

1. ENGLISH PARK REDEVELOPMENT - TENDER EVALUATION/RECOMMENDATION REPORT

Officer responsible Senior Professional - Project Management	Author Mark Noonan, DDI 371 1719
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The purpose of this report is to seek the Council's approval for the award of the construction contract for the English Park redevelopment.

BACKGROUND

The Council at its meeting held on 24 August 2000 adopted the Concept Design Report including the provision of community-requested facilities (cafe, community office/meeting room and space for a fitness room), and approved the preparation of contract documentation and the calling of tenders.

Budget Provisions

The budget provisions for the project are as follows:

1999/00	Leisure		\$23,788
	Parks		\$21,285
2000/01	Leisure	Redevelopment	\$1,528,712
		Relocate floodlights	\$70,000
	Parks & Waterways	Redevelopment	\$682,215
		Waterway	\$45,000
2001/02	Leisure	Redevelopment	\$76,500
		Sale of existing house	\$15,000
	Parks & Waterways	Redevelopment	\$229,500
		Waterway	\$60,000
	City Streets	Cycleway	\$20,400
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			\$2,772,400
2001/02	Grants/sponsorship		\$75,000
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			\$2,847,400

The Leisure and Parks & Waterways Units consider that the \$75,000 budget for grants/sponsorship is realistic and achievable. They will apply for the grants as soon as the resource consent has been granted for the project.

TENDER EVALUATION

Following a registration of interest process, seven main contractors were selected to tender on the construction contract.

Tenders closed on 30 May 2001 with seven tenders being received as follows:

Fletcher Construction	\$2,363,852.00
Hawkins Construction Ltd	\$2,458,062.00
Higgs Builders Ltd	\$2,484,355.00
C Lund & Son Ltd	\$2,555,378.00
Mainzeal Property & Construction	\$2,592,778.00
Armitage Williams Construction Ltd	\$2,650,462.00
Naylor Love Canterbury	\$2,687,811.96

All the tenders included a number of tags and alternatives.

Negotiations were held with the two lowest tenderers on their tags and alternatives. Following these negotiations and including a \$11,500 Provisional Sum for a grease trap to the cafe, additional filling under the cycle track and changing the Sheppard Place car park from chipseal to asphalt, the two lowest tenders were as follows:

Fletcher Construction	\$2,413,920.00
Hawkins Construction Ltd	\$2,490,274.80

These figures include a building contingency of \$50,000.

The cost plan allowance for the construction contract was \$2,474,920.

The following additional items are not included in the above tender prices:

- Stage 2 of the landscape planting (additional planting to the waterway and the mound by the building)
- Cafe fit-out
- Card access to the building

The estimated cost of these items is \$61,000. It is recommended this amount be included in the project budget, but that the work be deferred until the \$75,000 for grants/sponsorships is confirmed.

Fletcher Construction are a well-known, reputable, national construction company. Recent contracts for the Council are the Hornby Housing project and Jade Stadium Redevelopment (joint venture with Chas S Luney Ltd.)

Proposed Project Budget

The proposed project budget is as follows:

(a) Construction contract (including \$50,000 Building Contingency)	\$2,413,920
(b) Stage 2 landscape planting, cafe fit-out and card access to the building (Provisional Sum) – deferred until grants/sponsorship confirmed	\$61,000
(c) Professional Fees	\$197,480
(d) Miscellaneous Expenses (including project co-ordination fees, building and resource consents, water connection, 11Kv cable alterations, test piling)	\$75,000
(e) Project Contingency	\$100,000
Total Gross Cost	\$2,847,400
Less grants/sponsorship	(\$75,000)
Total Net Cost	\$2,772,400

Exclusions

The project budget excludes the following items:

- GST
- Operating costs
- Finance costs

Also excluded are the following items (as previously advised in the Concept Design Report):

- Equipment and fit-out to the fitness room
- Furniture, Fittings and Equipment to the building
- Upgrading of the pitch lighting (light fittings from the existing six towers will be refitted to the four relocated towers)
- Scoreboard

Any of these items which are required will be provided by additional grants/sponsorship or by Canterbury Soccer.

Lease

The Council at its 24 August 2000 meeting resolved "*That the current lease with Canterbury Soccer be renegotiated to provide for community access to the new facility*".

Preliminary negotiations have been held with Canterbury Soccer and the finalised lease, including community access, will be reported to the August 2001 round of Council meetings.

Consents

The resource consent for the redevelopment was publicly notified and a hearing was held on 18 May 2001 before an independent commissioner. His decision should be received before this Committee meeting and a verbal report will be provided to the meeting.

A building consent has been applied for and should be available before the contractor is due to start work on site.

Programme

The proposed project programme is as follows:

Early July 2001	Construction commences on site
18 December 2001	Redevelopment complete (building, pitch and park) apart from landscape planting
14 January 2002	Canterbury Soccer take possession of the building
1 April 2002	Soccer season begins (pitch commissioned)
1 April – 17 May 2002	Landscape planting
17 May 2002	Project complete

Note: The Landscape Architects have recommended that the landscape planting be delayed until April/May 2002 to avoid planting during the dry summer period.

Recommendation: That acceptance of a tender be delayed until the Council meeting of 28 June 2001, and that a further report on matters raised at this meeting be provided for consideration at that meeting.