

**ITEM 7. HAROLD PARK PUBLIC OPEN SPACE EMBELLISHMENT -
PROJECT SCOPE, VARIATION REQUEST AND ADDITIONAL
FUNDING FOR REMEDIAL DRAINAGE WORKS**

FILE NO: S111762

TENDER NO: 1534

SUMMARY

This reports seeks Council approval to increase the project scope to implement the remedial drainage works to Harold Park.

The City received 3.8 hectares of public open space as part of the redevelopment of the former Harold Park race way. Prior to hand over of the site to Council, the developer Mirvac was required to carry out remediation, earth works and essential infrastructure work to enable the City to embellish the site for use as a public park.

The majority of the embellishment works to the open space is complete. However, during construction and after a series of storm events earlier this year, it was identified that there were drainage issues which presented as excess water not moving through the site.

This issue was highlighted in a report to Council on the 19 June 2017 which recommended a further report be provided to outline the additional budget to implement the verified drainage design.

A verified design has been prepared by qualified consultants and remedial works are forecast to be completed by mid-2018.

This report recommends an increase to the overall project budget and the Head Contractor's contract contingency for the implementation of remedial drainage works.

RECOMMENDATION

It is resolved that:

- (A) Council endorse the project scope for the required remedial drainage infrastructure, as described in the subject report and shown in the drawings at Attachment A to the subject report;
- (B) Council approve the increased budget and contract contingency to the existing Head Contractor to cover the remedial drainage infrastructure and the source of funds to address the budget shortfall as outlined in confidential Attachment B to the subject report;
- (C) Council note the financial implications detailed in confidential Attachment B;
- (D) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contract for the remedial drainage works.

ATTACHMENTS

Attachment A: Harold Park remedial drainage works plans

Attachment B: Financial and contractual implications (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. On 12 May 2014, Council resolved to endorse the project scope for the Harold Park new open space.
2. The scoping report noted the City's embellishment works would follow the redevelopment of Harold Park by Mirvac which, in accordance with their voluntary planning agreement executed December 2014, included ground remediation, earthworks, cliff stabilisation and essential drainage infrastructure from the Toxteth Estate.
3. On 14 September 2015, Council resolved to accept the tender offer of Ford Civil Contracting Pty Ltd (Ford Civil).
4. In November 2015, Ford Civil established site and commenced construction work at Harold Park. At the commencement of works, the date for practical completion was late May 2017.
5. In March 2017, there was a significant rain event that highlighted on site drainage problems. It became apparent that there are a number of issues impacting the site, resulting in significant ground water being retained in the new park. These issues are:
 - (a) ongoing surface flow and seepage from the Toxteth Estate generally and cliff;
 - (b) uncontrolled storm water from Boyce Road and Toxteth Lane, resulting in water sheeting from the cliff into the park / Rock Lane and storm water egress from footpath works on Ross Street;
 - (c) a capping layer over the entire park area which limits water penetration; and
 - (d) water flowing from Maxwell Road impacting the Tram Shed Park interface paving area.
6. The drainage issues exist in four key areas of the park – the Village Green, the playground, the southern portion of the park near Rock Lane and areas along the north / south path.
7. Additional drainage works are required for project completion and to improve the useability and safety of the park.
8. Significant civil works are now required outside the open space site to manage water from the upper catchment.
9. On 19 June 2017, Council endorsed an increase in the overall project budget to fund additional project costs and report back on the additional budget to implement the verified drainage design.
10. A specialist hydraulic and drainage consultant was engaged to conduct a peer review of hydraulic concerns of the park and upstream precinct. They have provided a report, a detailed robust drainage design and specification for improvement works needed.

11. The City is currently in contract with Ford Civil as Head Contractor to deliver the parks works. The Head Contractor has provided a price under contract for this scope of works. This price has been tested for value for money against the City's Quantity Surveyors report and compared against an additional quote received under Council's schedule of rates contract.
12. This report recommends an increase to the overall project budget and the Head Contractor's contract contingency for the implementation of remedial drainage works.

ADDITIONAL CONSULTANT SERVICES

13. Specialist consultant hydraulic and structural engineers are required to provide construction stage services to oversee the remedial drainage works.
14. To ensure compliance to the Environmental Management Plan (EMP), the project's environmental consultancy will need to validate the works and provide general construction advice.
15. This report recommends an increase to the overall project budget for these additional consultant services.

FINANCIAL IMPLICATIONS

16. Current project budget is insufficient to complete the required additional works as outlined in confidential Attachment B.
17. The requested source of funds to address budget shortfall are outlined in confidential Attachment B.
18. It is recommended that Council approve these additional funds so that the works can be completed in a timely manner.

RELEVANT LEGISLATION

19. *Local Government Act 1993.*

CRITICAL DATES / TIME FRAMES

20. Program critical dates:
 - (a) commence drainage works February 2018
 - (b) complete drainage remediation works June 2018
21. Once construction and plant establishment is complete the affected park areas will be opened to the public.

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