

ITEM 2 TENDER - BARCOM AVENUE PARK CONSTRUCTION

FILE NO: S045482

TENDER NO: 0620

SUMMARY

The purpose of this report is to appoint a contractor to undertake the construction of Barcom Avenue Park. Barcom Avenue Park is one of the few green open spaces in Darlinghurst. The current proposal builds on the features and historical context of the original park.

The proposal effectively doubles the park area, increasing the site from 1650m² to 3500m² by incorporating the surrounding street closures into the park. The scheme will benchmark Environmental Design Principles with the collection and reuse of stormwater for irrigation, development of a planted bio-swale, use of permeable pavements and increased landscape areas.

The park upgrade will improve its facilities, safety and visual quality. Works also include the retention of major trees, extensive tree and shrub plantings, turf grass, new pathways, seating, and lighting (refer to Attachment A).

RECOMMENDATION

It is resolved that:

- (A) Council accept the lump sum tender offer of Company "B" for the construction of Barcom Avenue Park; and
- (B) Tender Evaluation Summary, Attachment B to the subject report, remain confidential in accordance with Section 10A(2)(D) of the Local Government Act 1993.

ATTACHMENTS

Attachment A: Barcom Avenue Park - General Arrangement Plan

Attachment B: Tender Evaluation Summary (Confidential)

BACKGROUND

1. Barcom Avenue Park is located at the intersection of Barcom Avenue and Boundary Street Darlinghurst. It comprises a small triangular park area of 1650m² and two partial road closures (Barcom Avenue and West Street) of approximately 1860m² (total 3500m²). The park is one of the few green open spaces in Darlinghurst.
2. The project was commenced by South Sydney City Council following the 1999 redevelopment of the adjacent St Vincent's Hospital. A Concept Plan was developed with the local community and stakeholders in 2001.
3. South Sydney City Council initiated the street closures and placed the proposal on public exhibition for community comment. The responses expressed general support for the proposed closures and RTA approval was sought. In early 2001, the closure of Barcom Avenue and West Street was approved by South Sydney City Council between Boundary and Ice Streets under Section 116 of the Roads Act.
4. Temporary bollards were installed on Barcom Avenue. West Street has not been formally closed. Once the park is complete, emergency access only will be maintained in West Street and Barcom Avenue will have limited access for St Vincent's Hospital operations.
5. The project transferred to the City of Sydney in the 2003 boundary transfer. The City of Sydney developed the concept plan in consultation with key community groups and stakeholders.
6. The existing park is in poor condition, receives limited sun and as a result very little grass manages to survive.

Proposal Objectives

7. The proposed design builds on the features of the original park layout and the former South Sydney City Council concept design. The key proposals include:
 - (a) Provide an upgraded passive open space with an open grass and tree character.
 - (b) Increase the park size by incorporating adjacent roads closures into the park.
 - (c) Provide planting in Barcom Avenue to reduce the visual impact of the Hospital Building.
 - (d) Replace trees in poor health with new native tree plantings.
 - (e) Provide seating and upgrade lighting to improve night safety.
 - (f) Improve the park path circulation and provide a paved 'plaza' area.
 - (g) Maximise turf grass and green space areas.
 - (h) Use simple, robust and high quality materials.

Environmental Sustainable Design

8. The park will benchmark key ESD elements including:
 - (a) Expand the park area.
 - (b) Plant native tree species and mass planting garden areas.
 - (c) Development of a planted bio-swale (surface stormwater retention and filtration area).
 - (d) Install permeable 'eco-hex' pavement in Barcom Avenue and reduce hard-paved areas.
 - (e) Maximise solar access to park.
 - (f) Install irrigation and underground water tanks
 - (g) Collect stormwater from St Vincent's Hospitals roof.

Tree Management

9. A review of the existing trees has been undertaken by an independent consultant and the City's arborist. The tree replacement was identified in the community consultation brochure. The following tree management will be undertaken as part of the works:
 - (a) Retention and protection of 11 established park trees
 - (b) Replacement of 6 trees due to poor health, structural issues or small suppressed habitat.
 - (c) Additional 42 native trees and street plantings.

Traffic Management

10. In accordance with the street closure approvals West Street will be closed to public traffic. A total of six (6) parking spaces will be relocated and an additional two (2) spaces will be provided, increasing the total number of parking to eight (8) resident restricted spaces on Boundary Street adjacent to the park. The existing Barcom Avenue street closure will be available to St Vincent's Hospital vehicle operations only. Barcom Avenue and West Street will maintain emergency vehicle access.

INVITATION TO TENDER

11. The tender for the construction of Barcom Avenue Park was advertised on 28 February and closed on 21 March 2006.

TENDER SUBMISSIONS

12. Tenders were received from the following companies:
 - (a) Civil Construction

- (b) Regal landscapes
- (c) C & M Construction
- (d) Ford Civil Construction

TENDER EVALUATION

13. The aim of the tender evaluation process is to assess the capability of each tenderer to provide the best value and quality services and to identify the preferred tenderer.
14. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) Tender Price
 - (i) Lump sum price
 - (b) Standard of compliance with the specification
 - (i) Allocation of adequate resources, current commitments, subcontractors
 - (ii) Plant & equipment
 - (c) Service Provision
 - (i) Methodology for construction and remediation
 - (ii) Construction program
 - (iii) Quality and Environmental plans
 - (iv) OH & S
 - (v) Financial and commercial trading integrity and Insurances
 - (vi) Conditions and qualifications in tender offer.
15. The "Tender Evaluation Summary "Barcom Avenue Park construction" is attached as Confidential Attachment B.

PERFORMANCE MEASUREMENT

16. The City will ensure performance standards are monitored during construction by:
 - (a) Undertaking Quality Assurance inspections with Council's design consultant at hold points nominated in the specifications.
 - (b) Ensuring all items to be built or installed meet the requirements of the technical specifications.

FINANCIAL IMPLICATIONS

17. Funds are available in the 05/06 Capital Works Budget for Barcom Avenue Park construction (C11400) of \$1,487,400, including allowance for design and documentation.

RELEVANT LEGISLATION

18. 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
19. Information provided by tenderers which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(D) of the Local Government Act 1993.

CRITICAL DATES / TIME FRAMES

20. Approval of the Barcom Avenue Park Tender will allow a contractor to be appointed in April 2006 with construction work commencing in May 2006 and work to be completed around September 2006.

PUBLIC CONSULTATION

21. The South Sydney City Council initiated this upgrade project following the 1999 redevelopment of the adjacent St Vincent's Hospital and, in 2001 a concept plan was developed with the local community and stakeholder groups.
22. The City of Sydney continued the concept development with local residents and stakeholder groups.
23. The City distributed 1500 community consultation brochures in February 2006 to seek feedback on the proposed works. The distribution included all residents within 400 metres of Barcom Avenue Park in both Woollahra Municipal Council and the City of Sydney Local Government Areas. Nine (9) formal responses were received and incorporated into the proposal where appropriate.
24. The project has a high level of local support in anticipation of the completion of the Barcom Avenue Park upgrade.
25. The primary issue raised by the submissions was car parking, which has been addressed by the inclusion of an additional two parking spaces.
26. Signage regarding the works will be installed in the Park prior to work commencing.

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