

**ITEM 4. TENDER – GEDDES AVENUE, PAUL STREET AND BOTANY ROAD
INFRASTRUCTURE**

FILE NO: S105612

TENDER NO: 1602

SUMMARY

This report provides details of the tenders received for the construction of Geddes Avenue, Paul Street and Botany Road Infrastructure project.

The subject project is part of the Essential Infrastructure and Public Domain Works for the Green Square Town Centre. The Town Centre is a new retail/commercial and residential precinct bounded by Botany Road, Bourke Street, Joynton Avenue and Hansard Street in Zetland and forms part of the Green Square Urban Renewal area.

The proposed infrastructure works are centred upon the creation of new streets of Geddes Avenue and Paul Street (north of Geddes Avenue), including upgrade of the eastern side of Botany Road from the creation of a new intersection at the proposed Geddes Avenue. The works include new intersections, associated below and above ground infrastructure, comprehensive public domain works including paved footpaths, trees and lighting and a new separated bi-directional cycleway on the southern side of Geddes Avenue.

This report recommends that Council accept the tender offer of Tenderer 'C' for this project.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'C' for the Geddes Avenue, Paul Street and Botany Road Infrastructure 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 proposed Essential Infrastructure and Public Domain Works for the Green Square Town Centre is part of the City's Green Square Urban Renewal program. The Green Square Town Centre is primarily located in the suburb of Zetland that covers an area of 13.74 hectares and includes land bounded by Botany Road, Bourke Street, Joynton Avenue and Hansard Street.
2. On 8 March 2013, the Central Sydney Planning Committee provided conditional consent to a Development Application for Green Square Town Centre Essential Infrastructure.
3. On 29 February 2016, Council endorsed the detailed design for the new and upgraded streets network for Green Square Town Centre that includes the streets in this report.
4. This tender includes the construction of Geddes Avenue, Paul Street and Botany Road Infrastructure that forms part of the Essential Infrastructure and Public Domain Works for the Green Square Town Centre.
5. The proposed infrastructure works are centred upon the creation of new streets of Geddes Avenue and Paul Street, including changes to the eastern side of Botany Road from the creation of a new intersection at the proposed Geddes Avenue. The works include:
 - (a) creation of Geddes Avenue and Paul Street (north of Geddes Avenue);
 - (b) new signalised intersections of Paul Street / Zetland Avenue (future), Geddes Avenue / Paul Street and Geddes Avenue / Botany Road;
 - (c) creation of a new intersection on Portman Street with the proposed Geddes Avenue;
 - (d) upgrade of the eastern side of existing Botany Road along the Town Centre boundary, including creation of an additional lane, median, kerb and footpath works; and
 - (e) associated below and above ground infrastructure, comprehensive public domain works including paved footpaths, trees and lighting and a new separated bi-directional cycleway on the southern side of Geddes Avenue.

INVITATION TO TENDER

6. Tenders were called through an open tender process as advertised on 12 January 2016 in The Sydney Morning Herald, The Daily Telegraph and Council's e-tender portal. Tenders closed on 19 February 2016.

TENDER SUBMISSIONS

7. Five submissions were received from the following organisations (listed alphabetically):
 - Ertech Holdings Pty Ltd
 - Ford Civil Pty Ltd

- Quality Management and Construction Pty Ltd T/A QMC Group
 - Seymour Whyte Constructions Pty Ltd
 - Sydney Civil 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) proposed construction methodology including assumptions, qualifications, pedestrian and traffic management plus environmental management;
 - (b) proposed construction staging / program;
 - (c) resources including construction management team, community liaison and sub-contractors;
 - (d) experience in projects of similar nature;
 - (e) Workplace Health & Safety;
 - (f) financial and commercial trading integrity including insurances; and
 - (g) lump sum price and schedule of prices.

PERFORMANCE MEASUREMENT

12. The City will ensure that performance standards are achieved during construction through:
- (a) Documentation - review of all necessary project and construction management plans including project specific safety plans, work method statements, inspection and test plans and traffic and pedestrian management plans etc. provided by the contractor;
 - (b) Quality Assurance - inspections undertaken by the Head Consultant and City's Project Manager;
 - (c) Time and Resources - monthly review of construction program and progress, including monitoring of project resources to mitigate delays;
 - (d) Communication - day-to-day liaison (including weekly site meetings) and inspections with contractor;

- (e) Safety and Environment - works are carried in a safe manner, to not only avoid incidents but have negligible non-conformances. All means used to reduce the undue impact on environment; and
- (f) Community – monitoring and promoting the Key Performance Indicators in accordance with the contract, to motivate the successful delivery of the project in stages with minimum disturbance to community.

FINANCIAL IMPLICATIONS

13. There are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates.

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. 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. The proposed time frame is as follows:
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|---|-------------|
| (a) Letter of Acceptance to approved tenderer | April 2016 |
| (b) Commencement of construction | May 2016 |
| (c) Completion of construction work | August 2017 |
18. Construction of these streets is essential for commencement of the Drying Green project by the City in late 2016, which further impacts upon supply of power to the Library / Plaza project for its completion in early 2018.
19. Construction of these streets on time is also required for providing the essential services for adjoining developments and enable the pedestrian and traffic link between north and south of the town centre.

OPTIONS

20. Council has the option to reject all tenders and readvertise. This option is not recommended, as it will delay the project and development of the town centre.

PUBLIC CONSULTATION

21. The City has appointed Elton Consulting Pty Ltd as the dedicated community relations consultant to assist City staff in managing communications with the public, before and during the construction of this project.
22. Community will be kept notified about the construction works in advance and their enquiries and complaints will be addressed judiciously. Construction Liaison Group meetings involving community members will be held every six weeks.
23. Night works will be kept at minimum and respite nights will be provided where night works cannot be avoided.

AMIT CHANAN

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