

**ITEM 10. TENDER – GREEN SQUARE TOWN CENTRE – ESSENTIAL INFRASTRUCTURE DESIGN SERVICES****FILE NO: S048627****TENDER NO: 0659****SUMMARY**

The purpose of this Report is to advise on the evaluation of tenders for the Green Square Town Centre Essential Infrastructure Design and to appoint a consultant to provide the design and documentation services.

The design services will cover the design specification and documentation for roads, drainage and utility services to be provided as part of the Green Square Town Centre development.

**RECOMMENDATION**

It is resolved that:

- (A) Council accept the tender received from Tender A for Consultancy Services: Green Square Town Centre – Essential Infrastructure Design; and
- (B) Tender Evaluation Summary, Attachment A to the subject report, remain confidential in accordance with section 10A(2)(D) of the Local Government Act 1993.

**ATTACHMENTS**

**Attachment A:** Tender Evaluation Summary (Confidential)

**BACKGROUND**

1. The Green Square Town Centre (GSTC) involves redevelopment of 14 hectares of land around the Green Square Railway Station.
2. At its meeting on 12 December 2005, Council resolved to engage Landcom to provide development management services for the GSTC.
3. The Draft *South Sydney Local Environmental Plan (Amendment No. 17) – Green Square Town Centre* (Draft GSTC LEP) and the *Green Square Town Centre Infrastructure Strategy* were adopted by Council on 10 April 2006 and the Central Sydney Planning Committee on 6 April 2006. *South Sydney Development Control Plan Part H: Green Square Town Centre* (DCP) was also adopted by Council on 10 April 2006.
4. At its meeting on 28 August 2006, Council noted changes to the Draft GSTC LEP recommended by Parliamentary Council and proceeded to submit the Draft GSTC LEP to the Director-General of the Department of Planning under Section 68(4) of the *Environmental Planning and Assessment Act 1979*.
5. The Town Centre includes a number of new roads to provide cycle, vehicular and pedestrian connections across and through the Town Centre. The roads are to be provided in accordance with Council and RTA standards and include drainage, paving, landscaping and street furniture.
6. It is necessary to undertake detailed design and documentation for the new public infrastructure required to support the Town Centre. This includes all roads, footpaths, street trees, drainage, stormwater and utility services.
7. The Services covered by the Tender include:
  - (a) Handover and Acceptance
  - (b) Design and Specifications Development
  - (c) Development Application
  - (d) Construction Certificate
  - (e) Tender and Contract Documentation
  - (f) Construction Documentation
  - (g) Construction Period Services
8. The Tender also covers a number of Additional Services that are integral to the Essential Infrastructure Strategy, but not directly included within its scope, as follows:
  - (a) Concept design services for the Pooled Car Park
  - (b) Detailed design and documentation for the O’Riordan Street Realignment
  - (c) Concept design for key external roads

- (d) Engineering and support design services for the Public Domain Design, for which a separate architect / landscape architect team will be appointed
9. Tenders were required to include all specialist expertise or sub-consultants required to perform the Services for the project, including:
- (a) Civil engineer
  - (b) Stormwater / hydraulic engineer
  - (c) Water Sensitive Urban Design
  - (d) Structural engineer
  - (e) Mechanical engineer
  - (f) Surveyor
  - (g) Landscape architect
  - (h) Traffic engineer
  - (i) Electrical engineer
  - (j) Services engineer
  - (k) Planner
  - (l) BCA consultant
  - (m) Access design consultant
10. Tenders were required to include two nominated lead consultants responsible for the coordination and performance of the Services:
- (a) Webb McKeown & Associates were a nominated sub-consultant for flooding management and design. Webb McKeown are currently engaged by Council to undertake the Green Square West Kensington Flood Study and have undertaken extensive flood modelling for the Green Square area.
  - (b) SJB Planning were a nominated sub-consultant for statutory planning matters and the preparation of development applications.

### **INVITATION TO TENDER**

11. The City called for public tenders on Friday 29 September 2006 in the Financial Review and The Australian. Advertisements were also placed in the Sydney Morning Herald on Saturday 20 September 2006 and Tuesday 3 October. Tenders closed on Wednesday 25 October 2006.

### **TENDER SUBMISSIONS**

12. A total of five submissions were received from the following organisations:
- Connell Wagner

- Hughes Trueman
- Maunsell Australia
- Patterson Britton & Partners
- Taylor Thompson Whitting

### **TENDER EVALUATION**

13. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
14. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
15. All submissions were assessed in accordance with the approved evaluation criteria being:
  - (a) presentation of the Tender, particularly the ease of understanding;
  - (b) fee proposal, fee schedule and list of hourly rates;
  - (c) demonstrated capacity and technical ability to carry out the Services;
  - (d) demonstrated managerial capability, qualifications, experience of the Key Personnel and number and discipline of other personnel;
  - (e) conformity with the Request for Tender;
  - (f) financial stability and financial position of the Tenderer; and
  - (g) capacity to achieve the required Program for the Services.

### **PERFORMANCE MEASUREMENT**

16. The performance of Tenderer 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**

17. The cost of the consultancy services is included in the project budget of \$103.2 million outlined in the Green Square Town Centre Infrastructure Strategy.
18. Provision for expenditure on the essential infrastructure design has been made in the \$2.5M allowed in the 2006/2007 Budget.
19. The costs will ultimately be funded from the planning based revenue that will be collected flowing from Voluntary Planning Agreements as development progresses.

### **RELEVANT LEGISLATION**

20. 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.

21. 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 tenderers has been used in assessing any request for confidentiality by a tenderer.

**CRITICAL DATES / TIME FRAMES**

22. Engagement of Tenderer A by the end of December 2006 is critical to enable design work to commence in 2007 and achieve the project program.
23. The outline program for the detailed design and documentation is as follows:
- |   |                         |
|---|-------------------------|
| (a) Handover and Acceptance               | January 2007            |
| (b) Design and Specifications Development | February – July 2007    |
| (c) Development Application               | August – September 2007 |
24. Construction documentation will follow receipt of DA approval. It is anticipated that the first infrastructure delivery will occur in late 2007 / early 2008.

**PUBLIC CONSULTATION**

25. Public consultation has been undertaken on a number of occasions over recent years during the planning phase of the project.
26. The Draft GSTC LEP and Infrastructure Strategy were publicly exhibited from 21 December 2005 to 27 February 2006. The DCP was exhibited from 16 February 2006 to March 2006.
27. A development application will be lodged for the essential infrastructure which will include further statutory exhibition.

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