



City of Nedlands

Technical Services Reports


Committee Consideration – 10 September 2013

Council Resolution – 24 September 2013

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TS15.13	RFT2012/13.04 Road Sealing & Construction of Acacia Lane
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Committee	10 September 2013
Council	24 September 2013
Applicant	City of Nedlands
Officer	Wayne Mo – Design Engineer
Director	Andrew Dickson – Acting Director Technical Services
Director Signature	
File Reference	AC1
Previous Item	Nil

Executive Summary

To award the contract for the provision of civil construction services for Acacia Lane between Kennedia Lane and Asquith Street, Mt Claremont.

Recommendation to Committee

Council:

1. **agrees to award the tender to Roads 2000 PTY LTD for the provision of civil construction services on Acacia Lane for the Lump Sum of \$371,020; and**
2. **authorizes the Chief Executive Officer to sign an acceptance of offer for this tender.**

Strategic Plan

KFA: Natural and Built Environment

KFA: Transport

This project was originally identified as a capital works project in the 2012/2013 financial year.

Background

The southern section of Acacia Lane is an unsealed Right of Way (ROW) asset owned and maintained by the City of Nedlands. It is one (1) of thirty-one (31) ROWs owned and maintained by the City.

In 2005, development guidelines were approved by Council which require new developments to access their properties via Acacia Lane, where possible. This lane is therefore becoming more frequently used as a primary vehicular access.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Required by legislation: Yes No
Required by City of Nedlands policy: Yes No

Legislation / Policy

- Purchasing Policy
- Occupational Health and Safety Policy
- *Local Government Act 1995*
- *Local Government Regulations (Functions and General) 1996*

Budget/Financial Implications

Within current approved budget: Yes No
Requires further budget consideration: Yes No

Interest generated from the invitation to tender was moderate however only one (1) submission was received by the closing date. The price received was below the expected estimated price.

Council budget = \$457,000
Tender price = \$371,020 (M13/21132)

Risk Management

The following risks have been identified:

Pricing

Although only one (1) price was received through the invitation to tender process from WALGA Preferred Panel of Suppliers, the single price received to deliver the works is lower than the estimate. Should this process be directed to go through the public tender process to further test the market, it will take an additional estimated 3 months to complete and there is no guarantee a better value can be achieved.

Contractor capacity and capability to carry out the works

Roads 2000 PTY LTD are primarily an asphalt company which supply and lay asphalt. They have indicated in their submission that they will be subcontracting the majority of the works under their direct supervision. They are accredited civil contractors.

Tender price expiry

The tender price expires 45 days after the Council resolution.

The City has undertaken a risk assessment in assessing the compliance criteria. This assessment addressed the tenderer's experience, financial position, occupational health and safety, resources, and environmental management credentials.

Close monitoring of Contractor construction works by a representative from the City will assist with prompt identification and management of impacts to contribute to achieving a positive outcome for this project.

Discussion

The tender was evaluated by three (3) City of Nedlands officers in accordance with the City's procurement policy.

The evaluation was reviewed based on key criteria as indicated in the table below.

1. Tendered Price	Weighting 60%
2. Relevant Experience	Weighting 10%
3. Key Personnel	Weighting 5%
4. Resources	Weighting 10%
5. Risk Occupational Health & Safety and Environmental	Weighting 5%
6. Risk	Weighting 10%
TOTAL	100%

The qualitative criteria had a total weighting of 40%. The evaluation panel evaluated the Tender submission based on its merits and the level of understanding provided in their response to each criterion of the evaluation.

Price criteria were evaluated based on the completed itemized lump sum price schedules included within the tender submissions. A total of 60% weighting was allocated to the price criteria.

The results of the completed evaluation are as follows:

- Roads 2000 PTY LTD 92.46%

Conclusion


Following evaluation of the single tender submission, it is recommended that Council award Roads 2000 PTY LTD the contract for Acacia Lane upgrade at their submitted lump sum price of \$371,020, having attained an evaluation score of 92.46%.

Although only one (1) tender was received, the City has complied with its obligations under the *Local Government Regulations (Functions and General) 1996* and the price is within budget. It is therefore recommended the contract be awarded.

Attachments

Nil

TS16.13	Request for Street Tree Removal
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Committee	10 September 2013
Council	24 September 2013
Applicant	City of Nedlands
Officer	Andrew Dickson – Acting Director Technical Services
Director	Andrew Dickson – Acting Director Technical Services
Director Signature	
File Reference	CRS/073
Previous Item	Item 12.4 - report CP31.12 – Council Minutes 24 July 2012

Executive Summary

The City has received a request for removal of a street tree. In accordance with Council’s Street Trees policy, this is a decision that must be made by Council.

Recommendation to Committee

Council:

1. **approves the request from the owners of 101 Webster Street, Nedlands for the removal of one (1) Queensland Box tree (*Lophostemon confertus*) street tree from the adjacent nature strip conditional to:**
 - a. **the owners accepting all associated costs for removal of the street tree;**
 - b. **the owners accepting all associated costs for the City to supply and plant two (2) Poinciana trees (*Delonix regia*) within the nature strip; and**
 - c. **the owners agreeing to water and care for the tree for a period of 12 months from the time of planting.**

Strategic Plan

KFA: Natural and Built Environment

Background

Council's Street Tree policy allows for the removal of street trees in specific circumstances (refer to Attachment 1, page 40 of Council Policy Manual). All requests for street tree removal are considered by Administration in accordance with policy and delegated authority. In accordance with policy this request is required to be determined by Council.

Key Relevant Previous Council Decisions:

Item 12.4 - report CP31.12 – Council Minutes 24 July 2012

Council approves the following policy:

b. Street Trees.

Discussion

Administration has been approached by the owner of 101 Webster Street, Nedlands requesting removal of a Queensland Box street tree from the nature strip adjacent to their property (refer Figure 1). The property owner proposes to have it replaced with two (2) Poincianas (*Delonix regia*) which are listed as preferred species for the Melvista Ward.

The owner's of 101 Webster Street received approval, in March 2010, to remove the Queensland Box tree from the nature strip. At the time provision existed in the Street Tree policy allowing removal and replacement of Box trees when requested.

Having received a quote from the City for removal of the Box tree, and for two (2) replacement trees, the owners made the decision to delay removing the Box tree and planting the Poincianas. As the property was to undergo significant renovations for an extended period, it was felt it would be prudent to wait until completion of the building activities.

The renovations have recently concluded and the owners contacted the City to act on the approval only to be advised that the provision within the Street Tree policy allowing removal of the Box tree had been rescinded.

The street tree audit undertaken in 2012 notes that the Box tree in question (AIN: 7345) is in poor condition, most likely to the building activities and the cessation of watering the nature strip during the renovations. The tree has an average form and an amenity value of approximately \$700.00.

The City feels that this case involves exceptional circumstances whereby the property owner acted in good faith with regard to their decision to delay removal and replacement of the Box tree. Administration supports the proposal as the net effect will be the nature strip will acquire a full allotment of street trees that will enhance the local streetscape.

Consultation

Required by legislation:

Yes

No

Required by City of Nedlands policy:

Yes

No

Ongoing consultation between applicant, Administration and Council.

Legislation / Policy

City of Nedlands Policy – Street Trees



Figure 1

Budget/Financial Implications

Within current approved budget: Yes No
Requires further budget consideration: Yes No

The cost of the proposed removal of the Box tree and two (2) replacement trees is to be met by the property owner making the request.

Risk Management

Administration has evaluated potential risks with the proposal and assessed these as negligible with no requirement for controls.

Conclusion

It is recommended that Council approve the requested street tree removal proposal in accordance with the proposed conditions and Administrations recommendation.

Attachments

1. Council Policy Manual on Page 40 (Street Trees policy excerpt)

- To facilitate a Council approved works program (i.e. road works, drainage, utilities etc);
- The Council decides to remove and replace trees on selected main or other streets, to provide an avenue effect, or
- Council may approve requests for street tree removal and replacement, to a similar size, with a preferred species where a property owner agrees to compensate the City the full amenity value of the tree (as determined under an independent valuation) and accepts all associated removal, planting and maintenance costs.
- Prior to the removal of a street tree Administration shall assess the tree and where practicable notify ward Councillors as a matter of courtesy of any proposed street tree removal one week prior to the removal and the reasons why in accordance with above.
- Unless circumstances dictate otherwise a street tree that has been removed shall be replaced by another tree of a suitable size and species.
- Removal of significant trees will only be authorised upon advice of a qualified arboriculturist and approval of Council.
- Leaf, flower, nut or bark fall, protection or enhancement of views or reduction or eradication of shade shall not constitute a reason for street tree removal.
- In the interests of public safety, pruning and removal is only to be undertaken by personnel authorised by the City of Nedlands.

Notification requirements will be as outlined in the Council's Community Engagement Policy and Strategy.

All applications for development shall indicate the location of adjoining street trees on site plans.

Public Safety and Potential Liability

In the interest of public safety and potential liability issues, structures such as, but not limited to, swings, cubby houses, ladders etc are not permitted to be constructed in street trees.

Species Selection

- Tree species will be determined by the Council from time to time.
- The City will develop a Species Selection database of generally available stock suitable to local conditions (to be displayed on the website) from the below Preferred Species Selection List: