

**ITEM 12. TENDER - GOULBURN STREET PARKING STATION DESIGN
CONSULTANCY SERVICES**

FILE NO: S042603

TENDER NO: 08/ 39

SUMMARY

This report provides details of the tenders received for Goulburn Street Parking Station Design Consultancy Services.

The City of Sydney sought tenders from qualified consultancy teams to provide architectural services including concept design, design development, detail design, documentation and construction stage services for the upgrade of the Goulburn Street Parking Station and the surrounding public domain. The consultant is required to incorporate environmental initiatives for the building. The consultant is required to collaborate on the design with a recognised public artist.

This report recommends that Council accept the tender offer from Tenderer 'F' for the Goulburn Street Parking Station Design Consultancy Services, based on the lump sum fees for stages 1 & 2 and schedule of fees for stages 3 & 4.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer from Tenderer 'F' for the Goulburn Street Parking Station Design Consultancy Services; 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: Summary of concept options presented to design advisory panel in May 2008

Attachment B: Tender Evaluation Summary (Confidential)

BACKGROUND

1. Goulburn Street Parking Station is located at 101 Goulburn Street in Haymarket. The building occupies an entire block, bounded by Goulburn Street, Elizabeth Street, Castlereagh Street and Campbell Street. The building sits over the underground entry point for the City Circle rail network.
2. The existing building, built in 1961, has a visible concrete structure of prefabricated "T" beams and façade panels rising on concrete columns from a concrete slab "transfer deck" that separates the carpark from six train lines that run beneath the building. Due to deterioration, additional steel columns were added to the building in 1993. Currently the south façade is clad in protective scaffold to secure the facade from impact on the train lines.
3. The land is owned by RailCorp and Council leases the carpark component (from the floor of the lowest carpark level to the roof). The lease has 51 years remaining (expires 31 December 2059). The Parking Station is managed by Wilson Parking on behalf of the City's Parking Services division. The building earns important income for the City. In the 2006/07 financial year, net car parking revenue received by the City from the Goulburn Street Parking Station was \$3.0M.
4. On 27 August 2007, Council considered a report on refurbishment, redevelopment and disposal options and resolved to retain the existing building with continued car park use and to undertake a short term scope of work including:
 - (a) major repairs (north and south facades)
 - (b) structure and rail corridor protection;
 - (c) minor repairs and building Code Compliance; and
 - (d) public domain works.
5. The purpose of this approach was to:
 - (a) improve the visual amenity of the Parking Station;
 - (b) ensure continuity of revenue; and
 - (c) maintain safe operation.
6. Subsequent to the resolution, design and scoping work was done to investigate holistic approaches to the building and its role in the City's 2030 vision. The building is prominent within the CBD and studies considered environmental initiatives, opportunities for public art on the site and additional uses that could be inserted for social benefit. Concepts were presented to the Design Advisory Panel and received positive endorsement. A summary of concepts presented to the Design Advisory Panel is contained in Attachment A.

SCOPE OF WORKS

7. Elements of BCA compliance and lift upgrades have been undertaken.
8. The tender scope includes design concept work for whole building and public domain including public art.

9. The tenderer will engage a public artist in consultation with the Public Art Advisory Panel and produce a design for the building and public domain that considers security, lighting, environmental initiatives, parking needs and other connection and transport modes. The concept design will respond to the City's commitment to sustainable development and will identify additional site opportunities and uses that are consistent with the City's 2030 strategy.
10. The tenderer will develop a detailed design and lodge a Development Application.
11. Options for the scope of works will be developed and will be presented to Council to be endorsed prior to the lodgement of a Development Application.
12. The tenderer will only document work to the North and South Facades, structural repair and public domain works in accordance with the scope as endorsed by Council.
13. The option remains to extend the scope of construction works to refurbishment of all four facades of the building, according to the results of the concept design and subject to Council's response to a future scoping report.
14. The tenderer will perform construction stage services.

INVITATION TO TENDER

15. The tender was advertised in The Sydney Morning Herald and the Daily Telegraph on Tuesday 23 September 2008.

TENDER SUBMISSIONS

16. 13 Tender submissions were received by the closing date, from the following organisations:
 - Buchan Group
 - Collins & Turner
 - CM (Conybeare Morrison)
 - Designinc
 - Draw: de Manicor Russell Architecture Workshop
 - FJMT (Francis Jones Morehen Thorp)
 - Hassell
 - Imagescape
 - Marchese Partners
 - PTW (Pedal Thorp Walker)
 - Tompkins MDA Pty Ltd
 - Tuon Associates (Huntingden Constructions)
 - Turco Hunter Architects
17. Three late submissions were received.

TENDER EVALUATION

18. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
19. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment B.
20. All submissions were assessed in accordance with the approved evaluation criteria, being:
 - (a) tendered price / provision of services;
 - (b) personnel / project team;
 - (c) relevant experience, including ESD;
 - (d) program;
 - (e) compliance with tender;
 - (f) OH&S; and
 - (g) insurances.

PERFORMANCE MEASUREMENT

21. The City will ensure that performance standards are monitored throughout the engagement period by:
 - (a) requiring presentation of the proposal to the Public Art Advisory Panel and the Design Advisory Panel. The concept will be developed through dialogue with the panel and the selected artist;
 - (b) monitoring of the selected tenderer's Quality Assurance program, drafting standards and documentation throughout the design process;
 - (c) measuring the tenderer's program against the agreed schedule of scope and deliverables;
 - (d) requiring compliance with all relevant Australian Standards, the Building Code of Australia and Council policies;
 - (e) attending regular meetings with stakeholders to confirm scope and standards; and
 - (f) monitoring the Consultant's program and assessing progress claims against contract deliverables.

FINANCIAL IMPLICATIONS

22. There are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates for both this initial design tender and the future construction tender.

RELEVANT LEGISLATION

23. 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.
24. 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.

TIME FRAMES – PROGRAM

25. Proposed program:

Item	Target date
Engage Consultant Team	December 2008
Developed Design and master plan to design Panels	April 2009
Detailed Scope / Strategies report to Council	May 2009
Complete and lodge DA	June 2009
Detailed documentation	October 2009
Tender	October - December 2009
Construction period (Construction time is subject to the Scope of works identified during concept design)	Start early 2010

PUBLIC CONSULTATION

26. Public consultation will be undertaken with stakeholders during concept and design phases.
27. Statutory notification periods and exhibition will be undertaken as part of the Development Application process.

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