

ITEM 5 TENDER - DESIGN CONSULTANCY SERVICES: REDFERN PARK AND OVAL REFURBISHMENT

FILE NO: SO44974

TENDER NO: 06/04

SUMMARY

To report on the evaluation of tenders for the Design Consultancy Services for the Redfern Park and Oval Refurbishment project.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender of Tender A for Design Consultancy Services for the Redfern Park and Oval Refurbishment project; 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: Redfern Park and Oval Refurbishment: Outline Project Requirements (December 2005)

Attachment B: Tender Evaluation Summary (Confidential)

BACKGROUND

1. The upgrade of Redfern Oval and Park is identified in Councils Corporate Plan 2006-2009, Quality Urban Environment (Redfern Park Plan of Management), and Capital Works program 2005/06- 2007/08 (Redfern Park and Oval Refurbishment-\$19.3m).
2. In accordance with the Resolution of Council, 21 November 2005 to: “(A) *approve the preparation of a Concept Master Plan for Redfern Park*” tenders were sought from suitably qualified consultant teams to provide design services.
3. The Project Brief incorporates the Resolution of Council, 21 November 2005 (Redfern Park- Oval Upgrade) and Plan of Management (1996). The Outline Project Requirements are attached: **Attachment A**.
4. The Plan for the new Oval is based on the desire to create open, modern recreational facilities for use by all sections of the local community. The proposals will provide active sporting, athletic and recreational opportunities for a broad range of community, school and sporting groups and open up the area around the playing field to provide much needed open space for use by the general community.
5. The upgrade will provide a professional level training ground for the South Sydney Rabbitohs together with change rooms, weights, meeting and storage facilities.
6. The proposals will include an upgrade to the historic Redfern Park and integrate the oval and park areas into a cohesive and unified open space. They will be designed to benefit all key stakeholders: residents, families, South Sydney Rabbitohs, fans, junior and senior athletes, as well as Redfern’s urban environment.
7. All proposals for the new oval, grandstand and park refurbishment will demonstrate leadership in environmentally sustainable design.
8. Demolition of the existing grandstand and mounds is to be undertaken separately as an ‘early works’ package. A Development Application has been lodged for these works.
9. The Scope of Services tendered included:
 - (a) Stage 1: Master Plan including stakeholder consultation, Council endorsement and exhibition.
 - (b) Stage 2: Design Development and Development Application.
 - (c) Stage 3: Documentation and Tender.
 - (d) Stage 4: Construction Services- Quality Control.
10. Tenders were required to include all specialist expertise or sub consultants required to satisfy the scope of the project including:
 - (a) Architect
 - (b) Landscape Architect

- (c) Civil, structural and services engineers
 - (d) Lighting engineer
 - (e) Heritage
 - (f) Planning
 - (g) Sports turf and irrigation specialist
 - (h) Arborist
 - (i) Access consultant
11. Tenders were required to nominate the Head Consultant responsible for the overall co-ordination and delivery of the design works.
12. Concurrent with the preparation of the Master Plan the existing Plan of Management will be updated in accordance with current legislation.

INVITATION TO TENDER

13. The City called for Expressions of Interest (EOI no 06/01- Redfern Park Upgrade Project), closing on 6 January 2006, in The Sydney Morning Herald.
14. The City received 16 EOI submissions from which seven design teams were chosen for a selective tender.
15. The City invited the seven design teams to submit a Tender (no 06/04) for Design Consultancy Services on 18 January 2006, closing on 9 February 2006.

TENDER SUBMISSIONS

16. The City received seven submissions from the following teams:
- (a) Allen Jack + Cottier (Arch) /Environmental Partnership (LA) and team.
 - (b) Bligh Voller Nield (Arch) / Spackman Mossop (LA) and team.
 - (c) Conybeare Morrison (Arch) / Context (LA) and team.
 - (d) Cox Richardson (Arch) / Sue Barnsley (LA) and team.
 - (e) Hassell (Arch/ LA) and team.
 - (f) Jackson Dyke (Arch) / Clouston (LA) and team.
 - (g) Tzannes Assoc (Arch) / Aspect (LA) and team.

TENDER EVALUATION

17. A Tender Evaluation Panel assessed the tenders in accordance with legislative requirements and Councils Contracts Policy.

18. 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.
19. The Tender Evaluation Panel sought a team that would “deliver quality urban design initiatives that demonstrate best practice, innovation, environmental sustainability and a leadership position for the City in its role as a steward of the public domain”.
20. The Tender Evaluation Panel also sought a team who clearly understood the project aims and issues with the ability to co-ordinate and deliver a complex scope of work (grandstand/ oval/ park) in a timely way.
21. Tenders were assessed on the following criteria:
 - (a) Lump Sum Fee and Schedule of Rates
 - (b) Demonstrated capacity, experience and technical ability to carry out the work under the Contract
 - (c) Conformity with the Request for Tender / any Assumptions or Conditions
 - (d) Capacity to achieve the program/deliverables for the project
 - (e) Understanding of the project
 - (f) Occupational Health & Safety
 - (g) Professional and Public Liability Insurances.
22. Tenderer A was identified by the Evaluation Panel as the preferred Tenderer. Tenderer A met all the required criteria and demonstrated a highly experienced team, specific expertise in the project scope, a record of design excellence, a clear understanding of the project requirements and delivery, and a cost effective fee proposal. The Tender A team demonstrated the skills and experience required to deliver a functional and cost effective project that will contribute to both the amenity of the local area and the city as a whole.
23. The relative ranking of the tenders as determined from the total weighted score of the evaluation is provided in the Confidential Tender Evaluation Summary – **Attachment B**.

PERFORMANCE MEASUREMENT

24. The performance of Tender A will be measured by conformance to the Tender Documents, inclusive of the Project Brief at each of the project stages identified in this report under Critical Dates / Time Frames.

FINANCIAL IMPLICATIONS

25. The cost for the Design Consultancy Services is included in the project budget (Project No C16104) of \$19.3M.

RELEVANT LEGISLATION

26. 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
27. 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. A consistent standard for all tenders has been used in assessing any requests for confidentiality by a tenderer.

CRITICAL DATES / TIME FRAMES

28. Engagement of Tender A by 10 April 2006 is critical to achieve the project program.
29. The outline project program is:

(a)	Engage Consultant Team	April 2006
(b)	STAGE 1: Master Plan	April 06 - June 06
(c)	STAGE 2: Design Development and DA	June 06 - July 06
(d)	STAGE 3: Documentation and Tender	July 06 - Oct 06
	Construction Procurement	Oct 06 - Dec 06
(e)	STAGE 4: Construction	Feb 07 – Nov 07

PUBLIC CONSULTATION

30. Extensive community consultation has been previously undertaken during the preparation of the Plan of Management (1996) and in particular leading to the Redfern Park Upgrade Strategy and Resolution of Council of 21 November 2005.
31. In accordance with the Resolution of Council of 21 November 2005, further consultation will be undertaken with key stakeholders, including the football clubs, PCYC, schools, churches and local resident groups, during the preparation of the Master Plan, and the Master Plan will be publicly exhibited.
32. The project requires a Development Application which will include further statutory exhibition of detailed proposals.

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