

Manly Council



Invitation Brief

Expression of Interest (EOI)
For the Design and Construction of
A new Underground Carpark in Manly

Closes at 2pm Friday 12th June 2015 at Tender Box,
Manly Council, 1 Belgrave Street, Manly, NSW 2095

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1. Invitation for Expression of Interest

Manly Council is seeking expressions of interest (EOI) for the opportunity to develop and deliver by design and construct procurement a new carpark at Manly.

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 EOI, is known as Manly Oval.

Open Invitation for Expression of Interest – this invitation is by public advertisement with no restriction placed on who may respond. Respondents will normally be required to 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.

In addition to demonstrable capabilities, respondents are 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.

Respondents must also provide all the necessary evidence in support of their submission and thoroughly address all the matters required by this invitation contained in the Invitation Brief.

The Closing Date for this Expression of Interest is 2pm Friday 12th June, 2015 at Tender Box, Manly Council, 1 Belgrave Street, Manly, NSW 2095.

All submissions should be marked: EOI for the Design and Construction of a New Carpark beneath Manly Oval.

All enquiries regarding this EOI must be made in writing to rfp@manly.nsw.gov.au with "EOI - Manly Oval" in the subject line or by phone request made to: +612 9976 1600.

This EOI invitation is a market sounding opportunity, which may not lead to the award of a contract. However, from the submissions received, council may call selective tender for the project.

2. The Brief

1. Introduction and Background

The new carpark in this invitation for EOI is an important part of the Manly2015 masterplan. This masterplan aims to revitalise the Manly CBD by removing parking associated through traffic from the town centre to allow for the activation and pedestrianisation of Manly's many laneways where locals would congregate to socialise.

To achieve a pedestrianised town centre, the masterplan identified Manly Oval as the location for an underground carpark to replace the existing CBD carpark at Whistler Street. This will complete an earlier town centre plan that placed all carparks at the edge of the Manly CBD.

2. Context of the Manly2015 Masterplan (the Masterplan)

Manly2015 is a vision to attract a broader, better quality range of retail /services mix back into the heart of the Manly CBD to boost the local Manly economy. It will do this by providing pleasant streetscapes and parking arrangements that will create a positive community and retail experience for local residents, shoppers, and for the millions of visitors who visit Manly each year..

Key aspects of the Manly2015 masterplan include but are not limited to:

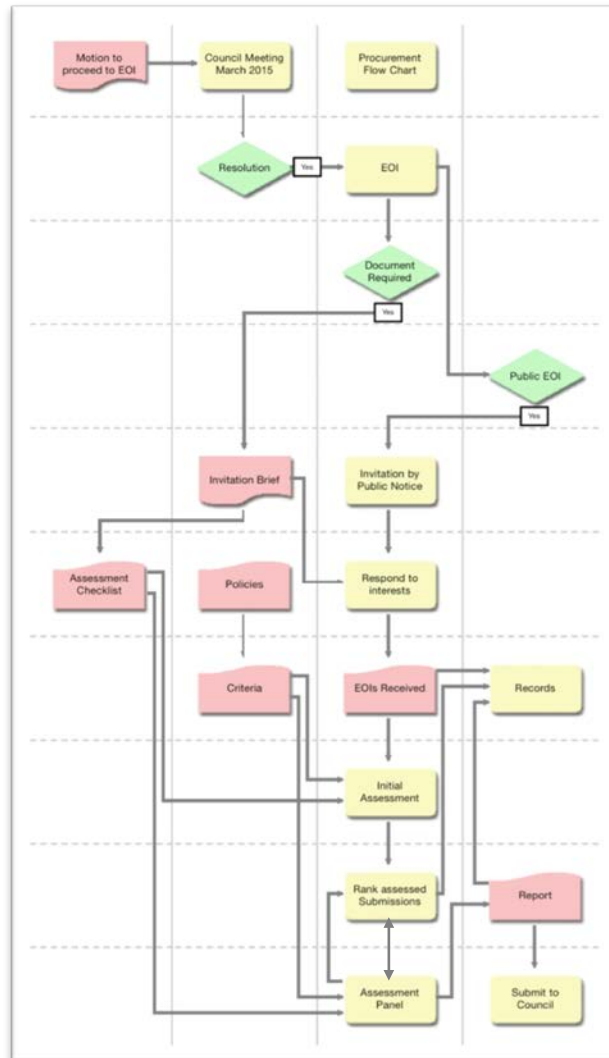
- A new underground carpark at Manly Oval to capturing parking traffic before it congests CBD streets.
- The current Whistler Street carpark be demolished and redeveloped for mix use.
- A larger Library with additional community spaces where a range of leisure, learning and lifestyle programs will be offered for the enjoyment of the local community.
- The streets and laneways throughout the Manly CBD will be transformed over time by their activation and new streetscapes to complement Manly beachfront, the Corso, and the Manly Wharf precincts.
- Sydney Road will be pedestrianised and upgraded to attract a more diverse retail mix.
- Raglan Street and the laneways and side streets of Central Avenue and Henrietta Lane will be reactivated through vastly improved urban design.
- Market Lane will be transformed into a piazza, and will be the hub of café culture.

For information on Manly2015, please visit: www.manly2015.com.au or council's homepage at: www.manly.nsw.gov.au.

3. The EOI Process

3.1 Process

Below is the process flow chart, in summary, for this EOI:



Before responding to this invitation, respondents should review the web contents of www.manly2015.com.au to familiarise themselves with the principal direction and objectives of the Manly2015 Masterplan and its strategies for securing Manly's economic future.

Prior to responding to this EOI, potential respondents should inform themselves from the Manly2015 website on the role of the proposed Manly Oval carpark in the future economic, social, and community development of the Manly and surrounds.

Respondents are therefore required to provide in their EOI submissions a detailed statement on how they intend to meet and address the principal direction and strategic objectives of the Manly2015 masterplan in the design and operation of the proposed carpark, and on how the design anticipates activation and revitalize Manly's many laneways and plaza spaces.

Respondents should submit at least two scenarios in their response:

1. As per this Brief, design and plan for an underground with at least 470 spaces, plus ancillary areas for bicycle storage, offices, passive security uses such as a small “convenience” store.
2. As per this Brief, how future expansion to 760 spaces will be accommodated on the site.

The diagram below shows the general location of the Manly Oval in the Manly2015 MasterPlan



3.2 Inspection

Respondent to this EOI must visit to feel the vibe of Manly and its CBD and laneways prior to making a submission.

4. Manly Oval Locality and Context

The subject site is bounded by Sydney Road to the south, Raglan Street to the north, Tennis Courts and Belgrave Street to the east and the Manly Bowling Club and Ivanhoe Park botanical garden to the west. It consists of lot known as **Lot 7379 DP 1164856**.

The subject property is zoned RE1 – Public Recreation under the Manly Local Environmental Plan 2013.

4.1 Description

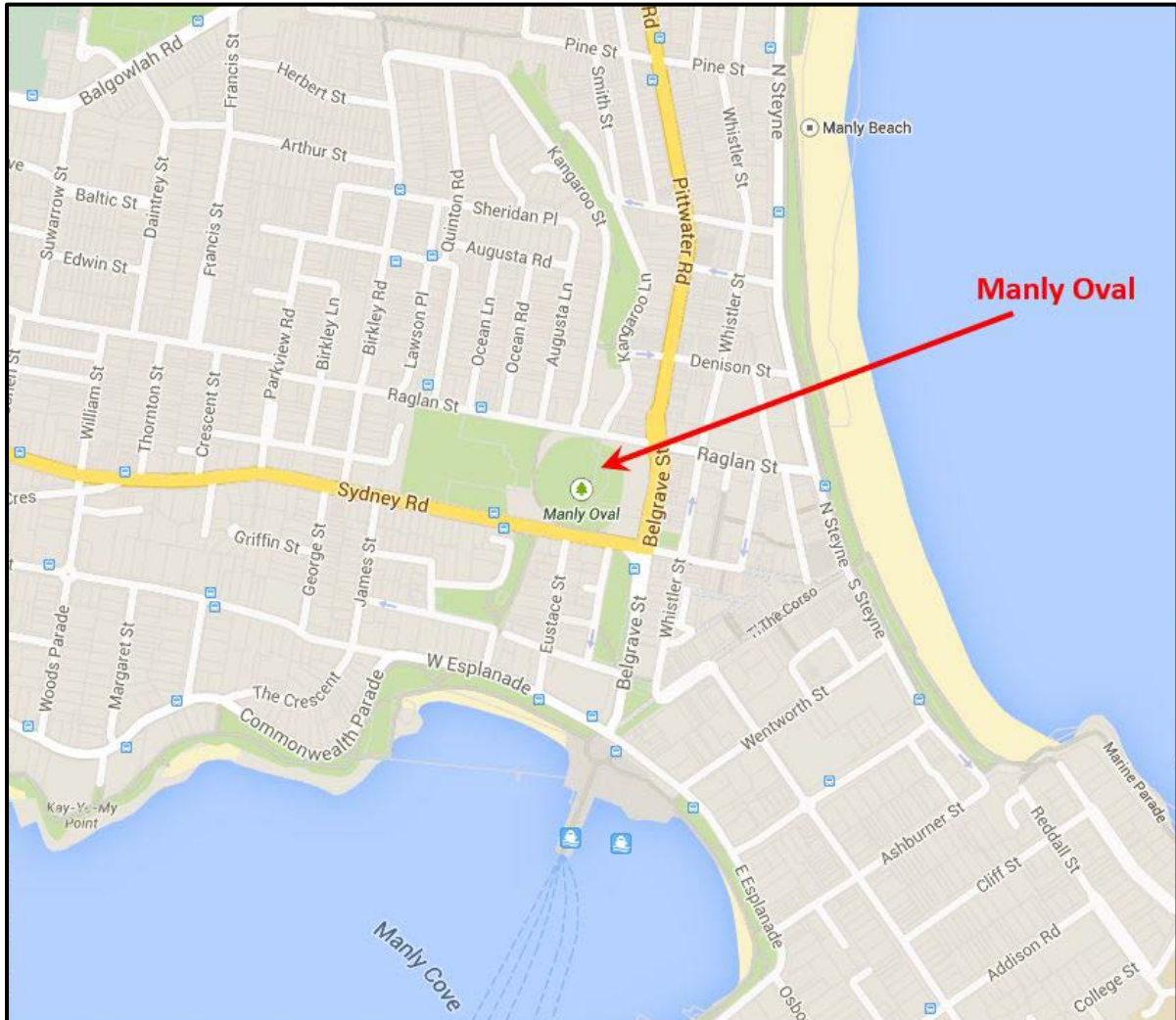
The subject lot currently houses Manly Oval. The subject land is surrounded by various retail/ commercial businesses and Tennis Courts to the east; commercial/retail, Gilbert Park and residential to the south; commercial/retail, residential and place of worship to the north; and Bowling Club and Ivanhoe Park to the west.



Aerial photo above indicates the location of the subject site.

4.2 Location

Manly CBD is located on Sydney's popular Northern Beaches approximately 17kms north east of the Sydney CBD. Manly is a popular destination of both domestic and international tourists.



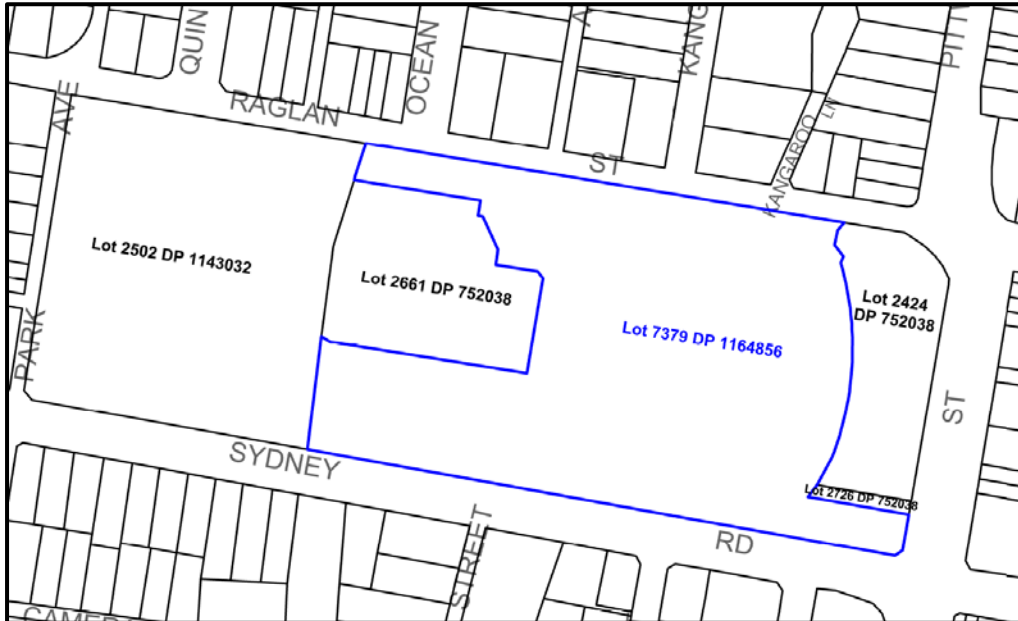
Indicative location of the subject site on the above map.

4.3 Property Details

Site Description

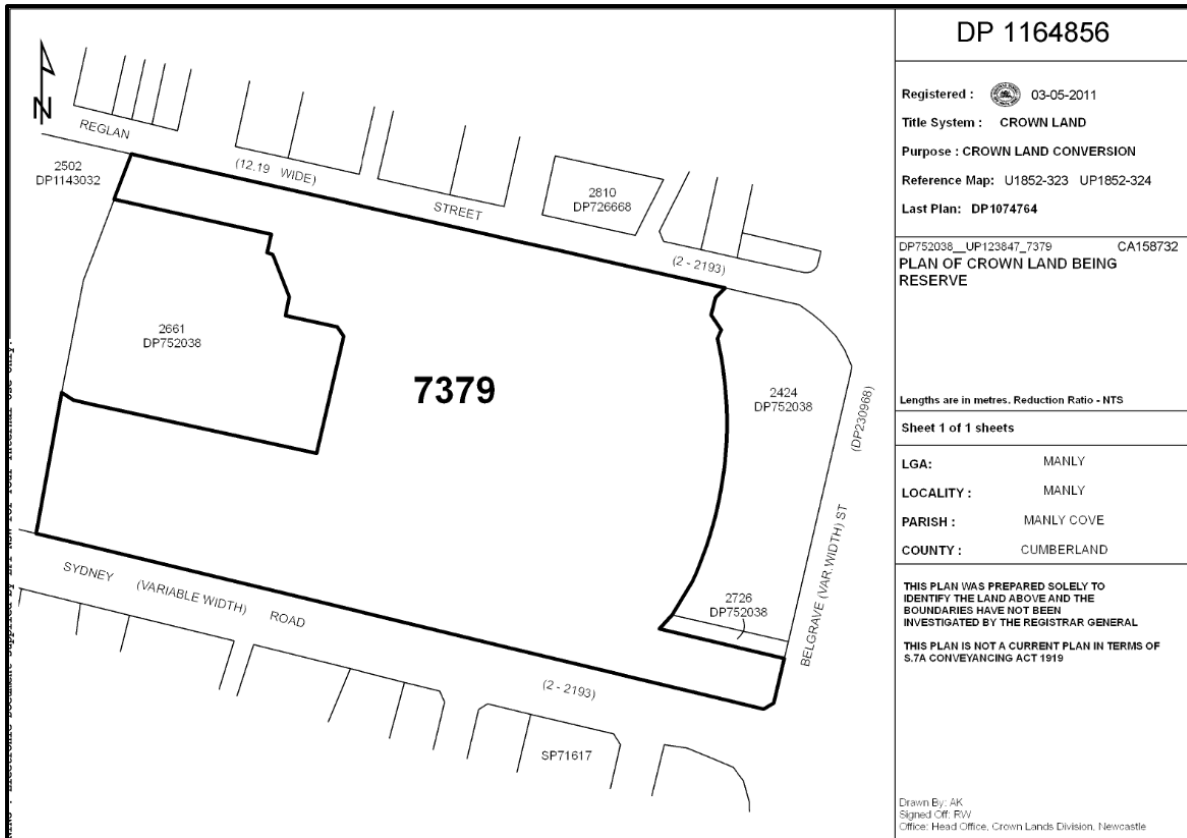
The subject site is known legally as Lot 7379 DP 752038. The subject site is irregular in shape and currently houses the Manly Oval. The site has direct access off Sydney Road and Raglan Street. The total area of the site is **23574.4m² or 2.35 hectares**.

Below is the list of properties, surrounding the subject property, with ownership details:



Title Description	Ownership	Area (m ²)
Lot 2661 DP 752038	Estate: Perpetual Lease Mount Pritchard & District Community Club Limited	5248m ²
Lot 7379 DP 1164856	The State of New South Wales	23574.4m ² or 2.35 hectares.
Lot 2424 DP 752038	Estate: Perpetual Lease Commonwealth Savings Bank of Australia	4058.20m ²
Lot 2726 DP 752038	Estate: Perpetual Lease Commonwealth Savings Bank of Australia	232.60m ² (as per GIS)

Copies of Survey Plans, Certificate of Titles and Deposited Plans are attached to this Brief.



4.4 Planning Controls

4.4.1 Zoning

The subject property is located on land zoned RE1 Public Recreation under the Manly Local Environmental Plan (MLEP) 2013. The subject site is listed as an Item of Environmental Heritage (I162) under Schedule 5 of MLEP 2013.

Zone RE1 Public Recreation

A. Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore areas visually exposed to the waters of Middle Harbour, North Harbour, Burnt Bridge Creek and the Pacific Ocean.
- To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.

B. Permitted without consent

Nil

C. Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Carparks; Charter and tourism boating facilities; Child care centres; Community facilities; Depots; Emergency services facilities; Environmental facilities; Environmental

protection works; Flood mitigation works; Information and education facilities; Jetties; Kiosks; Marinas; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures; Water recycling facilities; Water reticulation systems; Water storage facilities.

D. Prohibited

Any development not specified in item 2 or 3.

It is the responsibility of the potential Lessee to verify the planning aspects which can be confirmed by an application to Council. Initial enquiries can be made by checking the Manly Local Environmental Plan 2013, found on the following link:

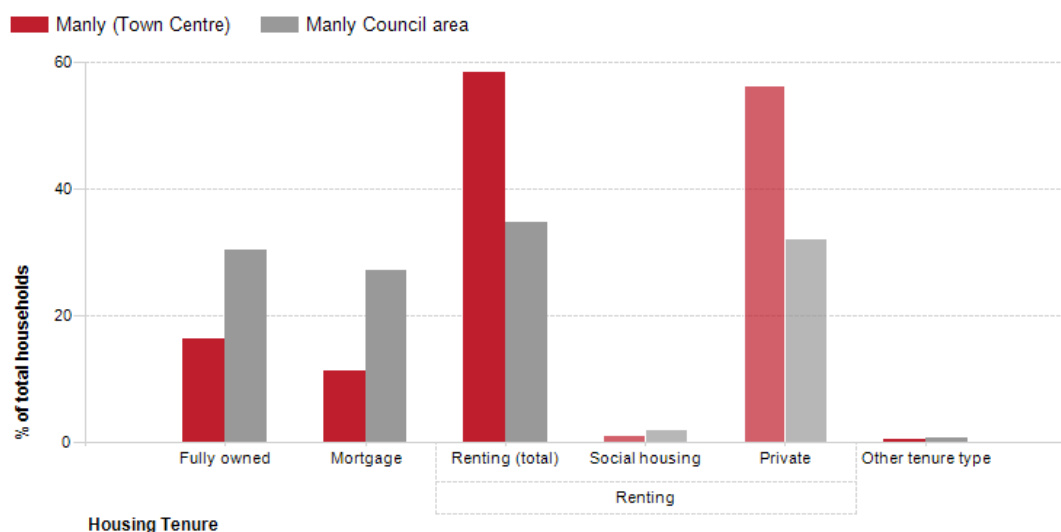
<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+140+2013+cd+0+N>

5. Manly Demographics

In summary, the Manly (Town Centre) LGA population is represented as the following;

- The largest age group living in Manly (Town Centre) in 2011 was 30 to 34 years old.
- In the 2011 Census, the population of the centre was 2,473, living in 1,725 dwellings
- 1,479 people living in Manly (Town Centre) in 2011 were employed, of which 77% worked full-time and 22% part-time.
- In Manly (Town Centre), 27% of households were purchasing or fully owned their home, 56.4% were renting privately, and 1.1% were in social housing in 2011.

Housing tenure, 2011



In summary, the Manly Local Government Area (LGA) population is represented as the following;

- The median age of residents of Manly is 37 years of age.
- The Estimated Resident Population in 2014 was 44,786.
- 20,666 people living in the Manly LGA in 2011 were employed, of which 66% worked full-time and 33% part-time.
- In the Manly LGA, 57% of households were purchasing or fully owned their home, 32.2% were renting privately, and 2.0% were in social housing in 2011.

6. Matters for consideration when preparing a response to this invitation for EOI

To assist respondents' understanding of the scope of the proposed project, this section of the Brief provides a non-exhaustive list of relevant matters.

6.1 Outcome to be provided

The successful respondent firm will use their skills, experience and expertise to design, construct, and deliver a new carpark with 470 spaces, expandable by others to 760 spaces in the future, and making good the Oval afterwards.

The successful respondent will be responsible for the direct engagement and co-ordination (subject to Council's concurrence) of suitably qualified and experienced professionals and contractors to take the Project from conceptual design to detail design and lodgement of a Development Application through to Construction of the new carpark.

The successful respondent will at all times ensure and be able to demonstrate compliance to all relevant Federal and State government legislation, standards and regulations as are relevant to the project and facility developed and operated.

The successful respondent will be responsible for, but not limited to, gaining all necessary approvals, for the design and construction of the proposed underground carpark.

6.2 Planning, Architectural Services, Urban Design and Planning Approval

Detailed planning and design (ensuring Council's concurrence and approval) before the preparation and lodgement of a Development Application through to successful development approval ready for construction.

The overall design to incorporate the following features in design:

- Innovation
- Construction risk reduction features through use of tried, proven and efficient technologies
- Detail design ready for construction process
- Civil, traffic, structural, mechanical, and electrical engineering
- Corrosion control and protection systems
- Building and hydraulic services, and energy efficiency
- Environmental and operational lighting
- Construction and design engineering
- Heating, cooling and ventilation systems
- Ensuring full BCA and Australian Standards Compliance

6.3 Oversight and Responsibility for all Aspects of Construction Process

- Site Management
- Project Management
- Building Services
- Contractor Management
- Use of tried, proven and efficient technologies and construction methodologies
- Quick construction timeframe whilst ensuring high build quality; and
- Construction stages defined and completion time guarantees provided.

7. Project parameters and timeline

- The construction of the new carpark needs to be achieved in the quickest timeframe possible following the conclusion of the winter sports season in September
- The total order of cost for build / construction of the carpark must be inclusive of all contingencies.
- The construction and commissioning timeframe approximately is 18 months.

8. Site planning and context

A new carpark facility is planned to be developed beneath Manly Oval capturing visitor traffic before it congests local CBD streets. Bitzios Consulting has undertaken Traffic Modelling and impact analysis on behalf of Council including in relation to entrance and exit scenarios to the proposed new facility.

For a copy of this report, please refer to the Schedule of Documents in Section 11 of this Brief

9. The Scope of the Proposed Carpark

Respondents must address and include the following, not exhaustive, scope and design of the new carpark:

- a) 470 spaces and must be expandable to 760 spaces in the future;
- b) Capacity to allow for bicycle parking for approximately 200 bicycles;
- c) Maximum of two levels below current ground level;
- d) Entrance and exit from Sydney Road and an entry only point in Raglan Street;
- e) A 100m² space for a “convenience” store;
- f) Gateless entry and exit management, parking, and payment systems;
- g) Space for advertising and displays;
- h) Other spaces shall include:
 - i. Offices
 - ii. Equipment store
 - iii. Plant Rooms
 - iv. Other Storage areas
- i) Ventilation systems
- j) Pedestrian and cyclist concourse to and from the Carpark linking with Belgrave Street and the Manly CBD
- k) Ramp and Lift access
- l) the footprint of the carpark shall be fully within the boundaries of Manly Oval
- m) avoid building adjacent to other underground services
- n) the protection and or retention of any existing underground services;
- o) BCA compliant Pedestrian ingresses and egresses;
- p) Public toilets;
- q) Energy efficiency;
- r) Safety by design considerations;
- s) The full restoration of the Manly Oval and facilities after the construction of the carpark.

Please refer to the Schedule of Documents in Section 10 and 11 of this Brief for a list of available documents.

10. Manly Oval Carpark in relation to the Manly CBD and Manly2015 Masterplan



11. Additional Documents Available to Respondents

The documents in the list below are available to Respondents to this invitation for EOI upon the completion, payment of a refundable deposit, and return of the Schedule of Documents in Section 11:

- i. Property Title Information
- ii. Detailed Engineering Survey of the site and surrounds, 12/08/2013 (1 page)
- iii. Summary of Manly Oval Carpark Study Bitzios Consulting, 4/2014
- iv. Concept Civil and Structural plans by CARDNO, 18/03/2015 (6 pages)
- v. Review of 1:100 AEP Storm Impact by CARDNO – 04/11/2013 (3 pages)
- vi. Geotechnical Investigation by JK Geotechnics – 09/07/2013
- vii. Engineering Summary 4/2014
- viii. Various architectural concept sketches

12. Schedule of Additional Documents and Request Form

The following documents are available to Respondent for \$1,000, which will be fully refunded when an EOI is received from the Respondent.

Request for these documents should be made in email or writing, attaching the below Schedule and a Credit Card authorisation to: rfp@manly.nsw.gov.au, with “EOI – Manly Oval” in the subject line of the email or by cheque mailed to Council at: 1 Belgrave Street, Manly 2095.

Ref	Document Title	
i	Property Title Information ©	
ii	Detailed Engineering Survey of the site and surrounds ©, 12/08/2013 (1 page)	
iii	Manly Oval Carpark Demand Forecasting Study Bitzios Consulting ©, 11/2013	
iv	Concept Civil and Structural plans by CARDNO ©, 18/03/2015 (6 pages)	
v	Review of 1:100 AEP Storm Impact by CARDNO © 04/11/2013 (3 pages)	
vi	Geotechnical Investigation by JK Geotechnics © 09/07/2013	
vii	Engineering Summary ©	
viii	Preliminary and concept sketches ©	

© - Copyright Reserved and Protected by Law. These documents have been prepared for Council and may contain information that is of commercial value.

These documents may not be used for any purposes other than for the preparation of the Respondents’ response to this EOI.

Respondent’s Name and Address:

.....

Contact Person:.....

Position held:.....

Contact Number:.....

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

I the undersigned accept the condition and use of the documents listed in the Schedule is solely for the purpose of preparing for this EOI.

.....

Signature/Date

13. Credit Card Payment Authorisation Form



Manly Council
 Council Offices: 1 Belgrave Street Manly
 PO Box 82 MANLY NSW 1655 AUSTRALIA
www.manly.nsw.gov.au
 Phone 02 9976 1500 Fax 02 9976 1400
 Email: records@manly.nsw.gov.au

CREDIT CARD PAYMENT AUTHORISATION

ABN 43 662 868 065

Introduction	This form can be used for providing payment by credit card for Council services. Please attach this form to the front of any relevant documentation to ensure fast processing of your payment.		
Payment Details	Please charge my credit card for payment of: <input type="checkbox"/> Property Rates (Please specify customer reference no.) <input type="checkbox"/> Zoning (s149) Certificate <input type="checkbox"/> Outstanding Rates (s603) Certificate <input type="checkbox"/> Tree Pruning/Removal Application <input type="checkbox"/> Parking Permit Application (attach Application Form) <input type="checkbox"/> Other (Please detail: <u>EOI Manly Oval - Additional Documents</u>)		
Payment Amount	<input type="text" value="\$ 1,000.00"/>		
Payment Amount Cardholder Details	Name on Card: Address: Suburb: Postcode: Phone Number/s:		
Card Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Card No: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		
	Expiry date: <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/>		
	Signature of Cardholder: Date: *Please note that this payment is subject to approval of funds by your financial institution A 1.5% Credit Card Service Fee including GST applies to ALL payments made by Credit Card.		
Council Details	Manly Council Customer Service 1 Belgrave Street, Manly NSW 2095: PO Box 82 Manly NSW 1655 www.manly.nsw.gov.au Email: records@manly.nsw.gov.au Phone: 02 9976 1500 Fax: 02 9976 1400		
Your Privacy	The personal information you have supplied on this form is required to assist Council officers when determining your application. Failure to provide some details may result in rejection or delays. The details provided are not publicly available. At anytime you have access to view or correct any information you have supplied. The information you have supplied will be stored at Council offices.		
Office Use	By phone:	Initials:	Date:
	Ref No.:	Receipt No.:	Date Paid:

1 July 2013

MC/13/ 6002 _ Form ID: CS 24

14. Expression of Interest – Submission Returnable Checklist (Returnable)

Project Reference: the Design and Construction of a new Carpark in Manly

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

Item	Respondents should provide the following with their EOI submission	Checked by Respondent	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 EOI 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 Respondent 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 Respondent	
Name as per Signature	
Position Held	
Date	

15. Expression of Interest Returnable Form (Returnable)

Project Reference: the Design and Construction of a new Carpark in Manly

By signing below and returning this form to Manly Council, the Respondent makes a submission in response to the above referenced EOI.

The Respondent also accepts that its submission, the EOI Brief and any associated documents will be included in any future agreement

Respondent's Name and Address:

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

Respondent'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, 12 June 2015.

16. Assessment Criteria (Returnable)

Respondents will be assessed on their EOI submissions as follows:

No	Assessment Criteria	Weighting
A.	Capability and capacity to design, construct and deliver projects over \$20m - \$30m. ie: Respondents 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.	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.	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: <ul style="list-style-type: none"> • the preparation and completion of the concept design, • development of the design, • preparation of construction documentation, • 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.	Respondents 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 Respondent	
Name as per Signature	
Position Held	
Date	

17. 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 Respondent	
Name as per Signature	
Position Held	
Date	

18. Disclaimer (Returnable)

This Invitation Brief has been prepared by Manly Council for the information of potential Respondents 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 Brief 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 potential Respondent 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 EOI and to modify or add any terms and conditions to any proposed contract, statement or other material associated with this EOI, which may be made available to a Respondent to.

Signature of Respondent	
Name as per Signature	
Position Held	
Date	