

**Report to General Manager**Attachments:  
Nil**SUBJECT:** North Sydney Olympic Pool Redevelopment – Quantity Survey Services Tender No. 9/2020**AUTHOR:** Duncan Mitchell, Director Engineering and Property Services**ENDORSED BY:** Ken Gouldthorp, General Manager**EXECUTIVE SUMMARY:**

Tenders were called and were received until 4.00pm on Wednesday, 4 September 2019 for the North Sydney Olympic Pool Redevelopment – Quantity Survey Services Tender No. 9/2020.

*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:**

Funding for this project is included in the Draft 2019/20 Budget.

**Comment by Responsible Accounting Officer:**

Funding for this engagement for the redevelopment of the North Sydney Olympic Pool is included in the Draft 2019/20 Budget.

**RECOMMENDATION:**

- 1. THAT** Council accept the highest ranked Tenderer for Tender No. 9/2020 for the North Sydney Olympic Pool Redevelopment – Quantity Survey Services Tender Stage 3 with the option to award Stage 4 on the commencement of that Stage.
- 2. THAT** The General Manager be authorised to take any necessary action to implement the decision including entering into associated contracts.
- 3. 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*.

## **LINK TO COMMUNITY STRATEGIC PLAN**

The relationship with the Community Strategic Plan is as follows:

- Direction:           2. Our Built Infrastructure
- Outcome:           2.1 Infrastructure and assets meet community needs  
                          2.2 Vibrant centres, public domain, villages and streetscapes

## **BACKGROUND (2019)**

On 11 March 2019 Council was briefed on the developed Option 2 proposal now referred to as Option 2b which has been through a design development process since the design consultant team was engaged by Council in June 2018. Since the design team has been engaged the design development process for Option 2 has involved a Study Tour to Melbourne by the North Sydney Olympic Pool Steering Committee, a Value Management Workshop held after the Melbourne Study Tour (September 2018) and presentation back to the North Sydney Olympic Pool Steering Committee in February 2019.

In February 2019, it was also reported to Council that the existing Pool Grandstand built in 1935/36 had reached the end of its useful life and retaining it in the long term should not be considered.

Council at its March 25, 2019 Council meeting resolved the following.

- 1. THAT Council resolves to progress the completion of Design Stage 2 (Development Application and Statutory Approvals) for the redevelopment of the North Sydney Olympic Pool based on Option 2b, noting that the current total project cost estimate for this design (inclusive of construction, project management, design and project contingency costs) is in the order of \$57.9 million.*
  - 2. THAT the developed Option 2b include:*
    - *A refreshed Hall of Fame that celebrates the rich history of the North Sydney Olympic Pool (86 world records) and that it be given special focus during the detailed design phase;*
    - *The detailed design of the Children’s Interactive Play Area be given special consideration in terms of height, colour and visual aesthetics ensuring that the iconic character and heritage setting is maintained and complemented; and*
    - *The Architects seek to preserve any heritage signage and features where possible.*
  - 3. THAT in light of the structural condition of North Sydney Olympic Pool 50m pool and grandstand highlighted in independent engineering reports, the need for State and Federal Government funding assistance if the facility is to be refurbished and remain open be relayed to the State Member for North Shore, Ms Felicity Wilson and Federal Member for North Sydney, Mr Trent Zimmerman.*
  - 4. THAT an invitation for a site meeting be issued to the Premier and local State and Federal members to view firsthand the current condition of the grandstand and pool and its need for urgent attention.*
  - 5. THAT Council notes that further community consultation on the developed (Option 2b) will be undertaken as part of the Development Application process whereby the*
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*development application is required to be publicly exhibited as per Section 4 (Notification of Applications) of Council's Development Control Plan 2013.*

*6. THAT a celebration week be held in the week leading up to the closing of the North Sydney Olympic Pool for redevelopment/refurbishment and that an appropriate budget be identified for celebratory activities.*

The developed Option 2 (Option 2b) design for the North Sydney Olympic Pool now incorporates the replacement of the grandstand, all of the feedback from the Study Tour, Value Management Workshop and Steering Committee meetings and is currently at 50% Stage 2 Design (Development Application and Statutory Approvals) documentation.

A status report was brought to Council on 26 August 2019 to update Council on the Stage 2 design. Council report EPS01: North Sydney Olympic Pool – Stage 2 Design (Development Application and Statutory Approvals) – Status Update. Council at that meeting resolved the following:

*1. THAT the progress with the Development Application preparation – Stage 2 Design (Development Application and Statutory Approvals) be noted.*

*2. THAT the long-term financial plan be amended and reported back to Council incorporating a total budget of \$57.9 million for the redevelopment of the North Sydney Olympic Pool in line with the proposed breakdown of funding sources identified in the Financial Implications section of this report.*

*The subject of this report is the outcome of the tenders that were called and were received until 4:00pm on Wednesday, 4 September 2019 for the Provision of Quantity Survey Services for the two (2) identified stages of the Project.*

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These stages are as follows:

**STAGE 3.** Documentation for Tender and Construction Purposes (CC)

**STAGE 4.** Design Services during Construction, Post Construction and Occupancy.

Council requires Quantity Surveying Services throughout stages 3 and 4 of the projects only.

Quantity Surveying Services have already been provided for Stages 1 and 2 of the North Sydney Olympic Pool redevelopment. Stage 1 and Stage 2 QS Services are now complete with the Development Application (Stage 2) to be lodged shortly.

The Quantity Surveyor will be engaged directly by North Sydney Council and will report directly to the Director of Engineering and Property Services. The Quantity Surveyor will be required to work collaboratively with all other consultants appointed to the project including the Head Design Services Consultant (Brewster Hjorth Architects and their nominated sub consultant team). Generally, the Quantity Surveyor is required to undertake the following services for Stage 3 and Stage 4:

- Actively manage and advise on Total Project Cost throughout each stage of the project;
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- Prepare and update detailed cost plans during each of the project milestones through the development of design;
- Actively prepare, consult with the project team and participate in value management exercises and workshops;
- Actively contribute and provide cost advice at consultant team meetings;
- Working closely with the Head Design Consultant and other consultants to allow appropriate costs for specialist items, such as aquatic plant & equipment, etc;
- Provide detailed cost and Value Management advice back to North Sydney Council on what the consultants have produced at each milestone stage in the documentation as well as identify any anomalies or coordination issues with the consultant’s documentation.
- Assist the Director of Engineering and Property Services in managing the project contingency, advising on applicable allowances throughout each stage of the project;
- Actively advise the Director of Engineering and Property Services and Head Design Consultant on cost risks throughout design and construction;
- Preparation of a detailed bill of quantities;
- Preparation of other cost-related items required for tender schedules;
- Assist in assessing tender submissions for construction from a cost perspective;
- Cost management and advice through the construction phase;
- Attend meetings as required throughout Stages 3 and 4 (inclusive);
- Final reporting at project close confirming the Total Project Cost at completion.

All estimates, cost plans, budgets and the like prepared by the Quantity Surveyor are to represent Total Project Cost, inclusive of construction costs, professional fees, authority costs, contingencies and other costs. The Quantity Surveyor will work closely with the Director of Engineering and Property Services and Head Design Consultant to establish these costs.

**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 No. 9/2020 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 4.00pm on Wednesday, 4 September 2019. Fourteen (14) tenders were received by the appointed time. Listed in **strict alphabetical order**, the tenderers were:

<b>Tenderer</b>
Altus Group Consulting Pty Ltd
Blue Stone Management (Australia) Pty Ltd
Donald Cant Watts Corke

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MBMPL Pty Ltd
MDA Australia
Muller Unit Trust T/As Muller Partnership
North Projects Pty Ltd
Northcroft (Australia) Pty Ltd
Rider Levett Bucknall NSW Pty Ltd
Slattery Australia Pty Ltd
Turner & Townsend
Wilde and Woollard
WTP Australia Pty Ltd
Xmirus Pty Limited

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 lodgement of a GIPA Public Information application form and payment of prescribed fees.

### **Project Program**

Anticipated Start: October 2019

Anticipated Completion: September 2021 (Stage 3)  
Stage 4 – Construction Stage is to be confirmed.

Responsible Officer: Duncan Mitchell, Director Engineering and Property Services

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