

ITEM 3. TENDER – REDFERN PARK**FILE NO: SO44974****TENDER NO: 0702****SUMMARY**

This report is to obtain Council approve of a tender for the construction of Redfern Park. The Park is owned by the City of Sydney and classified as Community Land.

Redfern Park is defined by its boundaries of Elizabeth, Redfern, Chalmers and Phillip Streets, Redfern. The Park is approximately 4.8 hectares in area and forms a significant component of the City's open space network.

The project involves significant upgrade to the park and redevelopment of the current oval site, including the creation of a new oval and associated spectator facility. It has been designed to accommodate the training venue for the South Sydney Football Club and local junior sporting teams. The redevelopment also includes an upgrade to the park and associated streetscapes, including artist designed play space and water feature, heritage upgrades to items within the park, improved pedestrian and cycle ways and major landscape improvements. The spectator facility includes a community function room and café overlooking the oval and park.

On 21 November 2005 Council adopted key design, use and management principles for Redfern Park.

Consultants have developed the principles of the Council resolution into a graphic master plan, DA submission and subsequently complete the design and documentation of the project. The consultant team will continue their involvement throughout the construction phase.

The current Masterplan and Plan of Management for Redfern Park were adopted by City of Sydney in August 2006. A comprehensive consultation program was undertaken during the process. Development Approval for Redfern Park was granted at in December 2006 and the notice of determination was issued 14 December 2006.

The recommended tender is within budget; however, as a result of additional works required in site preparation, additional funds are needed to complete the total project (refer to Attachment A).

The construction of the artwork / water feature / playspace will be carried out as a separate works package, to be proposed for approved by Council later in 2007(refer Attachment A).

RECOMMENDATION

It is resolved that:

- (A) Council accept the lump sum tender offer of company 'A' for the construction of Redfern Park;
- (B) additional funding, as identified in confidential Attachment A to the subject report, be included in the capital project budget; and
- (C) Tender Evaluation Summary, Attachment A, remain confidential in accordance with Section 10A(2)(d) of the Local Government Act 1993.

ATTACHMENTS

Attachment A: Tender Evaluation Summary (confidential)

BACKGROUND

1. Redfern Park is defined by its boundaries of Elizabeth, Redfern, Chalmers and Phillip Streets, Redfern. The Park is approximately 4.8 hectares in area and forms a significant component of the City's open space network.
2. The Park is owned by the City of Sydney and classified as Community Land.
3. On 21 November 2005 Council adopted key design, use and management principles for Redfern Park.
4. Bligh Voller Nield Architects and Spackman Mossop Landscape Architects have developed the principles set out in the 21 November 2005 Council resolution into a graphic master plan, DA submission and subsequently complete design and documentation of the project. The consultant team will continue their involvement throughout the construction phase.
5. The current Masterplan and Plan of Management for Redfern Park were adopted by City of Sydney in August 2006. A comprehensive consultation program was undertaken during the process.
6. Development Approval for Redfern Park was granted at the Council meeting on 11 December 2006 and the notice of determination was issued 14 December 2006.
7. The construction of the artwork / water feature / playspace will be carried out as a separate works package, due to commence later in 2007 following Council approval (refer attachment A).

EXPRESSION OF INTEREST

8. Expressions of Interest (EOI) for the construction of Redfern Park were advertised in December 2006 in The Australian and Sydney Morning Herald.
9. Twelve construction contractors responded to the EOI by the closing date of 13 December 2006.
10. Council's Evaluation panel short-listed six building contractors, who were then invited to tender.

REQUEST FOR TENDER

11. The Tender was issued to the invited contractors on 15 January 2006 for a tender period of 6 weeks, closing on 23 February 2007.

TENDER SUBMISSIONS

12. On closing of the Tender, Council received four submissions on time and one that was received after the closing time stipulated in the Request for Tender. A list of the tendering parties has been provided in Confidential Attachment A.

TENDER EVALUATION

13. The aim of the tender evaluation process is to identify the preferred tenderer by assessing the capability of each tenderer in terms of delivering the best value and quality of services.

14. A Tender Evaluation Panel was established and the submission was assessed in accordance with the City of Sydney Code of Tendering and the evaluation criteria as agreed by the Evaluation Panel:
 - (a) Tendered Price
 - (b) Standard of Compliance with the Specification
 - (i) Allocation of resources, key personnel, Aboriginal employment and sub-contractors
 - (c) Service Provision – Construction programme, Construction methodology, Communications and various Management Plans (Environmental, Traffic, Amenities)
 - (d) OHS and Safety
 - (e) Integrity / Insurances.
15. All tender assessment panel members signed the Declaration of Pecuniary Interests with no interests being disclosed.
16. Financial and telephone reference checks have been undertaken with the recommended contractor.

PERFORMANCE MEASUREMENT

17. The City will ensure that 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 Officer at regular points in the project;
 - (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; and
 - (d) monitoring Contractor's programme and assessing monthly progress claims.

FINANCIAL IMPLICATIONS

18. The current budgets for Redfern Park and Redfern Street, pre-tender estimate and preferred tender submission are included in confidential Attachment A and identify the need for additional funds to complete the project.

RELEVANT LEGISLATION

19. 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.

20. 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

21. The following details the programme to be followed:

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| (a) Council Resolution: | 2 April 2007 |
| (b) Commencement of works on site: | mid-2007 |
| (c) Construction works practically complete: | mid-2008 |

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