

ITEM 18. TENDER - CITY FARM COMMUNITY HUB CONSTRUCTION

FILE NO: S076831

TENDER NO: 1578

SUMMARY

This report provides details of the tenders received for construction of the City Farm Community Hub.

The City Farm will be a not-for-profit social enterprise focused on sustainability, education and awareness of the importance of providing safe, affordable and accessible food. The benefits will reach well beyond the commercial value of the food itself to educational, cultural and social values for participants and the broader community.

The Sydney Motorway Corporation (WestConnex) project will have some impact on the City Farm with a proposed construction compound on Campbell Road adjoining the farm site. The construction compound will be removed at the completion of the project. City staff will consult with the WestConnex to minimise any impacts on the City Farm and monitor any ongoing impacts from the operation of the St Peters interchange.

The City Farm will be delivered in stages, with the Community Hub delivered as stage one of the City Farm Master Plan approved by Council on 18 May 2015. The Community Hub will provide a gathering space, outdoor learning areas, citrus groves, accessibility planter, decorative entry features, low serpentine seating walls and cropping areas. The Community Hub will create the farm's focal point and entrance, and outdoor spaces for the farm's education and volunteer programs.

The structural elements such as paving, paths, fencing, seating walls, accessibility planter and shade structure will be delivered under this contract. City Farm volunteers will be involved where possible and install the cropping beds, citrus grove and landscape planting.

Stage two of the works involves the establishment of the City Farm office and operations centre at the Sydney Park depot (under a separate building contract), the planting of the orchard and the establishment of a weekly farmers market.

Two tender submissions were received; one was evaluated as being non-conforming, while the other tender exceeded the pre-tender estimate.

This report recommends that Council reject the tenders and enter into negotiations with suitably qualified contractors to deliver the City Farm Community Hub.

RECOMMENDATION

It is resolved that:

- (A) Council reject the tender submissions received for the City Farm Community Hub for the reasons set out in confidential Attachment B to the subject report;

- (B) Council enter into negotiations with contractors who are suitably qualified and demonstrate a capacity to undertake the City Farm Community Hub works, noting that:
 - (i) inviting fresh tenders may not attract additional suitable contractors over and above those that have responded to this tender; and
 - (ii) Council's reasons for determining to enter into negotiations with contractors are to ensure that the unique requirements for the scope and quality of the City Farm Community Hub are delivered in accordance with the approved master plan and community expectations;
- (C) authority be delegated to the Chief Executive Officer to enter into negotiations with contractors who are suitably qualified and demonstrate a capability to undertake the scope of works;
- (D) authority be delegated to the Chief Executive Officer to enter into a contract, subject to the conclusion of negotiations, with suitable companies for the City Farm Community Hub; and
- (E) Council be informed of the successful contractor by the CEO Update.

ATTACHMENTS

Attachment A: City Farm Community Hub Plan

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. The Sydney City Farm is being developed over a 0.5 hectare site in the south-west corner of Sydney Park at St Peters.
2. Council endorsed the City Farm Feasibility Study on 7 November 2011, the City Farm Business Plan on 15 September 2014 and the City Farm Master Plan on 18 May 2015.
3. The City Farm will be a not-for-profit social enterprise focused on sustainability, education and awareness of the importance of providing safe, affordable and accessible food. The benefits will reach well beyond the commercial value of the food itself to educational, cultural and social values for participants and the broader community.
4. Key elements of the City Farm identified in the City Farm Business Plan include:
 - (a) growing about 4.5 tonnes of fresh seasonal fruit and vegetables per year from 1,000 square metres of crop areas and 100 fruit trees;
 - (b) running a weekly farmers' market with up to 30 stalls;
 - (c) inspiring and educating locals on how to grow their own food with 100 to 300 training and education programs per year; and
 - (d) providing volunteer opportunities for the community with 40 to 100 community volunteering shifts per week.
5. Urban design specialist, Jane Irwin Landscape Architecture, was engaged to develop the City Farm Master Plan and detailed design including the Community Hub. The farm's design integrates the farm activities within the park and complements existing park uses.
6. A staged approach is proposed for the City Farm to allow for the community to get involved in building some areas of the farm.
7. The City Farm Community Hub is proposed to be delivered as stage one and includes a paved outdoor gathering space, citrus groves, accessibility planter, decorative entry features, and low serpentine seating walls. This will create the farm's focal point and entrance, and outdoor spaces for the farm's programs.
8. Where possible, City Farm volunteers will be used to deliver elements of stage one including the cropping beds, fruit tree planting, irrigation and landscaping.
9. Stage two of the works involves the establishment of the City Farm office and operations centre at the Sydney Park depot (under a separate building contract), the planting of the orchard and the establishment of a weekly farmers' market. These are expected to be delivered by the second half of 2016.
10. The stage one scope of construction works delivered by this contract includes:
 - (a) earthworks;
 - (b) construction of hard landscaping elements including paving, edging and walls for an outdoor gathering space, education area, and entry for the City Farm;

- (c) supply and installation of fixtures such as fences, bubbler, accessible planter, and shade structure; and
 - (d) supply and installation of gardens and planting, including amendments to improve the existing site soil.
11. The Sydney Motorway Corporation (WestConnex) project will have some impact on the City Farm with a proposed construction compound on Campbell Road adjoining the farm site. The construction compound will be removed at the completion of the project. City staff will consult with the WestConnex to minimise any impacts on the City Farm and monitor any ongoing impacts from the operation of the St Peters interchange.

INVITATION TO TENDER

12. The invitation to tender period was open from 24 November 2015 to 22 December 2015. The tender was advertised in The Sydney Morning Herald and the Daily Telegraph newspapers on 24 November 2015. The tender was also advertised on Council's e-tendering portal.
13. Tenderers were invited to provide a lump sum price for the construction works.
14. A tenderer site visit was held on Wednesday 2 December 2015.

TENDER SUBMISSIONS

15. Two submissions were received from the following organisations:
- Civil Works NSW Pty Ltd
 - Urban Landscape Projects
16. No late submissions were received.

TENDER EVALUATION

17. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
18. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment B.
19. All submissions were assessed in accordance with the approved evaluation criteria being:
- (a) lump sum price and schedule of prices;
 - (b) demonstrated capacity, technical ability and relevant experience to carry out the work under the contract;
 - (c) demonstrated managerial capability, qualifications, experience and number of personnel;
 - (d) capacity to achieve the required project program;
 - (e) the proposed methodology;

- (f) Work Health and Safety; and
- (g) financial and commercial trading integrity including insurances.

PERFORMANCE MEASUREMENT

20. Performance measurement criteria includes:
- (a) reviewing program and work method statements;
 - (b) reviewing samples and product data;
 - (c) attending regular inspections of the works;
 - (d) conducting weekly site meetings with the contractor; and
 - (e) ensuring the works are in accordance with the contract documents such as Specifications, Contract Drawings, Contract Preliminaries and General Requirements.

FINANCIAL IMPLICATIONS

21. There are sufficient funds in the capital works budget for the City Farm Community Hub stage one works.

RELEVANT LEGISLATION

22. 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.
23. Attachment B 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.
24. 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.

OPTIONS

25. Council has the following options in regard to this tender:
- (a) reject all tenders and re-advertise, which is not recommended as it is considered this may not attract additional submissions; or
 - (b) reject and negotiate with suitably qualified contractors with the capacity to carry out the works and delegate authority to the Chief Executive Officer to enter into a lump sum contract. This option is recommended.

CRITICAL DATES / TIME FRAMES

26. The time frames to deliver the City Farm Community Hub are:
- (a) Council approval to reject and negotiate tender – February 2016;
 - (b) negotiate tender with suitable contractors – March 2016;
 - (c) appoint contractor – May 2016; and
 - (d) commence works – May/June 2016 (three month program).

PUBLIC CONSULTATION

27. Extensive community consultation has been undertaken during the development of the City Farm Master Plan (including a consultation event in Sydney Park on 21 March 2015 and a survey on the City's Sydney Your Say website). Feedback from the community was generally supportive. The City Farm Master Plan layout, concepts and design were well supported and, overall, a positive community response was received.
28. Further community consultation was undertaken with the development of the City Farm Business Plan and City Farm Feasibility Study including on-site consultation events, targeted internal and external stakeholder workshops, and public exhibition of plans, and consultation surveys on the City's Sydney Your Say website.
29. A database of over 1,000 interested community members are kept up to date about progress of the City Farm through a monthly electronic newsletter.
30. A series of Farm Activation days have occurred since November 2015, including trial farmers' market days, with much interest and enthusiasm being expressed in the future plans for the City Farm.

GEORGE ANGELIS

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