraph, The Sydney Morning Herald and on Council's E-Tender website on 26 November 2015 and closed on 17 December 2015.

TENDER SUBMISSIONS

7. Five submissions were received from the following organisations (listed alphabetically):
 - Coopers Commercial Constructions
 - Kellyville Building Pty Ltd
 - Sullivans Construction
 - The Walsh Group Construction Pty Ltd
 - Trinity Quality Interiors Pty Ltd
8. No late submissions were received.

TENDER EVALUATION

9. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.

10. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment A.
11. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) financial and commercial trading integrity, including insurances;
 - (b) the lump sum price and schedule of prices;
 - (c) demonstrated capacity and technical ability to carry out works of a similar nature to those under the contract;
 - (d) demonstrated managerial capability, qualifications, experience and number of key personnel and subcontractors;
 - (e) capacity to achieve the required project program;
 - (f) the proposed methodology; and
 - (g) Work Health & Safety.

PERFORMANCE MEASUREMENT

12. The City will monitor key performance indicators to measure the performance level of the successful contractor during the works.

FINANCIAL IMPLICATIONS

13. There are sufficient funds allocated for this project within the current year's capital works budget.

RELEVANT LEGISLATION

14. 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.
15. Confidential Tender Evaluation Summary, Attachment A, 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.
16. 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

17. Following Council approval, the proposed time frame is as follows:
 - (a) the Council Community Centre project is programmed to commence in April 2016 (pending Mirvac handover of the site by this date);

- (b) a 12 week construction program is anticipated to complete the fitout works, inclusive of lead times required to supply equipment and mobilise resources; and
- (c) the scheduled completion date for the project is 30 June 2016.

PUBLIC CONSULTATION

- 18. Extensive community consultation was conducted as part of the Johnstons Creek Master Plan – Stages 1 - 3 held between June 2012 and May 2013.
- 19. Harold Park Community Centre Development Application public exhibition dates were from 3 to 18 September 2015.

AMIT CHANAN

Director City Projects and Property

Warwick Yee, Project Manager