

**ITEM 14. TENDER – JOYNTON AVENUE AND SOUTH SYDNEY HOSPITAL
SITE HERITAGE WALL RAISING**

FILE NO: S105612

TENDER NO: 1679

SUMMARY

This report provides details of the tender received for the raising of the heritage boundary wall between South Sydney Hospital Site and Joynton Avenue.

The 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 level changes along Joynton Avenue (see Attachments A and B) aim to address the ongoing flooding issues that are currently experienced along this street. These works are part of the Green Square Essential Infrastructure improvements.

The heritage boundary wall on Joynton Avenue (former South Sydney Hospital site) will be raised in April – May 2017 in advance of roadworks to Joynton Avenue in the second half of 2017.

Stage 1 works will include removing the sandstone capping, raising brick courses and a mass concrete retaining structure on the inside of the wall.

Stage 2 works will include reinstatement of the sandstone capping in late 2017 or early 2018.

This report recommends that Council accept the tender offer from Tenderer 'A' for the project.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer from Tenderer 'A' for the Joynton Avenue and South Sydney Hospital site heritage wall raising project;
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender; and
- (C) Council note the financial implications detailed in confidential Attachment C to the subject report.

ATTACHMENTS

Attachment A: Site Section

Attachment B: Heritage Walling Works Summary

Attachment C: Tender Evaluation Summary (Confidential)

(As Attachment C 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 are part of the City's Green Square Urban Renewal program. The Green Square Town Centre is primarily located in the suburb of Zetland, which 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 for a Development Application for Green Square Town Centre Essential Infrastructure.
3. This project includes the raising of the heritage wall which runs along the western side of Joynton Avenue along the boundary of the Green Square Community and Cultural Precinct (former South Sydney Hospital Site), and forms part of the Essential Infrastructure and Public Domain Works for the Green Square Town Centre.
4. The proposed infrastructure works of raising the heritage wall along Joynton Avenue are directly related to the ultimate road levels to be constructed as part of the upgrade to Joynton Avenue
5. The raising of the heritage wall has been brought forward as an early works package to enable improved coordination with the South Sydney Hospital site construction program.

INVITATION TO TENDER

6. The tender was advertised in The Sydney Morning Herald, The Daily Telegraph and Council's eTender website on Tuesday, 29 November 2016. The tender period closed on 20 December 2016

TENDER SUBMISSIONS

7. One submission was received, being from Stone Mason and Artist 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 the tender as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment C.
11. The submission was assessed in accordance with the approved evaluation criteria being:
 - (a) demonstrated recent experience in carrying out work of a similar size and nature required by the contract;
 - (b) personnel allocation, qualifications, experience and capacity, including sub-contractors proposed;
 - (c) capacity to achieve the proposed program;

- (d) construction methodology including traffic and pedestrian, plant & equipment management and environmental management;
- (e) Work 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 and inspections with contractor;
 - (e) Safety and Environment - works are carried out 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, if required.

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 C contains confidential commercial information of the tenderer 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. | Letter of Notification to approved tenderer | March 2017 |
| 18. | Commencement of construction | March 2017 |
| 19. | Completion of construction work | June 2017 |
| 20. | The raising of this heritage wall is linked with the completion of the South Sydney Hospital site projects currently under construction and is also an important precursor to the ultimate raising works along Joynton Avenue, which are planned to commence in the second half of this calendar year. | |

PUBLIC CONSULTATION

21. A community consultation day was held on Saturday October 8, 2016 at Mary O'Brien Park and the poster Attachment B was discussed with any interested community members.
22. The City has a dedicated community relations team to assist City staff in managing communications with the public, before and during the construction of this project.
23. The community will be kept informed about the construction works with regard to the project in advance and their enquiries and complaints will be addressed judiciously. Shortly after the contract for the project is executed by the City and the tenderer, the existing Construction Liaison Group will include this project and will hold meetings involving community members every six weeks throughout the project.

AMIT CHANAN

Director City Projects and Property

Ryan Britton, Project Manager Green Square Infrastructure