

ITEM 4. TENDER - COOK AND PHILLIP PARK REFURBISHMENT WORKS**FILE NO: S045109****TENDER NO: 0703****SUMMARY**

This report provides details of the tenders received for the refurbishment works at the Cook & Phillip Park facility and forecourt area.

The scope of works to be undertaken is predominantly remedial in nature, with some additional improvements. Remedial works include waterproofing, specialist treatment of exposed concrete, paving and demolition works of the vacant coffee shop. The works included new paving surfaces to deter skateboarding. Additional improvements include reconstruction of water features and the provision of water and power outlets in the forecourt for future outdoor events.

This report recommends that Council accept the tender submitted by Company E.

RECOMMENDATION

It is resolved that:

- (A) Council accept the lump sum tender offer of Company E, as described in confidential Attachment A to the subject report, for the refurbishment works including waterproofing, specialist treatment of exposed concrete, paving and demolition works at the Cook & Phillip Park Facility and forecourt areas; and
- (B) 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. Cook and Phillip Park Leisure facility is located in Cook and Phillip Park on the corner of College and William Streets, Sydney. The facility was constructed in 1998 and comprises Cook and Phillip Pool and Leisure Centre, a restaurant, car parking and a formal forecourt on the College Street level.
2. At the Council meeting on 23 October 2006, Council resolved to undertake refurbishment works on the facility.
3. A consultant team, headed by Bligh Voller Nield Architects Pty Ltd, was engaged to develop design documentation as per the scope set out in the October 2006 Council resolution in order to tender the works.
4. The proposed scope of works aims to achieve the following objectives:
 - (a) ensure waterproofing of roofing structure;
 - (b) ensure a number of visual improvements to the forecourt area, including:
 - (i) open up views to the park from the cathedral forecourt;
 - (ii) improve links between Hyde Park and Cook & Phillip Park;
 - (iii) improve public access to William Street;
 - (c) provide power and water services for future events, such as markets, public art and exhibitions, music and festival events, sport and youth activities; and
 - (d) improve paving materials and finishes to deter skateboard damage and seagull fouling and visually soften the forecourt through improvements to water features and plantings.
5. The proposed scope of works therefore aims to address these objectives with minor disruption to the pool facility, carpark and restaurant and, wherever possible, implement environmental solutions such as the reuse of stone paving.

KEY IMPLICATIONS

6. The most significant implication of the proposed works is that the forecourt area will be unavailable for public use from commencement of works until mid-March 2008. Pedestrian access will be maintained across the forecourt for the duration of the project from College Street to the carpark and Bodhi's restaurant.
7. Pedestrian access to St Mary's Cathedral will be maintained at all times. Cathedral management has been, and will continue to be, consulted about the project.

FINANCIAL IMPLICATIONS

8. The refurbishment works are provided for in the Capital Works Program.

INVITATION TO TENDER

9. Tender documentation was prepared and advertising commenced on 19 January 2007 and closed on 2 February 2007.

10. Tenderers were asked to provide lump sum tender price for the refurbishment works at Cook & Phillip Park facility and forecourt.

TENDER SUBMISSIONS

11. Seven submissions were received from the following organisations:

- Andersal Engineering P/L
- Austress Freyssinet P/L
- C & M Construction Group P/L
- Eptec P/L
- Maintex Projects (NSW) P/L
- Structural Systems (remedial) P/Ltd
- Sydney Building Services P/L

12. No late submissions were received.

TENDER EVALUATION

13. 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.
14. A Tender Evaluation Panel was established and submissions were assessed in accordance with the evaluation criteria as agreed by the Evaluation Panel:
 - (a) presentation of the tender, particularly the ease of understanding;
 - (b) the lump sum price and schedule of prices;
 - (c) demonstrated capacity and technical ability to carry out the work under the Contract inclusive of waterproofing experience and or capability;
 - (d) demonstrated managerial capability, qualifications, experience and number of personnel inclusive of nominated project personnel and sub-contractors;
 - (e) conformity with the request for tender;
 - (f) financial stability and financial position of the tenderer;
 - (g) capacity to achieve the required project program; and
 - (h) the proposed construction methodology inclusive of community liaison process.
15. The relative rankings of the tenders as determined from the total weighted score are provided in the confidential Attachment A, Tender Evaluation Summary.

PERFORMANCE MEASUREMENT

16. The City will ensure that performance standards are monitored during works by:
 - (a) attending site meetings and inspection of works with the Contractor;

- (b) undertaking Quality Assurance Inspections;
- (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 programme and assessing progress claims; and
- (e) a full time Clerk of Works will be engaged under contract to ensure the quality of the project, and that site works are managed on a daily basis.

RELEVANT LEGISLATION

- 17. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (Tendering) Regulation 1999 and the City's Contracts Policy.
- 18. 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

- 19. The following details the programme to be followed for the refurbishment works at Cook & Phillip Park and forecourt areas:
 - (a) Council Resolution: 2 April 2007
 - (b) Contract signed and commencement of works on site: Mid-April 2007
 - (c) Refurbishment works completed: March 2008

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