

Item 5.

Tender - Portman Street and Zetland Avenue Upgrade

File No: X011414.003

Tender No: 2042

Summary

This report provides details of the tenders received for the Portman Street and Zetland Avenue Upgrade.

The Portman Street and Zetland Avenue Upgrade project is located within the Green Square Town Centre which is a new retail, commercial and residential precinct. The City is proposing to upgrade and reconfigure the existing Portman Street, along with creation of parts of Zetland Avenue between Paul Street and Joynton Avenue, in line with the approved Green Square Town Centre Public Domain Strategy.

The scope of this project includes significant contaminated land remediation works, road pavement construction, utilities works and full public domain treatments, including separated cycleways.

The project will provide existing users with an upgraded public domain space along the length of the project extent, in an area which is currently experiencing significant residential development.

This report recommends that Council accept the tender offer of Tenderer 'A' for the Portman Street and Zetland Avenue Upgrade.

Recommendation

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for Portman Street and Zetland Avenue Upgrade for the price and contingency set out in Confidential Attachment A to the subject report; 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. The Portman Street and Zetland Avenue Upgrade Project (the Project) is a part of the wider Green Square Town Centre Precinct Infrastructure Program. The Project will involve the reconfiguration of the existing Portman Street, full public domain treatments, separated cycleways and new and existing services works.
2. The scope of this Project will complete Zetland Avenue, a major road thoroughfare running east-west within the Green Square Town Centre, connecting Paul Street in the west to the new Gunyama Park Aquatic and Recreation Centre in the east. The west and mid sections of new Zetland Avenue will be constructed under this project.
3. Construction of this new street will involve significant earthworks in a high-risk environment with known land contamination issues. All works within the area of the site will be carried out in accordance with the Remedial Action Plan for Green Square Town Centre. The scope of works for this project will involve the remediation of the site to render it safe and suitable for the intended future use as a public roadway. Numerous new utilities will also be installed on Zetland Avenue to extend and increase the capacity of existing services networks. High quality public domain treatments will be applied on Zetland Avenue, including separated cycleways along the entire length.
4. The existing Portman Street will be reconfigured under this project to include a one-way section between Geddes Avenue and Sonny Leonard Street. Multiple new traffic signals will be installed along Portman Street to facilitate safe and efficient vehicle and pedestrian movements. Portman Street will also undergo an upgrade of the existing road pavement. Significant utilities upgrade works will be undertaken along Portman Street including a deep stormwater crossing, which represents some of the high-risk activities for this section of the project. Portman Street will also be given full public domain treatments including an upgrade of street lighting, parking bays and bi-directional separated cycleway.
5. The scope of this project will be completed in multiple stages to allow safe management of traffic, while maximising concurrent work fronts to expedite completion. This project will also involve coordination of works with other concurrent developments on adjacent sites, such as the Drying Green Park, Meriton private development, Mirvac private development, as well as Joynton Avenue and Zetland Avenue - East upgrade project (during the early months of this project).

Invitation to Tender

6. An expression of interest process opened 9 September 2019 and closed 3 October 2019, to seek suitable tenderers with capability and expertise to complete the scope of works for this Project. Twenty-two responses were received for this expression of interest process, from which four were shortlisted to proceed to a select tender process.
7. The Request for Tender was released through Tenderlink to the four selected tenderers on 18 March 2020, and submissions closed on Wednesday 20 May 2020.

Tender Submissions

8. Four tenderers were selected from an open expression of interest (EOI) process that closed late 2019. Four submissions were received from the following organisations:
 - Abergeldie Contractors Pty Ltd;
 - Burton Contractors Pty Ltd;
 - Ford Civil Contracting Pty Ltd; and
 - Ward Civil & Environmental Engineering 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. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) the lump sum price and schedule of prices, including schedule of rates for variations;
 - (b) personnel allocation (including percentage of time staff members are committed to the project), qualifications, relevant experience and capacity, including sub-contractors;
 - (c) proposed program;
 - (d) proposed methodology, including pedestrian and traffic management, environmental management and demonstrated capability in achieving high quality detailed finishes;
 - (e) Work, Health and Safety; and
 - (f) financial and commercial trading integrity, including insurances.

Performance Measurement

12. The following key performance indicators will be used to indicate the performance of the successful bidder.
 - (a) key objectives/ deliverables;
 - (b) quality of work;
 - (c) time;
 - (d) reporting;

- (e) communication; and
- (f) Work, Health and Safety compliance.

Financial Implications

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

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 Procurement and Contract Management Policy.
15. Local Government Act 1993 - Section 10A provides that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
16. 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.
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. The works are intended to commence by August 2020, with all works scheduled to be completed by October 2021.
19. Consequences of this report not being approved is that these critical milestone dates cannot be achieved.

Public Consultation

20. A public exhibition was held for this project from 6 August 2018 to 3 September 2018. The exhibition period provided opportunity for the community to provide feedback on the proposal. Consultation activities included notification letters, a face to face event, public notice advertising and online engagement at SydneyYourSay.com.au.

21. There were approximately 1,000 letters sent out to surrounding residents, with a total of 28 submissions received. Feedback was reported to the Local Pedestrian, Cycling and Traffic Calming Committee on 15 November 2018.
22. The community has since received updates on progress of this Project via greensquaresydney.com, inclusion in printed newsletters, and quarterly community liaison meetings.
23. This Project is part of the City's coordinated Green Square community relations program. To support the community through construction, there will be a community relations officer, dedicated 1800 number, newsletters, project email and community / stakeholder meetings as required.

AMIT CHANAN

Director, City Projects and Property

Tharindu Wijeratne, Project Manager