



Waitakere City Council  
*Te Taiao o Waitakere*

## NOTICE OF MEETING

# TENDERS SUBCOMMITTEE

I hereby give notice that a Meeting of the Tenders Subcommittee will be held on:-

**DATE:**        **Friday**                    **7 December 2007**                    **TIME:**        **9.00 am**

**VENUE:**        **Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere**

to consider the business as set out herein and to take any necessary action connected therewith.

3 December 2007

Sharlene Riley  
**COMMITTEE SECRETARY**

Telephone (09) 836 8000 extn 8851

### **MEMBERSHIP:**

Councillors    RI     Clow (Chairman)  
                  JM     Clews, QSO, JP (Deputy Chairman)  
                  WW     Flaunty, QSM, JP

Chief Executive Officer  
Director: City Services  
Director: Corporate & Civic Services  
Director: Strategic Performance  
Director: Strategic Planning  
Director: Public Affairs  
Director: Finance

Mayor RA Harvey, QSO, JP (ex officio)  
Deputy Mayor PA Hulse (ex officio)

(Quorum 3 members)

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(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

**AGENDA FOR A MEETING OF THE TENDERS SUBCOMMITTEE TO BE HELD AT  
WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,  
WAITAKERE, ON FRIDAY, 7 DECEMBER 2007,  
COMMENCING AT 9.00 AM**

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**1 APOLOGIES**



**2 URGENT BUSINESS**

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

**NOTE:** Urgent Business need not be dealt with now and may be delayed until later in the meeting.



**3 CONFLICTS OF INTEREST**

The Council has acknowledged in its Code of Conduct that Elected Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



**4 CONFIRMATION OF MINUTES**

Meeting Minutes - 23 November 2007

**RECOMMENDATION**

That the minutes of the Meeting of the Tenders Subcommittee held on Friday, 23 November 2007, as circulated, be taken as read and now be confirmed.



## 5 PARKS TERM MAINTENANCE CONTRACTS

### PURPOSE OF THE REPORT

The purpose of this report is to seek approval from the Tenders Subcommittee to negotiate with existing Parks contractors for the extension of Parks contracts for a further three (3) year period of one (1) plus one (1) plus one (1) years from 1 July 2008 to 30 June 2011 at the sole discretion of the Principal.

### BACKGROUND

Currently the following six (6) Parks contracts are due to expire by 30 June 2008:

- Contract No. PK03600F - Cemetery Landscape Maintenance, performed by Bilfinger Berger Services Limited;
- Contract No. PK03623B - Legal Weed Control, performed by Bilfinger Berger Services Limited;
- Contract No. PK03600M - Minor Works and Renewals, performed by Parks and Maintenance Services Limited;
- Contract No. PK03600D - Parks Response Maintenance, performed by Parks and Maintenance Services Limited;
- Contract No. PK05014A - Town Centres and Toilets Response and Renewals, performed by Parks and Maintenance Services Limited;
- Contract No. PK05016A - Civil Works, performed by Field Drainage Specialists Limited.

### SCOPE OF WORK

These contracts include the following scope of work:

- Contract No. PK03600F - Cemetery Landscape Maintenance - plan, program and undertake litter collection, turf maintenance, garden maintenance, toilet cleaning and regular cleaning of roads and paths. The annual contract sum is \$345,000;
- Contract No. PK03623B - Legal Weed Control - plan, program and undertake the control of containment pest plants outlined under the Auckland Regional Pest Management Strategy. The annual contract sum is \$207,000;
- Contract No. PK03600M - Minor Works and Renewals - undertaking replacement and installation of new parks minor assets in line with the Parks Asset's renewal programmes. The annual contract sum is \$1,247,000;
- Contract No. PK03600D - Parks Response Maintenance - responding to customer requests for minor repairs in parks, civic areas, streetscapes and town centres. The annual contract sum is \$1,180,000;
- Contract No. PK05014A - Town Centres and Toilets Response and Renewals - cleaning, water blasting, re-painting and repairing of town centre assets, water blasting and repainting toilets, and cleaning and water blasting footbridges and other key assets in the City. The annual contract sum is \$610,000;
- Contract No. PK05016A - Civil Works - undertaking sports field renewal works, drainage and concrete pathway development and other associated civil works. The annual contract sum is \$1,800,000.

## ISSUES

There are risks for Council with the public tendering of contracts. In this situation where the incumbents are all providing a quality and high level of service, new contractors are required to undercut the incumbent's price substantially and submit a lower tender to win the tendered contracts. The new contractor is then required to charge for all extra works they undertake to recover any loss in profit or even make a profit where as the incumbent is already established and providing a quality service. Any benefits that may be achieved by the introduction a new contractor will be extremely slow in being made available.

The three (3) contractors on these contracts are all performing exceptionally well and the contracts are operating very successfully. The key performance measures on these contracts are being exceeded on a regular basis for the contract response times, quality, workmanship, health and safety, and customer satisfaction. These contractors all go beyond their contractual requirements, by providing added value in resolving issues, undertaking minor works and providing an increased service to Council for extra cost.

It is proposed that Council negotiate an extension of the contract period and scope as necessary with each contractor. The proposed negotiation would also consider the most appropriate structure for each contract and whether there would be efficiencies in merging closely aligned contracts.

The main aim of the negotiating process is to achieve additional cost efficiencies from the new contracts. If cost savings are not realised then it is proposed that the contracts be publicly tendered. There are also other benefits that will continue to be supplied to Council by negotiating an extension of these contracts as follows:

- Building on the successful relationships with existing contractors to continue to provide a high level and very reliable service to our customers. The risk is that new contractors may not provide the same high level of service;
- Continuation of the delivery of quality products by experienced and competent contractors. Even with performance measures within the contract there is no guarantee that a new contractor will continuously perform to provide quality products;
- Reduction in the risk of engaging a new contract where a settling in period is required for the contractor to come up to speed with contract works. Existing contractors have an established knowledge of the City's parks network and systems;
- Reduction in set up costs in establishing plant and machinery at a time when fuel and machinery costs are significantly increasing;
- Current Contractor's work ethics are aligned with Council's and Parks objectives in the provision of quality service and high customer satisfaction;
- Continuation of innovative practises due to thorough working knowledge of the contract works.

The current trend set by Transit New Zealand and through other councils is to develop long term relationships by forming alliance type contracts with contractors which achieve the benefits as stated above, with an emphasis on relationships.

All the current contracts stated above are performance based.

The new tenders will be evaluated and compared with current tender sums and available benchmarking rates. The outcome of contract negotiations will be reported to the Tenders Subcommittee for approval. If the negotiation process does not achieve cost efficiency, the contracts will then be advertised for public tender.

The contract negotiations are planned to be completed by 31 January 2008 and if they are not successful there is still sufficient time for public tendering to enable the contracts to be in place by 1 July 2008.

## RESOURCES

Funding for these contracts has been included in the 2006-2016 Long Term Council Community Plan.

## SUMMARY

It is recommended that authority be delegated to the Group Manager: Asset Management to negotiate with existing Parks contractors for the extension of Parks contracts, stated above, for a period of one (1) plus one (1) plus one (1) years from 1 July 2008 to 30 June 2011 at the sole discretion of the Principal and that the outcome of the negotiations be reported back to Tenders Subcommittee.

## RECOMMENDATIONS

1. That Parks Term Maintenance Contracts report be received.
2. That for the reasons set out in the Agenda report, authority be delegated to the Group Manager: Asset Management to negotiate the contract sum, period and scope for Parks Term Maintenance contracts and report back on the outcomes of the negotiations to the Tenders Subcommittee as follows:
  - Contract No. PK03600F - Cemetery Landscape Maintenance, with Bilfinger Berger Services Limited;
  - Contract No. PK03623B - Legal Weed Control, with Bilfinger Berger Services Limited;
  - Contract No. PK3600M - Minor Works and Renewals, with Parks and Maintenance Services Limited;
  - Contract No. PK3600D - Parks Response Maintenance, with Parks and Maintenance Services Limited;
  - Contract No. PK05014A - Town Centres and Toilets Response and Renewals, with Parks and Maintenance Services Limited;
  - Contract No. PK05016A - Civil Works, with Field Drainage Specialists Limited.

Report prepared by: Tony Miguel, Group Manager: Asset Management and Grant Jennings, Parks and Open Spaces Manager.



6 **CONTRACT NO. EW05061A - VARIATION FOR WATER SUPPLY ASSET ASSESSMENT AND REPAIR, WATER QUALITY IMPROVEMENT WORK, AND WASTEWATER OVERFLOW REDUCTION WORKS**

**PURPOSE OF THE REPORT**

The purpose of this report is to seek approval from the Tenders Subcommittee for a variation to Contract No. EW05061A - Water Supply, Wastewater and Stormwater Drainage Term Maintenance Contract, held by Bilfinger Services Limited, for additional works comprising Water Supply Asset Assessment and Repair, Water Quality Improvement Work, and Wastewater Overflow Reduction Programme works.

**BACKGROUND**

In September 2006 the North Shore City Council and the Waitakere City Council together sold Techscape Limited to Bilfinger Berger Services Limited, and at the same time, Council entered into a five year term maintenance contract for water supply, wastewater and stormwater drainage, commencing 1 July 2007. The water supply asset assessment and repair work, water quality improvement work, and the wastewater overflow reduction programme works were not included in the Term Maintenance Contract as the extent and expenditure on the programmes will vary over the contract period, and it was not considered prudent to include such a significant potentially variable programme of work within the Term Maintenance Contract.

**ISSUES**

**Water Supply Asset Assessment and Repair Programme and Water Quality Improvement Work**

More than half of the water supply assets of Waitakere City Council are more than twenty five years old. Council has a watermain renewal programme in place to replace aging and faulty watermains, however, faults occur in the water network on a relatively random basis right across the city, and for every watermain fault, valves and hydrants must be operated in order to effect the repair and to reinstate the water supply to an acceptable standard.

In 2003 it was recognized that there was a backlog in the inspection and maintenance of the 11,997 valves and 6,684 hydrants in the network. An Asset Inspection and Repair programme was commenced in 2003 by Techscape Limited, and this programme has been very successful. A team of trained and experienced staff has been developed. The asset condition assessment has been completed in nine of seventeen water supply pressure zones, and repairs have been completed in seven zones.

This programme needs to be continued in order to complete the first round for the entire city.

The main reasons that Bilfinger Berger Limited should continue this work are that:

- It is problematic to have another contractor working on the water supply network on such a scale as there can be confusion over who is responsible for any water supply quality or supply issues which may arise; by using the term maintenance contractor there is sole accountability for the work;
- There are benefits to Council if Bilfinger Berger Limited staff carry out this work, as these staff are available to deal with work overload when multiple water main bursts occur during the peak summer months, and this results in an improved level of service to customers;

- The staff involved have a proven track record in carrying out this work;
- It is beneficial to Council that Bilfinger Berger Limited maintenance staff increase their knowledge of the network, as this assists in an emergency response situation.

The water supply maintenance staff who have been involved in the asset inspection and repair work, and water quality improvement work over the past four years are now been transferred to Bilfinger Services Limited. These staff have developed expertise in this water supply asset assessment, valve and hydrant repair work and water quality improvement work, and in order to fully utilise this capability, and to address the issues raised above, it is proposed that this programme be continued, utilising Bilfinger Berger Services Limited's available resources.

### **Wastewater Overflow Reduction Programme**

The 2006-2016 Long Term Council Community Plan includes a level of service target of reducing the number of wastewater overflows from the wastewater network by 25% by 2016. This arises from the target established by Council as part of the 2005 Water and Sanitary Services Assessment, of a 50% reduction in the number of overflows by 2025. To date little progress has been made in reducing the number of wastewater overflows, and this programme is a targeted initiative to focus on avoiding overflows from repeat sites. Statistics show that a high proportion of wastewater overflows are reoccurrences. EcoWater staff are working with Bilfinger Berger Services staff on the most effective means of preventing overflows, and a pilot project has been carried out. It is recommended that Bilfinger Berger Limited carry out this programme as:

- The staff involved are also available to deal with actual wastewater overflow emergency situations, resulting in an improved level of service to customers and assisting in meeting the Auckland Regional Council regulatory requirements;
- The staff involved have a proven track record in carrying out this work;
- It is beneficial to Council that Bilfinger Berger Limited staff maintenance staff increase their knowledge of the network, as this assists in an emergency response situation.

This programme is also required to meet the requirements of the Air, Land & Water Plan, Rule 5.4.10.k.(ii) which requires an "operational and maintenance programme in place that minimises unforeseen dry weather overflows to the environment".

### **SCOPE OF WORK**

#### **Water Supply Asset Assessment and Repair Programme and Water Quality Improvement Work**

Preliminary discussions have been held with Bilfinger Berger Services Limited regarding the programme. The scope of the work is to include the following:

- updating the GIS plans which were digitised from the old as-built drawings have never been validated on site;
- additional valve and hydrant maintenance, as for many years routine maintenance has been limited to minor cleaning and painting work, and many of the valves and hydrants have not been exercised;
- condition rating of assets to optimise future upgrading requirements, including minor repairs to extend the life of the assets;
- addressing water quality issues, some of which are related to the pressure zoning work carried out in 1996 to 1999 where there are some water quality issues at the interfaces of zone boundaries.

Accordingly, Bilfinger Berger Services Limited has submitted a proposal for include water supply asset assessment work, flushing point installation work, and valve and hydrant repair work. It is proposed that the work be carried out as a variation to the Term Maintenance Contract, Contract NO. EW05061A. A detailed schedule of quantities and rates for the work (comprising 105 items) has been developed based on the cost of work over the past four years. These rates are very competitive when compared to rates in currently tendered contracts, and those included in the Term Maintenance Contract, which went through a competitive and open process within the last 18 months.

The total value of work proposed for 2007-2008 is as follows: water supply asset assessment work (\$147,000), flushing point installation work (\$87,500), valve and hydrant repair work (\$173,400), water quality improvement works (\$120,000).

The works programme for 2007-2008 comprises the operation and condition rating of 7,000 valves and hydrants, including checking and updating the GIS as-built records of the assets, in approximately one third of the reticulated area of the city. The repair work is to carry out repairs (or replacement) of an estimated 1,100 valves and 700 hydrants. The flushing point installation work is a staged programme to improve water quality near the boundaries of the water supply zones.

### Wastewater Overflow Reduction Programme

EcoWater has a programme in various catchments to inspect wastewater pipes using lamping, closed circuit television (CCTV), and, if required flushing, to ensure the pipes are clear, or to clear the line before a blockage occurs to prevent a wastewater overflow. A successful pilot study has been carried to confirm a cost effective methodology of inspecting, clearing, and maintenance and repair of pipeline defects. This programme is to implement this programme on a wider scale across the city, targeting areas with a high probability of repeat overflows.

The works programmed for 2007-2008 is for the inspecting, clearing, and maintenance and repair of pipeline defects of an estimated 70 kilometres of sewer, for a provisional cost of \$280,000.

### SOURCE OF FUNDING

The funds necessary for these programmes are included in the 2007/2008 Annual Plan, and are outlined below.

#### 2007/2008

Budget description (from Annual Plan line item)	SAP Code	Budget Amount	Committed to other projects	Allocation to this project	Unallocated balance
Network Inspection Programme (Asset Condition Assessment)	7490	157,000.00	10,000.00	147,000.00	0.00
Valves and Hydrant Replacement	8AMEW-07-249 7450	365,000.00	7,000.00	358,000.00	0.00
Valve and Hydrant Routine Maintenance (Repairs identified in 06/07)		257,000.00	65,000	192,000.00	0.00
Drinking Water Quality Improvements (Installation of Critical Flushing Points)	8AMEW-07-269	266,000.00	146,000.00	120,000.00	0.00
Total for Water Supply		1,045,000.00	228,000	817,000.00	0.00

Budget description (from Annual Plan line item)	SAP Code	Budget Amount	Committed to other projects	Allocation to this project	Unallocated balance
ALWP Additnl Flushing, Root Removal and Videoing	6730	89,000.00	17,200.00	71,800.00	0.00
Sewer Renewals	8AMEW-07-037	1,066,000.00	670,800.00	208,200.00	187,000.00
Total for Wastewater		1,155,000.00	688,000.00	280,000.00	187,000.00

## SUMMARY

Bilfinger Berger Services Limited have the staff and resources available to continue with this very important programme of water supply asset assessment, valve and hydrant repair work, water quality improvement work, and wastewater overflow reduction work. These programmes will produce several benefits including ensuring the water supply network is maintained in a good operational condition, improvement in water quality, reducing the number of wastewater overflows, and customer service benefits in emergency response work. The funds necessary for these programmes are included in the 2007/2008 Annual Plan.

## RECOMMENDATIONS

1. That the Contract No. EW05061A - Variation for Water Supply Asset Assessment and Repair, Water Quality Improvement Work, and Wastewater Overflow Reduction Programme report be received.
2. That a variation to Contract No. EW05061A - Water Supply, Wastewater and Stormwater Drainage Term Maintenance Contract for Water Supply Asset Assessment, Repair and Water Quality Improvement work totalling \$817,000 excluding GST, be approved.
3. That a variation to Contract No. EW05061A - Water Supply, Wastewater and Stormwater Drainage Term Maintenance Contract for Wastewater Overflow Reduction Programme work totalling \$280,000 excluding GST, be approved.
4. That authority to issue the Variation Orders be delegated to the Group Manager: Asset Management.

Report prepared by: Richard Taylor, Asset and Network Manager.



7 **CONTRACT NO. EW06015B - PROJECT TWIN STREAMS LOWER ORATIA COMMUNITY - RENEWAL OF CONTRACT**

**PURPOSE OF THE REPORT**

The purpose of this report is to seek approval from the Tenders Subcommittee to enter into Contract No. EW06015B - Project Twin Streams Lower Oratia Community for the second year of a three year contract with McLaren Park Henderson South Community Initiative.

**BACKGROUND**

On 15 December 2006 the Tenders Subcommittee passed the following resolution with regard to the Project Twin Streams Glen Eden Community contract:

- “1. *That the Project Twin Streams – Lower Oratia Community Contract report be received.*
2. *That the negotiated contract in the sum of \$300,000 plus \$37,500 GST over three years with McLaren Park Henderson South Community Initiative for the Project Twin Streams – Lower Oratia Community Contract be accepted.*
3. *That the commitment to the 2007/2008 year of the Long Term Council Community Plan for the Project Twin Streams – Lower Oratia Community Contract of \$100,000, plus \$12,500 GST totalling \$112,500 be approved.*
4. *That the commitment to the 2008/2009 year of the Long Term Council Community Plan for the Project Twin Streams – Lower Oratia Community Contract of \$100,000, plus \$12,500 GST totalling \$112,500 be approved.*
5. *That the commitment to the 2009/2010 year of the Long Term Council Community Plan for the Project Twin Streams – Lower Oratia Community Contract of \$50,000, plus \$6,250 GST totalling \$56,250 be approved.*
6. *That the authority to enter into the Project Twin Streams - Lower Oratia Community Contract on behalf of Council be delegated to the Group Manager: Asset Management.*
7. *That the renewal for the Project Twin Stream Lower Oratia Community Contract for the periods 2007/2008, 2008/2009 and 2009/2010 financial years be reported back to the Tenders Subcommittee for approval.”*

2545/2006

McLaren Park Henderson South Community Initiative have almost completed their first year of the three year contract.

**SCOPE OF WORK**

Using a community development model the contract holder for Lower Oratia, McLaren Park Henderson South Community Initiative is required to deliver the following:

- Undertake weeding, planting and maintenance of approximately 150,000 square metres of the Lower Oratia Stream;
- Plan and organise community events to engage the wider community in weeding, planting and maintenance;
- Build the capacity of the local residents and groups in the McLaren Park Henderson South Community Initiative area as well as the community and business sector to participate in Project Twin Streams and take stewardship of parts of the Lower Oratia Stream;

- Identify and develop opportunities, methods and resources to increase community understanding of the causes and effects of riparian degradation, and ways to change behaviour to mitigate the effects;
- Assist with monitoring and evaluation of the environmental, social, economic and cultural progress; and
- Establish a sustainable structure for the long-term development of the project in the McLaren Park Henderson South Community Initiative area.

The contract holder, McLaren Park Henderson South Community Initiative, have performed well on their contract for the 2007/2008 year and met their contract deliverables. Their community engagement programme has resulted in nine groups representing community, residents and schools working on and adopting areas for on-going streamside weeding, planting and maintenance. Two public community planting days have been held each attracting over 100 people. In total around 10,000 plants have been planted, well in excess of their contract deliverable of 8,000.

## **RESOURCES**

The cost of this contract will be \$100,000. Funding has been approved for this item in the 2007/2008 Annual Plan for Project Twin Streams and is recovered from an Infrastructure Auckland (now Auckland Regional Holdings) grant.

## **SUMMARY**

McLaren Park Henderson South Community Initiative has met their contract deliverables for the first year of the Project Twin Streams – Lower Oratia Community Contract. They have established solid base to build on and grow their community engagement for the 2008/2009 year. Sites for planting have been identified and are being prepared to ensure the planting targets for the 2008 planting season can be achieved.

## **RECOMMENDATIONS**

1. That the Contract No. EW06015B - Project Twin Streams Lower Oratia Community - Renewal of Contract report be received.
2. That the renewal of Contract No. EW06015B - Project Twin Streams Lower Oratia Community with McLaren Park Henderson South Community Initiative for the second year of a three year contract, period 2008/2009, be approved.
3. That authority to renew Contract No. EW06015B - Project Twin Streams Lower Oratia Community with McLaren Park Henderson South Community Initiative on behalf of Council be delegated to the Group Manager: Asset Management.

Report prepared by: Jenny Chilcott, Strategic Advisor, Sustainable Catchments.



**8 CONTRACT NO. EW07042A - WASTEWATER MODEL UPDATING PROJECT 2007/2008**

**PURPOSE OF THE REPORT**

The purpose of this report is to seek approval from the Tenders Subcommittee to award Contract No. EW07042A - Wastewater Model Updating Project 2007/2008.

**BACKGROUND**

Council's wastewater network comprises 1,051km of wastewater pipes, over 24,049 manholes, 62,340 connections and 50 wastewater pump stations. The wastewater gravitates to the Western Interceptor operated by Watercare Services Limited and is treated at the Mangere Wastewater Treatment Plant. There are approximately 680 locations where the Waitakere City Council network connects to the Watercare system. The issues of the reduction of wastewater overflows, reduction of inflow-infiltration, to provide for future growth and replacement of the aging network need to be addressed in planning the funding programme for the Long Term Council Community Plan. A joint flow gauging project was carried out in the 2006/2007 year with Watercare Services limited. The existing Waitakere City Council wastewater model was built in 1998 and needs to be updated with the current network and calibrated based on recent flow gauging results.

**SCOPE OF WORK**

The scope of works includes but is not limited to:

- Assessment of the current Waitakere City Council wastewater network and identify gaps in data;
- Preparation of the network model based on available information;
- Calibration of the model based on recent flow gauging data (70 locations) and real time manhole level sensors and pump station flows;
- Provide an interim report for Council approval;
- Prepare and submit the final report including recommendations.

**TENDERS RECEIVED**

Tenders were invited from selected tenderers on Tenderlink with four (4) sets of documents being uplifted. Three (3) tenders were received by the closing date of 6 November 2007. These are summarised in Table 1 below:

TENDERER	REG OFFICE	TENDER PRICE (excl. GST)
OPUS International Limited	Level3 The Westhaven 100 Beaumont Street, Auckland	\$299,600.00
GHD Limited	Level 16mASB Bank Centre 135 Albert Street, Auckland	\$340,000.00
Maunsell Limited	P.O.Box 4241, Shortland Street, Auckland	\$412,420.00
<b>Pre-tender contract estimate</b>		<b>\$300,000.00</b>

**Table 1 - Summary of Tender Prices**

**TENDER EVALUATION**

In accordance with the conditions of tendering, tenders were evaluated in line with the Weighted Attribute Method contained in Transfund New Zealand's "Competitive Pricing Procedures Manual".

These procedures require that where the tender includes Provisional Sums (work valued by the Principal and placed within the Schedule of Prices) they are deducted from the Tender Sum prior to evaluating each tender.

There are no provisional sums in this tender.

A summary of the evaluation results is shown in Table 2:

Tender Evaluation	Attributes	Exper.	Track Record	Tech. Skills & Resource	Manag. Skill	Method.	Price	Contract Number EW07 042A
								Total Weights
	<b>Weights</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>30</b>	<b>100</b>
Tenderer	Tender Sum							INDEX
OPUS International Limited	\$299,600.00	70	70	70	80	80	50	66
GHD Limited	\$340,000.00	75	75	70	80	80	37	64
Maunsell Limited	\$412,420.00	70	70	75	70	70	13	53
Engineer's Estimate	\$ 300,000.00							

**Table 2 - Summary of Tender Evaluation**

Scores for the non-price attributes were determined on the basis of information provided in each tender, on the information gathered from the referees nominated by the tenderers and on any recent experience with the tenderers.

Council requires the modelling to be carried out using Infoworks software, to be compatible with the trunk network models of Watercare Services Limited. OPUS International Limited has confirmed that they have four Infoworks licences of which three will be dedicated to this project.

**TAGS, ERRORS OR OMISSIONS**

There were no tags or errors on the tenders received.

**CREDIT CHECK**

A credit check on OPUS International Limited on 30 October 2007 revealed no adverse information.

**JOB COSTS**

	<b>excl. GST</b>
Tender sum - OPUS International Limited	\$299,600.00
Contingency	\$ 10,000.00
Engineering & Supervision	\$0
Total Job Cost	\$309,600.00

## SOURCE OF FUNDING

Budget Description (from Annual Budget line item)	Codes	SAP Cost Centre	Project/WBS	Budget	Committed to Other Projects	Allocation to This Project	Unallocated Balance
Wastewater Network Modelling	85-9812-37910	6750	8AMEW-07-069	\$370,000.00	\$114,792.00	\$199,600.00	\$55,608.00
Consents Monitoring and Compliance	85-9812-39860	6750	8AMEW-07-070	\$198,000.00	\$0.00	\$110,000.00	\$88,000.00

The project costs are related to resource consents required from the Auckland Regional Council to enable Council to operate its wastewater networks in compliance with the Resource Management Act 1991. Therefore, the costs associated with this activity are allocated to consents monitoring and compliance.

## SUMMARY

The results of the tender evaluation as summarised on Table 2 shows that the tender submitted by OPUS International Limited achieved the highest index of 66. This tender is also the lowest priced tender.

It is considered that OPUS International Limited has the necessary skills, expertise and resources to carry out this work.

As part of Council's contracting process "Quality and Health and Safety is not negotiable" - all contractors have had this focus clearly reinforced through the contract documents and this will be strongly reiterated at the subsequent pre-start meeting and imposed during the contract period.

## RECOMMENDATIONS

1. That the Contract No. EW07042A - Wastewater Model Updating Project 2007/2008 report be received.
2. The tender from OPUS international Limited for Contract No. EW07042A - Wastewater Model Updating Project 2007/2008 in the sum of \$299,600.00 plus \$37,450.00 GST, totalling \$337,050.00 be accepted.
3. That authority to enter into Contract No. EW07042A - Wastewater Network Model Updating Project 2007/2008 on behalf of Council be delegated to the Group Manager: Asset Management.

Report prepared by: Tony Miguel, Group Manager: Asset Management.



9 **CONTRACT NO. EW06010E - HAROLD MOODY AND GODLEY ROAD  
STORMWATER QUALITY PROJECTS**

**GLOSSARY**

Asset Construction Limited	(ACL)
Donovans Civil Limited	(DCL)
Excell Corporation Limited	(ECL)
H & H Contractors Limited	(HHCL)
Network Construction Limited	(NCL)
Reinforced Concrete Rubber Ring Joint	(RCRRJ)

**PURPOSE OF THE REPORT**

The purpose of this report is to seek approval to award Contract No.EW06010E – Harold Moody and Godley Road Stormwater Quality Projects.

**BACKGROUND**

As part of the draft Glen Eden Catchment Management Plan for the treatment of carriageway runoff in Glendale Road it is proposed to construct a storm filter in Harold Moody Reserve. This will improve the quality of water going into the Ambler Stream, which ultimately discharges to the Henderson Creek through the Waikumete Stream.

Godley Road is classified as a Regional Arterial Route. Average daily traffic flows are around thirteen thousand vehicles. As part of the draft Avondale Catchment Management Plan it is proposed to provide quality treatment devices for treatment of carriageway runoff in Godley Road and small parts of Stottholm and Dol Bear Roads prior to discharge into the Avondale Stream which eventually discharges into the Whau Creek.

**SCOPE OF WORK**

This contract involves the construction of stormwater network and upgrade of stormwater treatment devices at above locations to treat runoff from the catchment areas. In particular it involves the installation of five “Hynds Upflo Filters”, new manholes and catchpits as outlined in the design drawings. Approximately 325 metres of 225 millimetre diameter Reinforced Concrete Rubber Ring Joint (RCRRJ) pipe is to be installed along with approximately 20 metres of 300 millimetre diameter RCRRJ pipe, using open cut trench methodology. The pipe works are generally in footpaths with some work in the carriageway.

The sites are located at the following two locations:

- Glendale Road, adjacent to Harold Moody Park, involving a catchment area from number 55 Glendale Road to the stream at the edge of number 31 Glendale Road;
- Godley Road, with works stretching from the intersection of Godley Road, Castleford Street and Stottholm Road down to the eastern end of the Godley Road reserve.

**TENDERS RECEIVED**

Tenders were publicly advertised through Tenderlink with twenty-two (22) sets of documents being downloaded. Four conforming tenders and one alternative tender were received by the closing date of Tuesday 23 October 2007. These are summarised in Tables 1 and 2 respectively below:

TENDERER	REG OFFICE	TENDER PRICE (excl. GST)
Network Construction Limited (NCL)	PO Box 90532, Auckland	\$410,192.56
Excell Corporation Limited (ECL)	357 East Tamaki Road, East Tamaki	\$564,692.27
Asset Construction Limited (ACL)	PO Box 39 243, Auckland	\$579,760.00
Donovans Civil Limited (DCL)	14 Tavern Road, Orewa	\$747,280.00
<b>Pre-tender contract estimate</b>		\$555,750.00

**Table 1 - Summary of Conforming Tender Prices**

TENDERER	REG OFFICE	TENDER PRICE (excl. GST)
H & H Contractors Limited (HHCL)	12A Culperry Road. Glendene	\$518,855.00
<b>Pre-tender contract estimate</b>		\$555,750.00

**Table 2 - Summary of Alternative Tender Price**

### TENDER EVALUATION

In accordance with the conditions of tendering, tenders were evaluated in line with the Weighted Attribute Method contained in Transfund New Zealand's "Competitive Pricing Procedures Manual".

The "Two envelope process" as described in Section 2.7 of the above manual was followed. As prescribed under this method, only the first tender envelope was opened and the non-price attributes evaluated for all tenders before the second envelope containing the tender price was opened, and the tender price duly included in the evaluation.

HHCL submitted an alternative tender, and so it was evaluated in accordance with Section 2.8 of the Transfund Manual. This requires all non-alternative tenders to be evaluated first, with the alternative tender being compared against the best of the conforming tenders.

The price of the alternative tender is *not* included in the calculation of the median tender price, although it *is* evaluated against it.

A summary of the results of evaluation of the conforming tenders is shown in Table 3 below:

Tender Evaluation	Attributes	Exper	Track Record	Tech Skills	Resources	Manag Skills	Method	Price	Total Weights
	Weights	10	10	0	5	5	0	70	100
Tenderer	Tender Sum	Grades							INDEX
Network Construction Limited	\$410,192.56	68	69	-	55	54	-	78.3	74
Excell Corporation Limited	\$564,692.27	80	70	-	90	87	-	51.4	60
Asset Construction Limited	\$579,760.00	69	70	-	50	60	-	48.7	53
Donovans Civil Limited	\$695,882.00	71	70	-	55	48	-	28.4	39
Median Tender Price	572,226.14								

**Table 3 - Summary of Tender Evaluation**

It should be noted that the weightings for technical skills and methodology are zero. In preparing the contract documentation it was assumed that all qualifying tenderers were technically skilled for the tasks and methodology would not be a determining factor in assessing tenders. Tenders could be adequately evaluated on the non-priced attributes of relevant experience, track record, resources and management skills. The non-priced attributes make up 30% of the score and price 70%.

ECL stood out as the highest scoring tenderer in the non-priced attributes of the four conforming tenders. ECL is a large company and they have successfully undertaken works for the Council in the past. ECL scored relatively higher scores for all the non-price attributes but due to the 70% weighting on price did not have the highest overall score.

By comparison ACL, DCL and NCL are smaller companies and their scores in the non-price attributes generally reflect relative lack of experience, resources and management skill compared to ECL. All, however, had favourable references and none scored less than 50% for any attribute.

Two referees contacted regarding NCL's track record provided positive responses: one satisfied overall and the other very satisfied overall and volunteering comment of having no hesitation in using NCL again.

The price submitted by NCL is also the lowest and is approximately 73% of the engineer's estimate. NCL were contacted to confirm their tender price and a few of the schedule items in particular that seemed to be a bit low when compared to other tenders. NCL confirmed their tendered rates and expressed their confidence to complete the specified work for tendered price.

### Alternative Tender

An alternative tender was received from HHCL and is assessed against the highest scoring tender from NCL. As a medium sized company, which has successfully undertaken works for the Council, HHCL was the second highest scoring behind ECL in all the non-priced attributes. HHCL tendered on the basis of using an alternative Stormwater Filter Treatment device to that specified in the tender documents. The specified product was Hynds Environmental Up-Flow Filter. HHCL proposed an alternative filter being a Stormwater 360 product. Although a rigorous comparison has not been undertaken for this report the Stormwater 360 product has been approved for use by Ecowater and Auckland Regional Council. There appears to be no significant cost advantage in the alternative supplier of the filter units.

Tender Evaluation	Attributes	Exper	Track Record	Tech Skills	Resour	Manag Skills	Method	Price	Total Weights
	Weights	10	10	0	5	5	0	70	100
Tenderer	Tender Sum	Grades							INDEX
H & H Contractors Limited	\$518,855.00	78	69	-	80	77	-	59.3	64
Network Construction Limited	\$410,192.56	68	69	-	55	54	-	78.3	74
Median Tender Price	572,226.14								

Table 4 - Alternative Tender Evaluation

### TAGS, ERRORS OR OMISSIONS

There were no tags or omissions in any of the tenders. There was a minor arithmetic error (56 cents) in the tender submitted by NCL. NCL confirmed their tendered price. There was a significant arithmetic error in the tender by DCL, however, as this tenderer was ranked fifth and unlikely to be awarded the tender no further action was taken to clarify this error.

## CREDIT CHECK

A credit check on NCL dated 17 October 2007 revealed no adverse information.

## SUMMARY

The results of the tender evaluation as summarised in Table 2 shows that the tender submitted by NCL achieved the highest index of 74. This tender is also the lowest priced tender.

Although the second highest scoring tender by HHCL was an alternative tender it was considered against the highest scoring conforming tender.

As part of Council's contracting process "Quality and Health and Safety is not negotiable" - all contractors have had this focus clearly reinforced through the contract documents and this will be strongly reiterated at the subsequent pre-start meeting and imposed during the contract period.

## JOB COSTS

	excl. GST
Tender sum - (NCL)	\$410,192.56
Contingency	\$41,019.00
Engineering & Supervision	\$37,400.00
Total Job Cost	\$488,611.56

## SOURCE OF FUNDING

Budget Description (from Annual Budget line item)	Codes	Budget	Committed to Other Projects	Allocation to This Project	Unallocated Balance
Stormwater Quality Device Programme	8AMEW-07-153	\$800,000.00	\$239,313.00	\$488,611.00	\$72,076.00

## RECOMMENDATIONS

1. That the Contract No. EW06010E - Harold Moody and Godley Road Stormwater Quality Projects report be received.
2. That the tender from Network Construction Limited for Contract No. EW06010E - Harold Moody and Godley Road Stormwater Quality Projects in the sum of \$410,192.56 plus \$51,274.07 GST, totalling \$461,466.63 be accepted.
3. That authority to enter into Contract No. EW06010E - Harold Moody and Godley Road Stormwater Quality Projects on behalf of Council be delegated to Group Manager: Project Services.

Report prepared by: Stephen Boyle, Manager Contracts & Quality, Project Services.



10 **CONTRACT NO. TA06041F - STURGES STATION PARK 'N' RIDE**

**GLOSSARY**

Waitemata Rugby Union Football and Sports Club	(WRUFSC)
HEB Smithbridge Limited	(HSL)
Dempsey & Wood Civil Contractors Limited	(DWCCL)
Hick Brothers Limited	(HBL)

**PURPOSE OF THE REPORT**

The purpose of this report is to seek approval from the Tenders Subcommittee to award Contract No. TA06041F - Sturges Station Park 'n' Ride.

**BACKGROUND**

The proposed Sturges Station Park 'n' Ride is located immediately north of the Sturges Railway Station at 76 Swanson Road, Waitakere and adjacent to the Waitemata Rugby Union Football and Sports Club (WRUFSC). The site was previously used as a training field by the WRUFSC and the Council has recently purchased it for the development of a Park 'n' Ride site. The property is boarded by the Sturges Road rail station to the south, residential dwellings to the west and WRUFSC playing fields to the east. Swanson Road is located to the north of the proposed car park.

This project is programmed for construction during this financial year. The necessary resource consents have been approved. Approval for stormwater consent for the affected catchment has been granted under network discharge consent from Auckland Regional Council in 2004.

Council's objective is to complete the Sturges Station Park 'n' Ride project by June 2008 in conjunction with ONTRACK'S western line duplication programme and rail station upgrades.

**SCOPE OF WORK**

The contract is for the physical works within the proposed car park and for supply and installation of flood lighting for the new proposed training field for the WRUFSC. The works primarily include:

- Construction of 5,390m<sup>2</sup> of car park with traffic areas;
- Upgrading of the intersection with Swanson Road;
- Widening of the carriageway for slip lanes into the car park;
- A 120m<sup>3</sup> underground detention tank for stormwater management beneath the footpath;
- New kerb and channel;
- Footpaths;
- New traffic island.

**TENDERS RECEIVED**

Tenders were publicly advertised on Tenderlink with twenty-nine (29) sets of documents being downloaded. Four (4) tenders were received by the closing date of 6 November 2007. These are summarised in Table 1 below:

Tenderer	Registered Office Address	Total Tender Sum (excl. GST)	Adjusted Tender Sum* Excluding Alternative Options & Provisional Sums (excl. GST)
HEB Smithbridge Limited (HSL)	PO Box 226, Drury	\$1,801,871.18	\$1,435,871.18*
Hick Brothers Limited (HBL)	PO Box 146, Silverdale	\$2,091,921.57	\$ 1,527,228.57*
Dempsey & Wood Civil Contractors Limited (DWCCCL)	PO Box 24 484, Royal Oak	\$2,051,053.32	\$1,587,899.35*
Arrow Civil Engineers Limited	33 Alfred Street, Onehunga	\$2,036,560.00	\$1,695,060.00*
<b>Pre-tender Engineer's Estimate</b>		<b>\$1,999,625.00</b>	<b>\$1,633,625.00*</b>

**Table 1 - Summary of Tender Prices**

**Note** \* Adjusted Tender sums exclude prices quoted for alternative options and all Provisional Sums and includes arithmetic corrections to the tendered items as per tendered rates.

### TENDER EVALUATION

In accordance with the conditions of tendering, tenders were evaluated in line with the Weighted Attribute Method contained in Transfund New Zealand's "Competitive Pricing Procedures Manual".

The "two envelope process" as described in Section 2.7 of the above manual was followed. Under this method, only the first tender envelope is opened and the non-price attributes evaluated for all tenders before the second envelope containing the tender price is opened, and the tender prices duly included in the evaluation.

These procedures also require that where the tender includes Provisional Sums (work valued by the Principal and placed within the Schedule of Prices) they are deducted from the tender sum prior to evaluating each tender.

In this contract the value of Provisional Sums is \$366,000.

The tenderers also submitted an alternative option for detention tanks and covered bus shelters. It was decided not to consider alternative tenders due to inadequate information and no cost saving to these items.

A summary of the tender evaluation scores for each tenderer are provided in the Table 2.

Tender Evaluation	Attributes	Exper	Track Record	Tech Skills	Resour	Manag Skills	Method	Price	Total Weights
	<b>Weights</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>8</b>	<b>70</b>	<b>100</b>
Tenderer	Tender Sum	Grades							INDEX
HEB Smithbridge Limited	\$1,435,871.18	75	59	64	71	76	69	58	61
Dempsey & Wood Civil Contractors Limited	\$1,587,899.35	70	68	65	69	80	80	48	55
Hick Brothers Limited	\$1,527,228.57	68	65	50	71	53	48	52	54
Arrow Civil Engineers Limited	\$1,695,060.00	57	62	56	58	56	49	41	45
<b>Median Tender Price</b>	<b>\$1,557,563.96</b>								

**Table 2 - Summary of Tender Evaluation**

Scores for the non priced attributes were determined on the basis of information provided in the tender and on recent experience with the Contractors.

The tender submitted by HSL is the lowest priced tender received and approximately 12% below the pre-tender estimate. They provided a complete submission and illustrated good experience and capability to undertake works of this nature.

### TAGS, ERRORS OR OMISSIONS

There were no tags but HSL had an omission for an item in the Schedule of Prices. HSL did not provide a unit rate for Item 8.4.2 under "Furniture". As required by the Condition of Tendering Section 105.6 of NZS 3910:2003, this was confirmed in writing on 9 November 2007 by the tenderer that the tendered sum would remain as opened and recorded on the Form of Tender.

### ALTERNATIVE OPTIONS

DWCCCL and HBL submitted alternative options for stormwater detention using a Stormtech product, to be manufactured and supplied by a company in the United States of America. The product has an advantage for water harvesting and recharging the ground water by infiltration into the ground. However, the geotechnical conditions of the site are not favourable and therefore would require impermeable lining such as Bentofix to prevent saturation into the subgrade materials.

Therefore the alternative option was not considered further following a meeting held between Council and URS engineers based on inadequate design information, no proven track record of the product in New Zealand and requirements of a complex maintenance and operation regime.

### CREDIT CHECK

A credit check dated 12 November 2007 revealed no adverse information.

### JOB COSTS

excl. GST

Tender sum - (HSL)	\$1,801,871.18
Contingency	\$ 180,187.82
Engineering & Supervision	\$ 66,210.00

<b>Total Job Cost</b>	<b>\$2,048,279.00</b>
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### SOURCE OF FUNDING

Budget Description (from Annual Budget line item)	Codes	Budget	Committed to Other Projects	Allocation to This Project	Unallocated Balance
Sturges Station Park 'n' Ride	8AMTA-07-173	\$1,100,000.00	\$42,900.00	\$1,057,100.00	\$0.00
Rail Station Precincts	8AMTA-07-185	\$1,172,000.00	\$149,748.00	\$573,179.00	\$449,073.00
Stormwater Upgrades	8AMEW-07-163	\$418,000.00	\$0.00	\$418,000.00	\$0.00

## SUMMARY

The results of the tender evaluation as summarised in Table 2 shows that the tender submitted by HSL achieved the highest index of 61. This tender is also the lowest priced conforming tender.

As part of Council's contracting process "Quality and Health and Safety are not negotiable" - all contractors have had this focus clearly reinforced through the contract documents and this will be strongly reiterated at the subsequent pre-start meeting and imposed during the contract period.

## RECOMMENDATIONS

1. That the Contract No. TA06041F - Sturges Station Park 'n' Ride report be received.
2. That the tender from HEB Smithbridge Limited for Contract No. TA06041F - Sturges Station Park 'n' Ride in the sum of \$1,801,871.18 plus \$225,233.90 GST, totalling \$2,027,105.08 be accepted.
3. That authority to enter into Contract No. TA06041F - Sturges Station Park 'n' Ride on behalf of Council be delegated to the Group Manager: Project Services.

Report prepared by: Stephen Boyle, Manager Contracts & Quality, Project Services.



## 11 CONTRACT NO. PK08004A - VEGETATION CONTROL - PROGRAMME MANAGEMENT

### PURPOSE OF THE REPORT

The purpose of this report is to seek approval from the Tenders Subcommittee to publicly call for tenders for Contract No. PK08004A - Vegetation Control - Programme Management for a period of two (2) years with an extension of one (1) year.

### BACKGROUND

Weed and pest maintenance on both road and park reserves falls under Council's Weed Management Strategy which was adopted by Council in 2007.

Native revegetation in Council parkland is a part of the Green Network Strategic Platform.

This contract is required to provide programme management services for assistance in the ecological management and auditing of the physical works contracts which cover the Parks revegetation programme, legal weed control in parks, plant and animal pest maintenance and roadside vegetation control.

The brief requires a professional ecologist with extensive experience to work closely with the Parks Contract Officer - Environmental to ensure a high quality of work and that best and safest work practises are being carried out in line with the contractual requirements. The brief also requires experience in preparation and submission of resource consents.

## SCOPE OF WORK

1. Preparation of Weed management and planting programmes which include:
  - mapping the locations of environmental weed species;
  - recommendations for planting including species types;
  - staged programmes of weed control and planting;
  - identification of any resource consents or any other consent requirements necessary in order to undertake vegetation control and planting preparation.
2. Preparation of resource consent applications for vegetation alteration which may be required for revegetation and weed control programmes.
3. Auditing of contractual works that will include:
  - Legal Weed Control (regional weeds);
  - Roadside Vegetation Maintenance;
  - Plant and Animal Pest Maintenance (environmental weeds);
  - Revegetation Programme Works.

The scope of works requires a multi-skilled approach and as the workload is dependant upon seasonal patterns it is more effective to outsource the programme management.

## ISSUES

It is proposed to publicly call for tenders for Contract No. PK08004A - Vegetation Control - Programme Management for a period of two (2) years plus one (1) year subject to the consultant's quality of work and performance and at the sole discretion of the Principal.

The proposal to tender the works over a two (2) year plus one (1) year period provides the following benefits to Council:

- An initial period of two (2) years is a reasonable timeframe to enable the successful consultant to establish continuity, consistency and efficiencies in auditing and reporting on contracts which have a varying scope of work and require physical works in parks, reserves and on roadsides city wide. This period of two (2) years also aligns with the periods of the contracts which the consultant will be auditing;
- The Parks Revegetation Programme requires the evaluation of ecologically important parkland for native forest restoration. There are benefits and efficiencies to Council in engaging a consultant to prepare weed management and planting programmes and then having the same consultant auditing the physical works and maintenance period of these works;
- The ability to retain a consultant if their performance is favourable for the third year.

## RESOURCES

Funding for this contract has been included in the Long Term Council Community Plan 2006-2016.

## SUMMARY

It is proposed to publicly call for tenders for Contract No. PK08004A - Vegetation Control - Programme Management contract for a period of two (2) years plus one (1) year and authority is required to commence the procurement process.

**RECOMMENDATIONS**

1. That Contract No. PK08004A - Vegetation Control - Programme Management report be received.
2. That approval be given to publicly call for tenders for Contract No. PK08004A - Vegetation Control - Programme Management for a two (2) years plus one (1) year contract period.
3. That the result of the tender evaluation process for Contract No. PK08004A - Vegetation control - Programme Management be reported back to the Tenders Subcommittee for approval.

Report prepared by: Helen Biffin, Parks Contract Officer, Environmental.

