



CITY of PERTH

Lord Mayor and Councillors,

NOTICE IS HEREBY GIVEN that the next meeting of the **Works and Urban Development Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Tuesday, 18 October 2016 at 5.30pm.**

Yours faithfully

ROBERT MIANICH
DIRECTOR CORPORATE SERVICES

13 October 2016

Committee Members:

Members:

Cr Limnios (Presiding Member)
The Lord Mayor
Cr McEvoy

1st Deputy:

Cr Harley

2nd Deputy:

Cr Chen



Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**



EVACUATION ASSEMBLY AREA



Assembly Area

Alternate Assembly Area

WORKS AND URBAN DEVELOPMENT COMMITTEE

Established: 17 May 2005 (Members appointed 22 October 2015)

Members:	1st Deputy:	2nd Deputy:
Cr Limnios (Presiding Member) The Lord Mayor Cr McEvoy	Cr Harley	Cr Chen

Quorum: Two

Expiry: October 2017

TERMS OF REFERENCE:

OCM 24/11/15

To oversee and make recommendations to the Council on matters related to:

1. works required to construct, upgrade and maintain streets, footpaths, thoroughfares and other public places, including streetscape upgrades, landscaping initiatives and directional signage and graffiti;
2. design, construction and upgrading of parks, reserves, recreational and civic amenities and facilities and Council owned buildings, excluding Council House, the Perth Town Hall, City of Perth Public Lending Library and the Perth Concert Hall;
3. oversight of the implementation of the Lighting Strategy;
4. waste management.

This meeting is not open to members of the public

WORKS AND URBAN DEVELOPMENT COMMITTEE

18 OCTOBER 2016

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 27 September 2016**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1. Responses to General Business from a Previous Meeting**

Nil
 - 8.2. New General Business**

Nil
- 9. Items for Consideration at a Future Meeting**

Outstanding Reports:

 - “PTA Proposed construction of Fitzgerald Street Bus Lanes (City of Perth Section)” (Deferred 12/04/16, Updated 24/05/16, Updated 26/07/16).
- 10. Closure**

INDEX OF REPORTS

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ITEM NO: 1

MINOR URBAN INTERVENTIONS

RECOMMENDATION: (INFORMATION)

That the Works and Urban Development Committee:

- 1. receives a proposal for the Minor Urban Interventions program; and***
- 2. notes the proposal presented for implementation in 2016/17.***

BACKGROUND:

FILE REFERENCE:	P1028995
REPORTING OFFICER:	Dale Harrop
REPORTING UNIT:	Co-ordination and Design
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	4 October 2016
MAP / SCHEDULE:	Schedule 1 – 2014/15 Implemented Minor Urban Intervention Projects Schedule 2 – 2016/17 Minor Urban Intervention Proposal: West Perth Urban Intervention

Many cities around the world are using small interventions (imaginative, low cost, and quick time frames) to culturally enrich city spaces. In financial year 2013/14, the Works and Urban Development Committee agreed to a new program in the Capital Works budget for small urban interventions.

Since 2014 the following projects have been delivered under the program:

- Urban Lounge - William St, Northbridge;
- Chess Board - Lake St Northbridge;
- Outdoor Dining Room - Hay Street East; and
- Birdcage Seating - Murray Street East

These projects have been successful in encouraging people to engage in public life. They were executed in a short period of time and within budget.

2014/15 Implemented Minor Urban Intervention Projects

The following projects were delivered in financial year 2014/15 (attached as Schedule 1):

- **Outdoor Dining Room - Hay Street East**

A pocket park on Hay Street was transformed into an outdoor dining room with coffee tables, high bars, low and high stools and chairs. The existing degraded lawn was replaced with permeable paving, new planting was installed and the edges of the space were defined.

- **Birdcage Seating - Murray Street East**

Two human-sized birdcages were hung in the branches of the heritage-listed Moreton Bay Fig tree on Murray Street. In 1923 E.L. Handcock wrote a poem about how nurses would kiss their sweethearts goodbye beneath the tree before returning to their residential quarters at Kirkman House. This inspired the design of the seats, which feature kissing birds in the form of a love heart and the words 'Handsome Swain' and 'Dainty Maid'. Brick paving around the tree was replaced with permeable paving and work was carried out by an arborist to improve the health and longevity of the State Heritage Listed tree.

Both projects have helped activate previously underutilised sites in the city. A study was conducted on a weekday in December 2015 to monitor how people use the spaces and how long they stay. The study showed that the Outdoor Dining Room is a popular place for people to sit a while and eat lunch. The Birdcage seats attract spontaneous and momentary interactions. People of all ages were observed photographing, sitting and interacting with them.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Perth as a Capital City, Living in Perth

- | | |
|----|---|
| S5 | Increased place activation and use of underutilised space |
| S9 | Promote and Facilitate CBD living |

DETAILS:

2016/17 Minor Urban Intervention Proposal

Hay Street, between Colin and Outram Streets, West Perth is the proposed site for this year's Minor Urban Intervention. Given the high vacancy rates that West Perth is currently experiencing the City has a focus on engaging with this area and its stakeholders to deliver some new outcomes.

On the southern side of Hay Street, adjacent the Heritage Listed Graham Flats, the footpath is wide and an avenue of large deciduous London plane trees provides dense shade in summer and sun exposure in winter. There is an opportunity to enhance this attractive space, support adjacent businesses and cafes and facilitate social interaction.

The proposal (attached as Schedule 2) is to provide seating and tables that:

- allow people to sit in groups as well as on their own;
- provide a reason to dwell;
- reflect the linear architecture of Graham Flats; and
- introduce a playful, distinctive element to enhance the character to West Perth.

In addition, this area of Hay Street has been identified as a potential site for the Lighting Strategy Implementation Plan project. This will enhance the space at night and improve pedestrian safety.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CW1992
BUDGET ITEM:	Minor Urban Interventions
BUDGET PAGE NUMBER:	38
BUDGETED AMOUNT:	\$150,000
AMOUNT SPENT TO DATE:	\$0
PROPOSED COST:	\$150,000
BALANCE:	\$0

ANNUAL MAINTENANCE:	TBC
ESTIMATED WHOLE OF LIFE COST:	TBC

All figures quoted in this report are exclusive of GST.

COMMENTS:

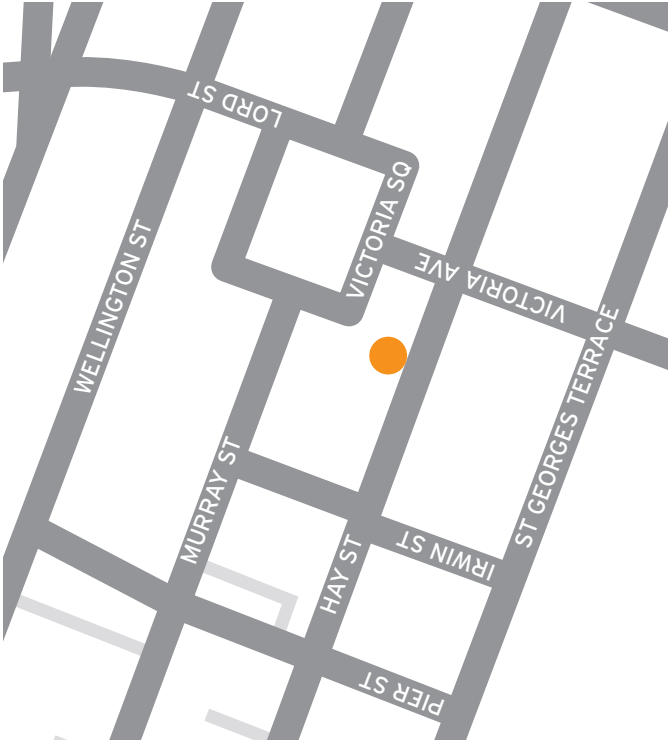
The City's Corporate Business Plan 2016–2020 identifies 'Increased place activation and use of underutilised space' and 'Promote and facilitate CBD living' as important operational initiatives for the City.

The Minor Urban Interventions has been a successful program which has helped to reinvigorate existing public spaces with low budget, quick win projects to support an evolving city.

A communications plan will be developed to ensure that all stakeholders are adequately notified of works and to deal with any specific needs during the works.

The project will be completed by June 2017.

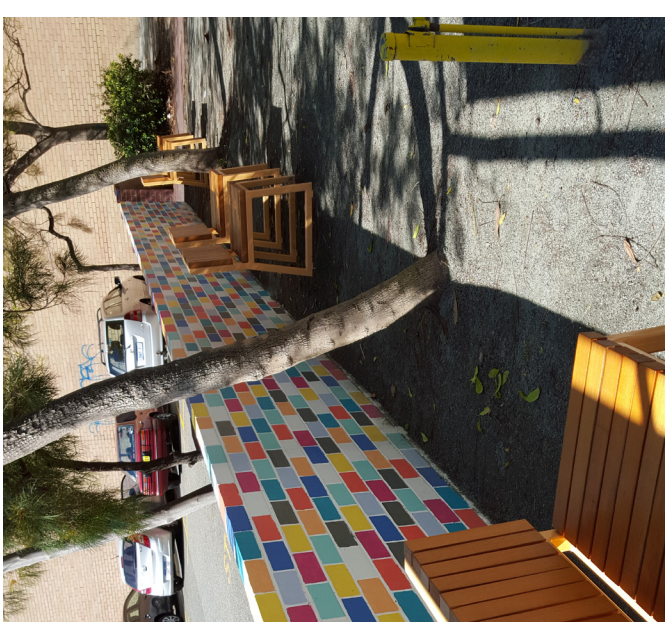
Outdoor Dining Room - Hay Street East



Location Map

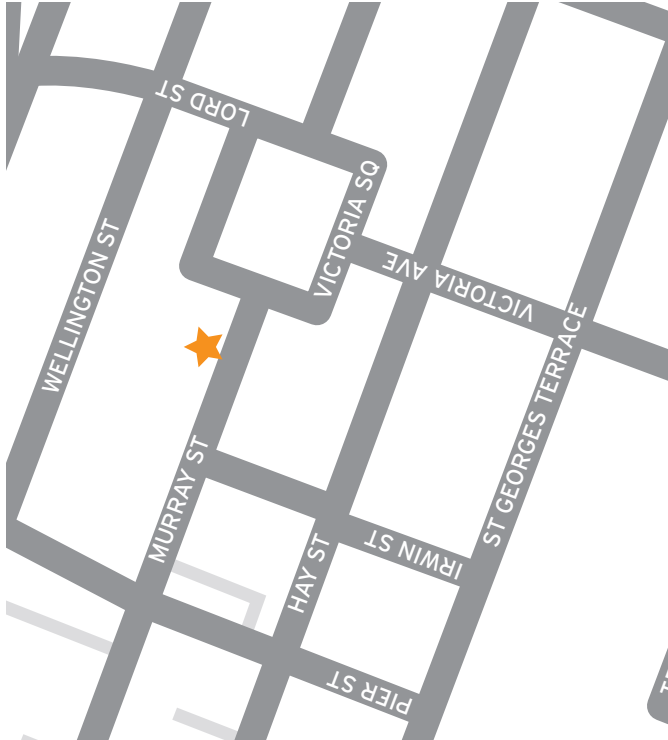


City of Perth, August 2015



SCHEDULE 1

The Birdcages - Murray Street East



Location Map



City of Perth, July 2015



Existing Conditions



Existing low brick wall used as informal seating



Wide footpath with large canopy cover

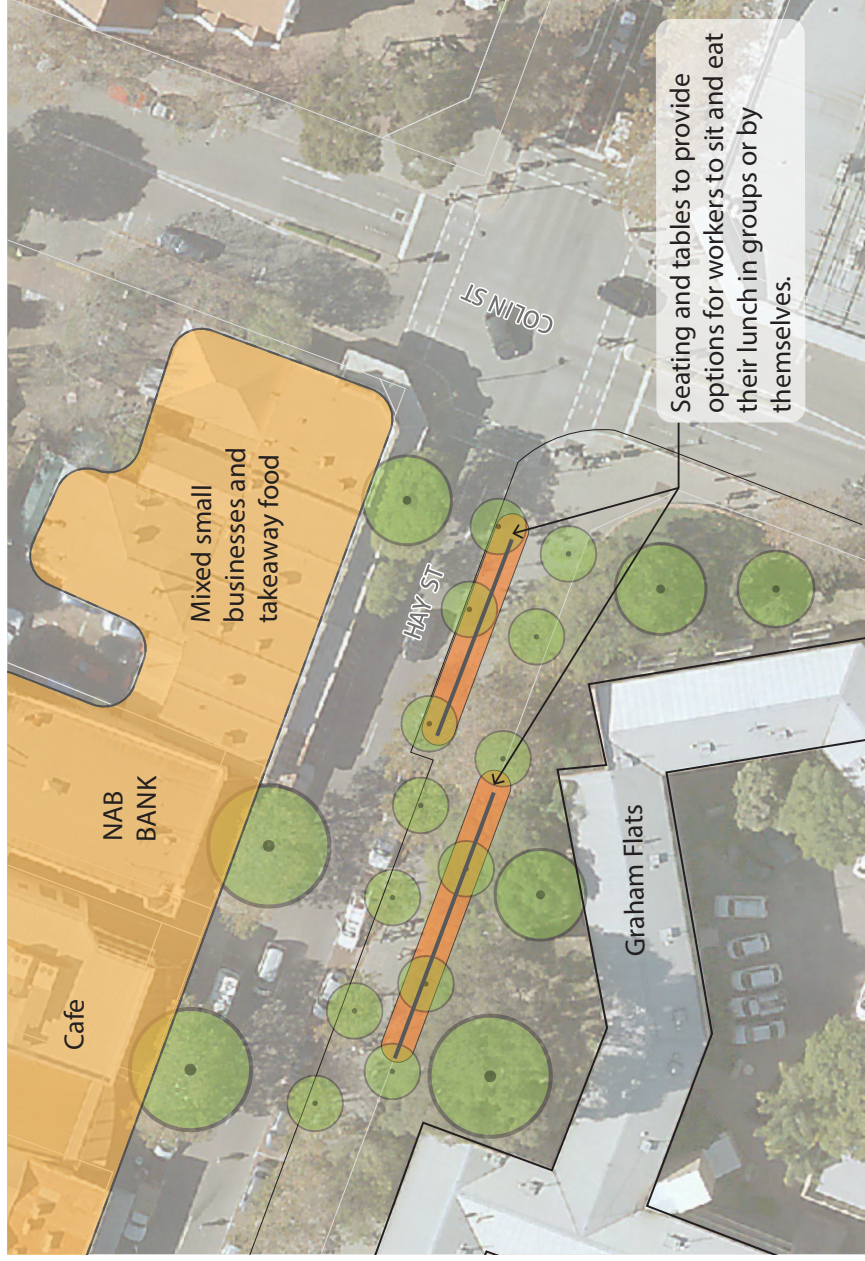


Existing benches

Site Analysis



Proposal



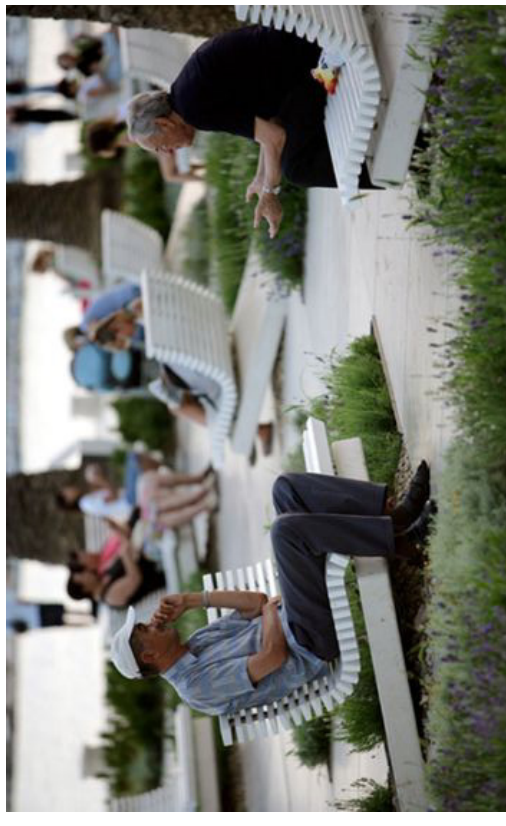
Examples



Choorstaat Papenhulst, Utrecht, Netherlands



Kontour Freiraumplanung, Hamburg, Germany



Waterfront, Split, Croatia

ITEM NO: 2

MOUNT STREET BRIDGE NODE ENHANCEMENT

RECOMMENDATION:

(APPROVAL)

That Council:

- 1. approves the draft concept plan for the upgrade of Mount Street Bridge Node as detailed in this report and Schedule 3 and Schedule 4;***
- 2. approves the release of the draft concept plan for consultation with stakeholders;***
- 3. notes that the results of the stakeholder consultation, together with the final plans and cost estimate for progressing the physical works will be presented to the Works and Urban Development Committee for further consideration.***

BACKGROUND:

FILE REFERENCE:	P1033195
REPORTING OFFICER:	Anngghi Tran
REPORTING UNIT:	Co-ordination & Design
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	6 October 2016
MAP / SCHEDULE:	Schedule 3 – Analysis
	Schedule 4 – Concept

In February 2015, the existing water fountain at the centre of the landscape node at the base of the Mount Street pedestrian bridge was decommissioned due to ongoing technical failure.

This report provides details on the draft concept plan and proposed construction program for the upgrade of Mount Street Bridge Node.

LEGISLATION / STRATEGIC PLAN / POLICY:

**Integrated Planning
and Reporting
Framework**

Strategic Community Plan
Council Four Year Priorities:
Perth as a Capital City

Implications	S5	Increase place activation and use of under-utilised space
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DETAILS:

Mount Street Bridge Node is situated on the eastern end of the pedestrian bridge that spans the Mitchell Freeway, linking the CBD to Kings Park at all times of the day.

The proximity of numerous hotels in the vicinity makes this an important link into the city. Key development sites in this area, including the recent relocation of Channel 9 and Capital Square which is currently under construction, will contribute towards the increasing vibrancy of the western end of the city.

The proposed upgrade of the landscape node at the base of the bridge will reinforce this important link and enhance way-finding to and from the city.

Mount Street Bridge Node

Issues

The following issues have been identified as being in need of particular attention in the Mount Street Bridge Node:

- significant views from St Georges Terrace to the bridge is currently obscured by tall shrubs;
- the view from Mount Street to the bridge is also terminated and obscured by parked vehicles;
- tall shrubs currently obscure sight lines for cyclists and pedestrians entering and existing the bridge;
- insufficient lighting results in lack of night time character;
- lack of way finding functionality – day and night; and
- decommissioned water feature leaves an uninviting landscaping dominated by a vast area of concrete and visible redundant services.

Opportunities

Mount Street Bridge Node requires landscaping enhancement that extends beyond the current pedestrian node. The immediate context of the site includes ill-placed car parking that appear to have evolved without consideration of the significant axial views and way finding function of the site.

There is a great opportunity to rectify the current situation through the creation of a strong, distinctive design. In particular, the proposed draft concept design aims to:

- heighten the sense of arrival into the city from the bridge crossing;
- reinforce the link between the CBD and Kings Park;
- improve the pedestrian environment by providing visual way-finding, sculptural interest and enhanced view of the bridge;
- provide improved amenity; and

- enhance night time character by improving the lighting.

Concept Design

The following items have been addressed in the concept plan and will be implemented during construction:

Item	Comment
Reducing visual obstructions	Pruning and consolidation of the existing tall shrubs at both ends of the bridge will clear the axial view of the bridge and greatly improve sightlines. The existing large jacarandas will provide much needed shade.
Consolidation and relocation of parking bays	<p>A five minute bay will be relocated to an existing oversized loading bay. The taxi bay will be relocated nearby to an existing one hour parking bay. The current non-compliant ACROD bay will be relocated to an existing one hour parking bay and built to Australian Standards.</p> <p>The proposed parking bay amendments has been approved in principal by the Parking Working Group, but is subject to supporting data to be provided by analysis of the current usage by video survey.</p>
Display planting bed	Low planting will open up the views to the bridge. A sculpted contoured planting bed will provide structure to a “Kings Park” character display, consolidating the existing native planting corner at the intersection of Mount Street and St Georges Terrace. This also aligns with the Intergovernmental Wildflowers WA initiative.
Main Road WA verges	<p>A rejuvenation of the neglected freeway embankments will enhance views of the bridge from the freeway and the pedestrian experience.</p> <p>Such proposals are welcomed by Main Roads WA as they align with the Intergovernmental Wildflowers WA initiative.</p>
Seating	The provision of new seating nestled under trees and within new planting beds will provide amenity and respite. Seating will be designed to reference the character of the Florence Hummerston Reserve.
Lighting	The introduction of feature lighting will contribute to the overall presentation and ambience of the landscape node and comfort and safety of pedestrians at night time.
Central Node Paving	The centre of the landscape node will feature quality paving consisting of Donnybrook sandstone with basalt edging, referencing its use in the nearby Florence Hummerston Reserve and Sir Charles Court memorial on St Georges Terrace.

The commissioning of an integrated public artwork will further enhance the space. This sculptural installation will form part of a separate commission to be facilitated by the Arts, Heritage and Culture Unit following within a year of the landscape upgrade. Provision for CCTV and Wi-Fi will also be investigated to ensure coverage is enabled in the future.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CW 1990
BUDGET ITEM:	Mount Street - Bridge Node
BUDGET PAGE NUMBER:	38
BUDGETED AMOUNT:	\$385,000
AMOUNT SPENT TO DATE:	\$ 2,755
PROPOSED COST:	\$385,000
BALANCE:	\$382,245

An independent cost estimate will be prepared on the draft concept design. The estimate will include in-house costs, project management and professional fees.

All figures quoted in this report are exclusive of GST.

COMMENTS:

The approach to Mount Street Bridge from the CBD through to Kings Park is a strategic link and highly valuable iconic view in the city. The proposed landscape enhancement including parking alterations will be instrumental in providing clarity to this key approach to Kings Park.

MRWA have expressed in principle support for the proposed improvement works to the landscape areas within their boundaries. They have agreed to review detailed concept plans in order to further any discussions regarding complimentary maintenance works for the upgrade and ongoing management.

There is also the opportunity to work closely with Kings Park to showcase new specimens and trial the latest native planting techniques to improve their resilience in a harsh urban environment.

Whilst construction works at the Capital Square development site includes interim allocation of workzone parking the southern edge of Mount Street, temporary provision for taxi bays will be made nearby within the central parking zone.

Construction for the enhancement of Mount Street Bridge Node is programmed to commence in April 2017. The works are anticipated to be completed by the end of June 2017. During the construction the focus will be on minimising disruption to pedestrians, vehicles and businesses.

A communications plan will be developed to ensure that all stakeholders are adequately notified of works and to deal with any specific needs around access requirements during the works.

Site Context

1 CBD

2 QV1

3 Hotel/Short Stay Apartments

4 Florence Hummerston Reserve

5 Mixed Offices

6 Capital Square Development

7 Mount Street Residential Zone

8 Parliament House

9 Kings Park

Key Pedestrian/Cycle Link from CBD to Kings Park

Issues

1 Visual link to Kings Park obscured

2 Decommissioned water feature and redundant services

3 Sightlines obscured by shrubs & parking

4 Insufficient lighting and lack of night time appeal

Opportunities

Reinforce link from CBD to Kings Park.

• Open up views to and from bridge.

• Introduce ‘Kings Park’ display planting.

Improve amenity and safety.

• Create high quality pocket park

• Install lighting.

• Improve pedestrian priority.

• Clear sightlines to bridge.

Improve character of place.

• Enhance wayfinding function.

• References nearby landscapes - benches, materials, and planting.

MOUNT STREET BRIDGE NODE

01 Analysis

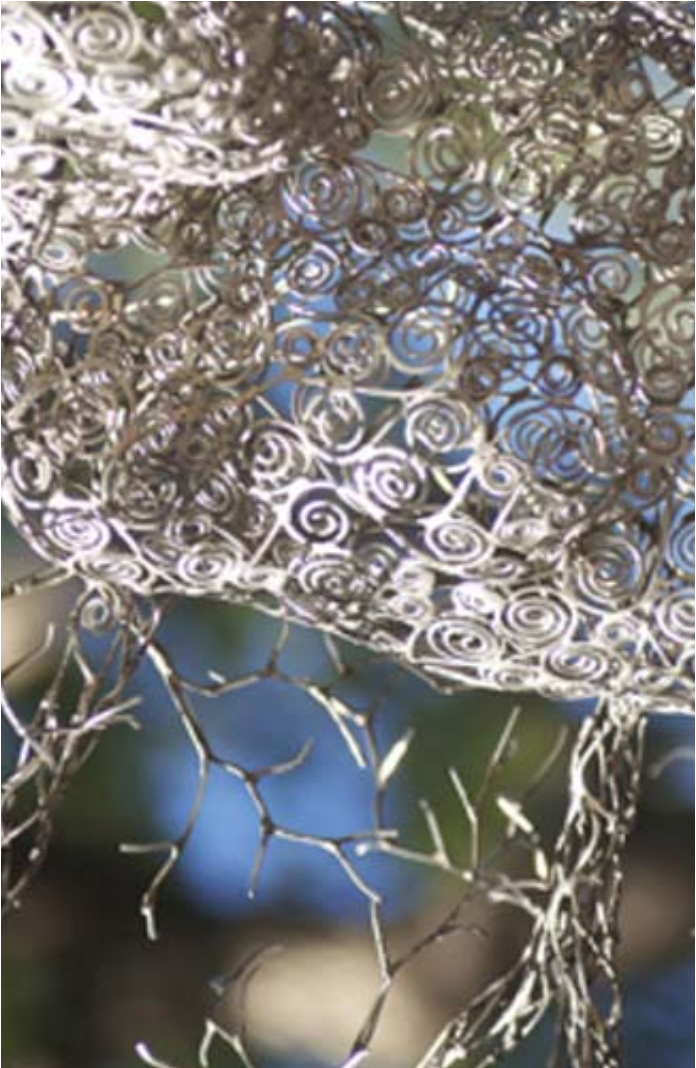
October 2016

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Concept Plan

- 1 Sculpted 'Kings Park' display planting bed
- 2 Seating with future integrated public art
- 3 Feature paving node - Donnybrook Sandstone
- 4 Extended pedestrian zone - PCC Grey Paving
- 5 Trafficable PCC Grey Paving
- 6 Rationalised kerb and roadway
- 7 Revitalise MRWA embankments - wildflower planting

Precedents



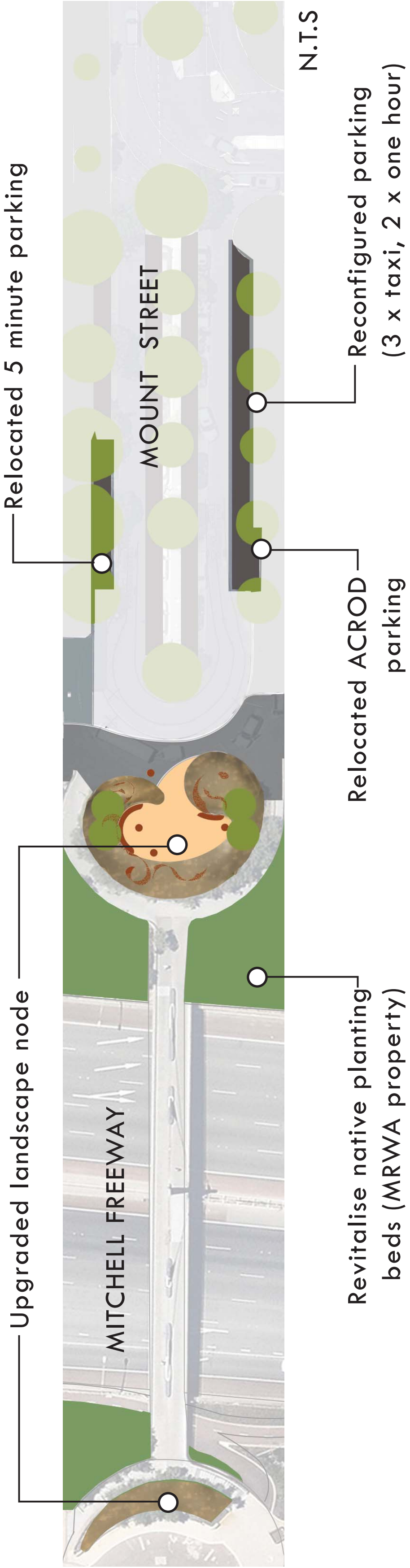
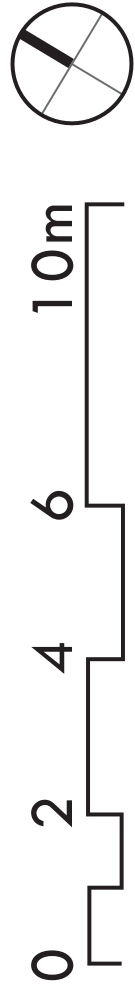
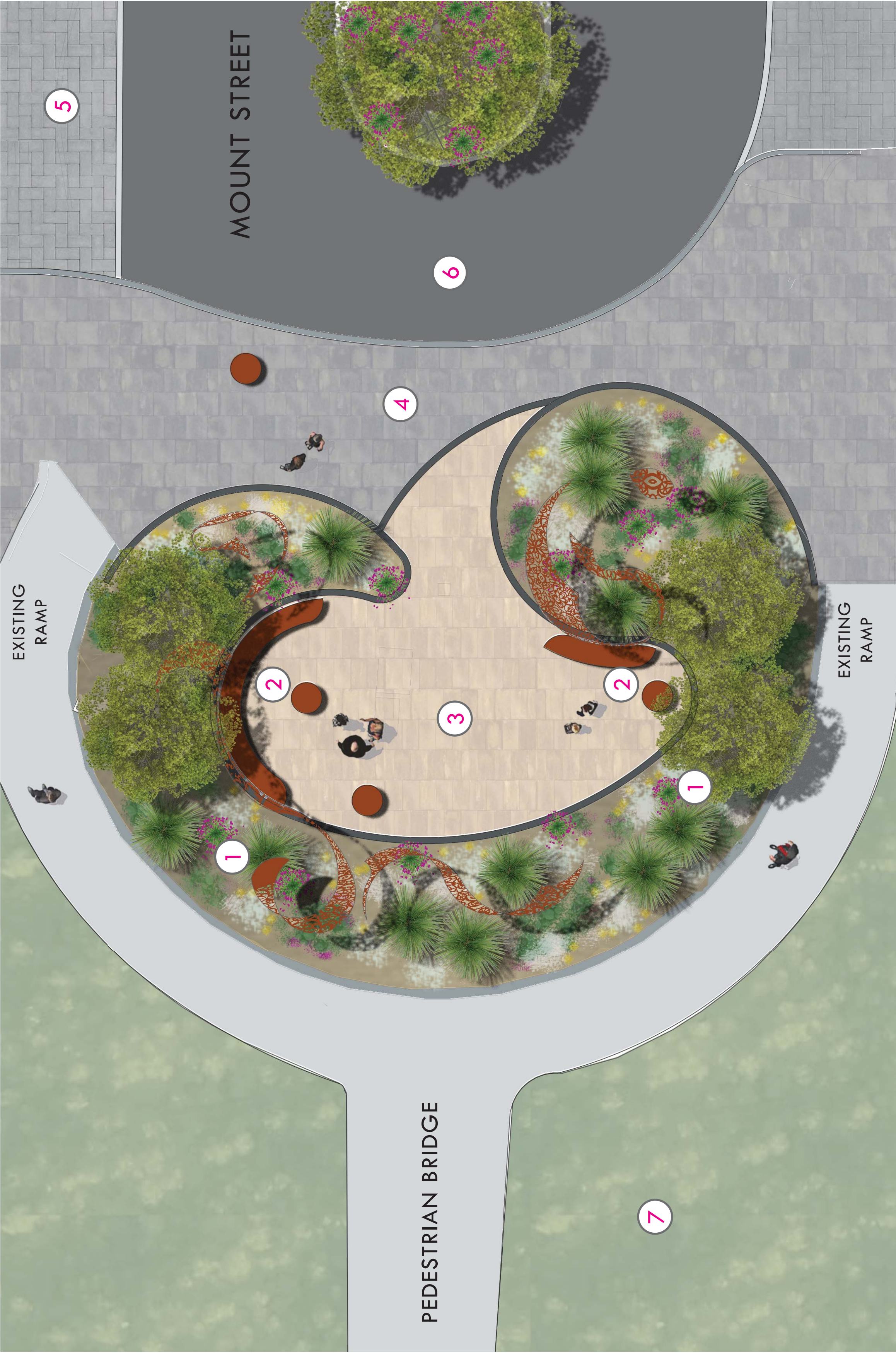
Public art with filigree



Character seating benches



Showcase 'Kings Park' wildflower display planting



ITEM NO: 3

TENDER 025-16/17 – PARLIAMENT PLACE / HARVEST TERRACE ROAD RECONSTRUCTION

RECOMMENDATION:

(APPROVAL)

That Council accepts the most suitable tender, being that submitted by CIVCON Civil and Project Management Pty Ltd, for the Parliament Place/Harvest Terrace Road Reconstruction at a lump sum price of \$758,830 (excluding GST).

BACKGROUND:

FILE REFERENCE:	P1033065-2
REPORTING UNIT:	Construction
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	30 September 2016
MAP / SCHEDULE:	Schedule 5 – Concept Ideas – Road Reconstruction Confidential Schedule 6 – Tender Assessment Matrix Schedule 7 – Quantity Surveyor Estimate

Reconstruction works are required for the deteriorated road pavement at Parliament Place and Harvest Terrace intersection. The cobblestone pavers on Parliament Place require replacement with asphalt, as the continuous traffic loading is loosening them. The additional maintenance is not cost effective. The loose cobblestones present a hazard for pedestrians, cyclists and vehicles. Without intervention there would be a continuing liability for both maintenance and safety.

There is a limited period of time available for the completion of these works, due to their location. Construction works must be scheduled to avoid parliamentary sitting dates. The works have been programmed for completion during the parliamentary recess, completing prior to the Australia Day Sky Works event. It was essential that the preferred contractor demonstrate their ability to manage schedule risk effectively.

A failure to accept the current tender at this meeting would result in a significant delay to the project. The implementation would be required to be rescheduled to coincide with a parliamentary recess of suitable length. This would either be during the upcoming state election (which present scheduling issues due to uncertainties), or during the next summer recess.

Due to the value of the existing granite pavers, there will be a requirement for an asset write-off amount, related to the granite pavers. The granite pavers have been identified within the contract for recycling, and this value will be returned to the City. The asset write-off report will therefore be finalised once this amount is known.

An invitation to tender for the road reconstruction works was advertised on 3 August 2016 in the West Australian.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Local Government (Functions & General Regulations) 1996
Part 4 – Tenders for Providing Goods and Services.

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Living in Perth
S9 Promote and facilitate CBD living.

Policy
Policy No and Name: 7.0 – Purchasing Policy

DETAILS:

Technical Requirements and Background

The project proposal is to replace the granite pavers with asphalt, and cobblestone thresholds. The project extends from the intersection for 50 metres in Parliament Place and 50 metres each way in Harvest Terrace Road.

A prominent feature of the original design was the paved T-junction which encompasses the road and verges to create the sense of a forecourt to Parliament House and to calm traffic moving through the street. A suitable treatment to replicate the 'forecourt' design intent, as a means of improving pedestrian safety, will be the incorporation of cobble stones (attached as Schedule 5).

The granite pavers and reinforced concrete slab have been identified in the contract for recycling. A nominal value will be returned to the City for the granite pavers.

Asset Write-Off Implications

The current asset book value for the related assets is \$1,376,000 and the forecast asset value post works is \$500,000. The granite pavers, which are valued at \$1 million, represent the bulk of this original asset value. It is expected that the recycling value of the granite pavers received will be in the region of \$20,000 to \$25,000. The net reduction on the asset value will therefore be approximately \$850,000. The project is justified by the maintenance savings and reduction in liability as a result of improved safety.

A finalised asset disposal report will be provided to Council once the works are completed and the exact values can be confirmed.

Communications

A communications plan has been developed, and this will be implemented following Council approval of the works. Consultation with the Parliamentary Services is ongoing, with the proposed dates for the work agreed in principle.

The communication of these works to the wider community will be integrated with the adjacent Harvest Terrace Cycle Infrastructure Upgrade works. Both projects are being undertaken during the same time period.

Contract Arrangements

The works will be delivered under a lump sum contract arrangement. Only partial road closures will be permitted during construction.

Working hours are Monday to Sunday, 7.00am and 7.00pm. Construction will commence at the conclusion of the parliamentary sittings on 26 November 2016. The contract requires the road be fully re-opened no later than 25 January 2017 to facilitate the Australia Day Sky Works event. The preferred contractor is indicating a 6 January 2017 completion date.

Summary of Submitted Tenders

Nine offers were received through the City of Perth's electronic tender website from the following contractors on 30 August 2016:

- Industrial Road Pavers;
- D.B. Cunningham Pty Ltd trading as Advanteering Civil Engineers;
- JAXON Civil Pty Ltd;
- MMM (WA) Pty Ltd;
- Menchetti Consolidated Pty Ltd trading as MG Group;
- CIVCON Civil and Project Management Pty Ltd;
- Tracc Civil Pty Ltd;
- CQ & JM Dowsing PL ATF The Dowsing Family Trust trading as Dowsing Group; and
- BCL Group.

Tender Assessment and Evaluation Summary

The submissions received were assessed against the following seven criteria:

- SC1 Management and Personnel;
- SC2 Project Appreciation and Methodology;
- SC3 Relevant Experience;
- SC4 Safety and Risk Assessment;
- SC5 Ability to Meet the City's Timeframe;
- SC6 Quality Control Procedures; and
- SC7 Tendered Price.

A confidential Tender Assessment Matrix is attached as Confidential Schedule 6. An evaluation summary against the non-priced based selection criteria has been provided below:

Industrial Road Pavers

The submission demonstrates limited understanding of the scope of works involved. No staging and construction management plan has been provided. Quality and safety have not been addressed to sufficient detail with only a generic inspection test plan and work method statements being enclosed. The program provided was also very difficult to comprehend.

The contractor has experience in road reconstruction works but is more involved with carpark resurfacing projects.

D.B. Cunningham Pty Ltd trading as Advanteering Civil Engineers

The submission demonstrates an understanding of the scope of works involved but has indicated that the works will be done under a full closure of the intersection. This is in contradiction with the City's tender specifications. Other non-compliance includes the modification to the provided engineering designs. Safety and risk management has not been addressed to sufficient detail.

The offer provided also has a significant number of exclusions which is in contradiction of the lump sum contract arrangement. A generic quality framework and certification has been provided.

The contractor however is very experienced in delivering road reconstruction works in other councils including the City of Perth and State Controlled corridors.

JAXON Civil Pty Ltd

The submission demonstrates a very good understanding of the project with a construction management plan that completes the project in three stages. Traffic management arrangements indicate the works being delivered under partial road closure arrangements. The provided stakeholder management plan provides an engagement strategy to keep surrounding residents and businesses updated on progress including disruptions.

Contractor conforms to safety and quality management requirements. Certification, work method statements and inspection test plans have been included within the submission.

The contractor has no experience in delivering road construction projects within a business district environment has been demonstrated.

MMM (WA) Pty Ltd

The submission demonstrates a good understanding of the scope of works involved from the various management plans being provided. This covers access, stakeholder notification and safety.

The three staged construction plan provided complies with the tender specifications. A quality management framework and certification has been provided, however does not have an inspection test plan for the various deliverables. Safety certification has been provided together with generic work method statements.

The contractor has limited experience in road construction works and have delivered more drainage improvement related projects. It was also difficult to determine from the program if the works could be completed by 25 January 2017.

Menchetti Consolidated Pty Ltd trading as MG Group

The submission demonstrates some understanding of the works involved in the project. The construction management provided has indicated that the works will be delivered under a full closure of Harvest Terrace, in contradiction with the tender specifications.

A generic safety management framework has been provided but with no work method statements to address site specific task hazards. Quality assurance has not been addressed to detail with no site specific inspection test plans.

The contractor has no experience in road construction and is more orientated towards buildings and landscaping projects.

CIVCON Civil and Project Management Pty Ltd

The submission demonstrates a good understanding of the project with a construction management plan that completes the works in two stages and maintains traffic flow through the site with partial road closures.

The program provided has shown the earliest completion of 6 January 2017. This has been confirmed in writing by CIVCON Civil and Project Management Pty Ltd and liquidated damages will apply from this date unless the Superintendent approves an extension to the practical completion date.

Other documents provided include safe works method statements for site specific hazards and a descriptive risk management process. A good understanding in quality assurance is demonstrated with a project specific inspection test plan that identifies a continuous improvement process involving non-conformance reporting and rectification.

The contractor has extensive experience working on complex major projects within the City of Perth.

Tracc Civil Pty Ltd

The submission demonstrates a good understanding of the scope of works and associated risk involved. The entity is a Main Roads pre-qualified civil contractor and has previous road reconstruction experience in other urban councils working under live traffic conditions.

A generic safety management framework has been provided but fails to mitigate site specific hazards. Quality assurance has not been addressed in sufficient detail. The construction staging has identified a full road closure of Parliament Place including the northbound carriageway of Harvest Terrace, in contradiction of the tender specifications. Other non-compliance includes the suggested use of crushed rock instead of limestone as specified in the engineering designs provided.

CQ & JM Dowsing PL ATF the Dowsing Family Trust trading as Dowsing Group

The submission demonstrates a good understanding of the scope of works involved.

The construction management plan has specified a three staged delivery approach that includes a detailed description of works involved with the demolition, road construction and reinstatement. Safety Management covers project specific work method statements. Inspection test plans for specific deliverables and quality certifications have been provided within the submission.

The contractor is experienced in road construction and has previously been involved with major freeway duplication projects. However, does not demonstrate value for money when the offer price is taken into consideration.

BCL Group

The submission demonstrates an understanding of the project scope with a construction management plan showing the works being completed in three stages under partial road closure arrangements.

Risk and quality accreditation has been provided without work method statements and inspection test plans to address site specific issues. The environmental and stakeholder management framework provided has been found to be generic.

The contractor has not demonstrated previous experience working in a CBD environment or on similar projects.

Pre-Tender Estimate

The City engaged a Quantity Surveyor to prepare a cost estimate (attached as Schedule 7) based on the same procurement documentation to provide a basis for the assessment of the price based criteria. The returned independent estimate valued the total project cost at \$899,600. This comprised of:

Lump sum construction contract	\$ 463,856
Provisional sum	\$ 95,000
Contractor preliminaries and overheads including profit	\$ 178,944
Internal staff time and design consultancy cost	\$ 161,800
Total	\$ 899,600

A City of Perth risk assessment identified a further \$225,000 in a provisional sum for service adjustments below the concrete slab.

The total estimated project cost is \$1,124,600.

All prices quoted are exclusive of GST.

Combined Qualitative and Priced Based Assessment Ranking

The following table lists nine submissions by order of merit when both the qualitative and price based criteria were taken into consideration.

Table 1: Tender Submissions Order of Merit

Rank	TENDERER	OFFER including provisional sum \$320,000	SUBMISSIONS, sum
		Excluding GST	Including GST
1	CIVCON Civil and Project Management Pty Ltd	\$758,830.00	\$834,713.00
2	CQ & JM Dowsing PL ATF The Dowsing Family Trust trading as Dowsing Group	\$866,889.75	\$953,578.73
3	JAXON Civil Pty Ltd	\$709,537.00	\$780,490.70
4	D.B. Cunningham Pty Ltd trading as Advantesting Civil Engineers	\$636,410.00	\$700,051.00
5	Tracc Civil Pty Ltd	\$837,529.38	\$921,282.32
6	MMM (WA) Pty Ltd	\$726,001.92	\$798,602.11
7	BCL Group	\$871,302.31	\$958,432.54
8	Menchetti Consolidated Pty Ltd trading as MG Group	\$740,751.34	\$814,826.48
9	Industrial Road Pavers	\$634,030.00	\$697,433.00

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CW - 2002
BUDGET ITEM:	Parliament Place - Harvest Terrace - Havelock Street
BUDGET PAGE NUMBER:	38
BUDGETED AMOUNT:	\$ 1,900,000.00
AMOUNT SPENT TO DATE:	\$ 18,566
PROPOSED COST:	\$ 758,830 (including \$320,000 in provisional Sums, for Stage 1 works)
BALANCE:	\$ 1,122,604 for Stage 2 Works
ANNUAL MAINTENANCE: \$5000	Street sweeping
ESTIMATED WHOLE OF LIFE COST:	\$ 102,400

All figures quoted in this report are exclusive of GST.

COMMENTS:

Value for Money Assessment

The offer provided by CIVCON Civil and Project Management Pty Ltd demonstrates value for money given that they have scored the highest when the price component is taken into consideration with the other six qualitative selection criteria.

CIVCON Civil and Project Management Pty Ltd's offer of \$438,830 offer excluding provisional sums demonstrated value for money when compared to all submitted tenders.

Their responses demonstrated a thorough and detailed understanding of the project and desired outcome. A very competent team with the experience in carrying out road reconstruction has been presented with a well-documented work methodology that completes the project in two stages. All other submissions have either identified a three staged construction plan or works under a single full road closure condition.

They have extensive experience working within the city and have successfully completed major projects that comprise of Elizabeth Quay, St Georges Terrace Drainage, Perth City Link and Water Corporation Upgrade Works along Wellington Street.

At the conclusion of the assessment process, CIVCON Civil and Project Management Pty Ltd was evaluated as being the preferred tenderer with the ability to complete the works by 6 January 2017 which is 19 days in advances of Australia Day to facilitate the Sky Works event traffic management. CIVCON Civil and Project Management Pty Ltd will also be able to deliver under partial road closure traffic management arrangements.

It is therefore recommended to accept the lump sum tender price of **\$758,830.00** including a provisional sum (excluding GST) submitted by CIVCON Civil and Project Management Pty Ltd.

It needs to be noted that the current economic climate has worked in the City's favour with offer submissions being below estimated projected cost.



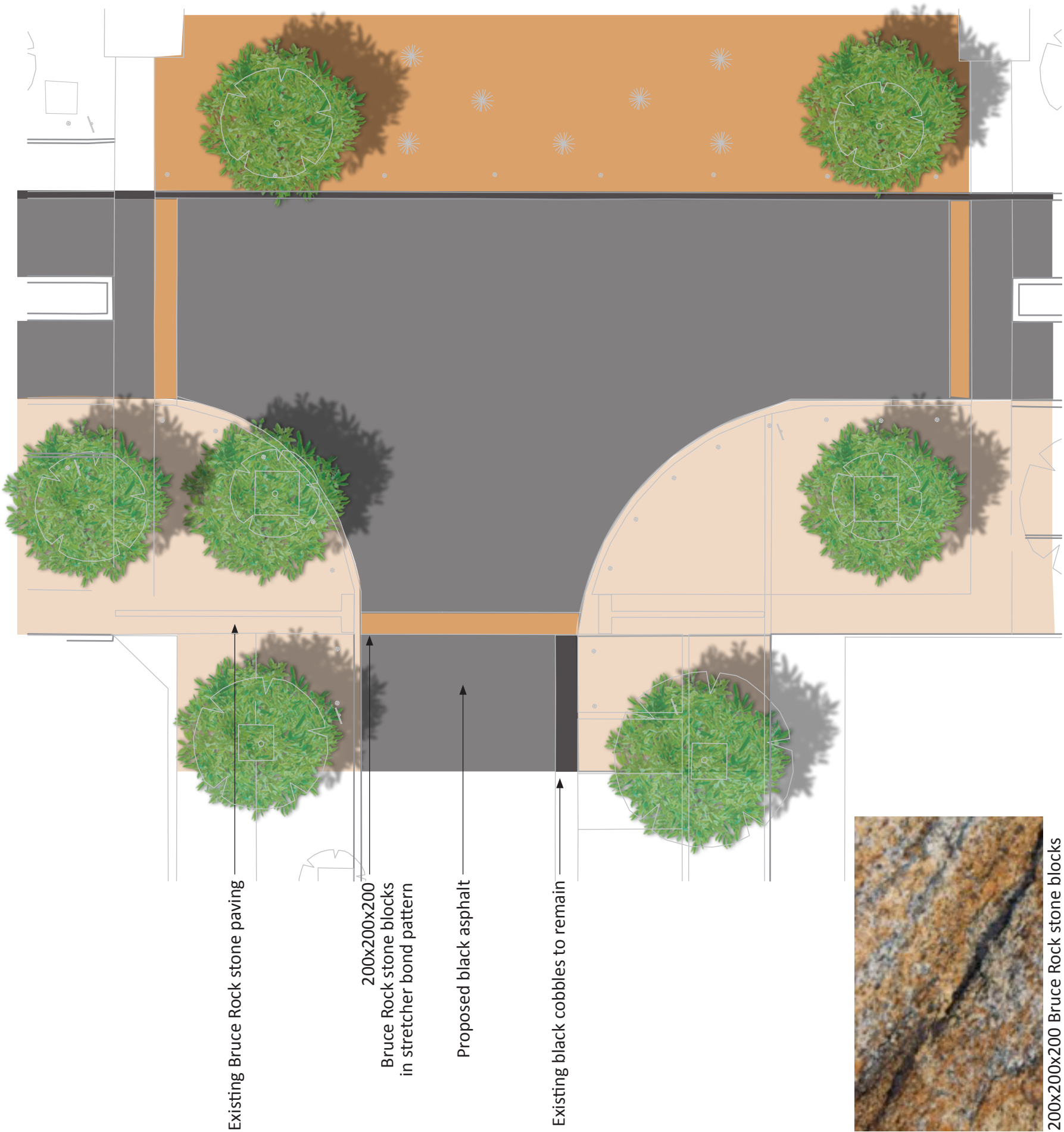
Aerial view showing the strong relationship between heritage listed Parliament House and its ceremonial entrance.



Parliament Place (Harvest Tce) upgrade complete 2012



Parliament Place (Harvest Tce) prior to upgrade in 2007



200x200x200 Bruce Rock stone blocks

CONFIDENTIAL SCHEDULE 6
ITEM 3 – TENDER 025-16/17 – PARLIAMENT
PLACE/HARVEST TERRACE ROAD RECONSTRUCTION

FOR THE WORKS & UBRAN DEVELOPMENT COMMITTEE
MEETING

18 OCTOBER 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER
SEPARATE COVER

Parliament Place / Harvest Tce Intersection**Option 1.2 - Final Cost Estimate excluding 'Out Of Hours' working**

Elements Summary

Rates Current At July 2016

Description	%	Total Cost
106 UTILITIES AND SERVICES	1.7%	\$15,000.00
200 MANAGEMENT REQUIREMENTS	2.8%	\$25,000.00
202 TRAFFIC	4.4%	\$40,000.00
301 CLEARING	0.9%	\$7,950.00
302 EARTHWORKS	13.3%	\$120,011.00
405 DRAINAGE STRUCTURES	0.3%	\$2,500.00
407 KERBS	1.1%	\$9,680.00
501 PAVEMENTS	8.4%	\$75,531.00
503 BITUMINOUS SURFACING	2.5%	\$22,371.00
504 ASPHALT SURFACING	15.4%	\$138,313.00
505 SEGMENTAL PAVING	0.6%	\$5,000.00
604 PAVEMENT MARKINGS	0.3%	\$2,500.00
ESTIMATED NET COST	51.6%	\$463,856.00
MARGINS & ADJUSTMENTS		
Contractor Preliminaries	12.4%	\$111,844.00
Contractor Overheads and profit	7.5%	\$67,100.00
Provisional Sums	10.6%	\$95,000.00
ESTIMATED CONSTRUCTION COST		\$737,800.00
Construction Contingency	4.1%	\$36,900.00
Design Contingency	6.5%	\$58,200.00
Professional Fees	7.4%	\$66,700.00
Escalation		Excl.
City of Perth Project Delivery Costs		Excl.
Goods & Service Tax		Excl.
ESTIMATED TOTAL COST		\$899,600.00