

Tender – The Crescent Lands at Johnstons Creek, Annandale

File No: S123802

Tender No: 1868

Summary

This report provides details of the tenders received for The Crescent Lands at Johnstons Creek, Annandale.

This project will contribute to the Johnstons Creek Parklands, a series of open spaces that create a ribbon of contiguous parkland around the Glebe Peninsula. The site is located between The Crescent and Johnstons Creek Canal, Annandale.

In August 2013, the City of Sydney adopted the Johnstons Creek Parklands Master Plan, a visionary framework for delivering high-quality recreational and open space facilities. This project brings together existing well-loved parks and new land areas, Federal Park and a new area of open space with frontage to The Crescent.

On 26 October 2015, Council endorsed the refined concept design for the new open space at The Crescent and related works in Federal Park. The resolution included the decision to proceed to detailed design, seek relevant planning approvals, undertake the documentation and tender for construction of the works.

The tender design documentation was completed by the head design consultant on 30 July 2018 and an open tender was run from 11 September 2018 for four weeks to Wednesday 3 October 2018.

This report recommends that Council accept the tender offer of Tenderer B for The Crescent lands at Johnstons Creek, Annandale.

Recommendation

It is resolved that Council:

- (A) accept the tender offer of Tenderer 'B' for The Crescent lands at Johnstons Creek, Annandale;
- (B) delegate authority to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender;
- (C) approve the increased contract contingency for the existing head design consultant services to cover the identified risks during construction as described in Confidential Attachment B to the subject report; and
- (D) note the financial implications and tender evaluation summary as outlined in Confidential Attachment B to the subject report.

Attachments

Attachment A. Context Plan and the Refined Design Plan - The Crescent Lands at Johnstons Creek, Annandale

Attachment B. Tender Evaluation Summary (Confidential)

Background

1. The project location is over nine land parcels as follows: 9 The Crescent, Annandale 2038; 11-13 The Crescent, Annandale; 5010 The Crescent, Annandale; 2A Chapman Road, Annandale; 6A Chapman Road, Annandale; 8A Chapman Road, Annandale; 4010 Chapman Road, Annandale; 5010 Chapman Road, Annandale; and 5010 Federal Road, Annandale.
2. The proposed scope will deliver new green open space and constitutes a significant step towards realising the long term Johnstons Creek Parklands Masterplan that was adopted by the City on 26 August 2013.
3. The adopted Johnstons Creek Parklands Master Plan identified The Crescent Lands as an area which will supplement formal recreation within the central precinct. It proposed to remove the majority of warehouse buildings along The Crescent to create a new village green area for activities which include junior games and casual ball games.
4. On 26 October 2015, Council endorsed the refined concept design for the new open space at The Crescent, including new recreational open space and skate space with related works in Federal Park, including refurbished playground and picnic facilities. The resolution included the decision to proceed to detailed design, seek relevant planning approvals, undertake the documentation and tender for construction of the works.
5. The tender plans were developed from the endorsed scope, with the exception of the following changes:
 - (a) inclusion of a freestanding mini ramp adjacent to the new skate space to replace the existing mini ramp at Chapman Road that is coming to the end of its lifecycle;
 - (b) the edge of the skate space has moved further away from the Crescent;
 - (c) fitness hub located adjacent Federal Park oval and the viaduct arches;
 - (d) relocation of picnic areas to be associated with new open space;
 - (e) modifications to Chapman Road south to improve path connections into the park and parking arrangements; and
 - (f) improved path and cycle connections from Chapman Road.
6. After a competitive procurement process, JMD Design was engaged in April 2015 to provide head design consultancy services to the City. There is now a requirement for additional contingency increase for the head design consultancy beyond the original engagement to support the project until completion. Refer to Confidential Attachment B for further information.

Invitation to Tender

7. The tender was advertised on Tuesday 4 September 2018 in The Sydney Morning Herald, The Daily Telegraph and on Council's E-tender website, and closed on Wednesday 3 October 2018.

Tender Submissions

8. Four submissions were received from the following organisations:
 - BR Durham Sons Pty Ltd;
 - Design Landscapes Pty Ltd;
 - Ford Civil Contracting Pty Ltd; and
 - Regal Innovations Pty Ltd.
9. No late submissions were received.

Tender Evaluation

10. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
11. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment B.
12. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) previous work experience including demonstrated experience in carrying out works of a similar size and nature;
 - (b) specified personnel and sub-contractors including personnel allocation, qualifications, experience and capacity;
 - (c) proposed program;
 - (d) proposed methodology including staging and sequencing of works, plus Environmental Management, Pedestrian and Traffic Management and Site Construction Management Plans;
 - (e) financial and commercial trading integrity including insurances;
 - (f) Work Health and Safety; and
 - (g) lump sum price and schedule of prices.

Performance Measurement

13. The City will use the following General Key Performance Indicators to evaluate performance of the Contractor:
- key objectives / deliverables;
 - quality of work;
 - time;
 - reporting;
 - communication; and
 - Work Health and Safety and Compliance.

Financial Implications

14. There are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates. Refer Confidential Attachment B for further details.

Relevant Legislation

15. 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.
16. 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.
17. 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

18. Approval of the tender will allow a contractor to be appointed and project delivered as follows:
- Start construction works February 2019; and
 - Complete construction works February 2020.

Public Consultation

19. Extensive public consultation was undertaken for the development of the Johnstons Creek Master Plan during 2012 and 2013.
20. Public exhibition of the design plans for the new open space at The Crescent was conducted over three weeks between 21 August and 11 September 2015. The consultation activities included a consultation letter sent out to 1,800 local residents and businesses informing them of the project and submission details; a webpage on sydneyyoursay.com.au where submissions could be made; a community drop-in session was held at the park on Saturday 22 August; and the concept design was displayed at the One Stop Shop in Town Hall House.
21. Consultation for The Crescent Skate Space took place in two stages. The first stage sought design ideas via a community design workshop and online survey. In the second stage, the proposed concept design of the skate space was exhibited together with the design for the surrounding parklands.
22. An Integrated Development Application for the area below and to the west of the Glebe Railway Viaduct was lodged on 22 August 2015 with a public notification period distributing the design proposal to nearby residents.
23. The City of Sydney website was updated in 2016 to show the detailed design plans.
24. A consultation session was held on 13 June 2018 with key members of the skateboard community to discuss changes to the skate park design which was an adjustment to the western edge of the skate space away from The Crescent and the inclusion of the skate mini ramp.
25. A Section 4.55(2) was submitted in September 2018 to modify the Development Application for the area below and to the west of the Glebe Railway Viaduct to show the adjustment to the skate space and the inclusion of the mini ramp. As part of the process there was a public notification period distributing the design proposal to nearby residents.
26. The successful contractor will be required to notify local residents and neighbouring property occupants prior to commencement of work on the site.
27. As part of the required contract conditions, the contractor is to nominate a dedicated community liaison officer to manage communications during the construction works.
28. Further updates on the project will be provided via the updates on the City of Sydney web page.

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