

Tender - T-2022-703 - Construction of the Crescent Synthetic Field and Associated Works

File No: X038992.006

Tender No: T-2022-703

Summary

This report provides details of the tenders received for the construction of The Crescent Synthetic Field and Associated Works.

This project is part of the City of Sydney's sports field development program, approved by Council in 2017, which aims to address the deficiency in the capacity of the City's sporting facilities. The objective of the program is to increase playable hours and offer a variety of additional playing surfaces for different sports across the local government area.

The Crescent Open Space was identified as a site suitable for active junior sports in the Johnstons' Creek Parkland Masterplan (2013) and has been selected as a multi-purpose synthetic surface (in the Sports Field Development Program). Proximity to public transport links including Jubilee Park Light Rail Station as well as its location adjacent to Federal Park, Jubilee Oval and future Rozelle Interchange, creates a hub of recreation and sport. The new field is supported by a range of local sporting groups.

The project brief is to construct a new compact (61 metre x 38 metre sized) multi-purpose synthetic sports field to accommodate a range of different sports such as hockey 5s, futsal, 5-a-side soccer, senior hockey practice and other community training and junior matches including wet weather practise when Jubilee Oval is closed. The playing surface will be certified by a Federation of International Hockey (FIH) approved synthetic turf supplier. The works will be supplemented by field lighting, new seating, new driveway, accessible circulation paths, new overland flow path, and a new open lawn area with new trees and planting.

This report recommends that Council accept the tender offer of Tenderer C for The Crescent Synthetic Field and Associated Works, and approve the additional funding as outlined in Attachment A.

Recommendation

It is resolved that:

- (A) Council accept the tender offer of Tenderer C for the construction of the Crescent Synthetic Field and Associated Works for the price and contingency outlined in Confidential Attachment A to the subject report;
- (B) Council note that the total contract sum and contingency for the construction of the Crescent Synthetic Field and Associated Works is outlined in Confidential Attachment A to the subject report;
- (C) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contracts relating to the tender; and
- (D) Council approve the additional funds as outlined in Confidential Attachment A to the subject report.

Attachments

Attachment A. Tender Evaluation Summary and Financial Implications (Confidential)

Background

1. The area that includes The Crescent Synthetic Field is within the traditional homeland of the Gadigal people, one of the 29 clan groups of the Sydney metropolitan area that are collectively referred to as the Eora Nation.
2. This project is part of the City of Sydney's sports field development program, approved by Council in 2017, which aims to address the deficiency in the capacity of the City's sporting facilities. The objective of the program is to increase playable hours and offer a variety of playing surfaces for different sport across the local government area.
3. The Crescent Open Space was identified as a site suitable for active junior sports in the Johnstons' Creek Parkland Masterplan (2013) and has been selected as a multipurpose synthetic surface (in the Sports Field Development Program). Proximity to public transport links including Jubilee Park Light Rail Station as well as its location adjacent to Federal Park, Jubilee Oval and future Rozelle Interchange, creates a hub of recreation and sport. The new field is supported by a range of local sporting groups.
4. The project brief is to construct a new compact (61 metre x 38 metre sized) multi-purpose synthetic sports field to accommodate a range of different sports such as hockey 5s, futsal, 5-a-side soccer, senior hockey practice and other community training and junior matches including wet weather practise when Jubilee Oval is closed. The playing surface will be certified by a Federation of International Hockey (FIH) approved synthetic turf supplier. The works will be supplemented by field lighting, new seating, new driveway, accessible circulation paths, new overland flow path, and a new open lawn area with new trees and planting.
5. The aim of the project is to;
 - (a) deliver enhanced recreation and park facilities that demonstrate design excellence with a cohesive, simple, considered and engaging park setting;
 - (b) expand on the site's existing landscape character and integrate with the surrounding parkland fabric;
 - (c) incorporate sustainable practices including energy efficiency, plant hardiness, material robustness and lifecycle considerations; and
 - (d) create inclusive, equitable, safe and engaging facilities and an environment for all community members to enjoy.
6. The Crescent Lands have recently undergone significant upgrades with the completion of the new playground, skate park and picnic facilities to the north of the park. In addition to these works and in accordance with the Johnstons Creek Parklands Master Plan, the City has approved the partial closure of Chapman Road (approved by Council in March 2021) to create an extra 1,500 square metres of open space adjacent to The Crescent.
7. The Glebe District Hockey Club approached Council proposing a small field suitable for junior teams and practice activities on this same site. A critical objective for them is having an appropriate surface (i.e. synthetic) for the development of junior players. The site can accommodate this requirement.
8. The City engaged James Mather and Delaney Design (JMD Design) to develop the design for the project.

9. The concept plan was advertised for community consultation on the 9 November 2020 as part of the process for Council approval of the permanent closure of a portion of Chapman Road. In response to feedback, the revised concept plan was presented to the community between 20 April and 14 May 2021 and exhibited on the City's website.
10. Council endorsed the scope of work for The Crescent Synthetic Sports Field project in October 2021.

Invitation to Tender

11. An open Expression of Interest (E-2022-704) was held for The Crescent Synthetic Sports Field Project, which closed on 8 April 2022. Eight suppliers provided responses. A shortlist of three companies was endorsed to tender for the works.
12. The tender T-2022-703 was advertised on Tenderlink on 3 February 2023 and closed on 3 March 2023.

Tender Submissions

13. Three submissions were received from the following organisations:
 - Ford Civil Contracting Pty Ltd (ABN 24 002 542 814)
 - QMC Group Pty Ltd (ABN 29 067 829 323)
 - Regal Innovations Pty Ltd (ABN 79 002 411 814)
14. No late submissions were received.

Tender Evaluation

15. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
16. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
17. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) demonstrated understanding of project scope, project risk and associated costs through the assessment of the Schedule of Prices and requested rates. Review of company's assumptions, conditions or contract departures and resulting impact on the project;
 - (b) the company's current capacity, project commitments and references;

- (c) the company's personnel allocation for the project including details of roles, skills, qualifications, per cent of time and relevant experience. Review of the company's nominated sub-contractor team for the project including role, relationship, accreditation and experience. Aboriginal and Torres Strait Islander involvement;
- (d) proposed program and capacity to achieve the program/deliverables including duration, sequencing and appropriately detailed breakdown of work tasks under contract and the ability to meet project milestones;
- (e) proposed project specific methodology, understanding of perceived risks, warranty requirements, project assumption / conditions, and any proposed innovation. Proposed project management plans for the site set up including access, staging, waste management and environmental controls. Proposed traffic management method of undertaking works whilst avoiding adverse impacts to childcare centre, park pedestrian and cycle users. Proposed synthetic field maintenance methodology;
- (f) Work Health and Safety;
- (g) financial and commercial trading integrity including insurances; and
- (h) lump sum price and schedule of prices.

Performance Measurement

18. The City will ensure that performance standards are achieved during construction through regular assessment of the following Key Performance Indicators:
 - (a) Safety and Environment - works performed safely, to avoid incidents and non-conformances. The site management plan is to be developed and implemented in such a way as to ensure the safety of all depot staff and visitors and to ensure ongoing depot operations.
 - (b) Communication - weekly site meetings and daily online / phone correspondence.
 - (c) Programming and Resources - approach and methodology strategically planned to maximise the efficient and effective use of resources and materials while ensuring all documentation and contract requirements are submitted on time.
 - (d) Quality Assurance - inspections, witness and hold points as necessary to meet the quality standards set out by the City.
 - (e) Cost Variations - all efforts made to mitigate a variation to the contract with negative cost implications.
19. The City will ensure the works are carried out in accordance with the contract documents including the General Conditions of Contract and Contract Preliminaries, Specifications, and Schedules.
20. At the end of construction, the City will assess the contractor and complete a performance review and any lessons learnt shared and aligned on future projects.

Financial Implications

21. Additional funds are required for this project due to the extent of additional earthworks required, increased remediation scope and due to significant market price increases in the construction industry since the current project budget was approved. The preferred tender also exceeded the pre-tender estimate. Acceptance of the recommended tender will therefore require Council to increase the budget, as detailed in Confidential Attachment A.
22. The total contract sum and contingency for The Crescent Synthetic Field and Associated Works is detailed in Confidential Attachment A.

Relevant Legislation

23. The tender has been conducted in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2021.
24. 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.
25. 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.
26. 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

27. The following key dates apply to this project:
 - (a) Contract execution June 2023
 - (b) Site establishment July 2023
 - (c) Date for practical completion February 2024

Options

28. An alternative option is to not proceed with the tendered works. This option is not recommended because it would have an ongoing impact of reduced amenities for residents and sporting groups.
29. No other alternative viable options have been identified during the tender evaluation process.

Public Consultation

30. Community consultation was undertaken from 20 April to 14 May 2021.
31. The Development Application: 5020 Chapman Road, Annandale - D/2022/253 was approved by the City of Sydney Local Planning Panel on 10 August 2022.
32. The City will continue to liaise with our community during the construction of this facility.

KIM WOODBURY

Chief Operating Officer

Roxana Vlack, Specialist Project Manager