

Tender - Demolition and Early Civil Works for Green Square Town Centre Infrastructure Projects

File No: X021354.001

Tender No: RFT 1905

Summary

This report provides details of the tenders received for Demolition and Early Civil Works for Green Square Town Centre Infrastructure Projects.

This contract will allow the City to undertake early works packages on a number of sites across the Green Square area. This includes the civil works associated with bulk removal of spoil in the town centre and demolition works.

One of the first packages will include the removal and disposal of contaminated material stockpiles and demolition of an underground structure within the Drying Green Park site.

The second package will include the demolition of buildings at 20 O'Riordan St, 44-54 Bourke Road and 330-332, 334-336 and 338 Botany Road, and early civil works involving remediation works and bulk earthworks, to allow construction of the Green Square to Ashmore Connector Road and facilitate development of the remainder of the sites for affordable housing by City West Housing and St George Community Housing.

This report recommends that Council accept the tender offer of Tenderer E for Demolition and Early Civil Works for the two Green Square Town Centre Infrastructure packages.

Recommendation

It is resolved that:

- (A) Council accept the tender offer of Tenderer E for Demolition and Early Civil Works for Green Square Town Centre Infrastructure Projects; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender.

Attachments

Attachment A. Tender Evaluation Summary (Confidential)

Background

1. Council is creating a new Town Centre in Green Square, providing essential public infrastructure to new residential, retail and business developments in one of Sydney's most rapidly changing urban villages.
2. This Tender calls for a suitably qualified and experienced contractor to undertake demolition and early civil works for two Green Square Town Centre Infrastructure packages.
3. The first package is for early works within the Drying Green Park site and includes removal of existing stockpiled material classified as General Solid Waste - Special (asbestos) and demolition of an underground vehicle service pit.
4. The Scoping Report for the Drying Green Park (designed by McGregor Coxall) was approved by Resolution of Council on the 8 December 2014. On 23 October 2017, Council resolved to accept the preferred tender offer for the design and construction of Drying Green Park, Green Square Town Centre, and to approve the additional funds sought from the Green Square Community Facilities and Open Space budget. This resulted in an overall project budget of \$19,737,693 (excluding GST) for delivery of the project.
5. Council resolved on 13 August 2018 to decline to accept the preferred tenderer's conditions for Design and Construction of Drying Green Park, Green Square and to cancel the tender.
6. The second package of this contract is for early works required for the Green Square to Ashmore Connector Road. The scope of work includes demolition of properties at 20 O'Riordan St, 44-54 Bourke Road and 330-332, 334-336 and 338 Botany Road to allow construction of the Green Square to Ashmore Connector Road and facilitate development of the remainder of the sites. Early civil works will follow on from the demolition stage including remediation works, bulk earthworks, construction of a retaining wall and a stormwater drainage connection.
7. This project includes enabling works for affordable housing sites as required by the City's obligations under the development agreements to remediate the lands for these sites. As such, this project facilitates the land sale agreements for these developments.
8. Following Design Advisory Panel review on 11 April 2019 of the road and public domain design, a scoping report will be finalised and submitted to Council for approval.
9. Detailed design has progressed to a stage where an early works construction package has been able to proceed to facilitate road construction works.

Invitation to Tender

10. The tender was advertised in the Sydney Morning Herald and The Daily Telegraph and online at Tenderlink on 14 February 2019. Submissions closed 18 March 2019 at 11am.

Tender Submissions

11. Thirteen submissions were received from the following organisations:

- DECC Pty Ltd
- Delta Pty Ltd
- Enviropacific Services Pty Ltd
- Ford Civil Contracting Pty Ltd
- J Group Corporation
- Liberty Industrial Pty Ltd
- Mainland Civil Pty Ltd
- Metropolitan Demolitions Pty Ltd
- N Moit and Sons (NSW) Pty Ltd
- Rainbow Group Pty Ltd
- Remedial Civil Solutions Pty Ltd
- RMA Contracting Pty Ltd
- Seymour Whyte Constructions Pty Ltd

12. No late submissions were received.

Tender Evaluation

13. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.

14. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.

15. 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 methodology including staging and sequencing of works, plus Environmental management & Pedestrian and Traffic Management Plan & Site Construction Management Plan

- (d) Proposed program
- (e) Work, Health and Safety
- (f) Financial and commercial trading integrity including insurances
- (g) Lump Sum Price and Schedule of Prices

Performance Measurement

- 16. The Contractor will establish and maintain a conforming Contractor's Quality Management System (QMS) as required by the contract.
- 17. During the course of the Contract, the Contractor's performance will be monitored and assessed in accordance with the Principal's General Key Performance Indicators including WHS compliance, quality of work, time, reporting and communication.

Financial Implications

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

Relevant Legislation

- 19. 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.
- 20. Attachment A 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.
- 21. 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

- 22. Time frames for this project are as follows:
 - (a) Letter of Notification to successful tenderer April 2019
 - (b) Commencement of Contract May 2019
 - (c) Completion of Package 1 July 2019
 - (d) Completion of Package 2 December 2019

Options

23. Timeframes are critical to meet commitments under Voluntary Planning Agreement requirements between the City and interfacing development sites. No alternative viable options were identified during the tender evaluation process.

Public Consultation

24. Drying Green - public exhibition of the concept design plans for the Drying Green Park was carried over four weeks from 3 September 2014. Other Green Square projects were also concurrently placed on exhibition, including public domain and open space plans for the former South Sydney Hospital site and strategic plans for proposed open spaces across the entire urban renewal area. The exhibition period provided opportunity for the community to learn about the City's Green Square projects.
25. Green Square to Ashmore Connector- consultation activities for the Green Square to Ashmore Connector Road were undertaken between 21 November 2017 and 2 February 2018 for the REF. Activities included a notification letter distributed to 8,500 residents in the local area and a presentation to Alexandria Residents' Action Group (13 December 2017). Hard copies of the proposal were made available at: - One Stop Shop, Level 2, Town Hall House, 456 Kent Street, Sydney, Green Square Neighbourhood Service Centre, 100 Joynton Avenue, Zetland and Redfern Neighbourhood Service Centre, 158 Redfern Street, Redfern.

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