

**REPORT: Report to Council meeting in Closed Committee of the Whole 12 April 2016**

**SUBJECT: Manly2015 Selective Tenders**

**FILE NO: MC/16/47813**

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## **SUMMARY**

Council at its meeting of 14 December 2015, considered a report on the outcome of the market testing by Expressions of Interest (EOI) for the two major Projects of Manly2015 and resolved to invite selective tenders from the EOIs received. Five invitations were issued for the design and construction of a new underground carpark at Manly Oval (Manly Oval Carpark), and two invitations were issued for the Redevelopment of Landmark Site in Manly (Whistler Street) on a 99 year lease respectively.

At the close of tenders, 3 bids were received for the Manly Oval Carpark project and two were received for the Whistler Street redevelopment project.

This report provides an analysis of and recommendation on the tenders received.

## **Introduction**

In April 2015, Council resolved to undertake market testing of the Manly Oval Carpark proposal, and the redevelopment of the Whistler Street site (the Projects), via Expressions of Interest (EOI) from suitably qualified firms to respond to the EOI Invitation Briefs.

At the close of the EOI, Council received 12 responses for the design and construct of the Manly Oval carpark; and three for the redevelopment of the Whistler Street site.

At its meeting of the 14 December 2015, Council resolved to proceed with selective tenders.

The report analyses the tenders received.

## **BACKGROUND**

Council commenced work on the Manly Town Centre Masterplan in 2007, adopting it in 2010 with the project name of the Manly2015 Masterplan (Masterplan).

Following its official launch in April 2011, the Masterplan was placed on public exhibition for a period of nine months. Following which, the Masterplan was amended in response to public feedback.

During the past 5 years, the Masterplan has been reaffirmed by the Council each and every year through its resolutions to adopt the Community Strategic Plan.

As a result, the Masterplan has quickly progressed from concepts to the implementation of public domain works in recent times.

When the 2015/16 Community Strategic Plan was adopted by Council resolution on 1 June 2015, Council reaffirmed its continued commitment to the works of the Masterplan by preserving funding for the Oval carpark and the redevelopment of the Whistler Street site, and allocating \$4m to the implementation of the public domain works in Sydney Road – Manly's new High Street. This is additional to the \$1.4m already allocated for Raglan Street and \$1m for Manly Plaza at Short Street.

In the meantime, contestable EOIs received for the Projects confirmed that the Masterplan to revitalize Manly can be delivered without the need for a long term loan.

Despite the media's approach to reporting, particularly in letters to the Editor, close to 2 out of 3 Manly businesses and 3 out of 5 residents support the Manly Oval carpark being relocated from Whistler Street.<sup>1</sup> Support among the 18-34 age group is noted as greater than the sample average.<sup>2</sup>

In my 14 December 2015 report, I provided to the Council my reasons for recommendation to proceed to selective tenders as follows:

1. Since its launch in April 2011, Council has engaged in extensive and comprehensive consultations covering all integral elements of the Masterplan with the Manly community and key stakeholders.
2. The Council's commitment to the Projects is evidenced by its ongoing resolutions to advance the works of the Masterplan and by Council's ongoing commitment to fund all linked components of the public domains works that surround these Projects.
3. The vision of the Masterplan is delivering and will continue to deliver transformative and beneficial effects for Manly's economic future as infrastructure of the Manly2015 Masterplan is implemented - of which the Projects are a necessary part.
4. The Manly Oval Underground Carpark and the development of the Whistler Street town centre site are an integral and pivotal part of the Manly2015 Masterplan. Without them, the Masterplan cannot succeed in full or in part.
5. The contestable market testing conducted by the Council recently demonstrates that the Projects are highly viable and the market interest in them is highly competitive.
6. Market testing has validated the assumptions used in the business case for the Projects.
7. The Council has undertaken a thorough due diligence process to afford the Projects with as much certainty as possible.
8. The proposed approach to funding the Projects by asset recycling of Whistler Street to fund the Manly Oval Underground Carpark is supported by residents and Manly businesses.
9. The delivery of the Projects can be fully funded and without the need to raise any long term loans.
10. The long term leasing for 99 years of the Whistler Street site for development is intergenerationally equitable because, while its value can be released by the upfront payment of rent, the site will remain in public ownership.
11. The asset recycling by long term leasing of the Whistler Street site is consistent with current best practice for governments to deliver new and enduring infrastructure.
12. Vision and objectives of the Masterplan, of which the Projects are pivotal, are unequivocally clear, and have been reaffirmed by Council in both the Community Strategic Plan and Council's long term financial plans.
13. The community is fully conscious of, and has sufficient clarity about the vision of the Masterplan, and has consistently exercised informed judgement on its merits both for and against.
14. Since the Plan's conception, there has been consistent support for the vision and intent of the Masterplan from Council, Manly businesses, and the community. This is evidenced in the resolutions of the Council and in independent surveys conducted recently.

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<sup>1</sup> "A Survey of Manly Residents and Businesses on Attitude to Manly2015 Master Plan Taverner Research, October 2015".

Business: support was 58% and opposed was 30% with 13% don't know. Residents: support was 55% and 37% opposed with 7% don't know

<sup>2</sup> *ibid*, 1

15. From the results of surveys, it is unequivocally evident that stakeholder support for the Projects is not insignificant, where close to 2 out of 3 Manly businesses and 3 out of 5 residents support the Manly Oval carpark being relocated from Whistler Street.

16. Notwithstanding the majority of survey respondents saying the Manly Daily was their main source of information on the Projects,<sup>3</sup> and the Manly Daily's persistently negative approach in its reporting of, and in their publication of letters to the Editor about the Projects,<sup>4</sup> yet still nearly 3 out of 5 residents and 2 out of 3 Manly businesses surveyed said they support them.

## Report

Council at its meeting of the 14 December 2015 resolved to proceed to selective tenders for the two major projects of Manly2015. That is, the design and construction of the Manly Oval Carpark and the redevelopment of the Whistler Street site on a 99 lease.

The general scope for design and construct of the Manly Oval Carpark is a turnkey underground 500 space carpark that is scalable to 760 in the future with:

- The finished oval surface matching the existing levels
- Parking and destination facilities for cyclists
- Public toilet amenities for customers
- Landscaped public domains.

The general scope for the mixed use redevelopment of the Whistler Street site on a 99 year lease incorporates:

- a new Manly library space complete with workrooms, meeting rooms and offices totalling 2,100m<sup>2</sup>
- 1,200 m<sup>2</sup> of public multipurpose space
- Street level activation that integrates the development with the public domain spaces that surrounds the site
- 50 public parking spaces, inclusive of 15 disabled parking spaces.

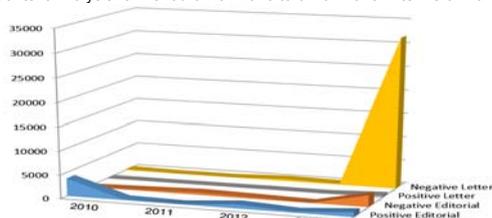
## Tendering

At the close of the selective tenders, bids received are as follows:

1. The design and construct (D&C) of a new underground carpark at Manly Oval
  1. Haslin Constructions Pty Ltd
  2. Abergeldie Complex Infrastructure
  3. Hutchinson Builders.
2. Redevelopment of Landmark Site in Manly (Whistler Street) on a 99 year lease
  1. Grocon
  2. Built Development Group & Athas Holdings.

<sup>3</sup> Ibid, 1

<sup>4</sup> Content Analysis by Manly Council of Manly2015 items in the Manly Daily published over the past 6 months. Articles: 7 out of 10 were Negative, 2 out of 10 were Positive Published Letters: < 4 out of 5 were negative, Editor's Opinion: 100% Negative. Word-length: 12,846 Negative to 3,921 Positive or 3.3:1 Negative. Content Analysis for Period 6 Nov 2010 to 6 Nov 2013 in terms of word-length is represented in the following graph.



A Tender Assessment Panel was formed to assess the tenders received. Membership of the Tender Assessment Panel comprised:

Chief Operation Officer (COO) Civic and Urban Services  
Manager, Enterprise Risk and Business Development  
Executive Manager, Corporate Support Services  
Peer Reviewer - Deputy General Manager, Landuse and Sustainability

As part of the formal evaluation process, the Tender Assessment Panel conducted interviews with each tenderer to confirm and to clarify the contents of the tenders they submitted.

At the completion of an assessment matrix by the Tender Assessment Panel, their work is peer reviewed by the Peer Reviewer and by the Tender Review Panel, which conducts a compliance review process.

Membership of the Tender Review Panel is as follows:

Chief Financial Officer  
Manager, Administration  
Manager, Revenue

The assessment matrices for the two tenders are attached.

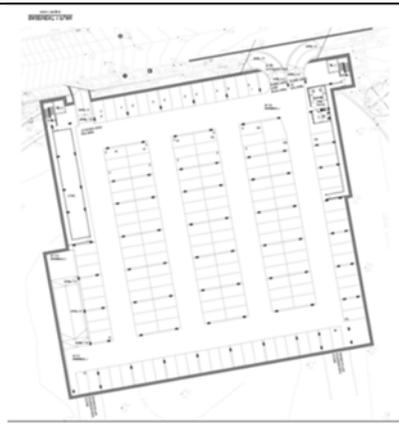
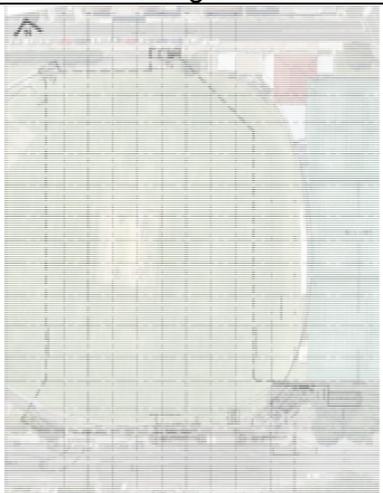
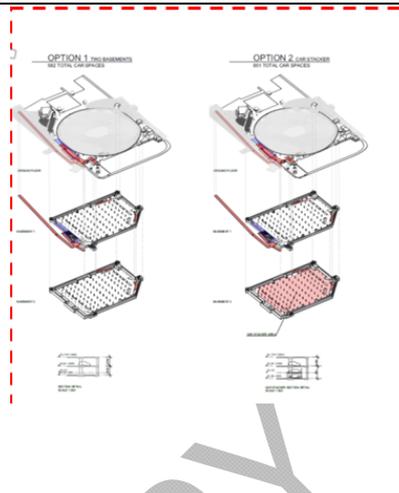
## **Assessment**

### **Manly Oval Carpark – Summary**

At the close of tenders, the three tenders received for this D&C project are as follows:

1. Haslin Constructions Pty Ltd
2. Abergeldie Complex Infrastructure
3. Hutchinson Builders

A summary comparison of the tenders received is provided in the tables below.

Haslin	Abergeldie	Hutchinson
		
<p><b>Possible Amenities</b></p> 		
501 spaces over 3 levels of parking with pedestrian access from Sydney Road only	501 spaces over 2 levels of parking with pedestrians access from both Raglan St and Sydney Road.	582 spaces over 2 levels of parking on an expanded footprint with pedestrians access from both Raglan St and Sydney Road. The lower level has a floor to ceiling height of 4m

### Manly Oval - Comparative Table

Item	Haslin	Abergeldie	Hutchinson
Parking Capacity	501	501	585*
Secured cycle parking	Yes (100)	Yes (100)	Yes (100)
Destination facilities and toilets	Yes	Yes	Yes
Number of levels	3	2	2*
Expandable in the future	Yes	Yes	yes
Cost per space	██████	██████	██████
Turnkey project cost	██████	██████	██████
Public Domains	0.7mil	included	included
Construction Period	78 weeks	53 weeks	48 weeks
<b>Ranking</b>	<b>3</b>	<b>1</b>	<b>2</b>

\*bottom level has floor to ceiling height of 4m

All three tenderers are accredited to deliver public sector projects in this and other States, Territories, and for the Commonwealth government, and from due diligence assessment made, I am satisfied that all have the required experience and capacity to deliver this fixed price contract on time.

Additionally, both Haslin and Abergeldie are highly accredited and reputable civil construction contractors who have delivered major infrastructural projects for governments and statutory agencies in NSW and elsewhere and both have extensive list of completed projects in their portfolio.

Similarly, Hutchinson Builders is a highly experienced and reputable construction company that also has an extensive portfolio of projects involving carparks and major civil engineering components that have some degree of complexities.

On the matters of merits, price, experience, and deliver timeframe, this report concurs with the assessment made by the Tenders Assessment Panel.

While the reason for recommendation for the awarding of this tender is set out later in this Report, below sets out the principal assessment criteria that are used to support the recommendation.

- Tenderers capability and capacity to design, construct and deliver projects over \$20m - \$30m. ie: Tenderers demonstrate in their response that they have the necessary skills, resources, experience, financial capacity, and in some cases licences, accreditations, etc., to fulfil this invitation's requirements.
- Tenderers contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, and project delivery innovation to achieve best value for money results for their clients.
- Tenderers experience, ie having a demonstrable and proven track record in the delivery of design and construct projects over \$20m - \$30m. Including the knowledge and skill to provide the following:
  - the preparation and completion of the concept design,
  - development of the design,
  - preparation of construction documentation,
  - construction of major infrastructure.
- Evidence of quality assurance systems in use for the delivery of major construction projects.
- A proven track record in delivering projects with environmentally sustainable design features.
- Documented and demonstrable evidence to support tenderers submissions that addresses the criteria required by the tender invitation brief.
- A demonstrable and sound record of working with Local or State Government or similar agencies on the design and construction of major infrastructure projects.

Redevelopment of Landmark Site in Manly (Whistler Street) – Summary and Assessment

At the close of tenders, the following two tenders were received for the Redevelopment of the Landmark Site at Whistler Street:

1. Grocon
2. Built Development Group & Athas Holdings

A summary comparison of the tenders received is provided in the tables below.

The Grocon Tender – financial offer [\$mil, Takeout Value/Cash]

Option 2 Retain Library with Parking	Option 1 New Library with Parking	Option 3 New Library Without Parking
		
<ul style="list-style-type: none"> <li>• Library Retained and modified to provided 1200m<sup>2</sup> meeting space and mixed use development over the balance of the site.</li> <li>• 4 levels of public and private parking provided under the mixed use portion of the development</li> </ul>	<ul style="list-style-type: none"> <li>• A new library building with 1200m<sup>2</sup> multipurpose rooms all located in one discrete building surrounded by public domain spaces</li> <li>• The balance of the site is developed for mixed use</li> <li>• Underground public and private parking is located below the development.</li> </ul>	<p style="color: red;">The same as Option 1 but without public parking</p>

The Built Development Group and Athas Holdings Tender (Built) – financial offer [\$/mil, Takeout Value/Cash]

Option 1	Option 2A	Option 2B
		
<p><b>Option 1</b>  <b>Extension of Existing Library Scheme</b>                      Option 1 proposes the retention of the existing library. Existing community spaces are extended to the west as part of the new podium element. The new western extension will be illuminated and connected by a top lit atrium improving circulation, way finding and amenity. Refurbishment of the library would also involve improving the transparency and connection to Market Square.                      New street and laneway aligned space will offer additional cafe, restaurant and fine grain retail tenancies as well as loading / carpark access and residential foyer address. A single Whistler St aligned tower is proposed along the western edge of the site set back from the existing library by podium gardens.</p>	<p><b>Option 2A</b>  <b>Garden Library Scheme</b>                      The Garden Library development offers a newly located library over podium levels 1 and 2. Entry to the library will be from a large foyer at ground level facing the southern end of Whistler St with strong visibility from the Council chambers, ferry terminal and Corso. It's address will create a Civic Gateway Precinct and offer synergies and efficiencies by colocating civic and community use. Large flexible floor plates of the library will be illuminated by perimeter windows along the full length of Whistler St and Market Lane. This will be enhanced by large scale atrium voids illuminated from terrace podium roof lights. A generous library garden can be directly and solely accessed from the library.                      Two equal towers are located to the north and west of the site. Their form avoids issues of uncomfortable L shaped residential blocks and offers a clear symmetry and fine edged proportions to the precinct.</p>	<p><b>Option 2B</b>  <b>Iconic Manly Library Scheme - A beacon.</b>                      Option 2b offers an iconic approach to Manly's library by giving the best views and location to the community. With address to Whistler Street, colocated with the Council offices these functions offer a community and civic gateway. The library is reached by glass lift which offers an extraordinary and distinctly Manly experience at each visit. The library spans the portion of the site facing the Corso, hovering above it like a beacon and providing sweeping views to the harbour and beach. A north facing garden terrace above the library will be awash with northern light and views to Manly's green space. The library entry is shared with other additional community and recreational facilities. The residential portion of the development faces north to the best aspect and gently rises in a series of landscaped terraces creating - a soft green form within a relatively hard urban environment.</p>

REDX

**Comparative Table – New Library Plus Public Parking for 50 Vehicles**

Item	Grocon Option 1	Built Option 2A	Built Option 2B
Recommended for consideration	No	Yes	Yes
Council Takeout	████████	████████	████████
Of which Cash Payment to Council	████████	████████	████████
Public Parking	50	50	50
Library (m <sup>2</sup> )	1400	1400	1400
Library workroom and offices (m <sup>2</sup> )	700	700	700
Public Meeting spaces (m <sup>2</sup> )	1395	1116	1115
Residential (m <sup>2</sup> )	6142	6200 (72)	6640 (68)
Commercial (m <sup>2</sup> )	0	0	764
Retail (m <sup>2</sup> )	929	2088	2326
Cinemas/auditoria space	Not offered	Not Offered	2 (663 m <sup>2</sup> )
FSR/Av Height (RL) Existing 22.00m	3/19.00	3.27/22.51	3.86/20.43
Construction Period (months)	40	24	24

**Comparative Table – Retaining Library Plus Public Parking for 50**

Item	Grocon Option 2	Built Option 1
Recommendation for Consideration	No	No
Council Takeout	████████	████████
Of which Cash Payment to Council	████████	████████
Public Parking	50	50
Library (m <sup>2</sup> )	1400	1400
Library workroom and offices (m <sup>2</sup> )	700	700
Public Meeting spaces	1395	1392
Residential (m <sup>2</sup> )	6142	4752
Commercial (m <sup>2</sup> )	0	0
Retail (m <sup>2</sup> )	929	2059
Cinemas/auditoria space	Not offered	Not Offered
FSR/Av Height (RL) (Max RL 27.2)	3/19.2	2.95/19.45
Construction Period (months)	44	24

**Comparative Table of Financial Offers**

	Total Takeout (\$mil)	Cash (\$mil)
Built Option 2B	████████	████████
Built Option 2A	████████	████████
Built Option 1	████████	████████
Grocon Option 1	████████	████████
Grocon Option 2	████████	████████
Grocon Option 3 - No Carpark	████████	████████

The following Table sets out the public and private takeout for each of the tenders received for the Redevelopment of the Landmark Site at Whistler Street. The Table also provides information on

monetary and non-monetary values of the takeout for each of the proposals, a comparative analysis of public vs private takeout in floor space, and also planning parameters.

In relation to the height datum, it should be noted that level of the lift overrun of the existing carpark is at RL 28.85m.

Bid	Public Takeout				Private Takeout			Private vs Public Ratio	Controls		Comments		
	Total Financial Takeout (\$mil)	Cash (\$mil)	Financial Ranking	Public Parking	Total Area in Takeout (m <sup>2</sup> )	Area Ranking	Residential (m <sup>2</sup> )		Commercial (m <sup>2</sup> )	Retail (m <sup>2</sup> )		Total (m <sup>2</sup> )	FSR
Built Option 2B	Redacted	Redacted	1	50	3878	1	6640	764	2326	9730	3.86:1	20.43	Redacted
Built Option 2A			2	50	3367	2	6200	0	2088	8288	3.27:1	22.51	
Built Option 1			4	50	3216	2	4752	0	2059	6811	2.93:1	19.45	
Grocon Option 1			5	50	3485	3	6142	0	929	7071	3.00:1	19.20	
Grocon Option 2			6	50	3495	3	6142	0	929	7071	3.00:1	19.00	
Grocon Option 3			3	0	3495	3	6142	0	929	7071	3.00:1	19.20	

Due diligence assessment made of the tenders shows that both Grocon and Built have extensive experience and have a proven capacity to deliver the scope of the tender requirements. Both firms are of similar size and have similar amount of current development activities under construction.

Further, both Built and Grocon are recognized as market leaders in the residential and commercial development industry within the scale of development specified by the tender brief, and both firms

are currently building landmark developments in major capital cities, Sydney and Melbourne in particular.

Both firms have engaged highly skilled and respected architects and planning professionals in the preparation of their submitted schemes and have included them and additional expert resources on their team to deliver the proposals should their tender be successful.

Both firms have the financial capacity and development experience to deliver the proposal within the timeframe specified in their tender submitted.

In terms of public benefits, public takeout from the proposal and design merits consideration, this report concurs with the assessment made by the Tender Assessment Panel.

On the matters of merits, price, experience, and deliver timeframe, this report concurs with the assessment made by the Tender Assessment Panel.

While the reason for recommendation for the awarding of this tender is set out later in this Report, below sets out the principal assessment criteria that were used to support the recommendation.

- Financial and Non-Financial offers
- Design excellence
- Capability and capacity to fulfil the requirements of the Tender
- Tenderers contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, project delivery, innovation to achieve best value for money results for their clients
- Tenderers experience, ie having a demonstrable and proven track record in the delivery of design and construct projects over \$50m - \$100m. Including the knowledge and skill to provide the following:
  - the preparation and completion of the concept design
  - development of the design
  - preparation of construction documentation
  - construction of major infrastructure.
- A proven track record in delivering projects with environmentally sustainable design features
- Documented and demonstrable evidence to support tenderers submissions that addresses the criteria required by the tender invitation brief
- A demonstrable and sound record of working with Local or State Government or similar agencies on the design and construction of major infrastructure projects.

## Project Funding

From tenders received for the leasing and redevelopment of the Whistler Street Landmark Site for a mixed use development, the Table below shows that two of the options submitted offered sufficient cash enable the Council to completely repay any construction loans needed to finance the Manly Oval Underground Carpark by year 3.

### Carpark Fix Price D&C Contract

Haslin	Abergeldie	Hutchinson
██████████	██████████	██████████

### Whistler Redevelopment

Offer	Built 2A	Built 2B	Built 1	Grocon 1
Cash Component	██████████	██████████	██████████	██████████

In this regard, cash offered by Built in their Option 2B will fully or substantially cover, in the case of the Hutchinson bid, the funds needed for the construction of the Manly Oval Underground Carpark.

In terms of timing, because the Manly Oval Underground Carpark will need to be delivered ahead of the redevelopment of the Whistler Street Landmark Site, therefore, loan funds will be needed initially to finance the Oval carpark. As such, this Report will recommend the loan funds already allocated in the Council's Community Strategic Plan be approved.

## **Conclusion**

Below sets out the some of the reasons for recommending that Council proceeds to award the tenders for the two major projects of the Manly2015 Masterplan:

1. Since its launch in April 2011, Council has engaged in extensive and comprehensive consultations covering all integral elements of the Masterplan with the Manly community and key stakeholders.
2. The Council's commitment to the Projects is evidenced by its ongoing resolutions to advance the works of the Masterplan and by Council's ongoing commitment to fund all linked components of the public domains works that surround these Projects.
3. The vision of the Masterplan is delivering and will continue to deliver transformative and beneficial effects for Manly's economic future as infrastructure of the Manly2015 Masterplan is implemented - of which the Projects are a necessary part.
4. The Manly Oval Underground Carpark and the development of the Whistler Street town centre site are an integral and pivotal part of the Manly2015 Masterplan. Without them, the Masterplan cannot succeed in full or in part.
5. The contestable market testing conducted by the Council recently demonstrates that the Projects are highly viable and the market interest in them is highly competitive.
6. Market testing has validated the assumptions used in the business case for the Projects.
7. The Council has undertaken a thorough due diligence process to afford the Projects with as much certainty as possible.
8. The proposed approach to funding the Projects by asset recycling of Whistler Street to fund the Manly Oval Underground Carpark is supported by residents and Manly businesses.

9. The delivery of the Projects can be fully funded and without the need to raise any long term loans.
10. The long term leasing for 99 years of the Whistler Street site for development is intergenerationally equitable because while its value can be released by the upfront payment of rent, the site will remain in public ownership.
11. The asset recycling by long term leasing of the Whistler Street site is consistent with current best practice for governments to deliver new and enduring infrastructure.
12. Vision and objectives of the Masterplan, of which the Projects are pivotal, are unequivocally clear, and have been reaffirmed by Council in both the Community Strategic Plan and Council's long term financial plans.
13. The community is fully conscious of, and has sufficient clarity about the vision of the Masterplan, and has consistently exercised informed judgement on its merits both for and against.
14. Since the Plan's conception, there has been consistent support for the vision and intent of the Masterplan from Council, Manly businesses, and the community. This is evidenced in the resolutions of the Council and in independent surveys conducted recently.
15. From the results of surveys, it is unequivocally evident that stakeholder support for the Projects is not insignificant, where close to 2 out of 3 Manly businesses and 3 out of 5 residents support the Manly Oval carpark being relocated from Whistler Street.

Based on the tender assessment, and taking into consideration the forgoing and the objectives of the Manly2015 Masterplan in particular, it is the recommendation of this Report to award each of two projects to the Tenderer who offered the best value for money proposal that also has the greatest merits and the most public benefits.

In the selective tender for the Design and Construction of a New Underground Carpark in Manly at Manly Oval, the conclusion of the objective assessment is that that tender submitted by Abergeldie Complex Infrastructure offered a proposal that delivers the best value for money to Council and one that also has the greatest design and construction merits.

In the selective tender for the Redevelopment of the Landmark Site in Manly at Whistler Street, the conclusion of the objective assessment is that the offers made in the Built Option 2B is by far the best value for money tender proposal received in terms of public benefits, residential, commercial and retail mix, architectural merits, and functionality in terms of building form. The location and design of the new public library which occupies the strategic vantage position in an iconic building has also created an opportunity for a cinema complex by utilising the unique geometric shape of the building form; a form that reflects the existing subdivision patterns that defined the village centre.

## RECOMMENDATION

That Council

1. Accept the tender submitted by **Abergeldie Complex Infrastructure** for the design and construction of the new underground carpark at Manly Oval for [REDACTED],
2. Accept the tender submitted in Option 2B of the **Built Development Group & Athas Holdings** offer for the Redevelopment of Landmark Site in Manly for a 99 year lease term,

3. Approve the drawdown of the loan funds which have been allocated in the Manly Community Strategic Plan, the 2015/16 One Year and in the Four Year Delivery Programs to finance the construction of the new underground carpark at Manly Oval, and
4. Authorise the General Manager to execute any documents under Seal as may be required.

**ATTACHMENTS**

<b>AT-1</b>	Invitation for Selective Tendering for the Design and Construction of a New Underground Carpark in Manly	7 Pages
<b>AT-2</b>	Invitation for Selective Tendering for the Redevelopment of Landmark Site in Manly	7 Pages
<b>AT-3</b>	Tender Assessment Panel Evaluation Matrix for the Design and Construction of a New Underground Carpark in Manly	3 Pages
<b>AT-4</b>	Tender Assessment Panel Evaluation Matrix for the Redevelopment of Landmark Site in Manly	5 Pages

Document2

\*\*\*\*\* End of General Managers Division Report No. 5 \*\*\*\*\*

REDACTED COPY

**Manly2015 Selective Tenders**

**Invitation for Selective Tendering for the Design and Construction of a New Underground Carpark in Manly**

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**Manly Council**



Invitation for Selective Tendering

For the Design and Construction of  
A new Underground Carpark in Manly

Closes at 2pm Friday 15<sup>th</sup> March 2016 at Tender Box,  
Manly Council, 1 Belgrave Street, Manly, NSW 2095

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**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Design and Construction of a New Underground  
Carpark in Manly**

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**1. Invitation for Selective Tendering**

Manly Council, having considered the Expressions of Interest (EOI) your firm had submitted for the design and construction of a new carpark under Manly Oval (Project), invites your firm to submit a tender for the Project.

This invitation is based upon the following documents:

1. The EOI Invitation Brief for the for design and construction of a new underground carpark in Manly issued by Council in May 2015 (Attachment A);
2. The EOI your firm has submitted to Council on 12 June 2015 in response to the Invitation Brief (Attachment B);
3. Development Deed (Attachment C), and
4. Tender Conditions, Specification, Form, AND Contract (Attachment D).

This invitation for tenders is selective only. And your firm is required to reaffirm in the tender that it has the necessary skills, resources, experience, financial capacity, and in some cases licences, accreditations, etc., to fulfil the requirements of this tender

This invitation is for the delivery of a new carpark and ancillary vehicular and pedestrian facilities beneath Manly Oval by design and construct procurement, and the making good and the full restoration of the Manly Oval afterwards.

It is expected that the new carpark will accommodate at least 470 cars, but is designed to be expandable, with construction by others, to 760 spaces in the future.

The land, the subject of this Tender, is known as Manly Oval.

In addition to reaffirming demonstrable capabilities, your firm is also required to contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, projects delivery, and innovation to achieve best value for money results for their clients. Your firm must also thoroughly review the EOI submitted and reaffirm all the matters cited in the EOI Invitation Brief (Attachment A) for the redevelopment of the subject site.

The successful tender will be required to enter into a binding contract with the Council.

**ATTACHMENT 1**

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Design and Construction of a New Underground  
Carpark in Manly**

**2. Invitation for Selective Tendering – Checklist of Returnable Documents (RETURNABLE)**

**Project Reference: For the Design and Construction of A new Underground Carpark in Manly**

The following is returnable information with the Tender, which will form the basis of post Tender assessment.

Item	Tenderers should provide the following with their tender submission	Checked by Tenderer	Checked by Council
1	The Order of Cost and Cost Plan for the design and construction of a new 470 space underground carpark at Manly Oval in accordance with this Brief, inclusive of direct and indirect costs, margins, contingencies, and all professional costs, and inclusive of the full restoration of the Manly Oval afterwards		
2	Plans, Schematics, Drawing, Sketches, of the proposal in the Tender proposal		
3	A statement on the scope of the proposal, including specification advisory, and on how the project may be up scaled in the future		
4	A statement on the proposed method of construction, staging if any, associated timeframes.		
5	A statement on project time estimates, including but limited to, construction duration, commission, and handover.		
6	A statement on the project cashflow estimates over the project		
7	Capability Statements of Tenderer and nominated Consultants		
8	Draft or Pro-forma terms of engagement		
9	List of at least three Reference Sites of a similar scale and size		
10	List of Referees		
11	Name and address of Directors and Principals		
12	Name and address of auditor or public accountant		
13	Name of Banker		
14	Printout – ASIC record of the firm		
15	Proof of Insurance		
16	Statement of conformity to Australian Standards		
17	Statement of financial capability		
18	Statement regarding compliance with Council's Procurement Policy and Ethical Charter		
19	Quality Assurance Plan		
20	Acceptance of Council's Procurement Policy and Protocol and Disclaimer		

Signature of Tenderer	
Name as per Signature	
Position Held	
Date	

---

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Design and Construction of a New Underground  
Carpark in Manly**

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**3. Invitation for Selective Tendering – Tender Form (RETURABLE)**

**Project Reference: For the Design and Construction of A new Underground Carpark in Manly**

By signing below and returning this form to Manly Council, you firm makes a Tender submission to Manly Council.

Your firm also accepts that this Tender and the previous EOI submission, the contents of the EOI Invitation Brief (Attachment A) and any and all associated documents will form part of the contract with the Council.

Tenderer's Name and Address:

.....  
.....  
.....

Tenderer's Website Address:

.....

Contact Person:.....

Position held:.....

Contact Number:.....

Email Address:.....@.....

.....  
Signature

**This form together with all mandatory Returnable documents shall be addressed and delivered to Tender Box, Manly Council, 1, Belgrave Street, Manly 2095, Australia by 2pm, 15 September 2015.**

**ATTACHMENT 1**

**Manly2015 Selective Tenders**

**Invitation for Selective Tendering for the Design and Construction of a New Underground Carpark in Manly**

**4. Assessment Criteria (RETURNABLE)**

**Project Reference: For the Design and Construction of A new Underground Carpark in Manly**

Tenders will be assessed as follows:

No	Assessment Criteria	Weighting
A.	Capability and capacity to design, construct and deliver projects over \$20m - \$30m. ie: Tenderers demonstrate in their response that they have the necessary skills, resources, experience, financial capacity, and in some cases licences, accreditations, etc., to fulfil this invitation's requirements.	25%
B.	Tenderers contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, project delivery innovation to achieve best value for money results for their clients.	20%
C.	Experience ie Proven track record in the delivery of design and construct projects over \$20m - \$30m. Including the knowledge and skill to provide the following: <input type="checkbox"/> the preparation and completion of the concept design, <input type="checkbox"/> development of the design, <input type="checkbox"/> preparation of construction documentation, <input type="checkbox"/> construction of major infrastructure	15%
D.	Quality assurance systems in place for the delivery of major construction projects.	15%
E.	Proven track record in delivering projects with environmentally sustainable design features.	10%
F.	Tenderers must also provide all the necessary evidence to support their submission and address the criteria required by this invitation.	10%
G.	Record of working with Local or State Government or similar agencies on the design and construction of major infrastructure projects.	5%

Signature of Tenderer	
Name as per Signature	
Position Held	
Date	

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Design and Construction of a New Underground  
Carpark in Manly**

**5. Manly Council's Procurement Policy and Protocol (RETURNABLE)**

**Ethics and Probity**

General - The Council's procurement activities are to be performed with integrity and in a manner able to withstand the closest possible scrutiny.

Conduct of Council Staff - Council staff at all times are to conduct business that is ethical and of the highest integrity and are required to:

- treat potential and existing suppliers with equality and fairness
- not seek or receive personal gain
- maintain confidentiality of Commercial in Confidence information
- present the highest standards of professionalism and probity
- deal with suppliers in an honest and impartial manner that does not allow conflicts of interest
- provide all suppliers and tenderers with the same information and equal opportunity
- be able to account for all decisions and provide feedback on them
- not be involved in any activity such as performing work with suppliers, consultants or contractors
- ensure adherence to the Local Government Act 1993, (Section 55); Local Government (General) Regulation 2005, (Part 7); and Manly Council's Code of Conduct
- not engage in the practice of so-called "order splitting" with suppliers, consultants or contractors.

**Governance**

Responsible Financial Management - The principle of responsible financial management is to be applied to all procurement activities.

Council funds are to be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy.

Record Keeping – All substantive communications with potential suppliers in respect of tender evaluations and quotations should be in writing or in formal minuted meetings.

Records for all Procurement activities must be kept and recorded in the Council record management system.

**Lobbying**

Lobbying of Councillors and staff by tenderers or their agents is not permitted and shall result in their disqualification from the tender process on that occasion. For the purposes of this clause "lobbying" shall include seeking to influence; seeking to obtain support or assistance; and urging or persuading.

Signature of Tenderer	
Name as per Signature	
Position Held	
Date	

---

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Design and Construction of a New Underground  
Carpark in Manly**

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**6. Disclaimer (Returnable)**

This Invitation for Selective Tendering has been prepared by Manly Council for the information of tenderers to assist them in deciding whether they are sufficiently interested this invitation for expression of interest to proceed with further investigation in relation design and construction of the Manly Oval underground carpark.

The information contained in this Invitation does not constitute any offer; it is provided as a guide only; and has been prepared in good faith and with due care.

Manly Council will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a tenderer relies upon that is contained in this report or any other material.

Manly Council reserves the right, at its sole discretion, to postpone or cancel the proposed design and construction of the Manly Oval underground carpark in this Invitation and to modify or add any terms and conditions to any proposed contract, statement or other material associated with this tender, which may be made available to a Tenderer to.

Signature of Tenderer	
Name as per Signature	
Position Held	
Date	

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Manly2015 Selective Tenders

Invitation for Selective Tendering for the Redevelopment of Landmark Site in Manly

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# Manly Council



Invitation for Selective Tendering

For The Redevelopment of Landmark Site in Manly

Closes at 2pm Tuesday 15 March 2016 at Tender Box,  
Manly Council, 1 Belgrave Street, Manly, NSW 2095

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**Manly2015 Selective Tenders**

**Invitation for Selective Tendering for the Redevelopment of Landmark Site in Manly**

**1 INVITATION FOR SELECTIVE TENDERING**

Council, having considered the Expressions of Interest your firm has submitted for the opportunity to enter into a long term lease with Council to redevelop a Council owned site located in the heart of Manly's CBD bounded by Whistler Street, Market Lane, and Library Place, Manly, invites your firm to submit a tender for the subject opportunity.

This invitation is based upon the following documents:

1. The EOI Invitation Brief for the Redevelopment Opportunity of Landmark Site in Manly issued by Council in May 2015, referred to Attachment A;
2. The EOI your firm has submitted to Council on 12 June 2015 in response to the Invitation Brief (Attachment B),
3. Development Deed, refer to Attachment C

This invitation for tenders is selective only. And your firm is required to reaffirm in the tender that it has the necessary skills, resources, experience, financial capacity, and in some cases licences, accreditations, etc., to fulfil the requirements of this tender.

In addition to reaffirming demonstrable capabilities, your firm is also required to contextually demonstrate and affirm in the tender how it has achieved industry recognition for its design innovation and public-place-making excellence. Your firm must also thoroughly review the EOI submitted and reaffirm all the matters cited in the EOI Invitation Brief (Attachment A) for the redevelopment of the subject site.

The successful tender will be invited to enter into a binding contract with the Council.

**ATTACHMENT 2**

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Redevelopment of Landmark Site in Manly**

**2 Invitation for Selective Tendering – Checklist of Returnable Documents (RETURNABLE)**

**Project Reference: Redevelopment of Landmark Site in Manly**

**The following is returnable information with the Tender.**

<b>Item</b>	<b>Tenderers should provide the following with their Tender</b>	<b>Checked by Tenderer</b>	<b>Checked by Council</b>
1	<b>A Statement setting out the offers</b>		
2	Addressing Matters for Consideration requirements in Section 3.3 and 9 of the EOI Invitation Brief (Attachment A)		
3	Plans, Schematics, Drawing, Sketches, of the proposal in the Tender proposal		
4	A statement on the scope of the proposal, including specification advisory (if any)		
5	A statement on the proposed method of construction, staging if any, associated timeframes.		
6	A statement on project time estimates, including but limited to, construction duration, commission, and handover.		
7	Capability Statements of Tenderer and nominated Consultants		
8	List of at least three Reference Sites of a similar scale and size		
9	List of Referees		
10	Name and address of Directors and Principals		
11	Name and address of auditor or public accountant		
12	Name of Banker		
13	Printout – ASIC record of the firm		
14	Proof of Insurance		
15	Statement of conformity to Australian Standards		
16	Statement of financial capability		
17	Statement regarding compliance with Council's Procurement Policy and Ethical Charter		
18	Quality Assurance Plan		
19	Acceptance of Council's Procurement Policy and Protocol and Disclaimer		
20	Development Deed		

Signature of Tenderer	
Name as per Signature	
Position Held	
Date	

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Redevelopment of Landmark Site in Manly**

**3 Invitation for selective Tendering - Returnable Form (RETURNABLE)**

**Project Reference: Redevelopment of Landmark Site in Manly**

By signing below and returning this form to Manly Council, you firm makes a Tender submission to Manly Council.

Your firm also accepts that this Tender and the previous EOI submission, the contents of the EOI Invitation Brief (Attachment A) and any and all associated documents will form part of the contract with the Council.

Tenderer's Name and Address:

.....  
.....  
.....

Tenderer's Website Address:

.....

Contact Person:.....

Position held:.....

Contact Number:.....

Email Address:.....@.....

.....  
Signature

**This form together with all mandatory Returnable documents shall be addressed and delivered to Tender Box, Manly Council, 1, Belgrave Street, Manly 2095, Australia by 2pm, 15 March 2016.**

**ATTACHMENT 2**

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Redevelopment of Landmark Site in Manly**

**4 ASSESSMENT CRITERIA (RETURNABLE)**

**Project Reference: Redevelopment of Landmark Site in Manly**

Tenders will be assessed as follows:

No	Assessment Criteria	Weighting
A.	Financial and Non-Financial offers	25%
B.	Design excellence	30%
C.	Capability and capacity to fulfil the requirements of the Tender	10%
D.	Tenderers contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, project delivery, innovation to achieve best value for money results for their clients.	10%
E.	Experience ie Proven track record in the delivery of design and construct projects between \$50m to \$100m.  Including the knowledge and skill to provide the following: <ul style="list-style-type: none"><li>▪ the preparation and completion of the concept design,</li><li>▪ development of the design,</li><li>▪ preparation of construction documentation,</li><li>▪ construction of major infrastructure.</li></ul>	10%
F.	Proven track record in delivering projects with environmentally sustainable design features.	5%
G.	Tenderers must also provide all the necessary evidence to support their submission and address the criteria required by this invitation.	5%
H.	Record of working with Local or State Government or similar agencies on the design and construction of major infrastructure projects.	5%

Signature of Tenderer	
Name as per Signature	
Position Held	
Date	

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Redevelopment of Landmark Site in Manly**

**5 Manly Council's Procurement Policy and Protocol (RETURNABLE)**

**Ethics and Probity**

General - The Council's procurement activities are to be performed with integrity and in a manner able to withstand the closest possible scrutiny.

Conduct of Council Staff - Council staff at all times are to conduct business that is ethical and of the highest integrity and are required to:

- treat potential and existing suppliers with equality and fairness
- not seek or receive personal gain
- maintain confidentiality of Commercial in Confidence information
- present the highest standards of professionalism and probity
- deal with suppliers in an honest and impartial manner that does not allow conflicts of interest
- provide all suppliers and tenderers with the same information and equal opportunity
- be able to account for all decisions and provide feedback on them
- not be involved in any activity such as performing work with suppliers, consultants or contractors
- ensure adherence to the Local Government Act 1993, (Section 55); Local Government (General) Regulation 2005, (Part 7); and Manly Council's Code of Conduct
- not engage in the practice of so-called "order splitting" with suppliers, consultants or contractors.

**Governance**

Responsible Financial Management - The principle of responsible financial management is to be applied to all procurement activities.

Council funds are to be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy.

Record Keeping – All substantive communications with potential suppliers in respect of tender evaluations and quotations should be in writing or in formal minuted meetings.

Records for all Procurement activities must be kept and recorded in the Council record management system.

**Lobbying**

Lobbying of Councillors and staff by tenderers or their agents is not permitted and shall result in their disqualification from the tender process on that occasion. For the purposes of this clause "lobbying" shall include seeking to influence; seeking to obtain support or assistance; and urging or persuading.

Signature of Tenderer	
Name as per Signature	
Position Held	
Date	

**Manly2015 Selective Tenders  
Invitation for Selective Tendering for the Redevelopment of Landmark Site in Manly**

**6 DISCLAIMER (RETURNABLE)**

This Invitation Brief has been prepared by Manly Council for the information of potential Tenderers leasee to assist them in deciding whether they are sufficiently interested in the site offered to proceed with further investigation in relation to the subject site.

The information contained in this Invitation Brief does not constitute any offer or lease; it is provided as a guide only; and has been prepared in good faith and with due care.

Manly Council will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential Tenderer relies upon that is contained in this report or any other material.

The land the subject of this Invitation Brief is offered on an "as is" and "with all faults", if any, without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law.

Manly Council reserves the right, at its sole discretion, to postpone or cancel the proposed lease of the site and to modify or add any terms and conditions to any proposed contract, statement or other material associated with the proposed lease, which may be made available to a Tenderer to this Tender.

Signature of Tenderer	
Name as per Signature	
Position Held	
Date	

**SELECTIVE TENDER**  
**Design and Construction of an Underground Carpark in Manly**  
**Tender No. T 2016/04**

COPY

	W/G	HASLIN	ABERGELDIE	HUTCHINSON
<p><i>Score Rating: Excellent 5, Good 4, Average 3, Fair 2, Poor 1</i></p> <p><b>SELECTION CRITERIA</b></p> <p>A. Capability and capacity to design, construct and deliver projects over \$20m - \$30m. <span style="float: right;">25%</span></p> <p>B. Respondents contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, project delivery innovation to achieve best value for money results for their clients. <span style="float: right;">20%</span></p> <p>C. Experience in proven track record in the delivery of design and construct projects over \$20m - 30m. Including the knowledge and skill to provide the following: preparation and completion of the concept design; development of the design; preparation of construction documentation; construction of major infrastructure. <span style="float: right;">15%</span></p> <p>D. Quality assurance systems in place for the delivery of major construction projects. <span style="float: right;">15%</span></p> <p>E. Proven track record in delivering projects with environmentally sustainable design features. <span style="float: right;">10%</span></p> <p>F. Respondents must also provide all the necessary evidence to support their submission and address the criteria required by this invitation. <span style="float: right;">10%</span></p> <p>G. Record of working with Local or State Government or similar agencies on the design and construction of major infrastructure projects. <span style="float: right;">5%</span></p> <p style="text-align: right;"><b>100%</b></p>				
<div style="background-color: black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: white;">Redacted</span> </div>				

Evaluation Panel:

*A. Adams*  
 Anthony Hewton  
 Executive Manager  
 Corporate Support Services  
 30/3/2016

*Mary Rawlings*  
 Mary Rawlings  
 Manager Enterprise Risk and Business Development  
 30.3.2016

*Gordon Malesevic*  
 Gordon Malesevic  
 Chief Operations Officer Civic & Urban Services  
 30.03.2016

*Stephen Clements*  
 Stephen Clements  
 Deputy General Man  
 5/4/16



Redacted

**Selective Tender Design and Construction of an Underground Carpark - Manly - Assessment Panel General Summary & Cost Analysis**

**COPY**

	Haslin	Abergeldie	Hutchinson
Number of Car Parking Spaces	B1 150 B2 175 B3 176 Total: 501	B1 - 229 B2 - 272 Total 501	B1 - 293 B2 - 289 Total: 582
Cost Per Space	Redacted		
Cost	Redacted		
Duration from Contract Award	81 Weeks	67 weeks	71 Weeks
Construction time	72 Weeks (assumed concurrent with design phase)	53 weeks	48 weeks

*AWP*

30/03/2016

Selective Tender Design and Construction of an Underground Carpark - Manly - Assessment Panel General Summary & Cost Analysis

**COPY**

Haslin	Abergeldie	Hutchinson
<p>Construction Methodology</p> <p>3 levels Tanked design utilising Bentanite cut off wall</p>	<p>2 Levels Secant pile wall, use of post tensioned roof structure 100 year design life, temporary rock anchors, piles below bottom slab</p>	<p>2 Levels Half CSM half secant piling</p>
<p>Returnable Schedules</p> <p>Yes every one submitted -</p>	<p>Yes with exception of comment on deed of agreement, name of banker, ASIC records and statement of cash flow</p>	<p>Yes with exception of statement of cash flow (TBA)</p>
<p>General Comment</p> <p>All access and entry is on Sydney Road. Design did not specifically address entrance plaza but clarification received on this. Design takes up southern portion of oval and goes down three levels. Experienced builder innovative water management solution. Price is for car park aspect only see options pricing for entrance plaza works</p>	<p>Design addressed in detail including entrance plaza, experienced builder, extensive experience with government contracts and underground structures. Construction methodology well defined in tender submission. Minimal clarifications required</p>	<p>Design required clarifications, experienced builder, design extensively addressed entrance plaza and public domain along Sydney Road. Confused in presentation and lack of clarity in final design &amp; construction methodology.</p>

*Anthony Hewton*  
 Anthony Hewton  
 Executive Manager  
 Corporate Support Services  
 30/3/2016

*Mary Rawlings*  
 Mary Rawlings  
 Manager Enterprise Risk  
 and Business  
 Development  
 30/3/2016

*Gordon Malesevic*  
 Gordon Malesevic  
 Chief Operations Officer  
 Civic & Urban Services  
 30.03.2016



*Stephen Clements*  
 Stephen Clements  
 Deputy General Manager  
 31/3/16

Selective Tenders

Tender Assessment Panel Evaluation Matrix for the Redevelopment of Landmark Site in Manly

<p><b>SELECTIVE TENDER</b>  <b>Redevelopment Opportunity of Landmark Site in Manly</b>  <b>Tender No. T 2016/05</b></p>		<p>Built Athas</p>	
<p>Score Rating: Excellent 5, Good 4, Average 3, Fair 2, Poor 1</p>	<p>WTG</p>	<p>WTG</p>	<p>WTG</p>
<p><b>SELECTION CRITERIA</b></p> <p>A. Financial and Non-Financial offers</p> <p>B. Design excellence</p> <p>C. Capability and capacity to fulfill the requirements of the EOI.</p> <p>D. Respondents contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, project delivery, innovation to achieve best value for money results for their clients.</p> <p>E. Experience in proven track record in the delivery of design and construct projects between \$50m to \$100m.</p> <p>F. Proven track record in delivering projects with environmentally sustainable design features.</p> <p>G. Respondents must also provide all the necessary evidence to support their submission and address the criteria required by this invitation.</p> <p>H. Record of working with Local or State government or similar agencies on the design and construction of major infrastructure projects.</p>	<p>Redacted</p>	<p>Redacted</p>	<p>Redacted</p>
<p>                       Anthony Helman                      Executive Manager                      Corporate Support Services                      30/12/2016                 </p>	<p>                       Mary Rawlings                      Manager Enterprise Risk and                      Business Development                      30/12/2016                 </p>	<p>                       Gordon Malesevic                      Chief Operations Officer Civic                      &amp; Urban Services                      30.03.2016.                 </p>	<p>                       Stephen Clements                      Manly General Manager                 </p>

Selective Tenders

Tender Assessment Panel Evaluation Matrix for the Redevelopment of Landmark Site in Manly

BUILT ATHAS Development Option Summary Matrix			
Development Options	Option 1	Option 2A	Option 2B
	Retains Existing Library and extends back towards Whistler	New Library Levels 1, & 2	New Glass Library Levels 3, 4 & 5
Works in Kind	Redacted		
Cash Payment	Redacted		
Total Commercial Value for Council	Redacted		
Time to completion for construction	104 weeks	104 weeks	104 weeks
Library GFA Including Community space	3,492m <sup>2</sup> Library	3,216m <sup>2</sup> Library	3,215m <sup>2</sup> Library
Retail GFA	1,727m <sup>2</sup> Retail	678m <sup>2</sup> Retail	2,326m <sup>2</sup> Retail + 764m <sup>2</sup> Commercial
Other	N/A	N/A	2 x 80 seat cinemas / auditorium 663m <sup>2</sup>
Apartment GFA	4,752m <sup>2</sup>	6,200m <sup>2</sup>	6,640m <sup>2</sup>
Total GFA	9,971m <sup>2</sup>	11,094m <sup>2</sup>	13,608m <sup>2</sup>
FSR	2.93	3.27	3.86
Private Car Spaces	47	95	101
Public Car Spaces	50	50	50
Bicycle Spaces (Located in the basement)	Nil	Nil	26
Motorbike Spaces	Nil	Nil	19
Maximum Height (RL)	25.7	27.75	27.75
Average Height across Site (RL)	19.45	22.51	20.45

  
  
 30/03/2016

Selective Tenders

Tender Assessment Panel Evaluation Matrix for the Redevelopment of Landmark Site in Manly

GROCON Development Option Summary Matrix			
Development Options	Option 1 New Library & 2 basements	Option 2 Retained Library & 4 basements	Option 3 New Library & 1 basement
Works in Kind	Redacted		
Cash Payment	Redacted		
Total Commercial Value for Council	Redacted		
Time to completion	42 Months	40 Months	40 Months
Library GFA Including Community space	3,495m <sup>2</sup>	3,495m <sup>2</sup>	3,495m <sup>2</sup>
Library Usable Area (Including 1,200m <sup>2</sup> of Community space)	3,300m <sup>2</sup>	3,300m <sup>2</sup>	3,300m <sup>2</sup>
Retail GFA	929m <sup>2</sup>	929m <sup>2</sup>	929m <sup>2</sup>
Apartment GFA	6142m <sup>2</sup> 67 units	6142m <sup>2</sup> 67 units	6142m <sup>2</sup> 67 units
Total GFA	10,566m <sup>2</sup>	10,566m <sup>2</sup>	10,566m <sup>2</sup>
	3:1 based on a site area of 3,522m <sup>2</sup> (site area excludes the small parcel of Sydney Water land). The proposed GFA = 10,566m <sup>2</sup> for all 3 options.	3:1 based on a site area of 3,522m <sup>2</sup> (site area excludes the small parcel of Sydney Water land). The proposed GFA = 10,566m <sup>2</sup> for all 3 options.	3:1 based on a site area of 3,522m <sup>2</sup> (site area excludes the small parcel of Sydney Water land). The proposed GFA = 10,566m <sup>2</sup> for all 3 options.
FSR			
Private Car Spaces	74	70	47
Public Car Spaces	50	50	0
Private Bicycle Spaces (located in the basement)	25	23	16

*[Handwritten Signature]*  
30/03/2016

Selective Tenders

Tender Assessment Panel Evaluation Matrix for the Redevelopment of Landmark Site in Manly

Development Options	GROCON Development Option Summary Matrix		
	Option 1 New Library & 2 basements	Option 2 Retained Library & 4 basements	Option 3 New Library & 1 basement
Public Bicycle Spaces (Located in the Public Domain)	17	17	17
Motorbike Spaces	3	3	3
Maximum Height (RL)	27.20	27.20	27.20
Average Height across Site (RL)	19.20	19.00	19.20
Natural Ground Level RL (as used for height calculations)	5.70	5.70	5.70

DRAFT COPY



**Anthony Hewton**  
 Executive Manager  
 Corporate Support Services  
*Anthony Hewton* 30/3/2016

**Mary Rawlings**  
 Manager Enterprise Risk and Business  
 Development  
*Mary Rawlings* 30/3/2016

**Gordon Malesevic**  
 Chief Operations Officer  
 Civic & Urban Services  
*Gordon Malesevic* 30.3.2016.

**Stephen Clements**  
 Deputy General Manager  
*Stephen Clements* 5/4/16

Selective Tenders

Tender Assessment Panel Evaluation Matrix for the Redevelopment of Landmark Site in Manly

SELECTIVE TENDER  
Design and Construction of an Underground Carpark in Manly  
Tender No. T 2016/04

COOPY  
HUTCHINSON

WGTG	HASLIN	ABERGELDIE	HUTCHINSON
25%			
20%			
15%			
15%			
10%			
10%			
5%			
100%			

Score Rating: Excellent 5, Good 4, Average 3, Fair 2, Poor 1

SELECTION CRITERIA

- A. Capability and capacity to design, construct and deliver projects over \$20m - \$30m.
- B. Respondents contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, project delivery innovation to achieve best value for money results for their clients.
- C. Experience in proven track record in the delivery of design and construct projects over \$20m - 30m. Including the knowledge and skill to provide the following: preparation and completion of the concept design; development of the design; preparation of construction documentation; construction of major infrastructure.
- D. Quality assurance systems in place for the delivery of major construction projects.
- E. Proven track record in delivering projects with environmentally sustainable design features.
- F. Respondents must also provide all the necessary evidence to support their submission and address the criteria required by this invitation.
- G. Record of working with Local or State Government or similar agencies on the design and construction of major infrastructure projects.

Redacted

Evaluation Panel:

Name:

*A. Hewton*  
Anthony Hewton  
Executive Manager  
Corporate Support Services  
30/3/2016

*Mary Rawlings*  
Mary Rawlings  
Manager Enterprise Risk and Business  
Development  
30.3.2016

*Gordon Malesevic*  
Gordon Malesevic  
Chief Operations Officer Civic & Urban  
Services  
30.03.2016

*Stephen Clements*  
Stephen Clements  
Deputy General Man  
5/4/16

