

### **10.3. Tender 14/2021 - Holtermann Street Carpark Redevelopment, Crows Nest - Design Services**

**AUTHOR:** Robert Esdaile, Engineering Project Manager

**ENDORSED BY:** Duncan Mitchell, Director Engineering and Property Services

**ATTACHMENTS:** Nil

#### **PURPOSE:**

This report is to provide Council with an analysis and recommendation of the tender process for Tender 14/2021 for the Holtermann Street Carpark Redevelopment, Crows Nest – Design Services stage.

#### **EXECUTIVE SUMMARY:**

Tenders were called and were received until 3pm, 23 February 2021 for the submission of tenders to undertake design consultancy services for the Redevelopment of the Holtermann Street Carpark, Crows Nest.

If the Council wishes to discuss the report, the meeting should be closed to the public to do so in accordance with s10A(2) (d) commercial information of a confidential nature that would, if disclosed; (i) prejudice the commercial position of the person who supplied it, or(ii) confer a commercial advantage on a competitor of the Council, or(iii) reveal a trade secret. of the Local Government Act (LGA).

#### **FINANCIAL IMPLICATIONS:**

Funding for the project is appropriate.

The design stage of this project is 100% funded by Department of Planning, Industry & Environment (DPIE) under a Funding Deed with Council. The Funding Agreement was executed on 26 March 2021. Refer to the Confidential Attachment to this report on the value of the Funding Agreement and the Tranche payments that have been agreed to be paid to Council to enable the design phase of this project to proceed.

#### **RECOMMENDATION:**

- 1. THAT** Council accept the tender of the highest ranked Tenderer for Tender 14/2021 for Holtermann Street Carpark, Crows Nest – Design Services – Stage 1 and Stage 2 only
- 2. THAT** the General Manager be authorised to take any necessary action to implement the decision including entering 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.

**4. THAT** the Confidential Report relating to matters specified in Section 10A(2)(d) be treated as confidential and remain confidential until Council determines otherwise.

## **LINK TO COMMUNITY STRATEGIC PLAN**

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment
  - 1.3 Quality urban greenspaces
2. Our Built Infrastructure
  - 2.1 Infrastructure and assets meet community needs
3. Our Future Planning
  - 3.4 North Sydney is distinctive with a sense of place and quality design
4. Our Social Vitality
  - 4.1 North Sydney is connected, inclusive, healthy and safe
5. Our Civic Leadership
  - 5.1 Council leads the strategic direction of North Sydney

## **BACKGROUND**

On 20 July 2020, the Department of Planning, Industry & Environment (DPIE) provided a high-level briefing to Councillors on the proposed St Leonards/Crows Nest 2036 Plan (“2036 Plan”). At that briefing, Councillors expressed strong concerns that the Plan did not include provision of sufficient or additional open space over and above Council’s planned Hume Street Park. Council staff were advised that the Local Member also expressed similar concerns.

On 29 August 2020, the NSW Government released the 2036 Plan which provides the basis for the growth of this precinct and will accommodate in the order of 16,500 additional jobs and 6,700 new homes by 2036.

In response to the concerns raised by Council at the 20 July 2020 briefing, DPIE staff proposed the funding of a new park at the Holtermann Street Carpark, by forwarding State Infrastructure Contributions (SIC) funds and accelerating the funding to enable such a project. Council received a letter from DPIE on 31 August 2020 confirming this arrangement and that funding would be forthcoming for design work as well as a contribution towards the construction of the project.

The design stage of this project is 100% funded by Department of Planning, Industry & Environment (DPIE) under a Funding Deed with Council. The Funding Agreement was executed on 26 March 2021.

The project involves the demolition of the existing above ground (5 x storey) Holtermann Street carpark which was constructed in 1983 and the construction of a new modern multi-level underground carpark on the site as well as a new high quality contemporary public park on top of the underground carpark. The original above ground carpark was designed by Allan Jack and Cottier Architects in 1982.

The key project elements that are to be included in the design brief are as follows:

- New 207 space (minimum) multi story underground carpark
- New 1500m2 (minimum) public park
- New children's (All abilities playground)
- New Kiosk / café and outdoor dining area incorporated into the park
- New building interface and facade design to the north face of the Crows Nest Centre
- Refreshed and upgraded public amenities within the Crows Nest Centre
- Incorporation of the existing Crows Nest Centre's Community facilities, services and operations within the overall design.
- New pedestrian through site link between, Holtermann Street, the new park and Ernest Plaza.
- New opportunity for a public art space and heritage / historical interpretive elements within the design

The purpose of the Tender is to engage a suitably qualified consultant team to prepare documentation for the Holtermann Street Carpark redevelopment project in accordance with the executed Funding Agreement between DPIE and Council.

The consultant team will be required to prepare all required documentation for the following project stages:

- **Stage 1** - prepare preliminary concept designs for the project suitable for community consultation and to undertake detail design development of the concept design after the community consultation including all refinements required as part of the community consultation.
- **Stage 2** - prepare all documentation required for the lodgement of a Development Application for the redevelopment of the Holtermann Street Carpark and accompanying "Roof Top Park".
- **Stage 3** - undertake the preparation of all required Tender and Construction documentation based on the approved Development Application and suitable for Construction Certificate.
- **Stage 4** - undertake design services required during construction.

## TENDERS RECEIVED

The methodology adopted to undertake the tender evaluation of Tender 14/2021 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.

Open tenders were called and were received until 3pm, 23 February 2021 via Tenderlink. At close of tenders, 23 x tenders were received. Listed in **strict alphabetical order**, the tenderers were:

<b>Tenderer</b>
Andrew Burges Architects
Arcadis Australia
BHMH Architects
CCG Architects
CHRISP Consulting
CHROFI
Clarke Hopkins Clarke Architects
Collard Maxwell Architects
Conrad Gargett Architects
Conybeare Morrison International
Cox Architecture
Crone Architects
Figgs & Jefferson Tapa
Group GSA Pty Ltd
Hassell Limited
Ignite Architects
Lava Asia Pacific
Mako Architecture
Mode Design Corp
NBRS & Partners Pty Ltd
Northrop Consulting Engineers
Studio Hollenstein
Weston Williamson & Partners

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:** May 2021

**Anticipated Completion:** Design Stage (Stages 1-3) is anticipated to be 72 weeks. The target date for the completion of construction is December 2023

**Responsible Officer:** Robert Esdaile , Engineering Project Manager

