

**ITEM 14. TENDER – PERRY PARK SPORTS STADIUM COMPLEX**

**FILE NO: S053950**

**TENDER NO: 1644**

**SUMMARY**

This report provides details of the tenders received for the proposed new sports stadium at Perry Park, Alexandria.

The works include the construction of two indoor and two outdoor multi-purpose courts, associated facilities and amenities, landscaping, external and site works, substation installation and services. The works comprise Stage 1 of Development Approval dated 28 July 2015.

Perry Park is located on the corner of Bourke Road and Maddox Street, Alexandria and is surrounded by industrial and commercial land uses.

The existing Alexandria basketball stadium was built in 1968 and is located in the south-west corner of the park on a separate parcel of land. The existing stadium will remain operational throughout the construction period.

The City proposes to construct a new separate building to the north-east of the existing stadium comprising two indoor multipurpose practice courts (including space for an event court), two outdoor courts and associated amenities.

This report recommends that Council accept the tender offer of Tenderer 'A' for the construction of the new sports stadium at Perry Park, Alexandria.

**RECOMMENDATION**

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for construction of the new sports stadium at Perry Park, Alexandria; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender.

**ATTACHMENTS**

**Attachment A:** Location Map and Site 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. Perry Park is located on the corner of Bourke Road and Maddox Street, Alexandria and is surrounded by industrial and commercial land uses. The park is within 700m of Green Square station and within walking distance of the new Green Square residential area.
2. The existing Alexandria basketball stadium was built in 1968 and is located in the south-west corner of the park on a separate parcel of land. The existing stadium will remain operational throughout the construction period.
3. The City proposes to construct a new separate building to the north-east of the existing stadium.
4. The works include the construction of two indoor and two outdoor multi- purpose courts, associated facilities and amenities, landscaping, external and site works, substation installation and services. The works comprise Stage 1 of Development Approval dated 28 July 2015.
5. Several schemes were investigated to provide extra indoor sporting facilities at Perry Park.
6. At the Council meeting of 23 June 2014, it was resolved that:
  - (A) Council endorse the developed scope as described in the subject report for the purpose of proceeding with seeking any relevant planning approvals and documentation of the construction works for Stage 1 and 2; and
  - (B) Council endorse the developed scope as described in the subject report for the purpose of proceeding to tender for the construction of Stage 1.

## **INVITATION TO TENDER**

7. The Tender was open to the public from 16 June to 9 August 2016.
8. It was advertised in The Sydney Morning Herald and The Daily Telegraph newspapers on 16 and 21 June 2016.
9. Tenderers were invited to provide a lump sum price for the works.

## **TENDER SUBMISSIONS**

10. Nine submissions were received from the following organisations (listed alphabetically):
  - Axis Constructions PTY/LTD
  - Belmadar PTY/LTD
  - Camporeale Holdings Pty Ltd
  - Haslin Construction Pty Ltd
  - Kane Constructions (Vic) Pty Ltd
  - Lahey Constructions Pty Ltd

- Lanskey Constructions Pty Ltd
- Mono Constructions Pty Ltd
- Structus Pty Ltd

11. No late submissions were received.

**TENDER EVALUATION**

12. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
13. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment B.
14. All submissions were assessed in accordance with the approved evaluation criteria being:
- (a) demonstrated capacity and technical ability to carry out the work under the contract;
  - (b) demonstrated managerial capability, qualifications, experience and number of personnel;
  - (c) proposed project program and staging;
  - (d) proposed methodology, including proposed site management, pedestrian and traffic management and environmental management;
  - (e) Work Health and Safety;
  - (f) financial and commercial trading integrity including insurances; and
  - (g) lump sum price and schedule of prices.
15. The above criteria are not in order of priority and nor are they given equal weight in evaluation.

**PERFORMANCE MEASUREMENT**

16. The City will ensure that 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 regular site meetings with the head contractor; and
  - (e) ensuring the works are in accordance with the contract documents such as architectural, structural and landscape drawings, services and engineering specifications, contract preliminaries and general requirements.

**FINANCIAL IMPLICATIONS**

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

**RELEVANT LEGISLATION**

18. 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.
19. 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.
20. 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**

21. The following program outlines the project delivery:
- (a) Contract execution December 2016
  - (b) Commence on site January 2017
  - (c) Completion of project April 2018

**PUBLIC CONSULTATION**

22. Extensive consultation has been undertaken with various sporting groups during the development of the scope and detail of the development proposals.
23. The works were advertised in a Development Application submitted for the site dated 18 November 2014. Development consent was received on 28 July 2015.
24. During construction, site signage will be placed on site to advise residents and park users of the construction works to be undertaken.

**AMIT CHANAN**

Director City Projects and Property

Terry Byrnes, Project Manager City Projects