

Tender - T-2023-1009 - Construction - Gunyama Park Stage 2 and George Julius Avenue North

File No: X095149

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Summary

This report provides details of the tenders received for the construction of Gunyama Park Stage 2 and George Julius Avenue North project at 17 Zetland Avenue, Zetland.

The Gunyama Park Stage 2 and George Julius Avenue North project will deliver the remaining undeveloped portion of Gunyama Park (GPARC Stage 2). The park will include a park amenities building, playground, skate plaza and landscaping. The amenities building will house public toilets, playing field changerooms and field storage. The project scope also includes construction of a new road at George Julius Avenue North, to the east of Gunyama Park.

The design for the Gunyama Park Stage 2 and George Julius Avenue North project was approved by Council at its meeting on 11 December 2023.

This report recommends that Council accept the tender offer of Tenderer C for the construction of the Gunyama Park Stage 2 and George Julius Avenue North project.

Recommendation

It is resolved that:

- (A) Council accept the tender of Tenderer C for the construction of Gunyama Park Stage 2 and George Julius Avenue North 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 Gunyama Park Stage 2 and George Julius Avenue North is outlined in Confidential Attachment A to the subject report; and
- (C) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contracts relating to the tender.

Attachments

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

Background

1. The Green Square Aquatic Centre and Gunyama Park project was originally approved in 2014 as one project. The scope was endorsed by Resolution of Council on 29 February 2016 (under the overall Gunyama Park Aquatic and Recreation Centre Project).
2. The project was subsequently split into two stages due to the fact that the City did not own all of the land required for the full project. Stage 1 comprises the Gunyama Park Aquatic and Recreation Centre and sports field; and Stage 2 the public park and amenities building, together with George Julius Avenue North. The first stage was completed and opened to the public in February 2021.
3. The design for the Gunyama Park Stage 2 and George Julius Avenue North project was approved by Council at its meeting on 11 December 2023.
4. The Gunyama Park Stage 2 and George Julius Avenue North project will now deliver the remaining undeveloped portion of Gunyama Park (GPARC Stage 2) which includes a park amenities building, shade canopies, playground, skate plaza, seating, lighting, paths, tree planting and landscaping.
5. George Julius Avenue North will include on-street parallel parking spaces on both sides of the street, including adjacent to the eastern entry to Gunyama Park. There will be approximately 34 new parking spaces provided for this section of road.

Invitation to Tender

6. The tender was advertised via TenderLink and the City's website from 9 April 2024 to 3 June 2024.
7. The Request for Tender was also made available on the Supply Nation and NSW Indigenous Chamber of Commerce (NSW ICC) websites via their member opportunity boards.

Tender Submissions

8. Six submissions were received from the following organisations:
 - CA&I Pty Ltd (ABN 40 158 442 436)
 - Ford Civil Contracting Pty Ltd (ABN 24 002 542 814)
 - Glascott Landscape and Civil Pty Ltd (ABN 97 001 281 572)
 - Regal Innovations Pty Ltd (ABN 79 002 411 814)
 - Solutions Built Australia Pty Ltd (ABN 88 101 054 086)
 - Ward Civil & Environmental Engineering Pty Ltd (ABN 65 098 942 459)
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 Value for Money Score is provided in the Confidential Tender Evaluation Summary – Attachment A.
12. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) The lump sum price and schedule of rates and prices.
 - (b) Organisational Capacity: Demonstrated organisational capacity to undertake the required works - company profile, organisation chart, Quality Management Plan, demonstrated company ability to manage subcontractors and Environmental Management Systems.
 - (c) Personnel and Subcontractor Capability: Proposed project team including contractor's personnel with relevant qualifications and experience and percentage allocation of key personnel to the project, appropriately qualified sub-contractors with the relevant experience and ability to undertake the works.
 - (d) Proposed Methodology: Proposed methodology which demonstrates an understanding of each stage and sequencing of the construction works including reference to site access requirements; site management including subcontractor management; construction traffic and pedestrian management plan; site use plan; use of plant and equipment; WHS management plans; environmental site management showing compliance with the RAP; and recycling of demolition and construction materials as required by the provisions of the waste management plan.
 - (e) Project Program: Proposed program which demonstrates a functional and logical sequence of tasks to undertake the construction works and to align with the City's project program; demonstrates capacity to achieve the program deliverables within program duration; indicates sequencing and appropriately detailed breakdown of work tasks; indicates the interrelationship between such activities; considers the contract requirements including hold/witness points, milestones, any authority approvals and supplier lead times; and indicates the sequence and duration of activities constituting the critical path and the interrelationship between such activities.
 - (f) Relevant Organisational Experience: Demonstrated experience in carrying out construction works of a similar size and nature. Provide three project examples that demonstrate construction excellence and the contractor's ability to undertake the required scope of construction works for Gunyama Park Stage 2 and George Julius Avenue North.
 - (g) Work Health and Safety.
 - (h) Financial and commercial trading integrity including insurances.

Performance Measurement

13. The City will ensure performance standards are achieved during construction through regular assessment of the following Key Performance Indicators:
 - (a) Safety and Environment - Works are carried out in a safe manner, to not only avoid incidents but have no non-conformances. All means will be used to reduce undue impact on the environment.
 - (b) Communication - Day-to-day liaison (including weekly site meetings) and inspections with the contractor.
 - (c) Planning - Works are carried out in a planned manner and with a proactive rather than reactive approach to reducing technical and community issues.
 - (d) Program and Resources - Timely completion of separate phases in a co-ordinated manner, reducing the overlapping of various phases, the resources allocated to the project to manage time, and the capacity of the contractor to add resources when required to mitigate delays.
 - (e) Quality assurance - Inspections undertaken by the head contractor in conjunction with the City's representative and consultants during construction.
 - (f) Cost Variations - All efforts made to reduce the number and value of variations and variation amounts and options provided in a timely manner to give the City the opportunity to mitigate the impact of a variation.

Financial Implications

14. There are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates.
15. The total contract sum and contingency for Gunyama Park Stage 2 and George Julius Avenue North is detailed in Confidential Attachment A.

Relevant Legislation

16. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2021 and the City's Procurement and Contract Management Policy.
17. 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.
18. 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.
19. 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

20. The timeframe for commencement of construction is September 2024 with completion scheduled for December 2025.

Public Consultation

21. Extensive consultation was undertaken as part of of Gunyama Park Aquatic and Recreation Centre (Stage 1), which informed the developing design of the whole park.
22. A Review of Environmental Factors (REF) was prepared for Gunyama Park Stage 2 and George Julius Avenue North. A public exhibition of the detailed design plans for Stage 2 works was undertaken between 25 September 2023 and 25 October 2023 as part of the Review of Environmental Factors (REF) planning approval process.
23. Design sub consultants Convic (skate facility designers) undertook community consultation in June 2023 to inform the design of the skatepark.
24. Djinjama's cultural design and research work on the project involved Indigenous consultation.
25. The City's Design Advisory Panel (DAP) reviewed the design throughout the design process, with the last presentation in November 2023.
26. Additional public, community and property owner consultation will be undertaken throughout the project as it progresses:
- (a) Prior to construction, notification letters will be sent to adjoining property owners and businesses.
 - (b) During construction, the contractor will include a nominated community liaison officer to ensure ongoing communication and coordination with all stakeholders.
 - (c) There will be regular updates on the City of Sydney pages.

KIM WOODBURY

Chief Operating Officer

John O'Shea, Senior Project Manager