

**DECISION OF 3691st COUNCIL MEETING
HELD ON 22 MAY 2017**

168. EPS04: Mitchell Street Plaza, St Leonards Public Domain Upgrade – Tender 37/2017

Report of Adam Deutsch, Projects Manager

Tenders were called and were received until 4pm, Tuesday, 2 May 2017 for the submission of tenders to undertake the Mitchell Street Plaza, St Leonards Public Domain Upgrade –Tender 37/2017.

In order for Councillors to discuss the content of this Commercial in Confidence report it will be necessary to close the Council meeting to the public.

Funding for the project is appropriate.

Local Government Act 1993: Section 23A Guidelines - Council Decision Making During Merger Proposal Period

The Guidelines have been considered in the preparation of this report and are not applicable as this project is committed within Council’s Delivery Program.

Recommending:

- 1. THAT** Council accept the tender of the highest ranked Tenderer for Tender 37/2017 for the Mitchell Street Plaza, St Leonards Public Domain Upgrade.
- 2. THAT** Council resolve to provide additional funding through Section 94 Developer Contributions as identified in the Funding Section of this report.
- 3. THAT** Council hereby authorises its Official Seal to be affixed to Contract 37/2017 under signature of the Mayor and the General Manager.
- 4. THAT** once Council has executed the Contract, information relating to the successful tender be published in Council’s Register of Contracts as required by *Government Information (Public Access) Act 2009 - Part 3 Division 5 - Government Contracts With Private Sector*.

The Motion was moved by Councillor Clare and seconded by Councillor Reymond.

The Motion was put and carried.

Voting was as follows:

For/Against 10/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Beregi	Y	
Reymond	Y		Barbour	Y	
Clare	Y		Morris	Y	
Baker	Y		Marchandean	Y	
Carr	Y		Bevan	Y	

RESOLVED:

- 1. THAT** Council accept the tender of Regal Innovations Pty Ltd for Tender 37/2017 for the Mitchell Street Plaza St Leonards Public Domain Upgrade.
- 2. THAT** Council resolve to provide additional funding through Section 94 Developer Contributions as identified in the Funding Section of this report.
- 3. THAT** Council hereby authorises its Official Seal to be affixed to Contract 37/2017 under the signature of the Mayor and the Acting General Manager.
- 4. THAT,** once Council has executed the Contract, information relating to the successful tender be published in Council’s Register of Contracts as required by *Government Information (Public Access) Act 2009 - Part 3 Division 5 - Government Contracts With Private Sector*.



Report to General Manager

Attachments:
Nil

SUBJECT: Mitchell Street Plaza, St Leonards Public Domain Upgrade – Tender 37/2017

AUTHOR: Adam Deutsch, Projects Manager

ENDORSED BY: Duncan Mitchell, Director Engineering and Property Services

EXECUTIVE SUMMARY:

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In order for Councillors to discuss the content of this Commercial in Confidence report it will be necessary to close the Council meeting to the public.

FINANCIAL IMPLICATIONS:

Comment by Responsible Accounting Officer:

Funding for the project is appropriate.

Local Government Act 1993: Section 23A Guidelines - Council Decision Making During Merger Proposal Period

The Guidelines have been considered in the preparation of this report and are not applicable as this project is committed within Council's Delivery Program.

RECOMMENDATION:

- 1. THAT** Council accept the tender of the highest ranked Tenderer for Tender 37/2017 for the Mitchell Street Plaza, St Leonards Public Domain Upgrade.
 - 2. THAT** Council resolve to provide additional funding through Section 94 Developer Contributions as identified in the Funding Section of this report.
 - 3. THAT** Council hereby authorises its Official Seal to be affixed to Contract 37/2017 under signature of the Mayor and the General Manager.
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LINK TO DELIVERY PROGRAM

The relationship with the Delivery Program is as follows:

Direction: 2. Our Built Environment

Outcome: 1.5 Public open space, recreation facilities and services that meet community needs
2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community

BACKGROUND

St Leonards/Crows Nest Planning Study

The Planning Study for St Leonards / Crows Nest – Precincts 2 & 3 was completed in May 2015 and has been prepared to manage the high level of development interest near St Leonards Station, protect jobs and deliver much needed public domain and services. The study moves away from the ‘stepping down’ principle for key landholdings located in the centre.

The study proposes:

- upgrading Christie Street Reserve and Mitchell Street Plaza;
- two new linear parks along Mitchell Street and Oxley Street;
- more employment opportunities, including the West Oxley Creative Precinct;
- supporting high quality mixed use towers close to St Leonards Station; and
- a new community arts centre, start-up commercial space, daycare facility and affordable housing.

St Leonards Public Domain Upgrade Report

In June 2015 the St Leonards Public Domain Upgrade Report was prepared. The report outlines a vision for the centre and will coordinate public domain upgrades that will to be undertaken by Council and private landowners over time.

Subject to detailed design considerations, budget and approvals, the *Mitchell Street Plaza* upgrade will include a ‘Gateway Statement’ with a green wall and light totems, laneway conversion into a shared zone, new seating, paving and landscaping. The project will raise St Leonards’ profile as a high amenity mixed use centre and provide a new, high amenity space for the community. A design consultancy team was then engaged to produce the tender and construction documents.

MITCHELL STREET PLAZA

The proposed upgrade of the Mitchell Street Plaza includes demolition and construction of new shared zone precast concrete pavers, stairs, balustrades, lighting, signage, kerb, gutter, asphalt road, concrete planters, green wall, custom and proprietary streetscape furniture, and soft landscaping.

EXISTING CONDITIONS



Mitchell Street looking SW from Atchison Street



Mitchell Street looking SE from Atchison Street



Mitchell Street Plaza looking east from Pacific Highway



Mitchell Street Plaza looking north from Albany Lane corner

ARTIST IMPRESSIONS OF THE PROPOSED UPGRADE



Mitchell Street Plaza looking east from Pacific Highway



Mitchell Street Plaza Green Wall from Pacific Highway



Mitchell Street looking SW from Atchison Street



Mitchell Street looking south from Atchison Street intersection

This work will be carried out in up to five separable portions of work commencing in the 2016/17 financial year. Council reserves the right to not award all or any of the separable portions of work. The below extracted from the tender documents describes the extent and area of proposed works:

- Separable Portion 1 – Pacific Highway between Pacific Highway between IBM and Abode Buildings
- Separable Portion 2 – Mitchell Street Plaza
- Separable Portion 3 – Pacific Highway adjacent IBM and Abode Buildings
- Separable Portion 4 – IBM Building Forecourt
- Separable Portion 5 – Underground of Overhead Wires

SUSTAINABILITY STATEMENT

The sustainability implications were considered and reported on during the initiation phase of this project.

TENDERS RECEIVED

The methodology adopted to undertake the tender evaluation of Tender 37/2017 was based on selection criteria outlined in the tender documents and in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Tenders were called and closed at 4pm, Tuesday 2nd May 2017. Two tenders that were received by the appointed time were:

Tenderer
Glascott Landscape & Civil Pty Ltd
Regal Innovations Pty Ltd

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.

Application for access to documentation should be through lodgment of a GIPA Public Information application form and payment of prescribed fees.

Project Program

Anticipated Start: June 2017

Anticipated Completion: July 2018

Responsible Officer: Adam Deutsch, Projects Manager
