

**ITEM 9. TENDER - NEW PARK AT FORMER WATER POLICE SITE, PYRMONT****FILE NO: S049776****TENDER NO: 0730****SUMMARY**

On 24 June 2006, Council resolved to approve the Master Plan for the redevelopment of the former Water Police Depot into a new public park. The Park development will serve both the local Pyrmont residents and the wider community.

Council resolved to approve the Development Application for the works, excluding the café/kiosk and amenities, on 19 February 2007. The works tender closed on 3 August 2007.

The design was documented and the works tender includes: reconstruction of 300m of Pirrama Road between Harris Street and Pyrmont Point, a new landscaped park and trees, a new children's playground with water play feature, the reconstruction of the old damaged wharf and seawall to form a new sheltered bay harbour inlet, and a water pontoon and harbour-side pole garden.

A separate tender for the 'Community Square' facilities is to be incorporated into the Master Program to complete the Park by early 2009 and includes: shade structures over the playground, a terraced public harbour forecourt, a kiosk and amenities building, and trees and plantings. The revised design was presented to the community at the Inner West Forum held on 13 August 2007. A new Development Application for this work will be submitted shortly.

**RECOMMENDATION**

It is resolved that:

- (A) Council accept the Tender submitted by Company A for the new park at the former Water Police site; 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:** Site Plan of Works

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

**BACKGROUND**

1. The former Water Police site at Pyrmont was acquired by Council in June 2005.
2. Following extensive public consultation, Council resolved to approve a Master Plan for the site on 24 June 2006.
3. The plan included: a new children's playground, landscaping, trees and plantings, amenities building, kiosk, shade structures, wharf reconstruction, a sheltered bay inlet, and the upgrade of Pirrama Road adjacent to the site.
4. A Development Application for the park works DA 2006/1906 was approved by Council on 19 February 2007. The café/kiosk was not approved and a revised proposal has been prepared for DA submission and, when approved, will be separately tendered. Consultation with the community was undertaken at the Community Forum on 13 August 2007.
5. The project construction methodology is of a complex nature involving several interdependent components, including:
  - (a) reclamation of part of an existing sea wall and fill site, to form a new sheltered bay harbour inlet in the park;
  - (b) pile driving on land and over the water for the construction of: public floating pontoon, water inlet board walks, and precast tidal steps in the sheltered bay inlet. An estimated 830 lineal meters of piling is required for the sheltered bay inlet and wharf edge walkways, pontoons and precast harbour stairs;
  - (c) shoring and dewatering for the construction of the sheltered bay inlet and a new 300,000 litre water storage tank. As part of the City's commitment to water saving, the 300,000 litre tank will store harvested stormwater from Harris Street and be used for the park irrigation;
  - (d) remediation and validation of high volumes of excavated spoil;
  - (e) civil engineering in-ground services. These include new hydraulic, sewer, water, gas and stormwater services to the new park and adjoining road;
  - (f) a major stormwater harvesting service pipe to connect to existing stormwater service mains located in Harris Street to be collected to irrigate the park;
  - (g) the decommissioning of an existing 5kV electrical substation and the construction of a new 11kV substation within Pirrama Road; and
  - (h) re-alignment and re-construction of Pirrama Road in accordance with detailed RTA, STA and Council staged Traffic and Pedestrian Management Plans approved at the Traffic Committee Meeting on the 18 July 2007.

**EXPRESSION OF INTEREST**

6. Expression of interest (EOI) No 2606 calling for submissions by experienced civil/landscape contractors was advertised in the Sydney Morning Herald and The Australian in November 2006.
7. Eleven (11) submissions were received. Following assessment by an evaluation panel, six (6) contractors were short listed.

**INVITATION TO TENDER**

8. Tender documents were issued to the six (6) selected contractors on 18 June 2007. The tenders closed on 3 Aug 2007.

**TENDER SUBMISSIONS**

9. Six (6) submissions were received from the following organisations:

- Expanded P/I / Lang O'Rourke Group
- Ford Civil Pty Ltd
- FRH
- GMW Urban Pty Ltd
- Kane Constructions
- Lipman Pty Ltd

**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 total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment B.
12. All submissions were assessed in accordance with the approved evaluation criteria being:
  - (a) tendered price;
  - (b) allocation of adequate resources, key personnel and subcontractors;
  - (c) construction program;
  - (d) construction methodology;
  - (e) demonstrated experience in works of a similar nature/references;
  - (f) Pedestrian and traffic management;
  - (g) environmental management, site amenities;
  - (h) Occupational Health and Safety; and
  - (i) financial and commercial trading/integrity/Insurances.

**PERFORMANCE MEASUREMENT**

13. The City ensures performance standards are monitored during construction by:
  - (a) attending weekly site meetings and inspection of works with the Contractor;

- (b) undertaking Quality Assurance Inspections with Council's Design Consultants at hold points in the specification;
- (c) ensuring that the Contractor delivers all necessary OH&S Plans, work method statements, inspection and test plans and certificates of compliance as specified in the tender documents for Council review;
- (d) monitoring Contractor's program and assessing monthly progress claims;
- (e) ensure a proactive cooperative environment of contracting is maintained between the Principal's representatives and the Main Contractor; and
- (f) ensure the City's and community expectations of a high quality finished public park, delivered safely to timeframes communicated to the community.

### **FINANCIAL IMPLICATIONS**

14. Funds were allocated and are for this project over the 2007/08 and 2008/09 years as part of the approved Capital Works Budget. The recommended tender is within Budget provisions.

### **RELEVANT LEGISLATION**

15. 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.
16. 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**

17. Critical dates for the Project are:

- |                                   |               |
|-----------------------------------|---------------|
| (a) Commence Site works           | October 2007  |
| (b) Complete Pirrama Road Upgrade | May 2008      |
| (c) Complete the Wharf Upgrade    | December 2008 |
| (d) Complete the Park Upgrade     | March 2009    |

### **OPTIONS**

18. Reject all tenders and invite fresh tenders. This option is not recommended, as it is considered that Council would not attract additional submissions through this process. The recommended tenderer's pricing is considered fair and reasonable, with the lowest commercial risk to Council.

### **PUBLIC CONSULTATION**

19. Public Consultation by way of community consultation has been ongoing for the project throughout the development of the Masterplan and Development Application process.

20. Three "Option" panels for the Community Square Facilities (kiosk / amenities building and shade structure) were presented at the Community Forum held at the Pyrmont Community Centre on Monday 13 August 2007. Staff and the design team were available at the meeting to discuss the proposal in detail and to take written comments.
21. Council is seeking comment on the options which have been posted on the City website. A copy of the 3 options can also be viewed at the Pyrmont Community Centre or the CBD One Stop Shop.
22. A further report to Council (likely to be in October) will make recommendation on the preferred option.
23. A new Development Application for the revised kiosk, canopy and public facilities and a Section 96 Application for the playground and community square areas will be submitted shortly.
24. Ongoing community updates will be provided during the progress of the works and detailed advice will be provided at Community Forums.

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