

**ITEM 12. TENDER - VICTORIA PARK IMPROVEMENTS, CAMPERDOWN**

**FILE NO: S117289**

**TENDER NO: 1655**

**SUMMARY**

This report provides details of the tenders received for the Victoria Park improvement works in Camperdown.

Victoria Park at Camperdown is a 9.2 hectare locally listed heritage park, which was first dedicated in 1870. It acts as a western green gateway to the city centre and is an important green open space for nearby communities in Newtown, Darlington, Camperdown, Chippendale, Glebe and Redfern. The park is a setting for passive and unstructured recreation and includes a children's playground, a swimming pool and café. The park is used as a key walking route, particularly to the University of Sydney, and as a venue for a range of large and small cultural events.

On 16 February 2015, Council endorsed the scope of works for the proposed improvement works to Victoria Park as described in the scope report, for concept design to progress to design development and the preparation of tender documentation for the proposed improvement works to Victoria Park.

Funding has been brought forward to enable the improvement works to be delivered in one stage rather than staged over a five year period. By combining the delivery of work packages into one package, Council can avoid the additional costs associated with staging the works which was originally proposed in the concept design plan.

The proposed park improvement works include lighting enhancements. The southern zone area of Victoria Park (south of Victoria Park pool) will have new lighting along the new central axis paths, western portion of the new perimeter loop path, activity node area, Barff Road, Cleveland Street park entries and a new entry to University of Sydney near the New Law Building. This southern zone includes broad open spaces designed to accommodate events with new event mode lighting and 3-phase power provided.

In addition to the park improvement works, it is proposed Council engage the same recommended tenderer to also construct a new park entrance to the University of Sydney located near the New Law Building to provide an east-west park link connection with the upgraded Cleveland Street park entry.

The new park entry will be built on private land and will be funded by the University of Sydney through an agreed works deed.

This report recommends that Council accept the tender offer of Tenderer 'C' for Victoria Park improvements, Camperdown.

**RECOMMENDATION**

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'C' for Victoria Park improvements, Camperdown;
- (B) Council undertake works on private land for the University of Sydney;
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender and exercise the works deed with the University of Sydney; and
- (D) Council approve an increase in budget costs for total project to deliver the full scope of works as outlined in confidential Attachment E to the subject report.

**ATTACHMENTS**

**Attachment A:** Location Plan – Victoria Park, Camperdown

**Attachment B:** Existing Site Plan

**Attachment C:** Concept Design Plan (Endorsed scope)

**Attachment D:** Site Plan – Tender (Revised scope)

**Attachment E:** Tender Evaluation Summary (Confidential)

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

**BACKGROUND**

1. As part of Council's vision to green the city and increase the amount and amenity of public open spaces, Victoria Park, Camperdown has been included in the capital works program.
2. Victoria Park lies about 1.5 kilometres south-west of the Sydney CBD, and is bounded by City Road, Parramatta Road and the University of Sydney. The surrounding area is characterised by a mixture of two to three storey residential terraces, multi-storey commercial buildings and university institutional buildings. The park is well served by bus routes, and Central and Redfern train stations are about 1km or 15 minutes' walk away (see Attachment A).
3. The park forms a green gateway to the city centre and is an important green open space for local residents in Darlington, Camperdown, Chippendale Glebe, Redfern, university students and staff. At approximately 9.2 hectares, it is the largest park in the area.
4. Traditional owners, the Eora people, originally inhabited the Sydney area pre-settlement. Victoria Park falls within the western boundary of the Gadigal clan's areas. In the lead-up to the 2000 Sydney Olympic Games, an Aboriginal Tent Embassy and sacred fire was set up in the park to raise awareness of political issues of Indigenous Australia. The small memorial and Eucalyptus plantings that commemorate the site will be retained.
5. In 1870, Victoria Park was named and gazetted. In 1912, a bowling club (now demolished) and children's playground were established. In 1955, the Victoria Park swimming pool was built in the centre of the park. Around the same time, the Horse Lake (Lake Northam) was reduced in size.
6. Victoria Park is a listed heritage item of local significance. Heritage items in the park, including the Gardener's Lodge, entry gates, piers, sandstone hob and palisade boundary fence, University Walk, park layout paths and plantings, will be retained and protected.
7. Victoria Park is characterised by a mixture of mature exotic and native tree plantings, asphalt paths and open grass areas (see Attachment B). Existing park facilities and features include:
  - (a) Victoria Park Pool, fitness centre, function room, crèche and café;
  - (b) Gardener's Lodge Café;
  - (c) Victoria Park Gates and University Walk;
  - (d) Lake Northam and wooden bridge;
  - (e) an adventure playground area and basketball hoop;
  - (f) a 22-space dedicated car park with provision for people with disabilities;
  - (g) parking and loading bays near the pool;
  - (h) barbeques and picnic tables; and
  - (i) seating, lighting and signage.

8. The park is used for a range of small and large events, from 100 to 10,000 people, held throughout the year, such as the Mardi Gras Fair Day, Yabun Festival, Picnic in the Park and Soulfest – a Neo-Soul Music Festival. Mobile food trucks service the park periodically in the evening.
9. In the past, basic maintenance has occurred as required. However, pathway and lighting infrastructure are in generally poor condition, requiring significant ongoing costs to maintain them in a safe and serviceable condition.
10. Major upgrades that have occurred to Victoria Park include the following:
  - (a) in the 1990s, the lake was enlarged to the original form and the bridge reinstated as part of the restoration of the university entrance approach avenue;
  - (b) in 1998, the bowling club house and greens were removed due to the decline of participation in lawn bowls;
  - (c) in 2005 and 2006, upgrades to Victoria Park pool were undertaken;
  - (d) in 2007, the original Victoria Park entrance gates, which had been moved to the Eastern Avenue near the Carslaw Building, were reinstated at the City Road end of the University entrance approach avenue;
  - (e) the upgrade to the children's playground in 2008; and
  - (f) the refurbishment of the Gardener's Lodge Café in 2012.
11. The new park entry located near the University's New Law Building will provide an east-west park link connection from the University of Sydney to the upgraded Cleveland Street park entry.
12. In consultation with the University of Sydney, Council has agreed to manage the construction works for this new entry which lies on both Council and private land. This work will be undertaken through a works deed with the University.

#### **THE CONCEPT PLAN**

13. On 16 February 2015, Council endorsed the scope of works for the proposed improvement works to Victoria Park as described in the scope report, for concept design to progress to design development and the preparation of tender documentation. The original delivery method for the endorsed scope of works was to deliver the improvement works in two stages to align with the Long Term Financial Plan (see Attachment C).
14. The concept design addressed the key issues with the following design principles:
  - (a) retain and enhance the existing character of the park;
  - (b) improve accessibility (park entries, pedestrian paths and paved areas);
  - (c) maintain large open grass areas;
  - (d) activate and increase park usability;

- (e) rationalise vehicular and service access and reduce pedestrian – vehicular conflicts;
- (f) improve lighting and night time safety, and
- (g) improve the park’s environmental quality and sustainability.

**TENDERED WORKS**

15. Upon further design development and detailed design, some minor changes to the project scope and delivery method were made as follows:
  - (a) funding has been brought forward to enable the improvement works to be delivered in one stage rather than staged over a five year period. By combining the delivery of work packages into one package, Council can avoid the additional costs associated with staging the works;
  - (b) the addition of WSUD devices around Lake Northam to improve stormwater quality with additional gross pollutant traps and bio-retention zone. These additions will directly contribute to the Sustainable Sydney 2030 target to reduce pollution loads in our waterways; and
  - (c) the extent of the perimeter loop path has been rationalised. A small portion of the perimeter loop path between the Cleveland Street entry and Gardener’s Lodge has been removed from the scope and does not affect the function of the loop path. A perimeter loop path around Victoria Park will be created with new sections and the existing path network.
  
16. The proposed improvement works include:
  - (a) Lake Northam: Sediment removal, new wetland reed plants and the installation of a pump to filter and clean the water.
  - (b) Park Entries: Enhancing entries with new planting, paving and information signage along City Road.
  - (c) Path Networks: Upgrading the path network with high quality pathways including:
    - (i) A new north / south path on the alignment of the existing desire line and removal of the underutilised / redundant path;
    - (ii) A new east/ west path and entry point to re-establish a link between the University and the Cleveland Street entry; and
    - (iii) A new perimeter loop path to provide a recreation amenity and improve accessibility, activating more of the parkland.
  - (d) Path Lighting: The southern zone area of Victoria Park (south of Victoria Park pool) will have new lighting along the new central axis paths, western portion of the new perimeter loop path, activity node area, Barff Road, Cleveland Street park entries and a new entry to University of Sydney near the New Law Building to improve night-time safety.

- (e) Event Lighting: The southern zone includes broad open spaces designed to accommodate events with new event mode lighting and 3-phase power provided.
  - (f) Park Furniture: Refurbishment of park furniture such as seating, bubblers and park signs.
  - (g) Leisure activities: A new active space and netball hoop in the southern area.
17. A site plan of the proposed tendered works has been provided in Attachment D.

### **TREE MANAGEMENT**

18. The retention of mature trees and the park's character are an important principle for the project. An independent assessment of all trees in Victoria Park was undertaken to inform the design. All existing mature trees will be retained.
19. New paths have been aligned to avoid existing trees.
20. Raised boardwalks will be installed under some trees to bridge surface roots and minimise impacts to the trees. Additional investigations were undertaken during the detail design and documentation phase to ensure trees are protected.

### **INVITATION TO TENDER**

21. The tender was advertised on 26 July 2016 in The Sydney Morning Herald, The Daily Telegraph and Council E-tender website and closed on 19 August 2016.

### **TENDER SUBMISSIONS**

22. Three submissions were received from the following organisations (listed alphabetically):
- Haslin Constructions Pty Ltd
  - Quality Management and Construction Pty Ltd
  - Regal Innovations Pty Ltd.
23. No late submissions were received.

### **TENDER EVALUATION**

24. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
25. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment E.
26. All submissions were assessed in accordance with the approved evaluation criteria being:
- (a) the lump sum price and schedule of prices;
  - (b) demonstrated project experience in works of similar nature;

- (c) demonstrated capacity and technical ability;
- (d) project program and staging;
- (e) the proposed methodology including site management;
- (f) Work, health and safety; and
- (g) financial and commercial trading integrity including insurances.

### **PERFORMANCE MEASUREMENT**

27. The City will ensure that the performance standards 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 architectural and engineering contract drawings, specifications, contract preliminaries and general requirements.

### **FINANCIAL IMPLICATIONS**

28. Additional funds are required for this project due to the preferred tender option (Option 1) exceeding the project budget. Acceptance of the recommended tender will therefore require Council to increase the budget, as detailed in confidential Attachment E.

### **RELEVANT LEGISLATION**

29. 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.
30. Attachment E 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.
31. 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.
32. Works carried out on private land by the council are approved by resolution of the Council in accordance with section 67 of the Local Government Act 1993.

**CRITICAL DATES / TIME FRAMES**

33. Approval of the tender will allow a contractor to be appointed and project delivered as follows:
- (a) Start construction works in Victoria Park January 2017
  - (b) Complete construction works in Victoria Park February 2018
  - (c) Commence construction works to University of Sydney entry March 2018
  - (d) Complete construction works to University of Sydney entry August 2018
34. It is anticipated the construction works in Victoria Park will be finishing around the time the Yabun Festival is planned to be held in January 2018. Some impacts will be experienced by the Yabun Festival, but all efforts will be made to ensure these impacts are minimised so this event can continue in 2018.
35. Implications of deferring a decision would have direct impacts on community events planned to be held in Victoria Park, including the Yabun Festival and Fair Day in 2018.

**OPTIONS**

36. The tender for Victoria Park Improvements offered three options with various differences to the scope of works.
- (a) Option 1 – Full scope of works (Recommended option)
    - (i) This option is recommended as it includes the full scope of works as shown in Attachment D.
    - (ii) Additional funds will be required for this option as outlined in confidential Attachment E.
  - (b) Option 2 – Reduced scope of works – Park trees and planting removed
    - (i) This option removes all newly proposed park trees and planting from the scope of works in Attachment D.
    - (ii) This option is not recommended as there will be a significant loss of newly proposed trees and planting improvements around the park.
    - (iii) Additional funds will be required for this option.
  - (c) Option 3 – Reduced scope of works – Park trees, park planting and activity node area removed
    - (i) This option removes all newly proposed park trees, park planting and the activity node area located adjacent to the University in Attachment D. The activity node area consisted of table tennis tables, netball practice court, wall seating areas, and park furniture.



- (ii) This option is not recommended as there will be a significant loss of newly proposed trees and planting improvements, as well as a loss of opportunity to activate the southern section of the park with the proposed activity node.
- (iii) Additional funds will be required for this option.

**PUBLIC CONSULTATION**

- 37. The concept design was placed on public exhibition and community feedback was sought from 5 to 11 December 2014. A notification letter was distributed to residents surrounding the park in a 250 metre radius announcing the consultation and the ways in which people could have their say. Approximately 2,400 letters were distributed.
- 38. The plans and project information were made available on the City's online consultation hub [Sydneyyoursay.com.au](http://Sydneyyoursay.com.au).
- 39. During the exhibition period, 361 community members engaged with the designs online, 13 left comments on the site's guestbook and one emailed the City directly.
- 40. Stakeholder meetings were also held with the Metropolitan Local Aboriginal Land Council, Manager of Gardeners Lodge, Aboriginal and Torres Strait Islander stakeholders, Newtown LAC and the University of Sydney.
- 41. The consultation plan and information were available at City of Sydney stand at the Yabun Festival held on 26 January 2015.
- 42. During the construction phase, the following activities will take place to keep the community updated:
  - (a) letters to residents informing them of the commencement and details of construction;
  - (b) updated webpage;
  - (c) hoarding signs placed on-site; and
  - (d) appointment of a community liaison officer.

**AMIT CHANAN**

Director City Projects and Property

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