

1.7 PUBLIC REALM STUDIES – PORTMAN STREET, STATION STREET AND HAUGHTON ROAD, OAKLEIGH

Responsible Director: Peter Panagakos

RECOMMENDATION*That Council:*

1. *Notes that officers have progressed Council's previous resolutions regarding developing the design for the public realm at the intersection of Portman and Station Streets (Part A) and a two-stage feasibility study to alter the road condition of Haughton Road between Johnson St and Mill Rd, Oakleigh (Part B), and that Council allocated a total budget of \$230,000 to complete these studies.*
2. *Notes that Part A has reached the stage of awarding a contract to the preferred respondent through a request for quote process (Contract 2022138). Further notes that there is a remaining budget of \$100,000 to complete Part A and that the tendered price for Contract 2022138 to complete Part A is \$215,550 which includes a contract fixed lump sum of \$195,750, provisional items of \$9,800 and contingencies of \$10,000 resulting in a budget shortfall of \$115,550.*
3. *Direct officers to proceed Part A as outlined in point 2 above and agrees to increase the FY 2022/2023 operational budget allocation by a further \$115,550 to enable this work to occur.*
4. *Award the tender from Hansen Partnership Pty Ltd for Portman Station Street Public Realm Feasibility Study, Contract No. 2022138 for a fixed lump sum Price of \$195,750 plus \$9,800 for provisional items and \$10,000 for contingencies.*
5. *Notes that with regards to Part B, stage 1 (preliminary schematic design work) has been completed at a cost of \$30,000 and stage 2 (feasibility study) has reached the stage of awarding a contract to the preferred tenderer through a request for quote process (Contract 2022181). Further noting that there is a remaining budget of \$100,000 to complete Part B and that the tendered price for Contract 2022181 to complete Part B is \$206,020 which includes a contract fixed lump sum of \$194,820, provisional items of \$1,200 and contingencies of \$10,000 providing a budget shortfall of \$106,020.*
6. *Direct officers to proceed with Part B as outlined in point 5 above and agrees to increase the FY 2022/2023 operational budget allocation towards Part B by a further \$106,020 to enable this work to occur.*
7. *Awards the tender from Hansen Partnership Pty Ltd for Haughton Road, Oakleigh, Feasibility Study Stage 2, Contract No. 2022181 for a fixed lump sum Price of \$194,820 plus \$1,200 for provisional items and \$10,000 for contingencies.*
8. *Authorises the Chief Executive Officer or her delegate to execute Contracts 2022138 and 2022181 as referred to in items 4 and 7 above.*

*(*Please note that all dollar figures are excluding GST unless stated otherwise)*

INTRODUCTION

The purpose of this report is to provide an update to Council on the status of the public realm studies at Portman Street, Station Street and Haughton Road, Oakleigh. This includes:

- Requesting additional budget for both projects due to the consultancy prices received to requests for quotes to complete the feasibility studies.
- Providing the outcome of the request for quotes process.
- A recommendation to award separate contracts 2022138 and 2022181 to Hansen Partnership Pty Ltd to undertake the design for the public realm at the intersection of Portman and Station Streets (Part A) and stage 2 of Haughton Road (Part B).

BACKGROUND

At the Council meeting on 23 February 2021 Council resolved:

“MOTION – Part A

That Council:

1. *Notes that on 28 August 2018, Council endorsed the Oakleigh Activity Centre Transport Interchange Design Review 2018 for public consultation, embracing the Urban Design Principles, Key Moves and Individual Site Proposals, including the redevelopment and pedestrian enhancements of the public realm at the intersection of Portman and Station Streets.*
2. *Notes that on 28 August 2018, Council directed officers to continue discussions with key Government Departments, key landowners, Vic Track, VicRoads (now DoT), Vicinity and the Oakleigh traders Association.*
3. *Notes that the results of the community feedback on the Oakleigh Activity Centre Transport Interchange Design Review were presented to Council on 30 October 2018, with Council resolving to note the key findings and continue to advocate for the upgrading of the Oakleigh Interchange public realm.*
4. *Notes that one of the key themes from the community feedback was Traffic Congestion and in response Council officers advised that further technical work, including traffic analysis and scenario modelling to test the degrees of congestion, would be part of any future stage of the upgrading of the Oakleigh Interchange public realm.*
5. *Directs officers to further develop the design for the public realm at the intersection of Portman and Station Streets and engage a traffic consultant to provide the required analysis and scenario modelling noted above and refers consideration of a further \$100,000 to the 21/22 budget process to enable this work to occur.*

6. *Notes that there may be additional budget and work required following completion of the further work identified above, and this will be requested of Council once the initial work has been undertaken and any further work that may need to be undertaken is known.*
7. *Notes that discussions will occur with key stakeholders and adjacent landowners to identify the opportunities and implications of such road condition change.*

MOTION – Part B

That Council:

1. *Notes the opportunity for economic uplift and increased amenity and safe pedestrian movement by closing or creating a shared space along the section of Haughton Road, directly to the south of Oakleigh Station, between Johnson St and Mill Rd.*
2. *Endorses a two-stage feasibility study to assess the technical and financial viability to alter the road condition of Haughton Road, between Johnson St and Mill Rd, Oakleigh.*
3. *Allocates \$30,000 from the 20/21 budget to enable the preliminary schematic design work to be undertaken and refers consideration of a further \$100,000 to enable the feasibility and consultation to be undertaken to the 21/22 budget process.*
4. *Notes that discussions will occur with key stakeholders and adjacent landowners to identify the opportunities and implications of such road condition changes.”*

This report focuses on resolution point 5 of Part A and resolution point 3 of Part B.

DISCUSSION

Officers have commenced point 5 of Part A and point 3 of Part B by establishing the Portman and Station Street Public Realm and Haughton Road feasibility Studies (the Studies).

The current status of these Studies is as follows:

PART A - Portman Street/Station Street Feasibility Study

The work completed to date includes:

- development of the brief to consultants (scope of services) to be included in the request for quote for Contract 2022138;
- release of request for quote for Contract 2022138 to invited consultants; and
- evaluation of submissions.

During the request for quote process, it became apparent to officers that there was a lack of capacity in the sector in responding to the request for quote due to constrained resourcing arising in part from the impact of

COVID-19. As a result of this, only two submissions were received to the request for quote.

The Haughton Road Public Realm preliminary schematic design work was completed in February 2022, and it was considered that whilst they are two separate projects, they should move to the next stage of design at the same time, particularly so that there is a consistency of approach and any broader implications on the Activity Centre can be considered and accommodated. As a result this has meant that there has been some delay to progressing the Portman/Station street feasibility whilst work was progressing on the Haughton Road project.

Notification:

The request for quote was sent to five (5) invited consultancies on 17 June 2022, closing on 7 July 2022.

Submissions Received:

Two (2) submissions were received by the appointed closing time.

The submissions received were from:

1. Hansen Partnership Pty Ltd; and
2. Lat Studios Pty Ltd

Conformance Summary:

Both submissions were assessed for their compliance with the request for quote conditions including the contract terms and conditions and the requirements of the response schedules.

Both submissions were deemed conforming.

Evaluation:

All members of the evaluation panel signed conflict of interest and confidentiality forms and no conflicts were raised.

The submissions were assessed in accordance with the evaluation criteria published in the request for quote documentation as follows:

Pass/Fail Assessment Criteria	Score
Quality Systems (if applicable)	<i>Pass/Fail</i>
OHS	<i>Pass/Fail</i>
Mandatory Insurances (if applicable)	<i>Pass/Fail</i>
Legal Compliance	<i>Pass/Fail</i>

Table 2	Key Selection Criteria	Criteria Weightings
Qualitative Criteria	Capacity and Capability	26%

	Project Timelines	4%
	Sustainability	20%
Quantitative Criteria	Price	50%

Discussion:

The following information supports the evaluation panel's recommendations.

The final evaluation ranking (including the price and non-price evaluation criteria) had Hansen Partnership Pty Ltd ranked highest and as such, the evaluation panel recommends Hansen Partnership Pty Ltd as representing the best value outcome for Council.

Contract period:

Contract 2022138 has a term of 18 months will commence from Monday 17th October 2022.

Submitted Price

The lump sum price submitted by Hansen Partnership Pty Ltd for Contract 2022138 is \$195,750 with an additional \$9,800 for provisional items. A contingency amount for this contract is \$10,000. Given the \$100,000 budget approved by Council there is a \$115,550 budget deficit in the current budget.

PART B - Haughton Road Feasibility Study

This feasibility study was split into two stages and the work completed to date includes:

Stage 1

Haughton Road Public Realm preliminary schematic design work – this was completed in February 2022 using the \$30,000 allocated budget.

Stage 2

Feasibility study - following the completion of stage 1 above, officers progressed preparation of the stage 2 brief to consultants and release of the request for quote for Contract 2022181

As with the Part A feasibility study, consultants were selected for invitation to respond to the request for quote. In this instance, five (5) consultants were chosen to invite and again, only two submissions were received.

Notification

The request for quote was sent to five (5) suppliers on 3 August 2022 closing on 31 August 2022.

Submissions Received

Two submissions were received by the appointed closing time from:

- Hansen Partnership Pty Ltd
- REALMStudios Pty Ltd

Conformance Summary:

Both submissions were assessed for their compliance with the quotation conditions including the contractual terms and conditions and the requirements of the response schedules.

Both submissions were deemed conforming.

Evaluation

All members of the evaluation panel signed conflict of interest and confidentiality forms and no conflicts were raised.

The submissions were assessed in accordance with the evaluation criteria published in the documentation:

Pass/Fail Assessment Criteria	Score
Quality Systems (if applicable)	<i>Pass/Fail</i>
OHS	<i>Pass/Fail</i>
Mandatory Insurances (if applicable)	<i>Pass/Fail</i>
Legal Compliance	<i>Pass/Fail</i>

Table 2	Key Selection Criteria	Criteria Weightings
Qualitative Criteria	Capacity and Capability	26%
	Project Timelines	4%
	Sustainability	20%

Quantitative Criteria	Price	50%
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Discussion

The following information supports the evaluation panel's recommendations.

The final evaluation ranking (including the price and non-price evaluation criteria) had Hansen Partnership Pty Ltd ranked highest and as such, the evaluation panel recommends Hansen Partnership Pty Ltd as representing the best value outcome for Council.

Contract period

Contract 2022181 has a term of 18 months which will commence from Monday 17 October 2022.

Submitted Price

The price submitted by Hansen Partnership Pty Ltd for Contract 2022181 is \$194,820 plus \$1,200 for provisional items. A contingency amount for this contract is \$10,000. Given the \$100,000 budget approved by Council there is a \$106,020 budget deficit in the current budget.

FINANCIAL IMPLICATIONS

The budget amount of \$230,000 was allocated to the operational budget to deliver the Studies of which \$30,000 has been spent. \$200,000 remains available in the current operational budget to deliver the Studies.

The total of the lump sum prices submitted by the Hansen Partnership Pty Ltd to perform the services requested in Contracts 2022138 and 2022181 including contingencies mean that an additional \$115,550 is required to deliver the Portman/Station Streets feasibility and an additional \$106,020 is required to deliver the Haughton Road feasibility and these amounts are required to be added to the FY2022/2023 budget.

The submitted prices versus budget deficit is summarised in Table 1 below:

Table 1: Price & Budget Deficit

Feasibility Studies	*Lump Sum	Provisional Item	Contingency	Total	Budget deficit FY 2022/2023
Portman/Station Streets (Contract 2022138)	\$195,750	\$9,800	\$10,000	\$215,550	\$115,550
Haughton Rd (Contract 2022181)	\$194,820	\$1,200	\$10,000	\$206,020	\$106,020
TOTALS	\$390,570	\$11,000	\$20,000	\$421,570	\$221,570

*Prices are inclusive of an allowance for key stakeholder consultation as per item 7 of Motion A and Item 4 of Motion B.

CONSULTATION

Consultation with key stakeholders and adjoining landowners will form part of the Studies as they progress.

SOCIAL IMPLICATIONS

There are no social implications associated with this matter.

HUMAN RIGHTS CONSIDERATIONS/GENDER EQUITY IMPLICATIONS

There are no human rights considerations or gender equity implications associated with this matter.

CONCLUSION

This report requests additional budget for both projects due to the consultancy prices received to requests for quotes to complete the feasibility studies and a recommendation to award separate contracts 2022138 and 2022181 to Hansen Partnership Pty Ltd to undertake the design for the public realm at the intersection of Portman and Station Streets (Part A) and stage 2 of Haughton Road (Part B).