

ITEM 11. TENDER – GREEN SQUARE TOWN CENTRE – COST PLANNING SERVICES**FILE NO: S048624****TENDER NO: 0660****SUMMARY**

The purpose of this Report is to report on the evaluation of tenders for the Green Square Town Centre Cost Planning and to appoint a consultant to provide these services.

Cost Planning is the specialist estimating and quantity surveying undertaken progressively throughout the design, documentation and delivery of projects.

The Cost Planning Services will cover principally the Public Domain, being the plaza and parks, and the essential infrastructure being roads, drainage and utility services to be provided as part of the development of the Town Centre over time.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender received from Tender A for Consultancy Services: Green Square Town Centre – Cost Planning; 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. Council is proceeding 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.
6. It is necessary to appoint a consultant to undertake independent cost planning (quantity surveying) for the infrastructure and public domain design as detailed in separate reports.
7. The Services covered by the Tender include:
 - (a) Handover and Familiarisation
 - (b) Cost Plans
 - (c) Strategic Advice
 - (d) Value Engineering Assessment
8. The Tender also covers a number of Additional Cost Planning Services that are integral to the Green Square Town Centre, but not directly covered within its scope, as follows:
 - (a) Pooled Car Park
 - (b) O’Riordan Street Realignment
 - (c) Key external roads

INVITATION TO TENDER

9. 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

10. A total of ten submissions were received from the following organisations:
- Currie & Brown
 - Davis Langdon
 - Evans & Peck
 - Milliken Berson Madden
 - Mitchell Brandtman
 - Northcroft
 - QS Services (Government Architects Office)
 - Rider Hunt
 - Turner & Townsend Rawlinsons
 - WT Partnership

TENDER EVALUATION

11. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
12. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
13. 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

14. 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

15. 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.
16. Provision for expenditure on cost planning has been made in the \$2.5M allowed in the 2006/2007 Budget and sufficient funds in future years.
17. 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

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. A consistent standard for all tenderers has been used in assessing any request for confidentiality by a tenderer.

CRITICAL DATES / TIME FRAMES

20. Engagement of Tenderer A by the end of December 2006 is critical to enable the services to commence in January 2007.
21. The engagement is for a two year period to coincide with the design development period and early construction stages. This may be extended subject to the progress of the project.

PUBLIC CONSULTATION

22. Public consultation has been undertaken on a number of occasions over recent years during the planning phase of the project, such as the Local Environmental Plan and the Development Control Plan processes.
23. 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.
24. The Panel also noted that WT Partnership has been involved in cost planning to date and therefore have existing knowledge of the project.

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