

**AGENDA FOR AN EXTRAORDINARY MEETING OF THE TENDERS SUBCOMMITTEE
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON FRIDAY, 31 MARCH 2006,
COMMENCING AT 11.00 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 Chairperson 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 CONTRACT NO. PK 05039A - CIVIC SQUARE AND JAPANESE GARDEN

PURPOSE OF THE REPORT

The purpose of this report is to seek approval to award Contract Number PK 05039A - Civic Square and Japanese Garden.

BACKGROUND

The Civic Square and Japanese Garden are being constructed as part of a proposed integrated development on Henderson Valley Road which includes a new Waitakere Central Civic Building (under construction, being built by Waitakere City Council) and a proposed business park (under construction, being built by Waitakere Properties Limited).

Japanese Garden

The development of the new Waitakere Central Civic Building in Henderson and the sale of the current Civic Centre site and sub-division of the land on which the current Japanese Garden sits, has necessitated the need to find a new location for the re-establishment of the Japanese Garden.

A new concept for the garden has been prepared that is considered to be more fitting to its new, highly visible and urban location. The former garden was designed as a private, secluded garden in the form of a traditional “tea garden”. The former Japanese Garden style requires that you cannot view the garden from outside and that it is discovered. The new Civic Centre site for the garden is overlooked by the overpass entry and office windows, thus requiring a more public style of Japanese Garden, known as a “viewing garden”. Several of the elements of the existing Japanese Garden will be reused in the new garden (e.g. rocks, timber entrance gate).

The garden has been developed as three distinct areas (viewing garden, quiet contemplation, public plaza) which subtly transition between one another using Japanese design elements.

The Viewing Garden - The easternmost area is the traditional Japanese “viewing garden”. The garden is viewed from a main point. The main feature is a tiered water feature interspersed with rock and green vegetation. The plant choice will be a mix of native and exotic. The concept is to create a tranquil and traditional style view. Access to the garden will be gained from one of the viewing platforms via the public plaza and the quiet contemplation area. These will lead to a loop walk through the garden. It is not intended to provide opportunities to sit within the garden, only to walk through it. The focus will be on viewing from the viewing platform or overlooking the garden from locations in the building structure.

Quiet Contemplation - This is a transition between the viewing platform and the public plaza, through a series of timber platforms and a traditional threshold and gateway (relocated from the existing garden). This is the main public viewing area of the garden.

Public Plaza - The western end of the garden becomes a more modern interpretation of the Japanese Garden and forms the transition between the gardens and the public footpaths and Civic Square area. The space will contain more formal water features, which contrast with the natural water features located within the viewing garden.

Civic Square

The design concept of the Civic Square aims to draw from the design references that have been in the larger scale master planning of Waitakere Central Development - namely that this site is a microcosm of the broader Waitakere setting and is a celebration of the various and dramatic natural features throughout the region.

The Civic Square is intended as a “grounding point” and locates the overall development within the specific location of Henderson. Two major land use shaping elements have been identified as intrinsic to the character of Henderson today - water and the alluvial soils.

It is proposed to use bands of in-situ concrete with differing surface finishes to represent the typically rich layered soil strata of the region. The use of flush timber decking adds to the textural interest and references the importance of Henderson’s foothill setting within the Waitakere Ranges. A series of rills and shallow pools of water pass through the square subtly defining spaces and activity areas. The water will be fed from two separate water sources within the Japanese Garden and thus, in the Civic Square will become the converged stream. Surface water will be collected in bands of soak stone integrated into the paving platform and in timber decked areas, further expressing the interplay of water in the moulding of the alluvial soils.

Spatial definition is proposed through the use of deciduous London Plane trees, reminiscent of the grapevine vegetation typical of much of the early Henderson landscape. Street furniture consistent with the Henderson Street Furniture palette has been positioned throughout both the Civic and Japanese Squares.

The judicious use of artworks will highlight entry points and provide a strong visual link to other key open spaces within the development. It is intended to use a range of cultural references for the artworks thus celebrating the ethnic diversity of the area.

SCOPE OF WORK

The scope of this work includes the following activities:

- Construction of hard paving finishes including honed, exposed aggregate and sandblasted in-situ concrete and two coat chipseal;
- Construction of timber viewing platform and pergola;
- Construction of water features including lighting, plant, plant room and associated pipe work;
- Construction and installation of all street furniture including seating, litterbins, soakstone tree-grates (concrete, timber and metalwork);
- Construction of stained timber fencing and timber retaining structures;
- Construction of stormwater infrastructure;
- Supply and installation of electrical, lighting and power installation (including data connection to Waitakere City Council computer room);
- Construction of natural stone retaining walls, stepping stones and pool edges;
- Construction and installation of honed pre-cast concrete retaining walls;
- Construction of concrete block walls;
- Co-ordination with other contractors on-site and with artists as required;
- Installation of large grade trees;
- Supply and installation of shrubs and groundcover;
- Grass seeding;
- Maintenance.

TENDERS RECEIVED

Tenders were publicly advertised with fourteen (14) sets of documents being uplifted. Three (3) tenders were received by the closing date of 24 February 2006. These are summarised in Table 1 below.

TENDERER	REG OFFICE	TENDER PRICE (excl.GST)
Scope Projects Limited	7 Sarawia Street, Newmarket, Auckland PO Box 37 211	\$1,922,709.00
Canam Construction Limited	295 Lincoln Road, Henderson, Waitakere City, Private Bag 93116, Henderson, Waitakere City	\$1,942,944.00
HEB Smithbridge	PO Box 226, Drury	\$2,050,049.36
Pre-Tender Contract Estimate		\$1,800,000.00

Table 1 - Summary of Original 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.

In this contract the value of Provisional Sums is \$20,000.

There were a number of tags and omissions within the original tender prices received. The tender prices were adjusted by Waitakere City Council after meetings with each of the tenderers to include items not priced and a price placed on tender tags.

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

Tender Evaluation	Attributes	Exper.	Track	Tech. Skills	Resources	Manag.	Method.	Price	Contract Number
			Record	& Resources		Skill			xxxx
Weights		10	10	10	10	5	5	50	Total Weights
Tenderer	Tender Sum								INDEX
Scope Projects Ltd	\$2,123,446.39	50	75	65	75	65	55	50	50
Canam Construction Ltd	\$2,133,894.10	70	85	65	75	80	55	50	54
HEB Smithbridge	\$2,004,016.70	75	75	70	75	70	70	56	57
Median Tender Price	\$2,123,446.39								

* Attribute grading as defined by Transit NZ in their CPP Tender Evaluation Manual Effective 1 March 1997

Table 2 Tender Evaluation (after adjustment for unpriced items and tags)

HEB Smithbridge

HEB Smithbridge have successfully completed a number of projects similar in nature to this one and have demonstrated a clear understanding of the project requirements through meetings with the project team.

TAGS, ERRORS OR OMISSIONS

Scope Projects Limited

Scope Projects did not supply sufficient attribute information with their tender submission but subsequently provided information when requested to do so.

The tender submission from Scope contained a number of tags, these tags were valued and therefore the tender sum used for evaluation purposes is \$2,123,446.39 as shown in Table 2 above.

Canam Construction Limited

Canam Construction Limited did not supply sufficient attribute information with their tender submission but subsequently provided information when requested to do so.

The tender submission from Canam contained a number of tags, these tags were valued and therefore the tender sum used for evaluation purposes is \$2,133,894.10 as shown in table 2 above.

HEB Smithbridge

There were no tags or clarification of any significance. However, when discussing the extent of works it became clear that they had included for works to the road frontage to Central 1, and used their own landscaper to provide the planting. The tender sum used for evaluation purposes of \$2,004,016.70 includes the deletion of the paving and includes for the nominated subcontractor to carry out the soft landscaping.

SUMMARY

The results of the tender evaluation as summarised in Table 2 shows that the tender submitted by HEB Smithbridge achieved the highest index of 57. This tender is also the lowest priced tender.

VALUE ENGINEERING NEGOTIATIONS

The lowest price tender does not meet the current budget allocation for the Civic Square and Japanese Garden project.

A process of negotiation was undertaken with the lowest priced tenderer to establish an adjusted tender price through value engineering that was more aligned with the project budget.

The value management process has been carefully conducted in order to ensure that the design integrity of the Civic Square and Japanese Garden was not lost and that key components such as the water features were left in place.

The confirmed adjusted price from HEB Smithbridge will be submitted to Council staff on Wednesday 29 March 2006 and presented in full at the Tenders Subcommittee Meeting. Initial meetings with the lowest priced tenderer indicate that approximately \$240,000 worth of adjustments can be made to the original tender price submitted by HEB Smithbridge resulting in an adjusted tender price of \$1,770,000. This figure has been used within this current report pending the final figures being received on Wednesday, 29 March 2006 and presented at the Tenders Subcommittee meeting. It is expected that there will be no significant deviation between the adjusted tender price of \$1,770,000 and the confirmed adjusted tender price submitted which will be advised at the meeting.

CREDIT CHECK

A credit check dated 10 March 2006 revealed no adverse information.

JOB COSTS

	<u>Excl. GST</u>
Tender sum - HEB Smithbridge <i>(adjusted tender price based on value engineering)</i>	\$1,770,000
Artwork	\$ 56,000
Contingency	\$ 300,000 (15%)
Engineering & Supervision	\$ 160,000
Other (Removal of existing garden)	\$ 23,500

Total Job Cost	\$2,309,500

SOURCE OF FUNDING

Budget Description (from Annual Budget line item)	Codes	Budget	Committed to Other Projects	Allocation to This Project	Unallocated Balance
Civic Square and Japanese Garden	75-9120-46491	\$2,063,828	n/a	\$2,063,828	\$0
Proposed transfer from other budgets		\$300,000		\$300,000	
Total				\$2,363,000	

Currently there is a slight difference between the funding allocation and the tender requirement. This has been left to cover any adjustment required by the final adjusted price submitted by HEB Smithbridge.

As a result of the tender prices received, which reflect the buoyant construction market, additional funding will be required to provide for the contingency. This funding can be obtained by transferring the amount of \$210,000 from the remainder of the Transport Hobsonville Construction budget and \$ 90,000 from the Transport Hobsonville detailed design budget, totalling \$300,000, subject to approval by the Finance and Operational Performance Committee.

These amounts will not be spent this financial year due to timing changes in the planned Hobsonville development and will otherwise be given up as savings. This has been reported to the Finance and Operational Performance Committee and the original budget amounts have already been reduced through approved transfers to other projects. The Hobsonville budgets have been reinstated in the draft Long Term Council Community Plan at a time when the work is likely to occur.

For the contract to proceed it is necessary to ensure that the contingency can be funded. However, should any of the contingency funds remain unspent at the end of the project then these will be returned to Council as savings.

RECOMMENDATIONS

1. That the Contract No. PK 05039A - Civic Square and Japanese Garden report be received.
2. That the adjusted tender from HEB Smithbridge for PK 05039A Civic Square and Japanese Garden in the sum of \$1,770,000 plus \$221,250 GST, totalling \$1,991,250 or such other sum that will be presented at the meeting within the parameters of the value engineering negotiations be accepted subject to approval from the Finance and Operational Performance Committee to transfer funds on the basis set out in this report.
3. That it be recommended to the Finance and Operational Performance Committee that \$210,000 be transferred from the Transport Hobsonville Construction budget and \$90,000 from the Transport Hobsonville detailed design budget, totalling \$300,000 in the 2005/2006 Annual Plan to the Japanese Garden project in order to fund contract contingency.
4. That authority to enter into PK 05039A Civic Square and Japanese Garden on behalf of Council be delegated to the Chief Executive Officer.

Report prepared by: Renee Lambert, Service Manager: Parks Planning.

