



Attachments

Ordinary Meeting

Notice is hereby given that an Ordinary Meeting of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

Monday 10 August 2015

Commencing at 7.30pm for the purpose of considering items included on the Agenda.

Persons in the gallery are advised that the proceedings of the meeting are being taped. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

Copies of business papers are available at the Customer Service Counters at Manly Council, Manly Library and Seaforth Library and are available on Council's website:

www.manly.nsw.gov.au

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Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)	
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***** END OF ATTACHMENTS *****



PUBLIC DISPLAY OF EXPRESSIONS OF INTEREST RECEIVED
FOR THE REDEVELOPMENT OPPORTUNITY OF
LANDMARK SITE IN MANLY

Ends Friday 31st July 2015

www.manly.nsw.gov.au

Corporate Services Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI) Presentation - Landmark



EXPRESSION OF INTEREST FOR THE REDEVELOPMENT OPPORTUNITY OF LANDMARK SITE IN MANLY

In response to a resolution of Council at its 9th March 2015 Ordinary Meeting, Manly Council is currently undertaking a market testing phase for two major projects resulting in the public advertisement of two Expressions of Interest (EOI) in May which closed on 12th June, 2015.

The two EOIs were for:

**1. EOI - For the Design and Construction of
A New Underground Car Park in Manly**

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 (the Project). This invitation is for the delivery of a new car park and ancillary vehicular and pedestrian facilities beneath Manly Oval, and the making good and full restoration of the Manly Oval afterwards. It is expected that the new carpark will have at least 470 spaces, but designed to be expandable, construction by others, to 760 spaces in the future.

**2. EOI - Redevelopment Opportunity
of Landmark Site in Manly**

Manly Council is seeking Expressions of Interest (EOI) for the opportunity to enter into a long term lease (the maximum term offered is 99 years) with Council to redevelop the strategic site located in the heart of Manly's CBD, generally bounded by Whistler Street, Market Lane and Library Place, Manly. This site represents an excellent opportunity for prospective interest to access a centrally located and easily accessible retail area in the heart of the CBD. Manly is a key destination for both domestic and international visitors. The site presents itself well for a variety of retail, commercial and shop top housing in the heart of Manly's heritage district.

**Public Display of EOI Material
ends Friday 31st July 2015**

Council had twelve (12) respondents for the first EOI and three (3) respondents for the second EOI mentioned above. Council is now enabling members of the public to view the material released by each EOI respondent with their permission for public display purposes. The material can be viewed at Council's Customer Service Centre at Manly Council Chambers, No 1, Belgrave Street, Manly or at Manly Library or via Manly Council's website: www.manly.nsw.gov.au



EXPRESSION OF INTEREST (EOI) FOR THE REDEVELOPMENT OPPORTUNITY OF LANDMARK SITE IN MANLY

Expression of Interest (EOI) for the opportunity to enter into a long term lease with Council to redevelop a Council owned site located in the heart of Manly's CBD bounded by Whistler Street, Market Lane and Library Place, Manly. Closed at 2pm on Friday 12 June 2015.

EXPRESSIONS OF INTEREST WERE RECEIVED FROM THREE COMPANIES



ATTACHMENT 1

**Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major
Projects by Expressions of Interest (EOI)
Presentation - Landmark**

**EXPRESSION OF INTEREST
B-1**

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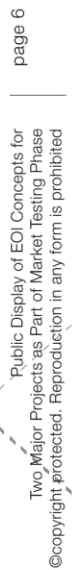
Public Display of EOI Concepts for
Two Major Projects as Part of Market Testing Phase
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REDEFINING THE EXISTING LIBRARY AND COMMUNITY CENTRE

The reimagining of Manly Triangle provides a perfect opportunity to breathe new life into Manly, drawing the community back to the heart of the village centre. It's an essential piece in the council's masterplan and we will ensure the project is mutually beneficial to the local residents, retailers, businesses and council.



Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)
Presentation - Landmark



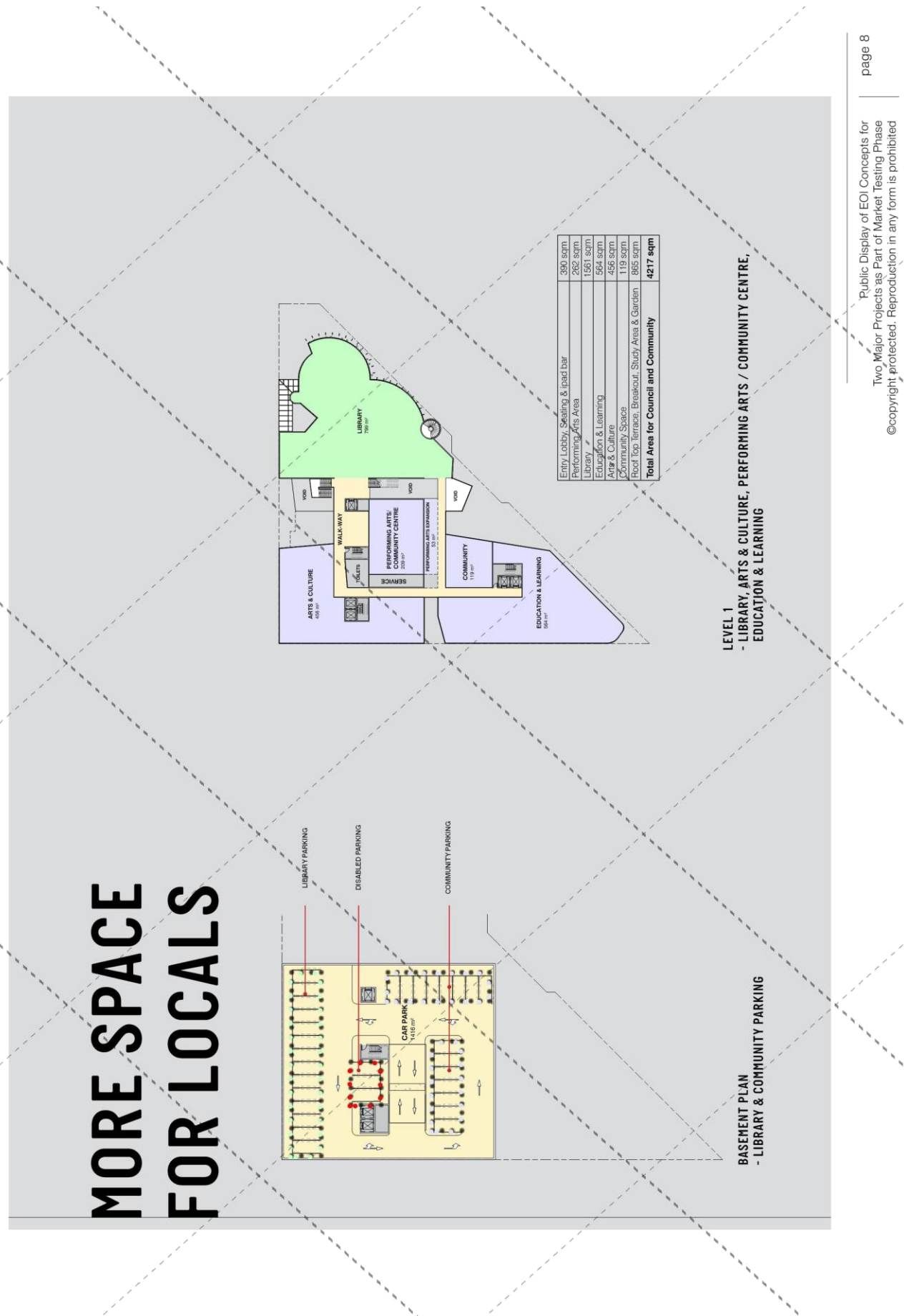
ATTACHMENT 1

Corporate Services Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI) Presentation - Landmark

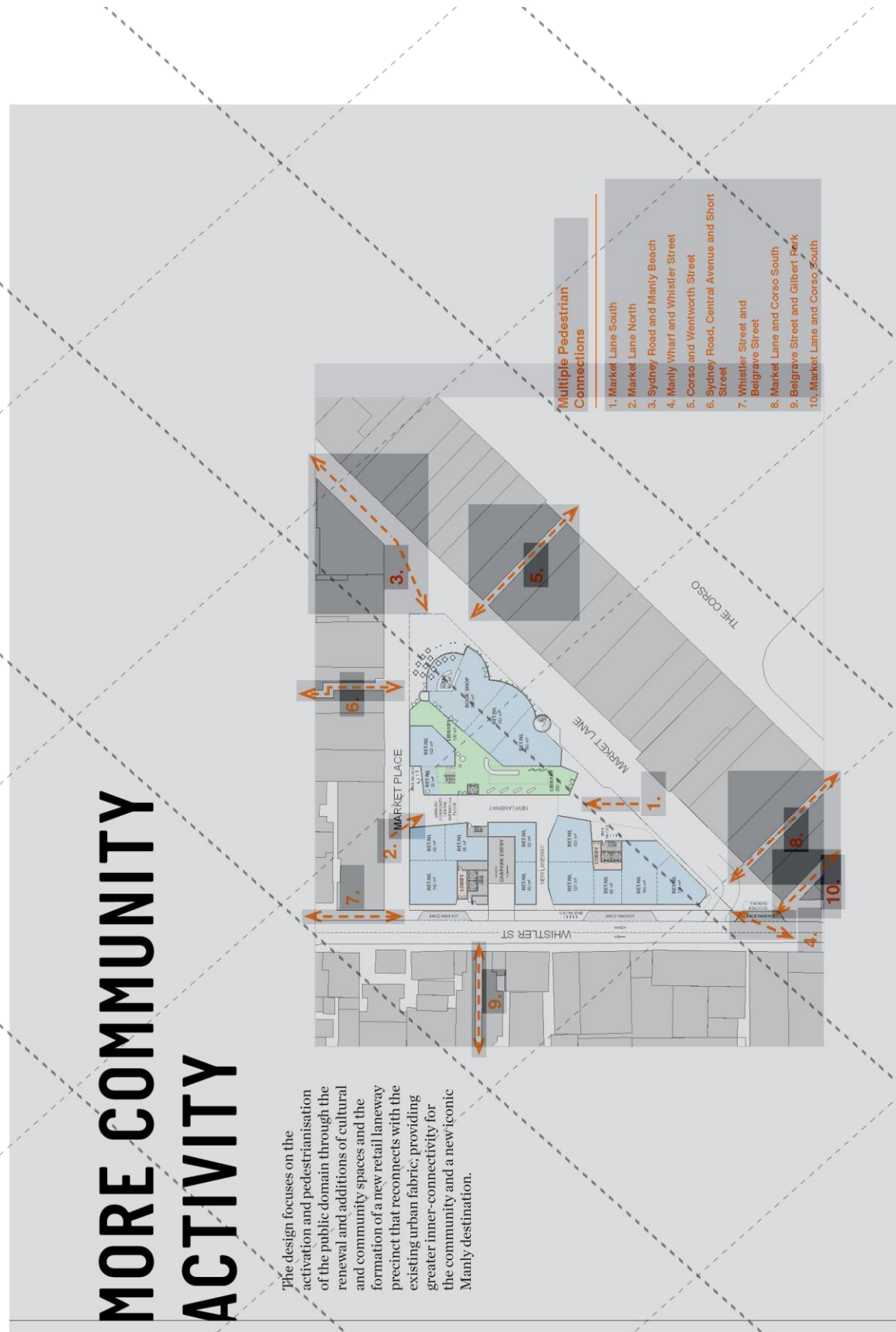


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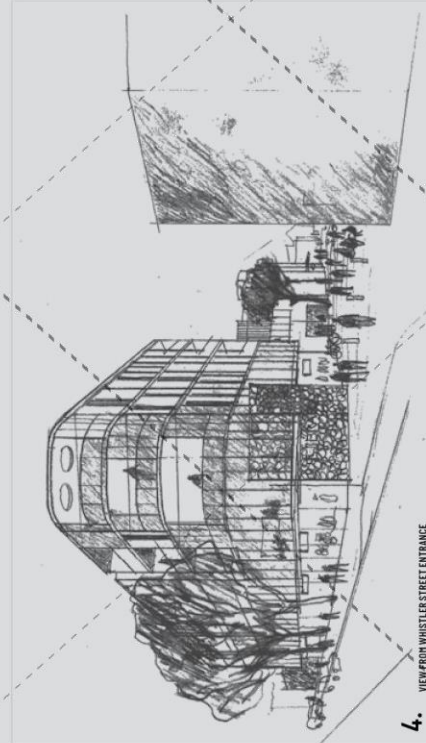
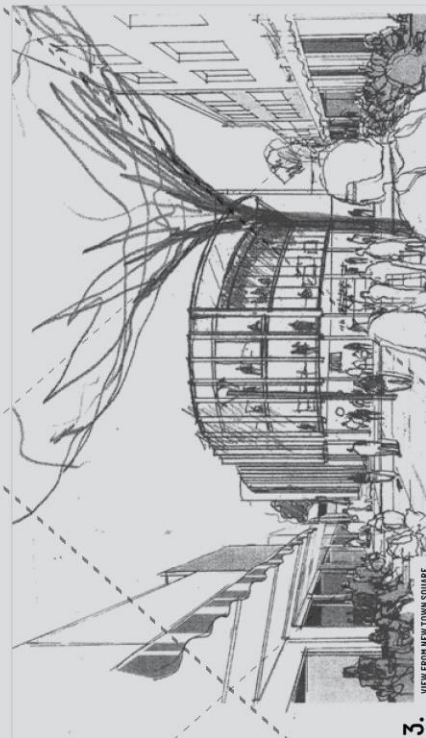
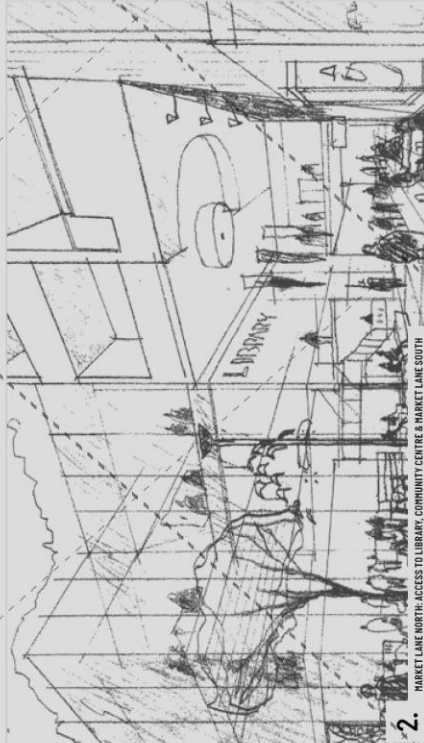
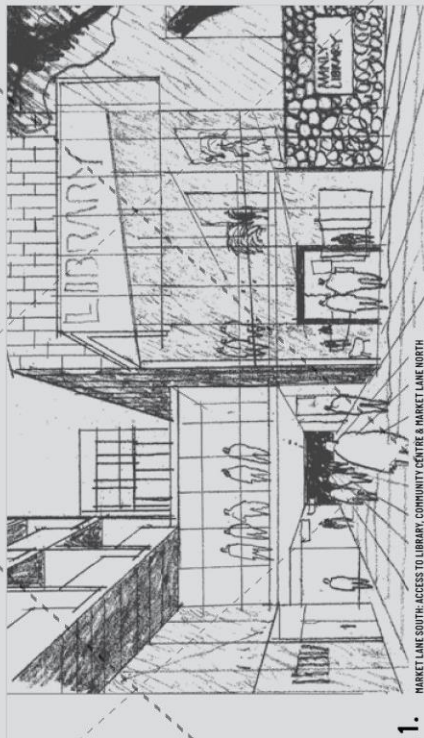


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Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)
Presentation - Landmark

SKETCHES



**Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major
Projects by Expressions of Interest (EOI)
Presentation - Landmark**

**EXPRESSION OF INTEREST
B-2**

About Us



St Peter's Green developed by [redacted] incorporates a Park, Library, Community activity areas, Café, playground, Aged Care and Retirement Living.

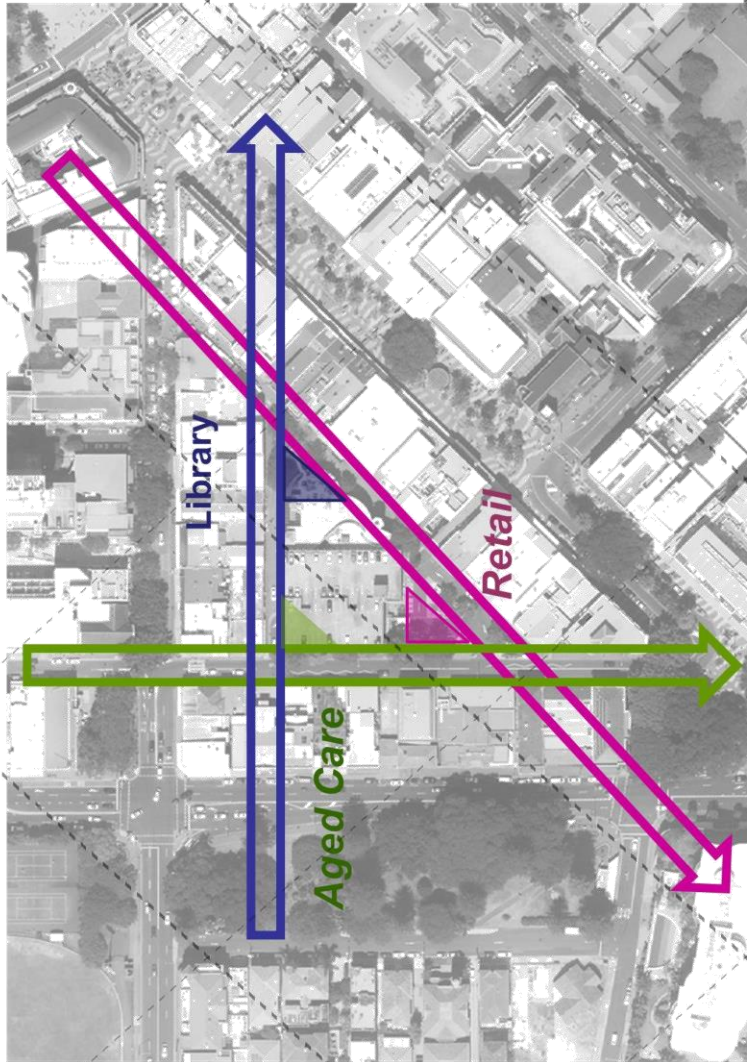
[redacted] work in partnership with [redacted] to provide community and social infrastructure. We undertake all aspects of projects ourselves from inception with our in-house architects to 24 hour, 365 day operations with nurses looking after the elderly entrusted into our care. We pride ourselves on delivering outcomes that are aligned to all stakeholders.

Place making @ Manly



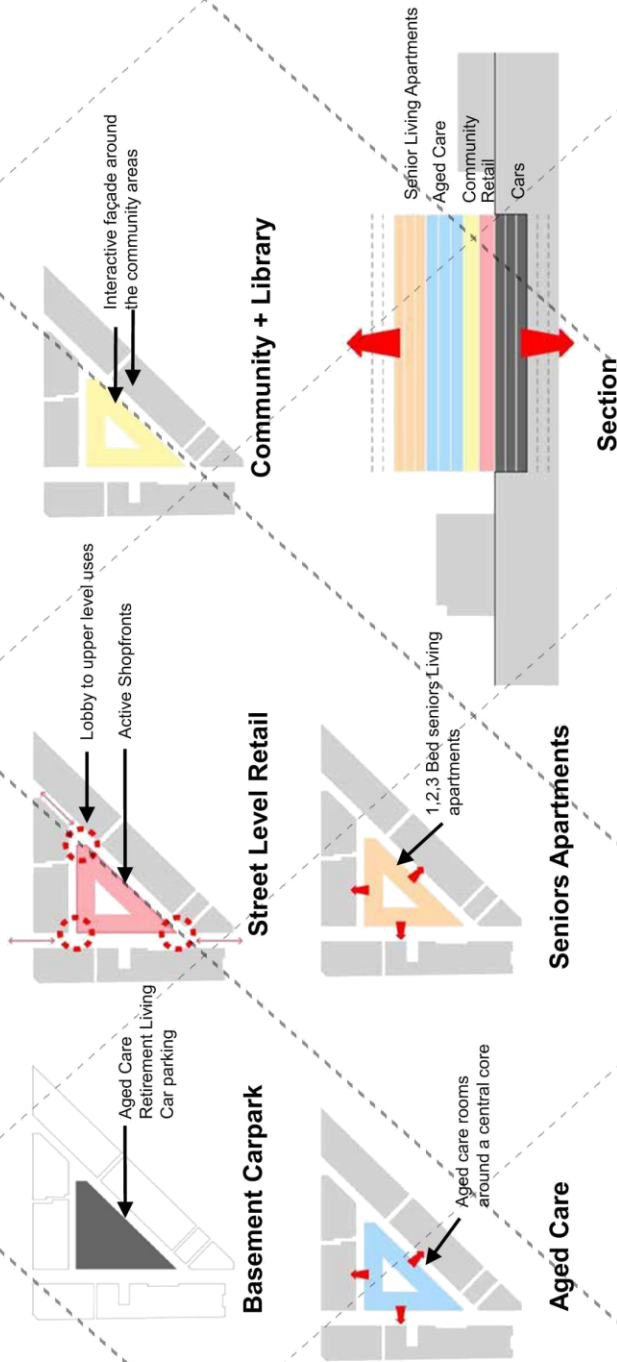
The opportunity exists to create a series of engaged places separated by level. A Vertical Village incorporating Retail, Community, and Aged Care. The Hub as a place will mean different things to different people at different times of the day, week and year. The hub will have a dynamic rhythm a unique place in Manly.

Urban Design



The triangle is a critical site in the evolution of Manly's urban environment. Its primary importance is at street level where the opportunity exists to create a new place, that provides an additional dimension to what Manly offers visitors and residents. Its expanded community role reinforces its position as the Hub of the village.

Schematic Design



The site lends itself to the separation of uses by building level. In addition to the ground level retail activating the streetscape the street corners provide locations for transparent lobby's that access these upper level activities

An exciting retail offering to enliven the streetscape and add a new unique dimension to Manly that attracts residents and visitors alike.

Community



The new age Library is the community's lounge room. It contains meeting and activity spaces. In the information age libraries are more important than ever for people to connect.

Aged Care & Senior Living



Area	2011	2021	change	%change
Pittwater	2024	3601	1577	78%
Warringah	8566	12878	4312	50%
Manly	4389	6390	2901	83%
Total	14979	22869	8790	58%

Australia is facing an ageing tsunami. Manly Council are ideally placed to address the local demand. The site can support an Integrated Care Village that provides quality government approved Aged Care and a range of Retirement Apartments that serve the local elderly.



ATTACHMENT 1

**Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major
Projects by Expressions of Interest (EOI)
Presentation - Landmark**

**EXPRESSION OF INTEREST
B-3**

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Public Display of EOI Concepts for
Two Major Projects as Part of Market Testing Phase
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ATTACHMENT 1

Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Presentation - Landmark



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Corporate Services Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI) Presentation - Landmark

DESIGN APPROACH

MANLY VILLAGE CENTRE

Since its inception, Manly has by virtue of its remote location, developed as an independent community or village. It is this sense of being a completely self-contained community that is Manly's attractiveness and core to Manly's DNA.

When Henry Gilbert Smith laid out the plan for Manly in 1855, it had a well-defined town centre with generous parks and landscaped streets. Importantly it was sized to be easily traversed on foot.

The redevelopment of the Whistler Street Car Park site and library provides an opportunity for Manly to further fulfil its potential as a pedestrian friendly vibrant seaside village.

URBAN FORM

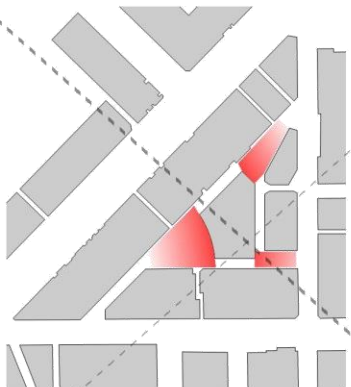


The Whistler Street Triangle site (Village Centre) lies at the geographic centre of Manly and coincides with the intersection of the 'Eastern Hill' street grid and the 'Manly Flat' street grid. The resolution of these grids results in the 'triangle' which is formed by The Corso to the south east, Sydney Road to the north, and Whistler Street to the west.

We ascertain that this context demands a new set of shop-top buildings in Whistler Street in order to complete the encircling built form of this 'triangular' context. In effect, the new Whistler Street building should form an edge to the new village centre similar to the existing edges established by buildings in The Corso and Sydney Road.

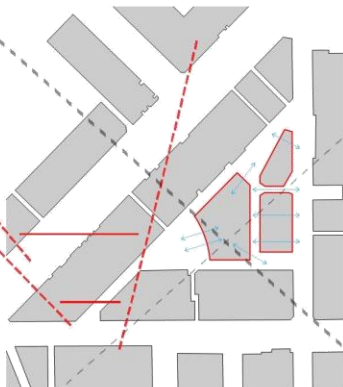
The library inclusive of its new community spaces should be a building feature within the existing triangle. The shops and cafes contained within the outer edges. In this way, the perception of the Whistler Street Triangle as a civic space in its own right is reinforced.

PUBLIC SPACE



We envisage a community facility with appropriate scaled forecourts and a plaza space as key community outcomes. In addition, the intimately scaled spaces of Market Lane with its smaller shops and activities will thrive as pedestrian accessibility increases and the quality of public domain is improved. We also propose a new laneway lying between the Whistler Street Building and the library bringing further diversity and variety to Manly's suite of public spaces.

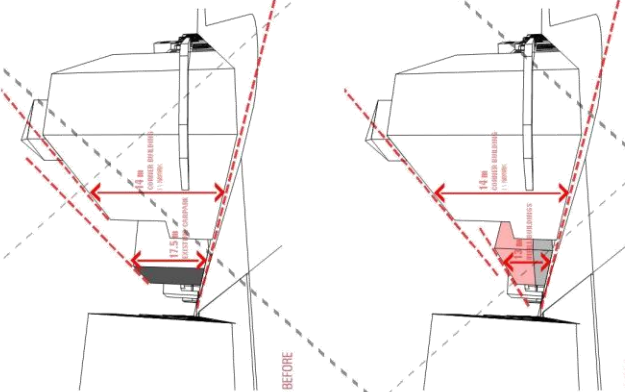
ACTIVATION



Our proposal will Whistler Street with a new suite of small scale shops providing much needed continuity of activation. We also propose a more open and active community space at the heart of

the precinct. In particular, we imagine a set of non-secure public uses occupying the ground level and engaging with the public spaces around it. We see this as consistent with the general trend for libraries to be less formal and more inviting and key to activating the piazza space while increasing community patronage.

BUILDING SCALE



The Whistler Street and Market Lane precinct is characterised by three 1 to 3 storey, early 20th Century shop-top buildings - Whistler Street and The Corso) which is approaching 100 years in age and stands at 14.8m in height to its parapet. Its scale is consistent with the general 15m CBD height limit defined in Manly LEP 2013 and is a scale we see as appropriate for a dense 'village' condition while retaining a human scale.



WHISTLER ST BUILDING PLANS

ATTACHMENT 1

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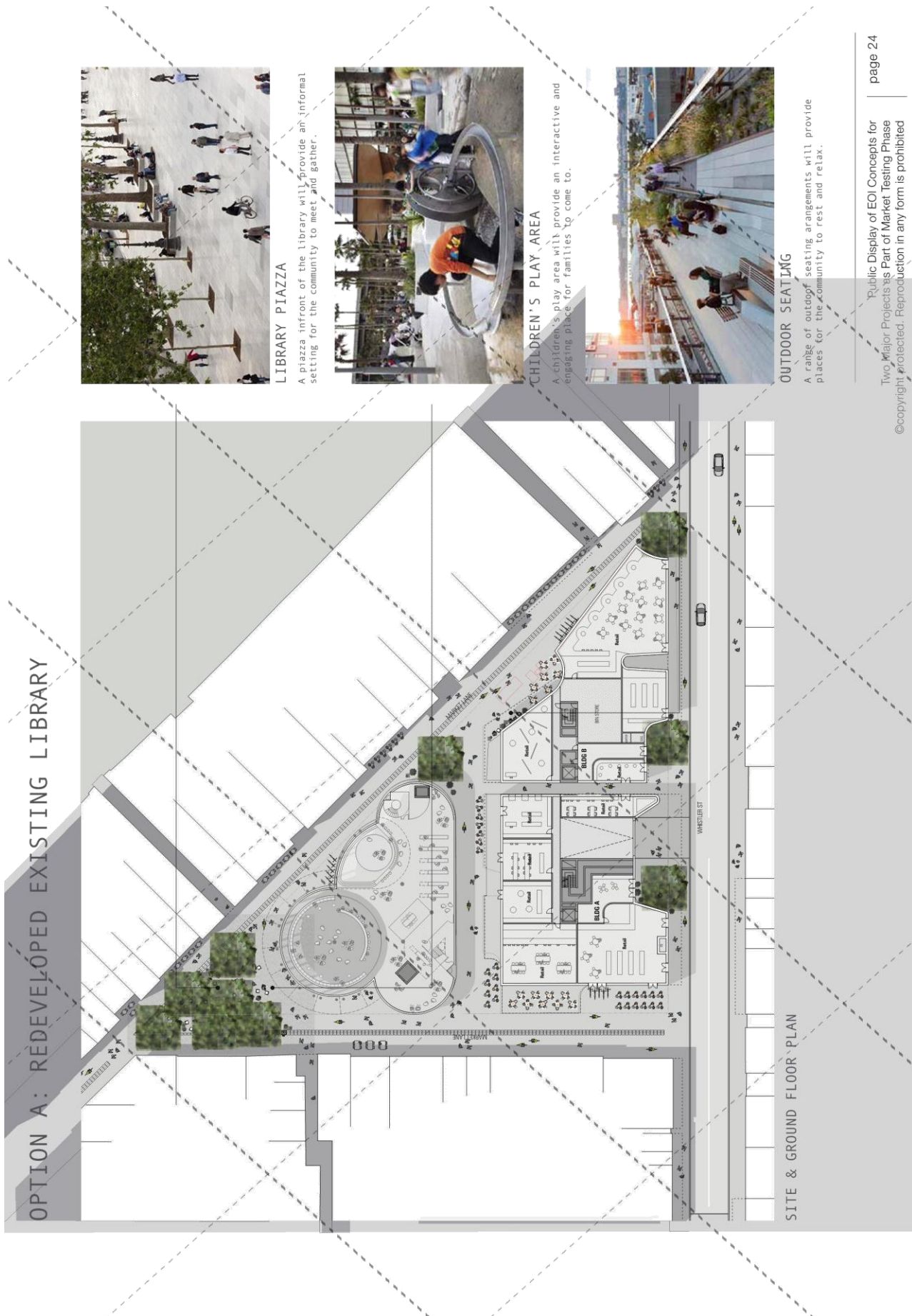


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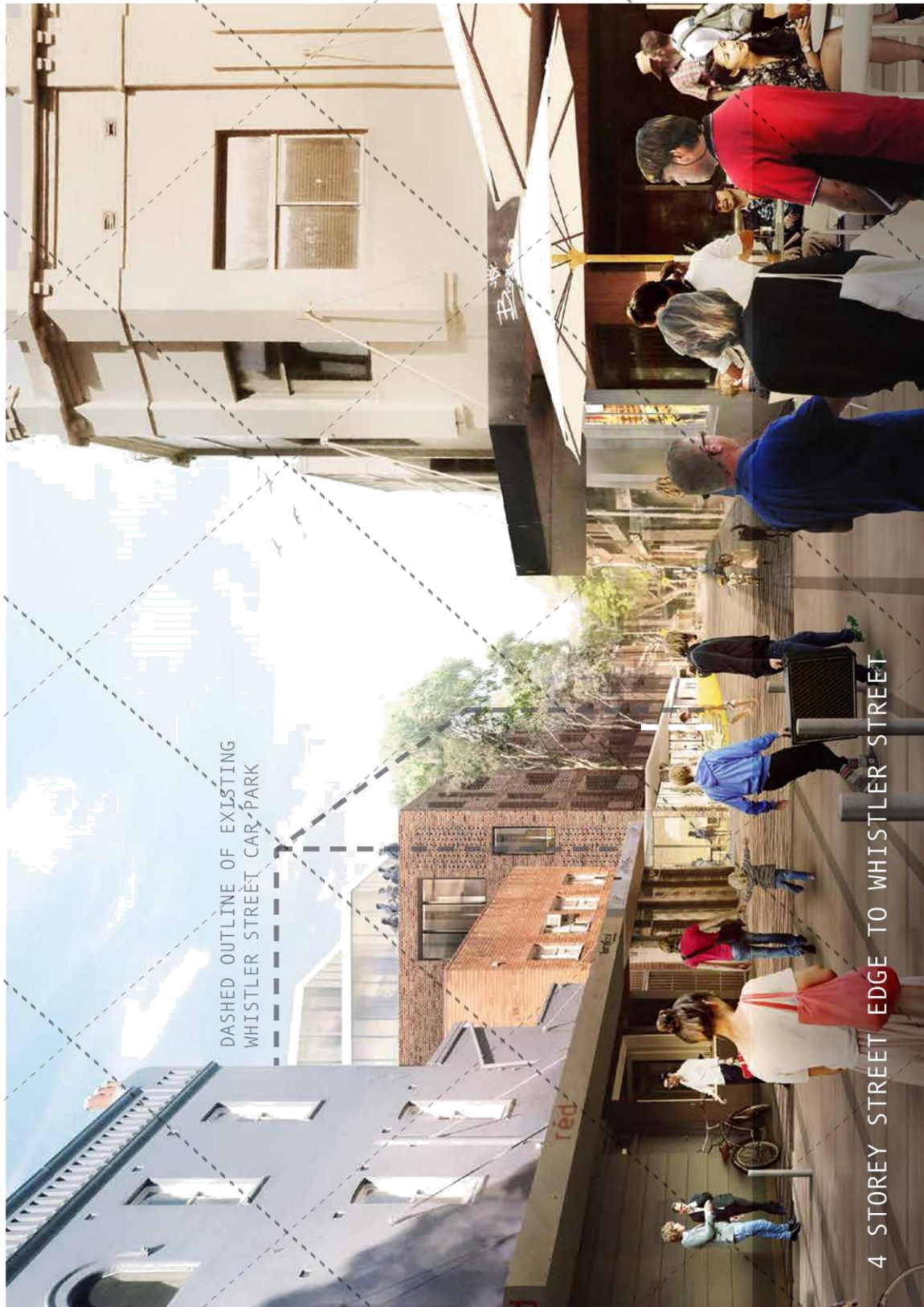
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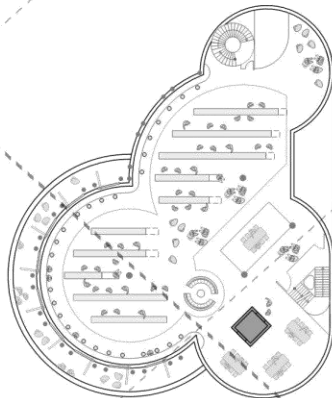
OPTION A: REDEVELOPED EXISTING LIBRARY

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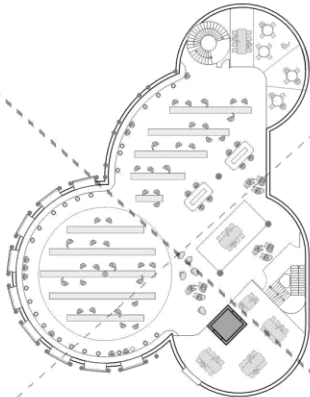
OPTION A: REDEVELOPED EXISTING LIBRARY



LEVEL 1

CHILDREN'S LEARNING & PLAY AREA

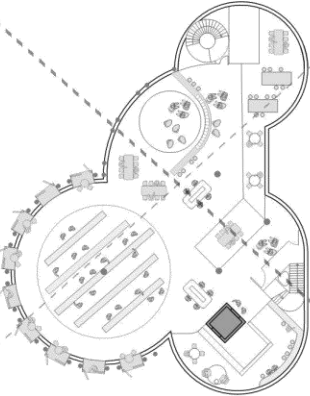
Interactive and engaging learning spaces are incorporated into the library's architecture.



LEVEL 2

COMMUNITY LOUNGE & NEWSPAPER PIT

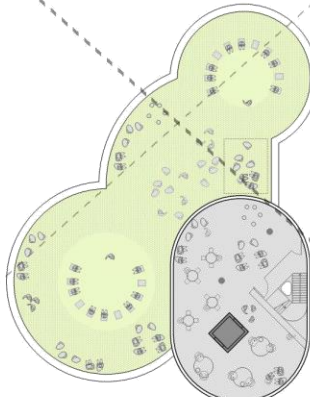
Sunken space allows for a quiet space for members of the community to gather and read.



LEVEL 3

FREE WIFI & COLLABORATIVE WORKSPACE

Free wifi will be available to the public, providing an opportunity for people to study in groups or individually.



ROOF

ROOFTOP TERRACE

The rooftop terrace will be programmed to provide yoga, tai chi and other activities for the community of Manly.



ATTACHMENT 1

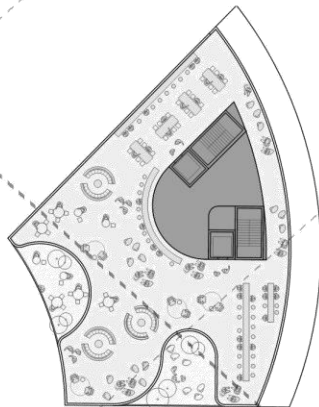
Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Presentation - Landmark



OPTION B: NEW LIBRARY

Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)
Presentation - Landmark

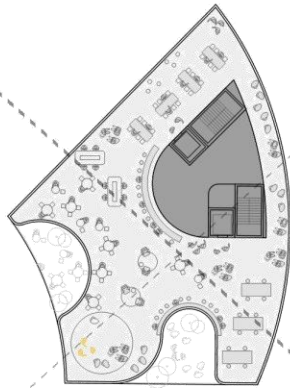
OPTION B: NEW LIBRARY



LEVEL 1

INFORMATION POINT, GALLERY & FOYER

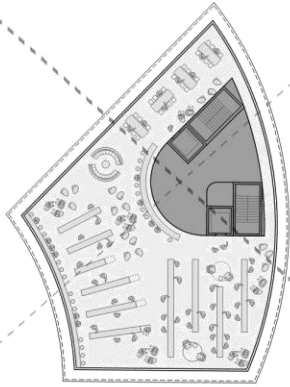
An information point will serve the community as a directory to the library, flexible learning spaces and the gallery.



LEVEL 2

WINTERGARDEN FOR READING & RELAXING

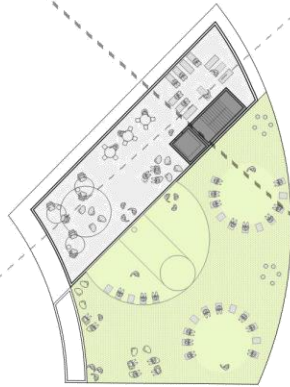
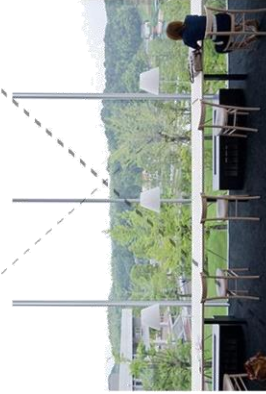
On the periphery of the building semi-enclosed Wintergardens will function as a transient space for people to gather and read.



LEVEL 3

STUDY BENCH WITH VIEW

A range of seating options will be available. A key design focus will be to harness surrounding views and natural light to all.



ROOF

FLEXIBLE COMMUNITY ROOM

Multipurpose spaces will provide a community based focus to create a range of leisure and relaxation based activities.



ATTACHMENT 1

Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Presentation - Landmark

END OF DOCUMENT

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Public Display of EOI Concepts for
Two Major Projects as Part of Market Testing Phase
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PUBLIC DISPLAY OF EXPRESSIONS OF INTEREST RECEIVED
FOR THE DESIGN AND CONSTRUCTION OF A NEW
UNDERGROUND CAR PARK IN MANLY

Ends Friday 31st July 2015

www.manly.nsw.gov.au

Corporate Services Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI) Presentation - Carpark



EXPRESSION OF INTEREST FOR THE REDEVELOPMENT OPPORTUNITY OF LANDMARK SITE IN MANLY

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EXPRESSION OF INTEREST (EOI) FOR THE DESIGN AND CONSTRUCTION OF A NEW UNDERGROUND CAR PARK IN MANLY

Expression of Interest (EOI) for the Design and Construction of a new
Underground Car Park in Manly closed at 2pm on Friday 12 June 2015.

EXPRESSIONS OF INTEREST WERE RECEIVED FROM 12 COMPANIES



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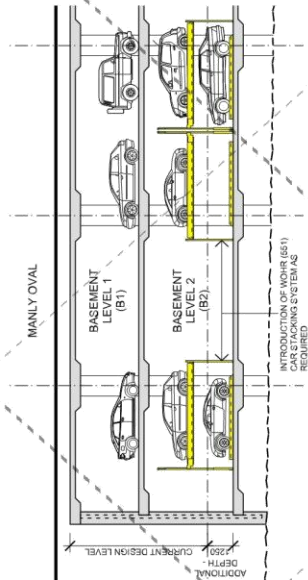
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Presentation - Carpark**

**EXPRESSION OF INTEREST
A-1**

CAR STACKING SOLUTION FOR EXPANSION

OPTION 1

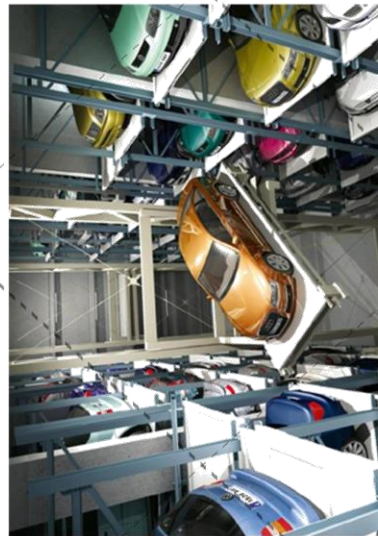
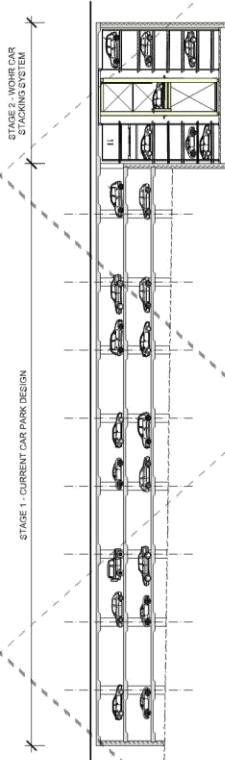
(WOHR 551 SERIES CAR STACKER):
HEIGHT OF B2 BASEMENT INCREASED BY 1250 TO
ALLOW FOR THE FUTURE INSTALLATION OF A CAR
STACKING SYSTEM (WOHR 551 SERIES OR SIMILAR), AS
REQUIRED



HI TECH AND ENVIRONMENTAL SOLUTION FOR MANLY'S CAR PARKING FUTURE

OPTION 2

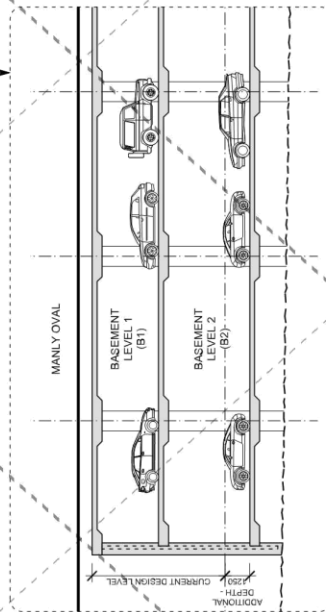
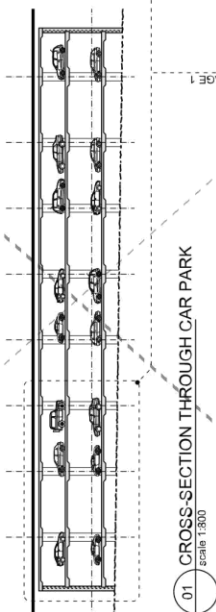
(WOHR 750 SERIES CAR STACKER):
PROVIDES A SEPARATE STAGE OF WORKS TO ALLOW
FOR FUTURE PARKING EXPANSION



CONCEPT	
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Project	MANLY OVAL CARPARK
Client	WV
Design	PH
Project Number	15-0282 SK-A-099
Drawn	SK

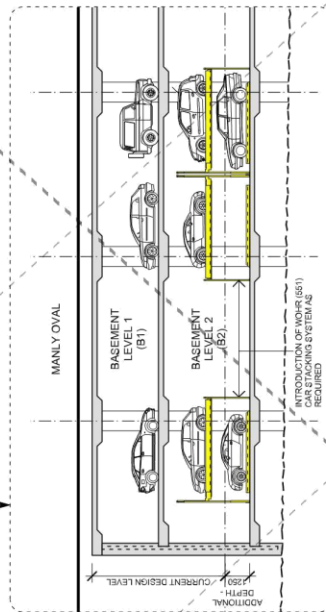
ATTACHMENT 2

Corporate Services Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI) Presentation - Carpark



OPTION 1 (WOHR S51 SERIES CAR STACKER):
HEIGHT OF B2 BASEMENT INCREASED BY 1250 TO ALLOW FOR THE FUTURE INSTALLATION OF A CAR STACKING SYSTEM (WOHR S51 SERIES OR SIMILAR), AS REQUIRED

BETWEEN THE CURRENT DESIGN & OPTION FOR A FUTURE CAR STACKER, THE CAPACITY OF THE CAR PARK IS INCREASED SIGNIFICANTLY AND A VARIETY OF PARKING OPTIONS ARE PROVIDED FOR A RANGE OF DIFFERENT USER GROUPS. EG. SHORT TERM / LONG TERM PARKING / LOCAL BUSINESS / COMMUTERS

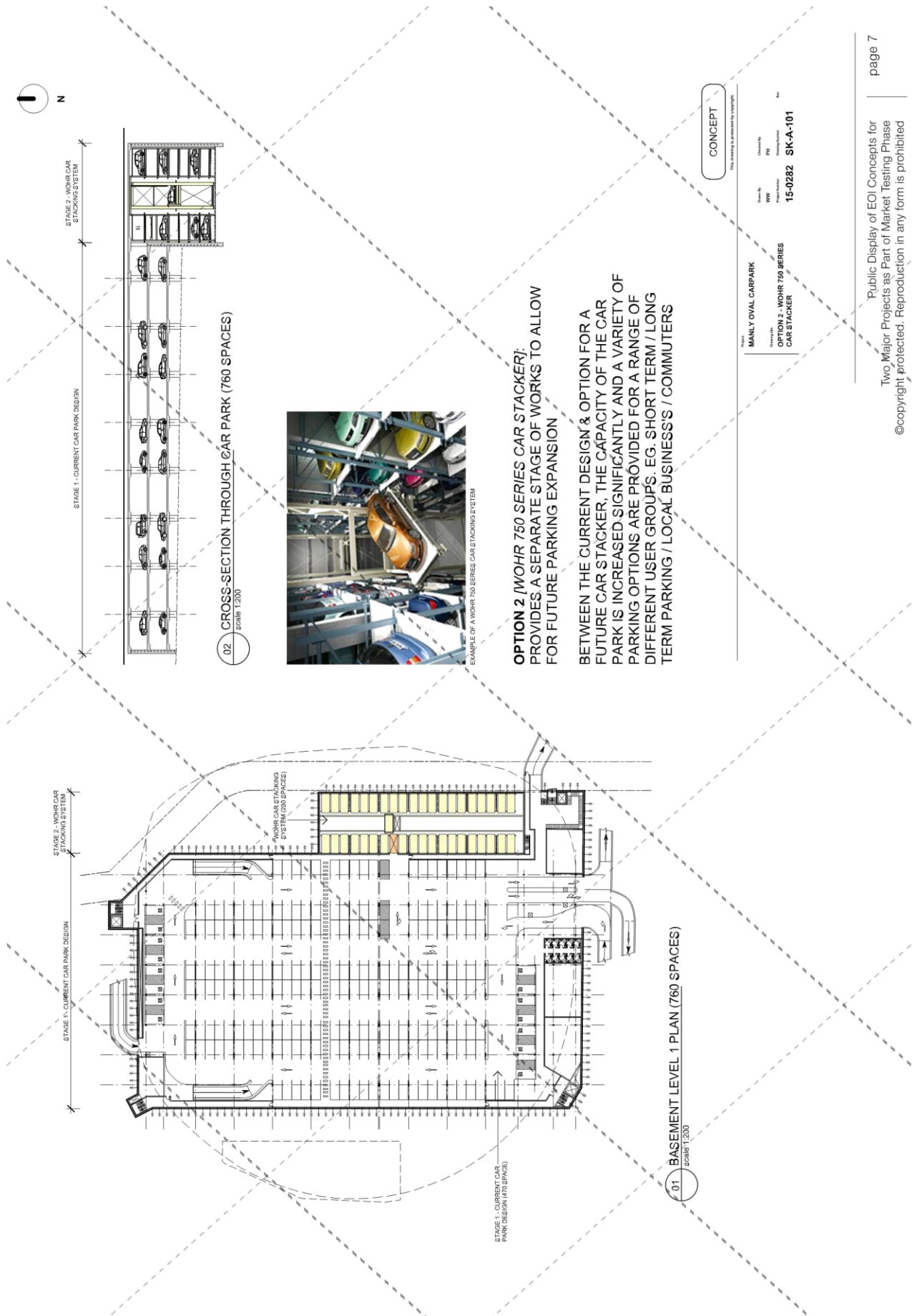


CONCEPT

Project: **MANLY OVAL CARPARK**
Drawing No: **WW**
Project Name: **OPTION 1 - WOHR S51 SERIES CAR STACKER**
Drawing Number: **15-0282 SK-A-100**
Date: **15-0282 SK-A-100**

ATTACHMENT 2

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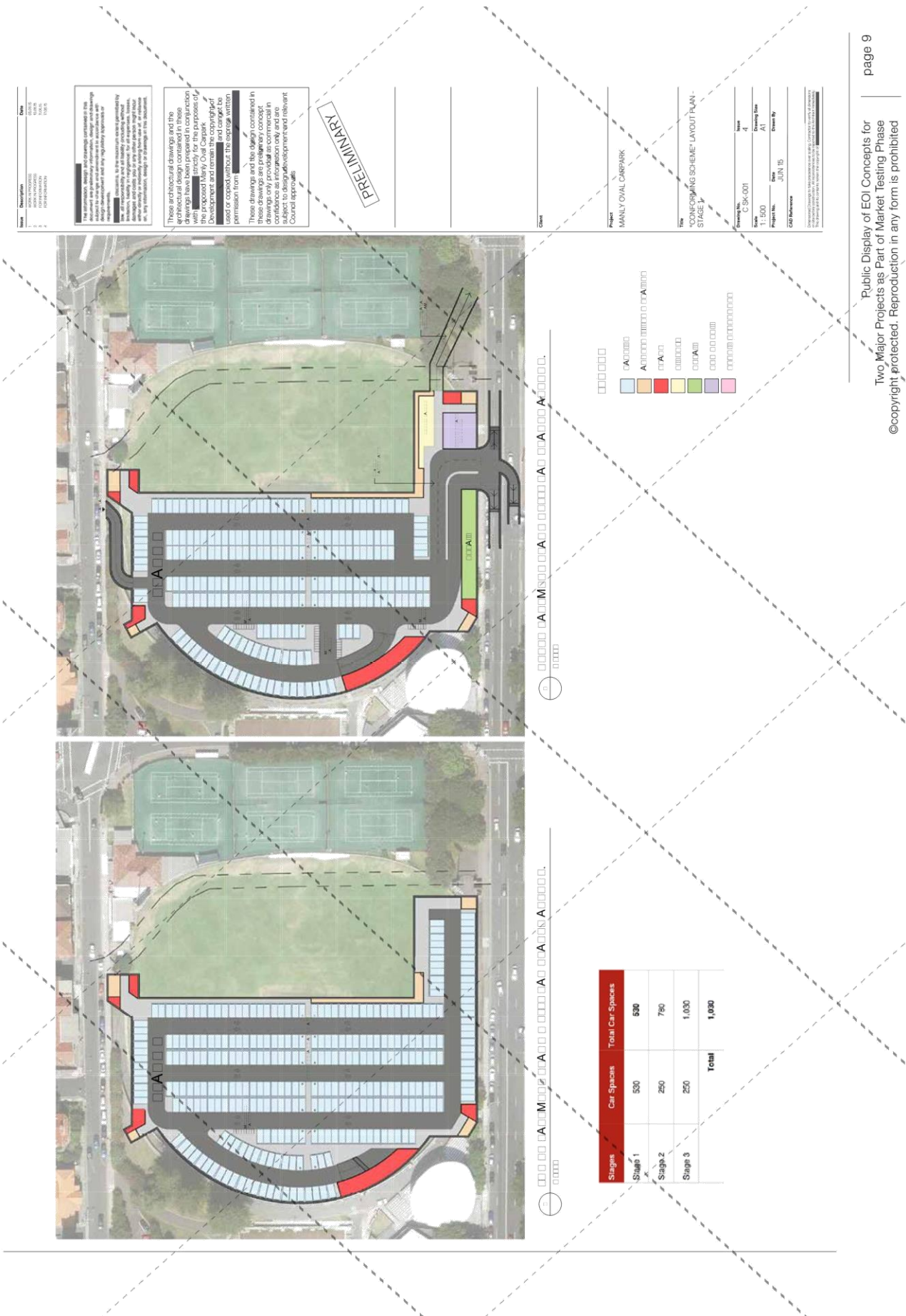


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**EXPRESSION OF INTEREST
A-2**

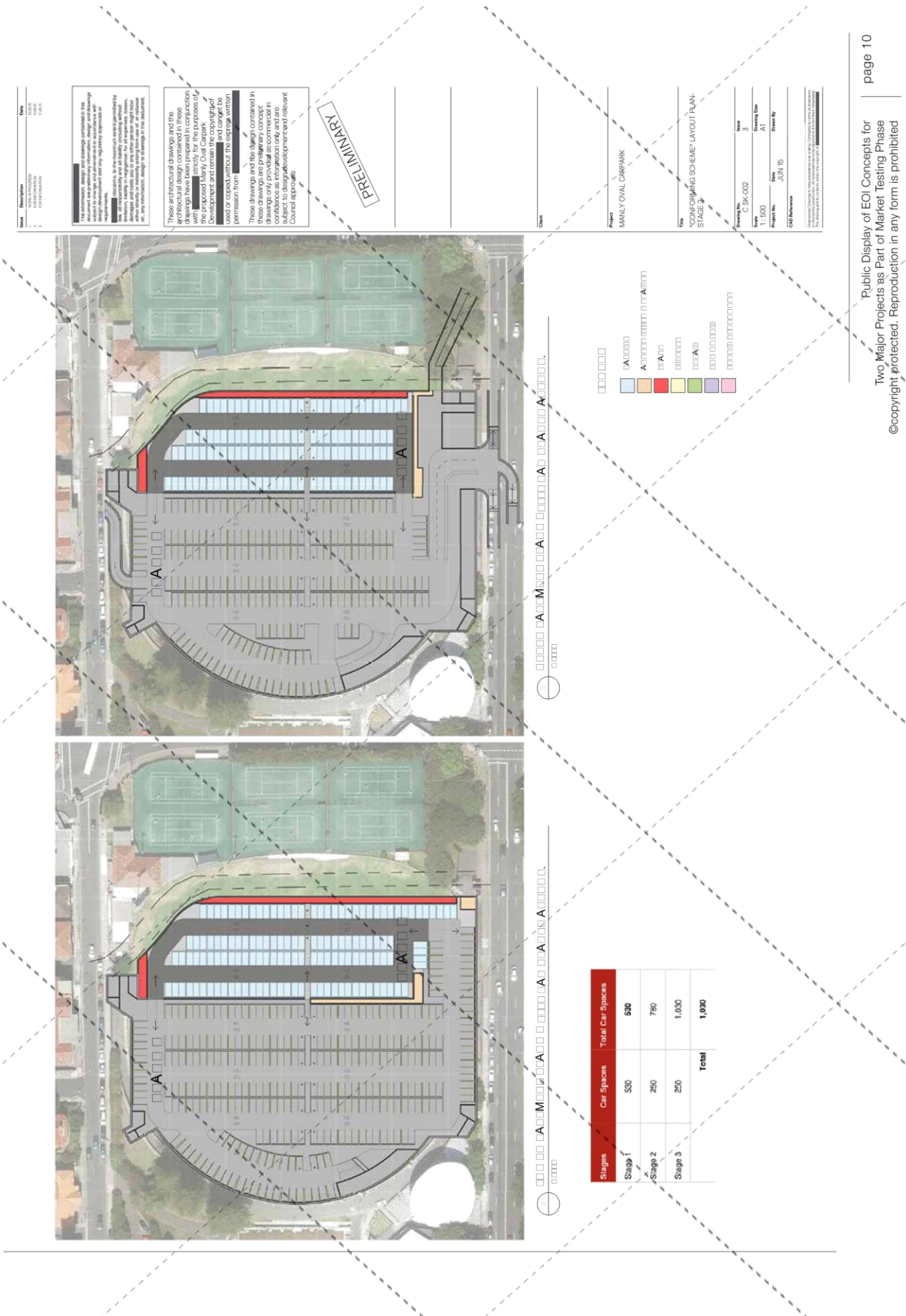
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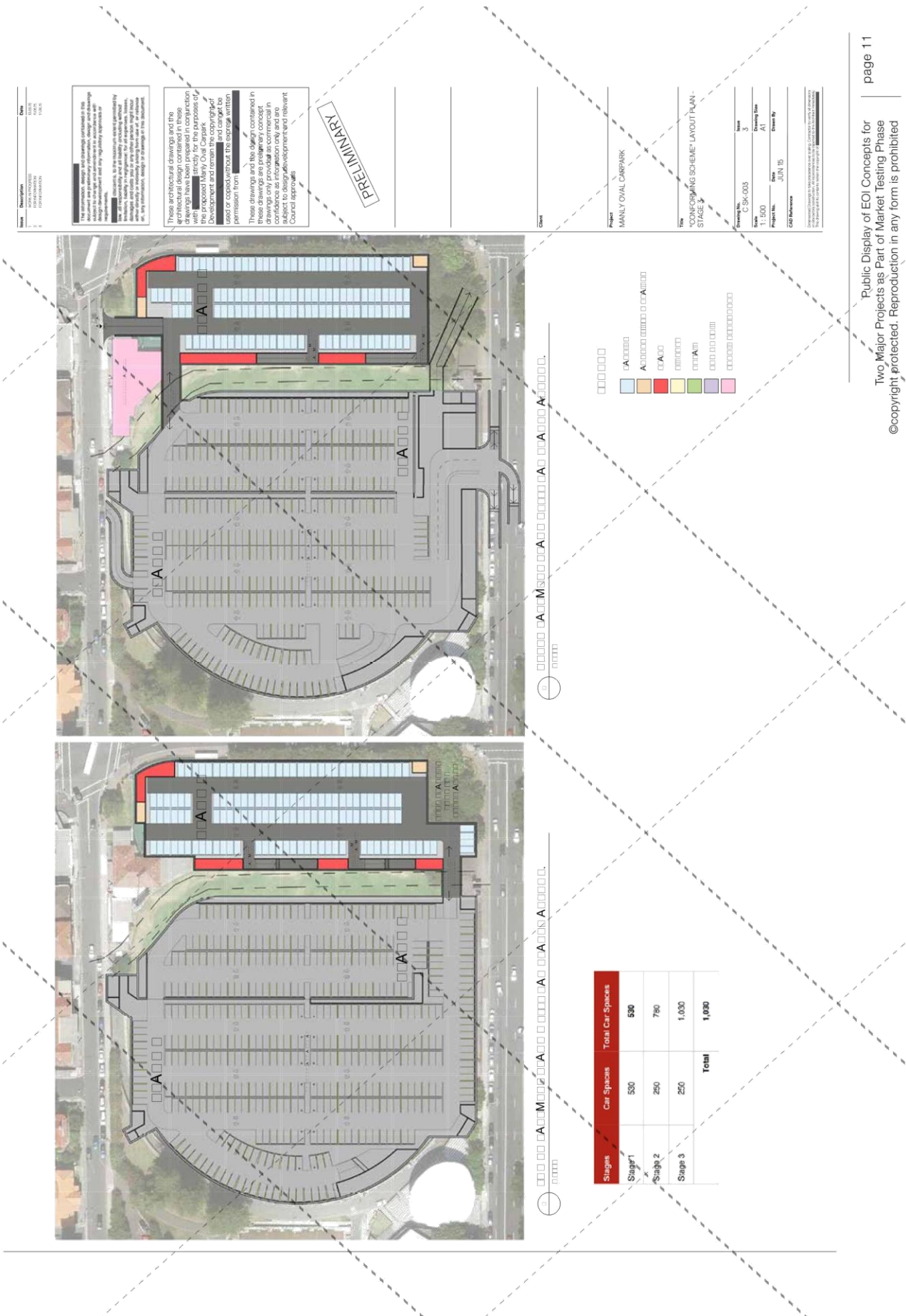
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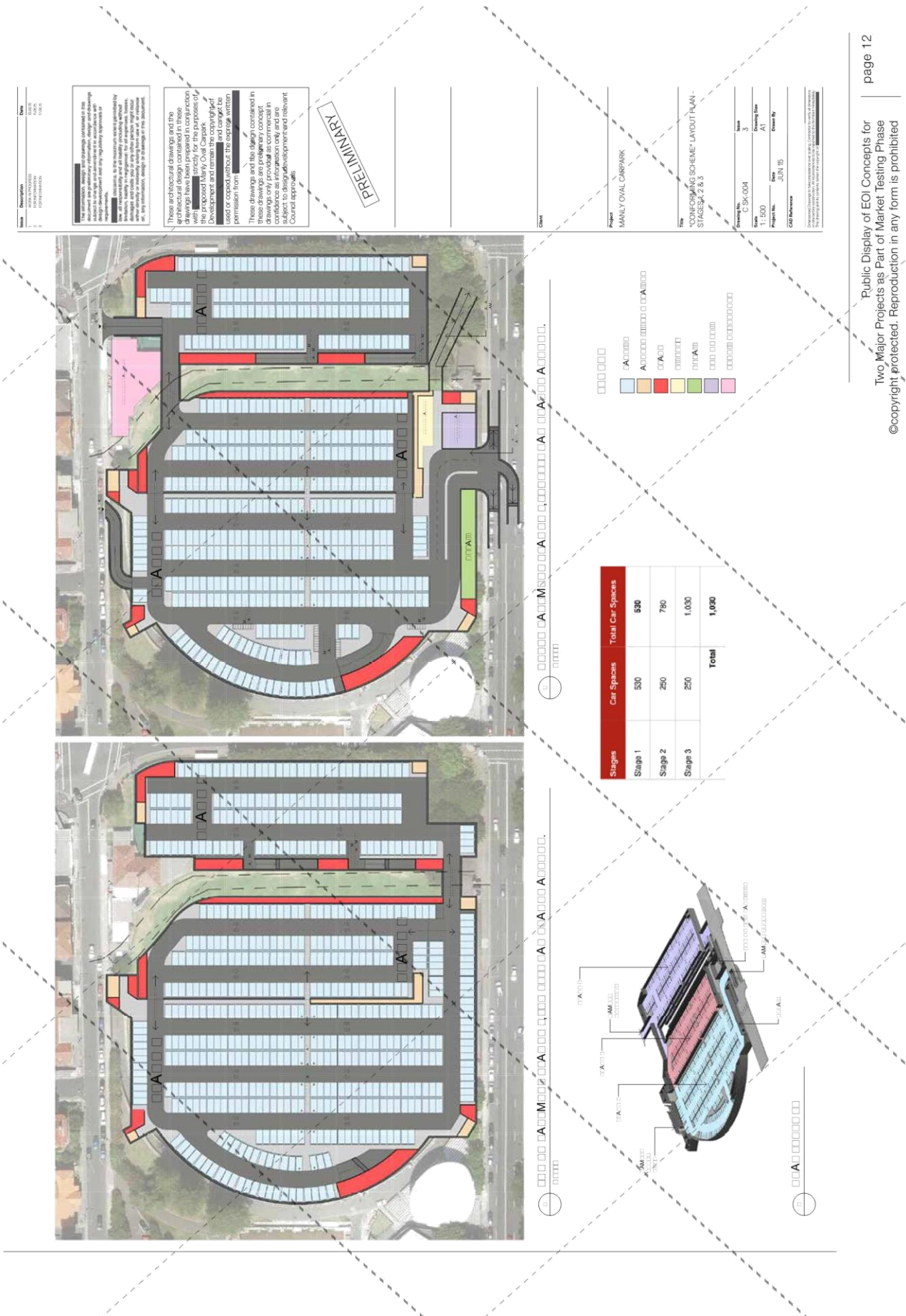
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Corporate Services Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI) Presentation - Carpark

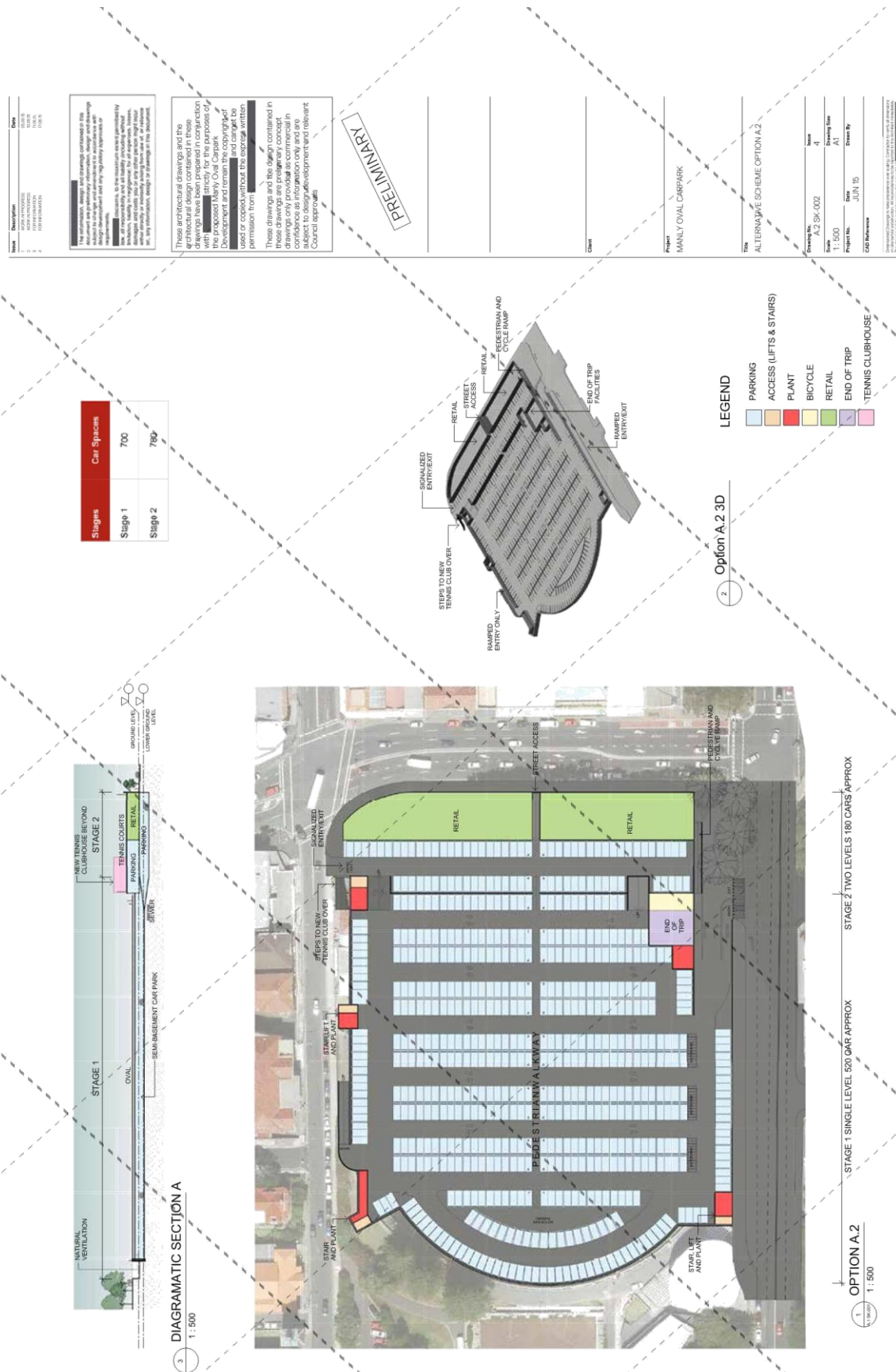


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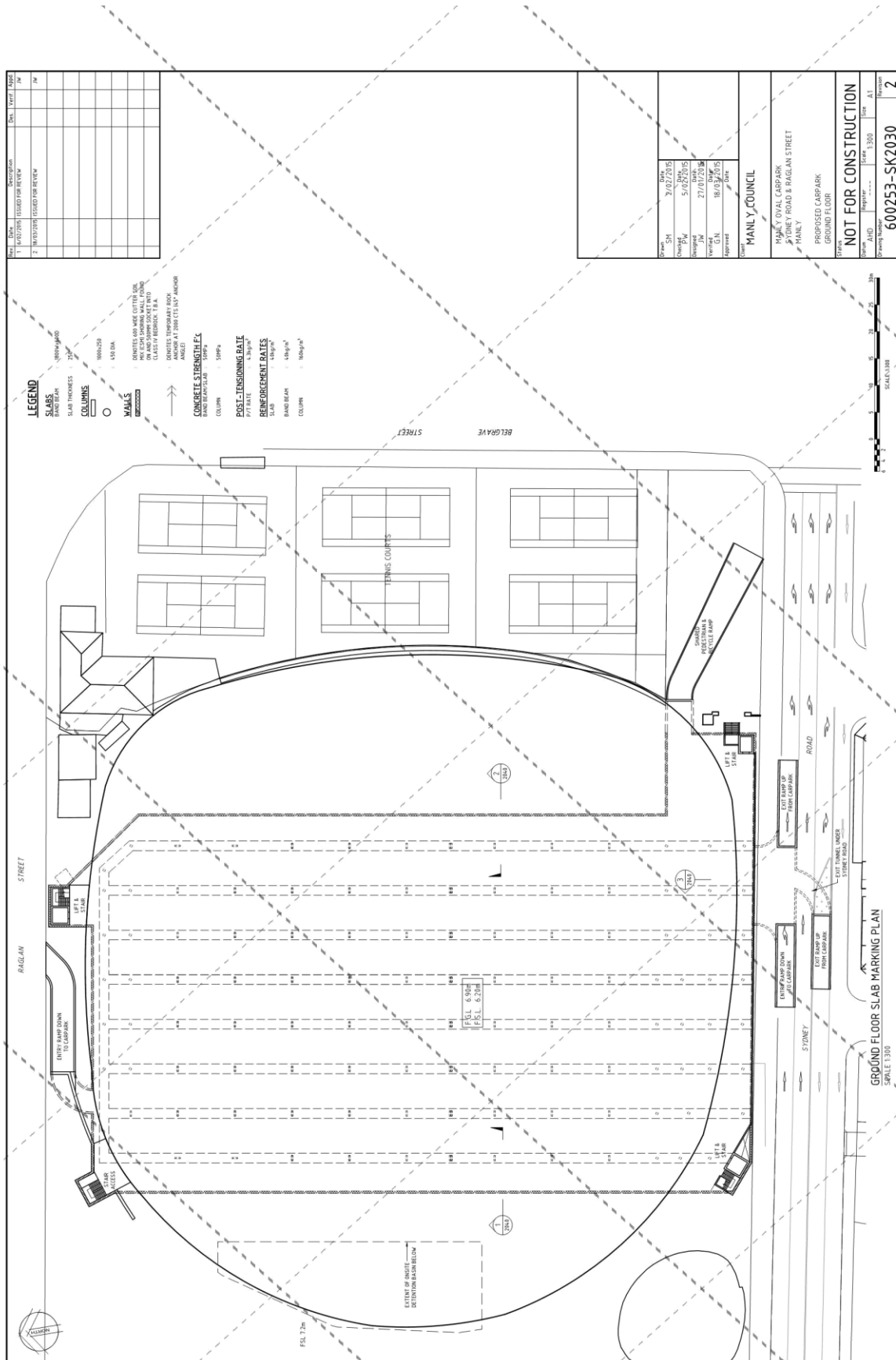


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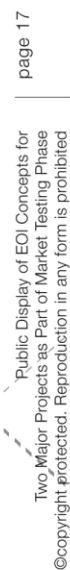
**EXPRESSION OF INTEREST
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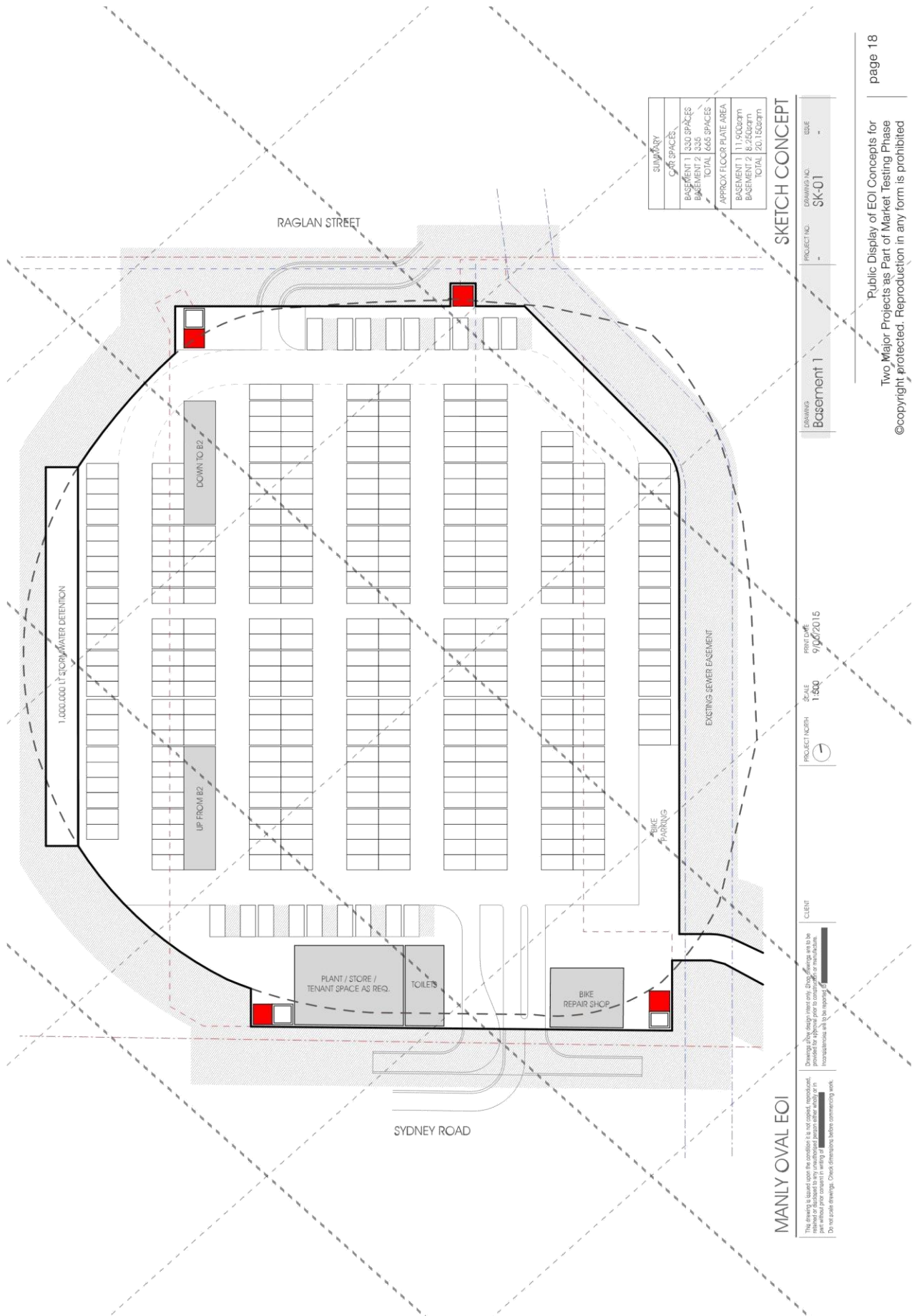


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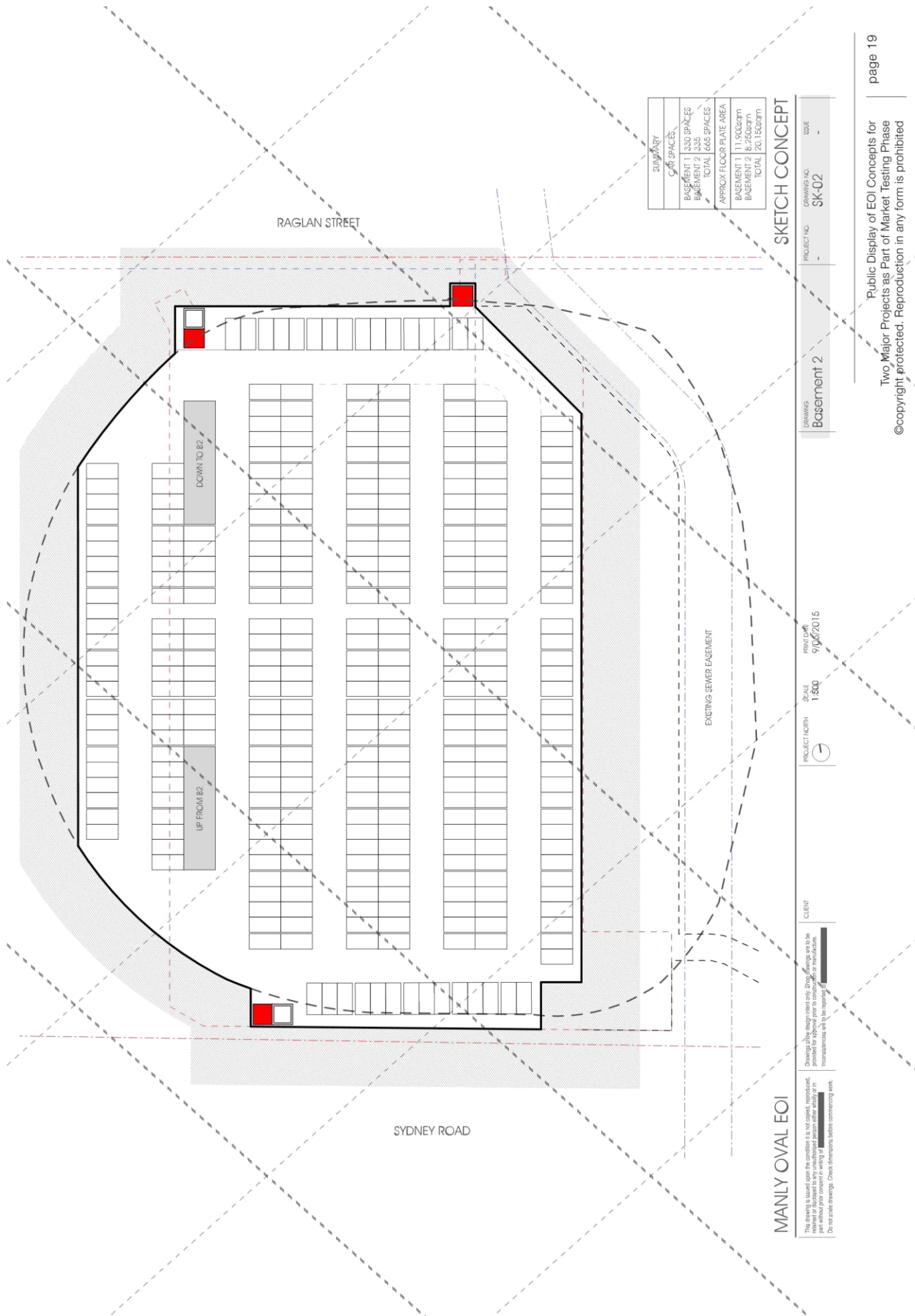


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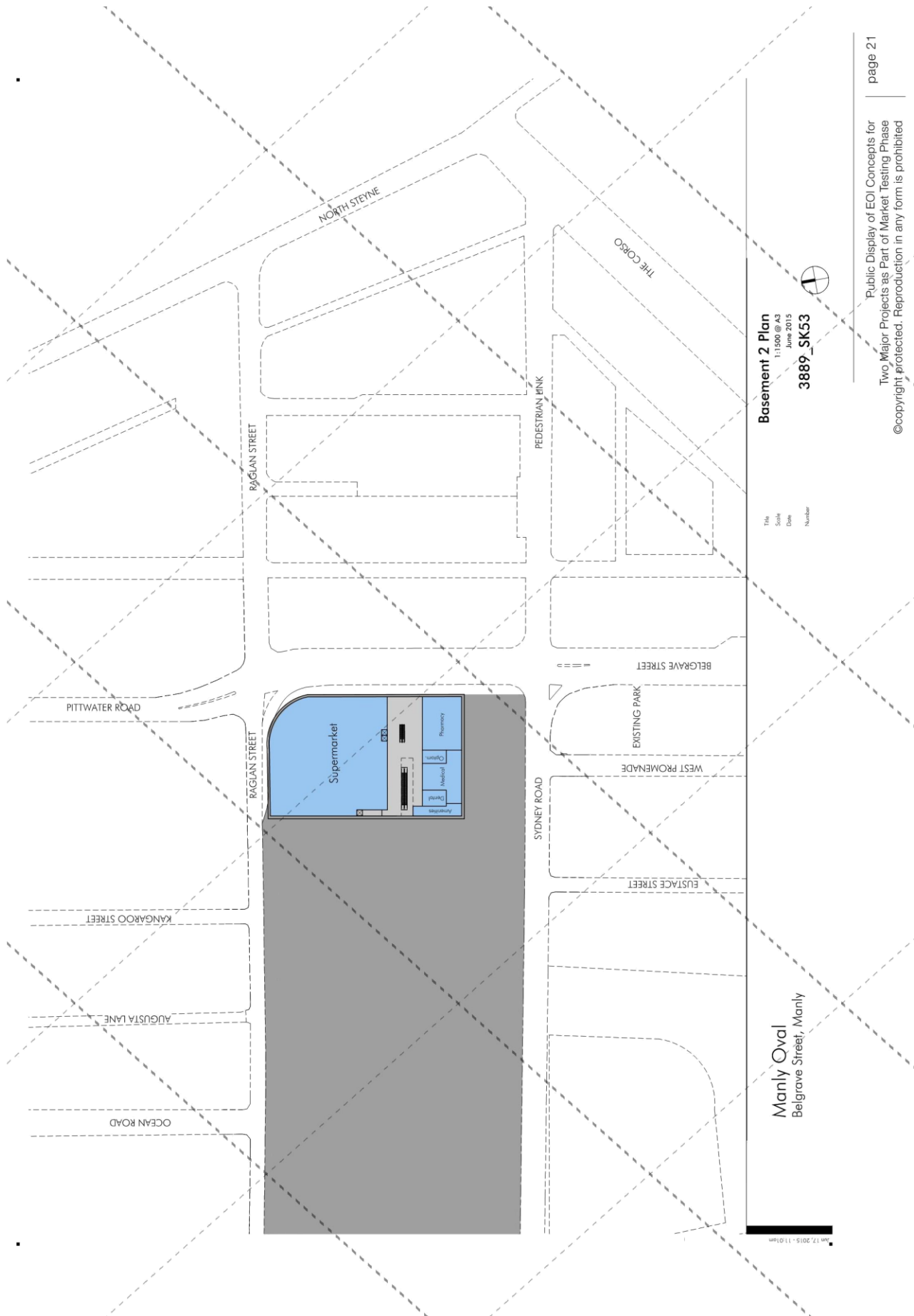


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**EXPRESSION OF INTEREST
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Ground Floor Plan
1:1500 @ A3
June 2015

3889_SK55



Title
Scale
Date
Number

Manly Oval
Belgrave Street, Manly

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Level 1 Floor Plan

1:1500 @ A3
June 2015

3889_SK56

Title
Scale
Date
Number

Manly Oval
Belgrave Street, Manly

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Level 2 Floor Plan
1:1500 @ A3
June 2015

3889_SK57

Title
Scale
Date
Number

Manly Oval
Belgrave Street, Manly

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**Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major
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**EXPRESSION OF INTEREST
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Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Presentation - Carpark

Manly Oval Carpark
EOI

Executive Summary

Manly Council is progressing with their vision to revitalise the Manly CBD through the Manly2015 Masterplan by planning new retail and restaurant precincts as part of pedestrian thoroughfares while improving traffic flows and parking. The key element to delivering the Manly2015 Masterplan is the Village Centre redevelopment which requires the relocation of the Whistler Street Carpark to the proposed new Carpark under Manly Oval. Council has now sought proposals to deliver a two level 470 space carpark (Base Scheme) as a minimum, with expansion potential to 760 spaces and primary access from Sydney Road. [REDACTED] wishes to play its part in realising Council's vision for the Manly2015 Masterplan.

Delivering certainty

The Council can be assured of our capacity to provide certainty of delivery in design and construction through our proposed Early Contractor Involvement/Managing Contractor form of delivery. Our design and construction team includes Architects [REDACTED] and [REDACTED] with who we have a long term and successful working relationship. The skills and experience of the team will be invaluable to achieving the project objectives and outcomes including our knowledge and lessons learned from the recent delivery of the highly regarded Cosleil Apartment complex on The Corso.

Our team will minimise the impact of construction on the local community, and surrounding Manly Oval precinct user groups and the community.

Engagement with all Stakeholders will be a key focus for the [REDACTED] project team

Focus on key issues

We will be focused on the following key issues:

Minimise impacts – minimal disruption, earliest return of facilities

Develop relationships – work openly and collaboratively with all stakeholders

Knowledge transfer – leveraging knowledge and lessons learned from all stakeholders

Sustainable building – Whole-of-life (WOL), healthy, safe and amenable environment

Mitigate the risks – No surprises or unexpected time, cost or quality outcomes

Safe solutions – Right design, on brief, well resolved, fully coordinated and fit for purpose

Achieve value for money – focus on design, construction and operational efficiencies

Planned approach – Masterplan the oval & future proof against piecemeal development

Authority and statutory compliance – timely applications, approvals and certification

Capable resources – experienced, capable, collaborative and high performance

Commitment

[REDACTED] is committed to participating in the design and construction delivery of this important project as a key success factor for the Manly2015 Masterplan. We will work hard to build strong working relations with the Council, project stakeholders and the local community based on high levels of mutual trust and openness. We will do whatever it takes to make sure the carpark project is a success for all.



Corporate Services Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Presentation - Carpark

Manly Oval Carpark
EOI

Proposed delivery and Contracting Methodology

Introduction

is a highly experienced design and construction company with 40 years of experience delivering complex buildings and public infrastructure for Federal, State and Local Government throughout NSW and the ACT. Over 70% of all contracts entered into involve management of the design and construction process. We are ideally placed to work with Manly Council to achieve the aims and objectives of the Manly Oval Underground Carpark project.

We appreciate Council is progressing their vision to revitalise the Manly CBD through the Manly2015 Masterplan by planning new retail and restaurant precincts as part of pedestrian thoroughfares while improving traffic flows and parking. The key element to delivering the Manly2015 Masterplan is the Village Centre redevelopment which requires the relocation of the Whistler Street Carpark to the proposed new Carpark under Manly Oval. Council has now sought proposals to deliver a two level 470 space carpark (Base Scheme) as a minimum, with expansion potential to 760 spaces and primary access from Sydney Road. Our assessment of the Manly Oval site is that the 470 space carpark (Base Scheme) is achievable however site constraints, ground conditions and proposed entry and exit strategies are expensive. More cost effective solutions for a 760 space carpark are possible with better opportunities for innovation, provision of community spaces, better pedestrian and traffic management and additional commercial returns. This will require a more planned approach working with all stakeholders to collaborate on planning and design to deliver a solution that integrates with the Manly2015 Masterplan and considers how the Manly Oval Precinct will evolve in the future.

Early Contractor Involvement (ECI)/Managing Contractor Approach

Putting a multi-level carpark into water charged sandy soil on a site limited by existing structures and a major trunk sewer line could be expensive. More cost effective innovative solutions are not easily resolvable without full and open discussions with all stakeholders and affected parties to address all possible development scenarios. In our view, this cannot be achieved in the current speculative call for proposals, nor if that process was to be progressed into a bidding phase, without being paid for costs incurred and access to valuable design and construction IP. Recent press articles indicate strong opposition and therefore we consider a strategic and well considered approach must be adopted to ensure the optimum solution is designed and delivered.

For this reason we propose council proceed to call proposals for an Early Contractor Involvement (ECI)/Managing Contractor delivery service. A preferred contractor is selected based on their expertise, their proposed design team, management resources and a fee for Pre-Construction or Planning Phase Services based on a target delivery sum. The preferred contractor and design consultants work with the Council and project stakeholders during the planning phase to develop and review design and construction concepts and to maintain strict budgetary parameters through innovation and opportunities to reduce cost and maximise long term revenue.

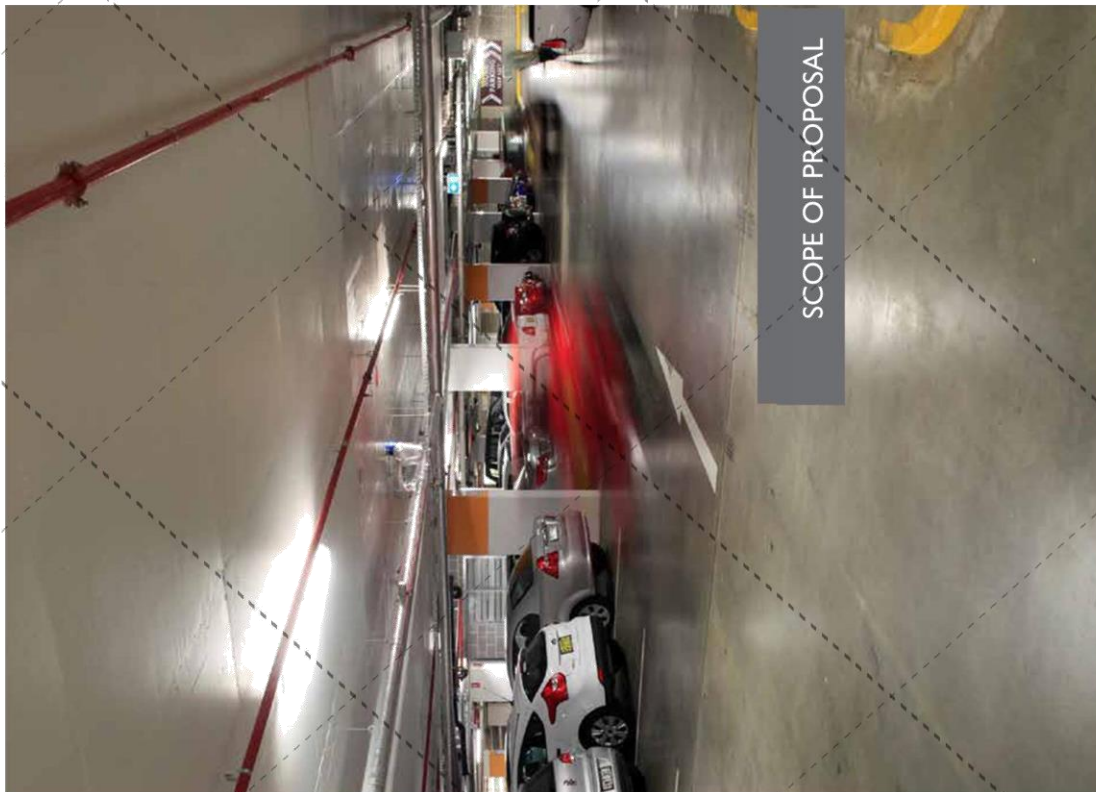
At the end of this Planning Phase a lump sum delivery price is agreed, within the original target sum as adjusted for cost savings or changes in scope, on a 'green book' basis with the involvement of an independent quantity surveyor. Should the delivery price not be agreed then council would have the option to pay the agreed fee and go out to tender on the developed documents.

The Planning Phase stakeholder consultations would include:

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SCOPE OF PROPOSAL

A key element of the ECI process will be to make recommendations on construction methodologies for excavation, shoring, ground structure including all necessary additional geotechnical investigation, diaphragm reports on adjoining buildings and the public domain. ■■■■ will prepare Detailed Project Management Plans include methodology, construction management, materials handling, site setup and management of World Health Safety, environmental, quality control for the project. We will also have a Community Consultation Plan that keeps interested parties informed of major construction activities and how these will be implemented to minimise any disruption.

Upon becoming the preferred contractor we will allocate appropriate resources to manage the process as outlined in this proposal.

User Group Stakeholders	Community Stakeholders
- Manly Rugby Football Club	- Ivanhoe Park Botanic Gardens
- Manly Warringah District Cricket Club	- Local residents
- Manly Lawn Tennis Club	- Local Business
- Manly Bowling Club	- General Public
- Ivanhoe Park Preschool Child Care Centre	- Government Stakeholders
	- Manly Council
	- Sydney Water
	- NSW Government
	- RMS
	- Transport for NSW
	- Heritage NSW

- Access and use of additional land for carparking
- Impact on the usergroup stakeholders during construction
- Usergroup plans for future site improvements and development
- Opportunities for new joint designgroup facilities and or associated commercial activity
- Impact of current and future development on local residents and business
- Impact of current and future development on the general public including visitor experience
- Potential returns to council and or other stakeholders
- Impact of the 50mm Sewer Pipe and cost benefit of diversion to reduce cost of future carpark expansion
- Will RMS and TNSWA acceptance of reducing Sydney Road to two lanes per the current design with carpark entry and exit slots
- Opportunity for alternative carpark ingress and egress that maintain four lanes in Sydney Road
- Detailed analysis of water tables, Storm water and flood mitigation

We will commit design management, construction, estimating and planning resources to provide construction innovations, buildability, and value engineering solutions, for a firm lump sum construction sum and delivery to agreed dates. The outcome of this process is to as far as possible identify and minimise project risks and maximise delivery certainty and commercial outcomes for Manly Council and the project stakeholders.

As part of the process we would seek to agree conditions based on a standard form of contract relevant to the agreed schedule of responsibilities, construction of the carpark and separately negotiated integrated fee for any proposed variants. The process would include agreeing the method of agreeing changes in budget to account for innovations and options and clarification of construction details, methodology and authority requirements. We would recommend the involvement of a professional Quantity Surveying firm to provide independent advice on project costs.

At an agreed design documentation milestone, have a full Bill of Materials (BOM) prepared to be priced by our estimating team with market coverage from subcontractors. The intention being that the final price be within the agreed adjusted target budget price and open for detailed review by the superintendent and Quantity Surveyor.

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Manly Oval Carpark
EOI

Outline proposal for Future Development

Base Scheme per the brief

■■■■■ has prepared its budget estimate based on the existing ■■■■■ design for a two level carpark scheme that provides approximately 500 vehicles and the scope requirements outlined in the briefing documents.

Future Expansion

As described in our delivery proposal ■■■■■ would like to pursue a collaborative Early Contractor Involvement (ECI)/Managing contractor approach to developing a scheme that would deliver a future expansion of parking up to and in excess of 760 spaces. The scheme would include opportunities for additional usergroup facilities and associated commercial activities in line with the Manly2015 strategic objectives. They scheme options include:

- Option 1 Two level 589 spaces carpark
- Option 2 Two level 722 spaces carpark
- Option 3 Two level 760 spaces Carpark + substantial space for potential council/ usergroup /commercial activities
- Option 4 Alternative entry and exit arrangements to Sydney Road/Raglan Street
- Option 5 Fully integrate the scheme with Manly2015 masterplan

The details of these options have been withheld for confidence purposes

■■■■■ is absolutely committed to this project and would like to work with council during the ECI phase. ■■■■■ would work in unison with Manly Council and all stakeholders to openly and transparently develop the most appropriate design options and solutions which would thereafter go through the appropriate consultation and approval processes.

Consideration of Manly2015 Direction and Strategic Objectives

Our Proposals have considered how best to progress the design and construction of the Manly Oval Carpark Development to deliver the most cost effective, innovative and workable solutions while minimising design, construction, delivery and commercial risks. In doing so we have considered the objectives of the Manly2015 Masterplan and its strategies for securing Manly's economic future.

Manly2015 Direction and Strategic Objectives	Benefits of our Proposals
Capture Parking before CBD congestion	- Multiple options 500 to 760 plus achievable - Cost and impact mitigation opportunities - Enhance Sydney Road traffic management - Cater for visitors and locals
Minimise Traffic Congestion	- Enhanced options for ingress and egress - Maintaining four lanes in Sydney Road with alternative options for ingress/egress
Provision of additional community spaces	- Option 5 can provide community space facilities - Option 5 can provide upgraded club facilities - Access to parking will enhance oval usage

Manly Oval Carpark
EOI

Manly2015 Direction and Strategic Objectives	Benefits of our Proposals
Activation and new streetscapes	- Option 5 will improve activation & streetscape - Option 5 can support cafes and community activities
Sydney Road Gateway & Pedestrianisation	In keeping with Sydney Street Gateway In keeping with Belgrave Street "Grand Parade"
Diversity of retail	Option 5 may include sport, fitness, community users
Improved urban design	- Option 5 may provide revenue streams - Manly2015 Masterplan for Oval Precinct - Unlock for the whole community
Sustainable	- Future proof from piecemeal development - Integrated approach to landscaping, water management, flood mitigation, achieving sustainable outcomes

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Manly Oval Carpark,
EOI

Reference sites

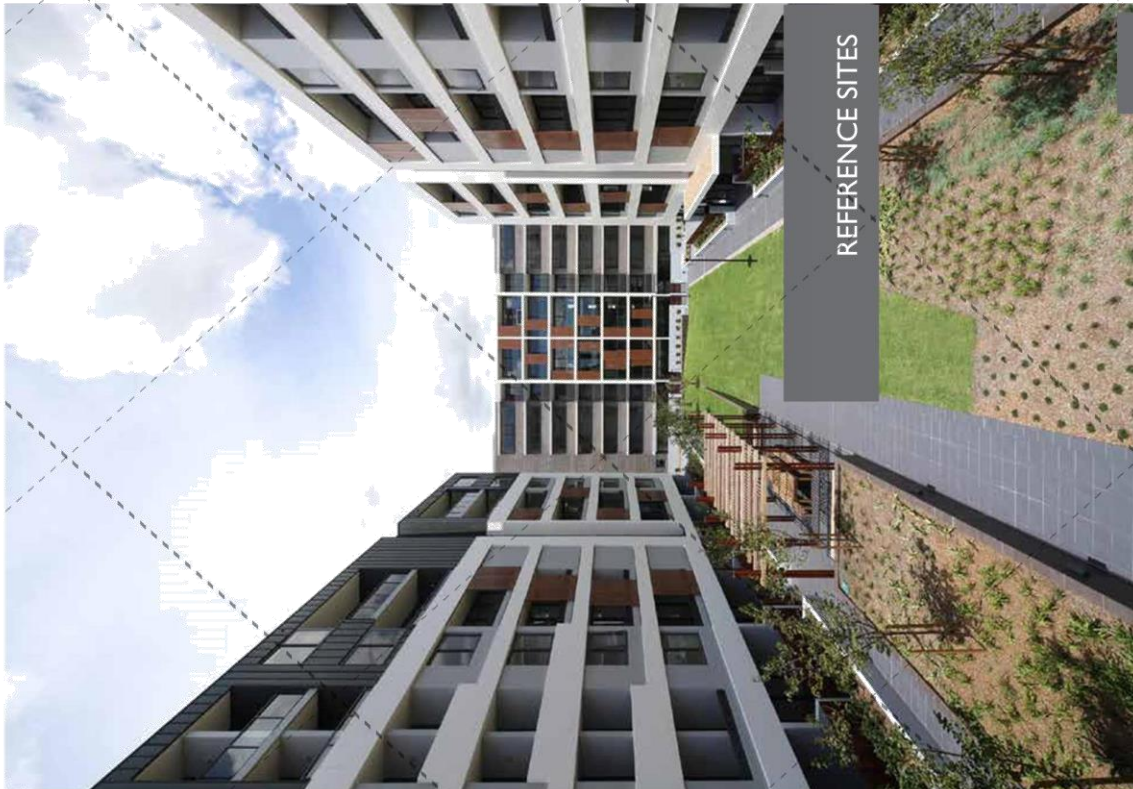
At [redacted] we pride ourselves on being an efficient, well-managed and well-resourced organisation capable of delivering large and complex projects. Our clients come from corporate, institutional, government and private sectors. We use proven and accredited management systems and we are one of a select number of NSW Public Works Best Practice Contractors.

Carpark Expertise

[redacted] has built many standalone carparks, basement carparks and on-grade carparks over the past forty years. Some of these include:

- Taronga Zoo Multi-storey Carpark (\$13m)
- St George Private Hospital Carpark (\$9m)
- Kogarah Commuter Carpark (7m)
- RPA Hospital Carpark (\$10m)
- Penrith Government Offices (\$40m) – 4 level basement carpark
- Alta Apartments (\$40m) – 2 level basement carpark
- Breakfast Point Residential Development (\$200m+) 12 stages each with 2 level basement carparking
- Erko Apartments (\$80m) – 3 level basement carpark

Some project examples are attached below.



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Presentation - Carpark

Manly Oval Carpark, EOI

Value: \$7m
Client: [Redacted]
Delivery Type: Design and Construct
Sector: Carpark
Programme: 26 weeks

KOGARAH COMMUTER CARPARK KOGARAH

Seven storey commuter carpark accommodating 350 vehicles, located at the Kogarah Railway Station.

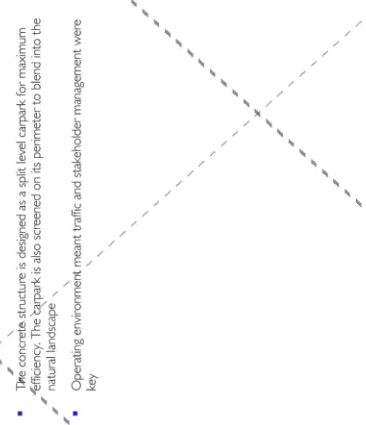


Manly Oval Carpark, EOI

Value: \$13m
Client: [Redacted]
Delivery Type: Construction Only
Sector: Carpark
Programme: 48 weeks

TARONGA ZOO CARPARK MOSMAN

Construction of a new 725 space multi-storey carpark. The outer plaza precinct provides a formal entrance for those arriving to the Zoo by car, taxi, bus, public and staff car parking as well as turnaround zones.



- The concrete structure is designed as a split level carpark for maximum efficiency. The carpark is also screened on its perimeter to blend into the natural landscape.
- Operating environment meant traffic and stakeholder management were key

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Manly Oval Carpark
EOI

GOVERNMENT OFFICES PENRITH

This project involved the design and construction of a seven-storey office building of approximately 15,900m² of NLA with a floor plate of 1,600m² with three underground basement levels housing 121 cars. The project included an adaptive underground connection to an existing access ramp and ground level plaza and landscape works.

Value: \$42m
Client: [Redacted]
Delivery Type: Design and Construction
Sector: Commercial
Completion: 2008

- managed the design development and consultants of this project.
- The building was designed to meet 4 ½ star NABERS rating.
- This project was located in the Penrith CBD and located near the rail corridor. Secant piled walls were erected to minimise vibration to the Australian Taxation Office building next door to our project.
- Due to the location of this project in the busy part of Penrith, traffic and pedestrian management plans were put in place to protect the surrounding community.
- Developed a number of innovative techniques in working with the client to meet the project objectives. The project was an original approach to community ownership outside the traditional infrastructure segment.
- Despite testing ground conditions, involving working below the water table and latent geotechnical conditions, handed over a defect free building to our client, on time and on budget.

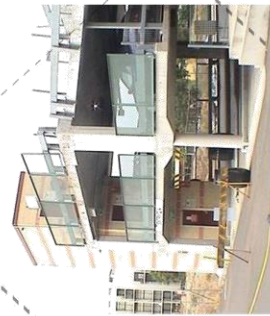
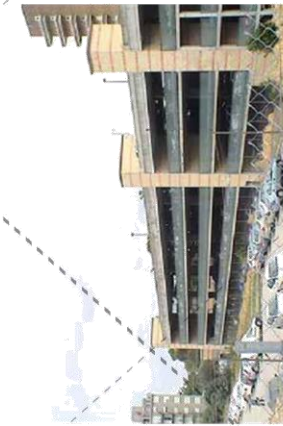
Manly Oval Carpark
EOI

RPA HOSPITAL CARPARK RANDWICK

Five storey, pre-stressed concrete carpark for 1040 cars includes metal screens and crash barriers, a lift shaft, six access stair wells and amenities.

The 27,000m² carpark was completed within the tight contract period of 26 weeks

Value: \$10m
Client: [Redacted]
Delivery Type: Design and Construct
Sector: Carpark
Programme: 26 weeks



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Manly Oval Carpark
EOI

LEE WHARF RESIDENTIAL NEWCASTLE CBD

A new residential and retail development located on the boardwalk in Newcastle CBD with three levels of basement carparking.

Value:	\$98m
Client:	
Delivery Type:	Design and Construct
Sector:	Mixed use
Completion:	2009



- The site adjoins the Newcastle Harbour and as such required a complete perimeter de-watering system to lower the water table to enable the basement to be excavated. Perimeter sheet piling was installed to 3 of the 4 site boundary's to retain the sand during bulk excavation works as the excavation/ basement carpark occupied the entire site. Screw piles were utilised with mass concrete pads for the building foundations and this system was adopted over other footing systems as the piles can be installed without any need for further excavation. The basement was constructed from a conventionally reinforced concrete slab on ground with perimeter precast panels. A waterproofing membrane was placed on the ground prior to placement of reinforcement and concrete and the same membrane was cast in to the rear face of the precast panels, the panels enveloping the entire basement. The level to panels and panel to panel junctions were then waterproofed to provide a watertight in-ground structure.
- Original design encroachment the boundaries. had to redesign the building to avoid encroachment
- Traffic control for construction vehicles, pedestrian/bicycle access through the area and pedestrian access from one side of the site to the other across Homebuckle Drive for construction workers meant traffic management plans were devised in consultation with a Traffic Consultants, Newcastle City Council and . These were implemented and updated as the works progressed

Manly Oval Carpark
EOI

HILLS SHIRE COUNCIL BAULKHAM HILLS

managed the scoping, design, preparation and acceptance of a GCs submission, to relocate and consolidate Council functions into new premises. Three existing commercial buildings were upgraded and fitout to accommodate the Hills Shire Council.

Value:	\$30m
Client:	
Delivery Type:	Managing Contractor
Architect:	
Completion:	2013



KEY ELEMENTS

- 4 star green star rating
- 4.5 star NABERS rating
- Government tenant
- Coordination of government procurement guidelines
- Fast construction - \$1.5m per week

SUCCESS FACTORS

- The GMP was \$1m under the clients budget
- Project was delivered 3 weeks ahead of schedule allowing early occupancy by Hills Shire Council employees
- Extensive stakeholder engagement and client communication established the true size and nature of the tenancy



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Manly Oval Carpark
EOI

MANLY CORSOILEIL MANLY

Delecting was an important requirement of this project due to the site's proximity to Manly harbour.

This 4.5 star Green Star project included 60 Residential apartments over three buildings named Corso (3 levels), Wentworth (4 levels) and Esplanade (6 levels). The project also included basement parking, one level of retail on ground floor, a mezzanine level residential plant room, and a play deck on all three building roofs.

One of the main innovations included the installation of the CSM wall (cutter soil mixing). This waterproof system eliminated the use of temporary anchors (and therefore subsequent approvals from the neighbouring properties).

Client Testimonials

"We are really most appreciative of your efforts and trust you will take as much pride as we do in the finished product. The ongoing improvement of the Corso and adjacent to Manly's streetscape, and the integral part of you have played in making The Corso happen."

James Cook Director, Levee Levee Pty Ltd

"It has been a rare job in its complexity and also in its camaraderie. A group of strong individuals has come together and worked incredibly well on producing a finished product that I am sure we are all proud of. A very positive team approach was adopted by all and worked very well for the delivery of this project."

Gary Brown, Development Manager, Levee Levee Pty Ltd

Manly Oval Carpark
EOI

LUCENT APARTMENTS NORTH SYDNEY

Construction of a new mixed use apartment building consisting of 211 apartments over 17 storeys, 6 levels of basement car parking and 7 retail tenancies on the ground floor.

- Adjacent construction sites
- Management of client expectations
- Confined site - careful planning of materials handling
- Maintaining safe site access and egress
- Supporting community stakeholders



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Manly Oval Carpark
EOI

RHODES CORPORATE PARK BUILDING F RHODES

Design and construction of a seven storey commercial office building above an existing five level basement car park.

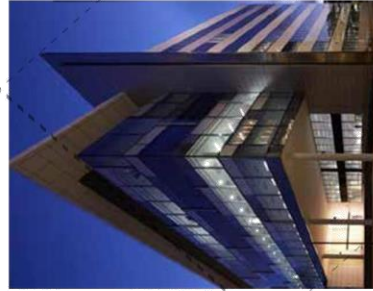
Value:	\$31m
Client:	
Delivery Type:	Design & Construct
Architect:	
Sector:	Commercial
Completion:	2012

KEY ELEMENTS

- Curtain wall
- Concrete structure
- Precast lift core panels
- 5 star Green Star Design & As Built
- 5 Star NABERS

SUCCESS FACTORS

- The re-design of floor plate chilled beams offset the bid on the centre zone and floor plate. This reduced the required A/C plant, saving on maintenance, energy consumption and life cycle costs.
- The re-design of podium level strengthening works allowed finishing trades to commence earlier than programmed.
- RTA (now RMS) and Railcorp restrictions were stringent. Site activities and deliveries were tightly coordinated and controlled throughout construction.



Manly Oval Carpark
EOI

ERKO APARTMENTS ERSKINEVILLE

Built within Erskineville Industrial Precinct, it involved significant neighbour and strata group consultation.

The project includes 320 residential strata apartments, 16 townhouse title townhouses, a small retail space and includes a total of 213 off street car parking spaces. The masterplan contemplates a staged development comprising of 5 buildings. Erko involves 3 residential stages and a major public domain element that includes new road, footpaths, parks and civil infrastructure.

The project involves complex issues associated with approvals, adjoining owners/infrastructure, public domain and services.

Value:	\$80m
Client:	
Delivery Type:	Design and Construct
Completion:	Dec 2014
Client Contact Details:	

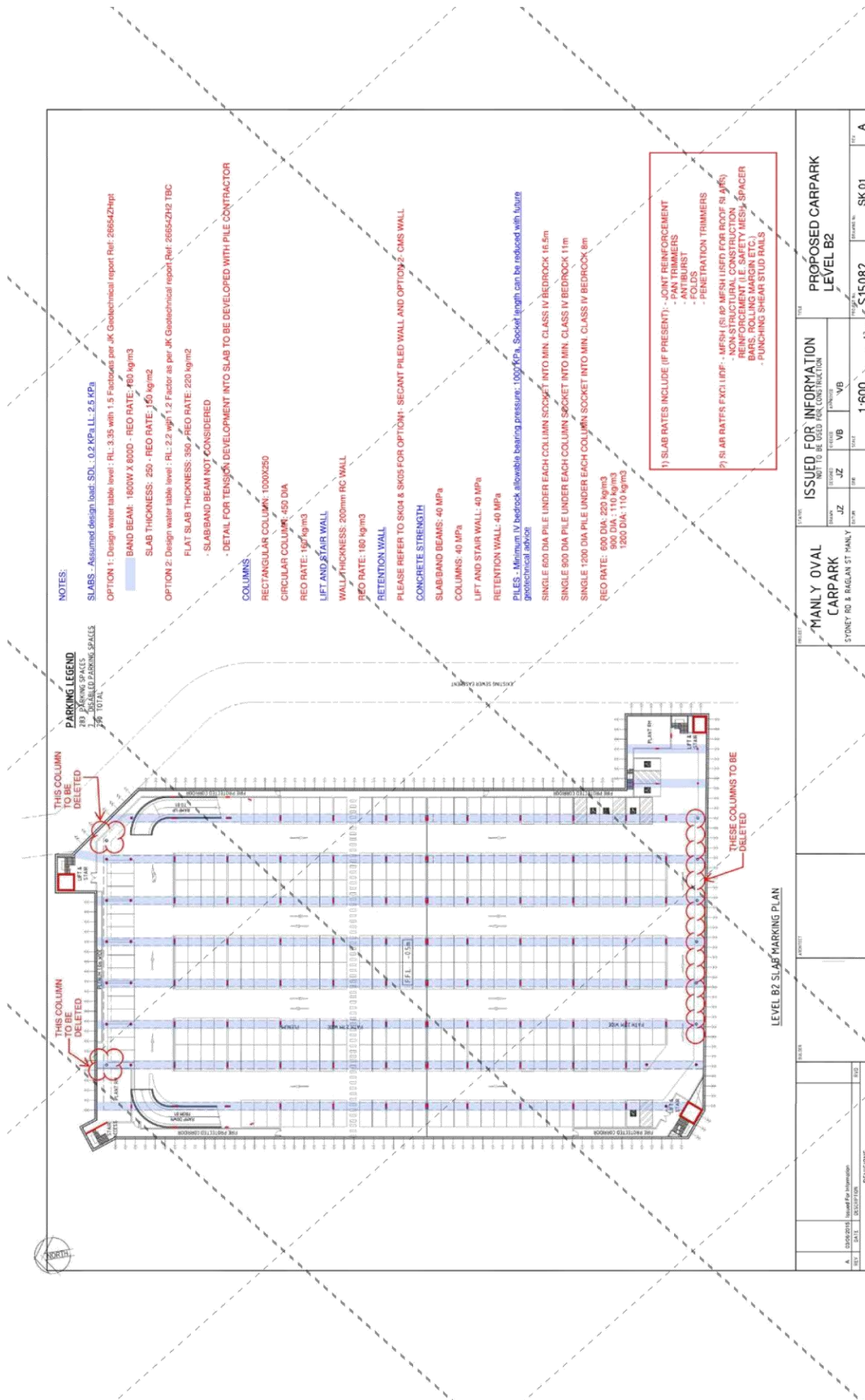


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**EXPRESSION OF INTEREST
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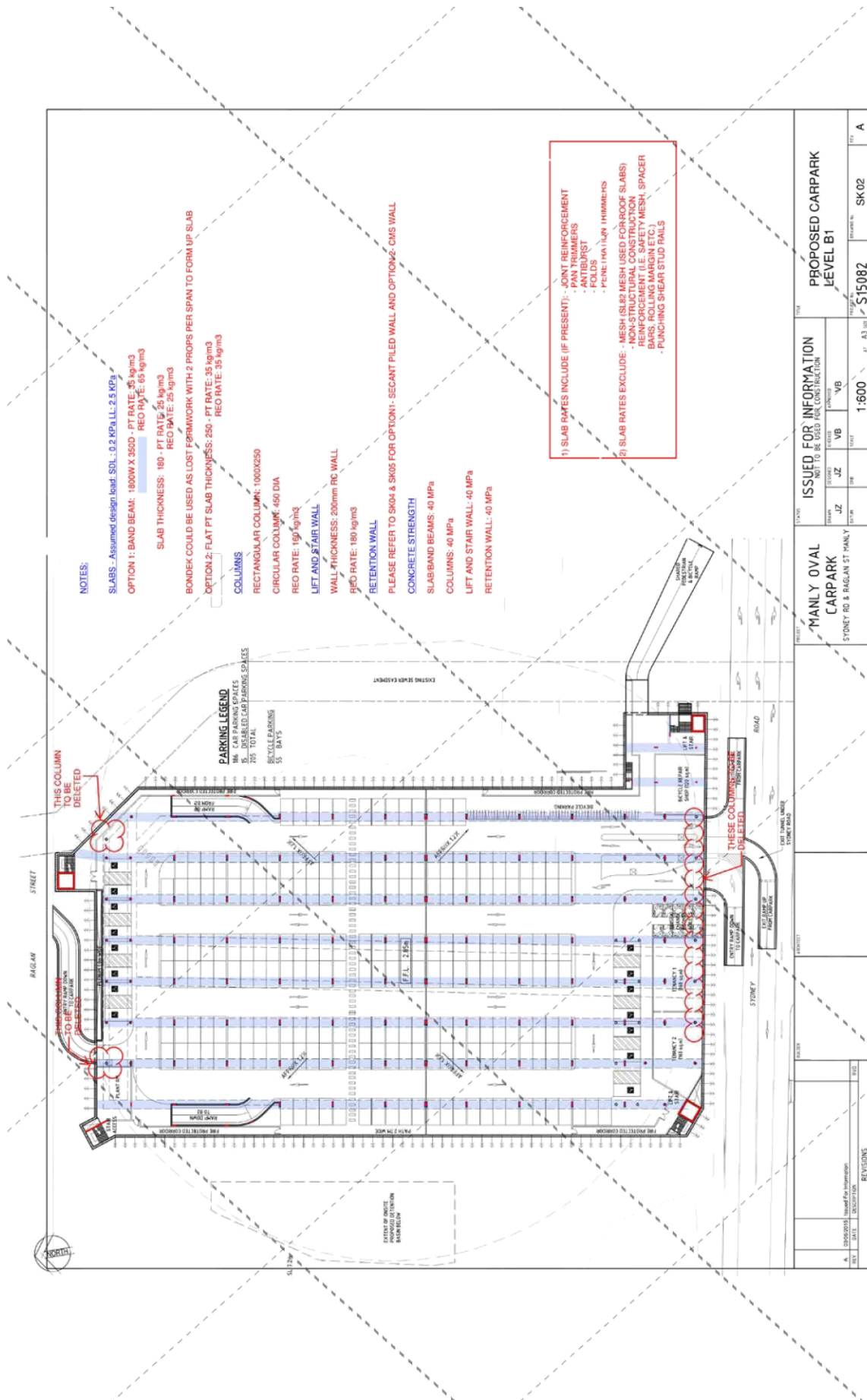
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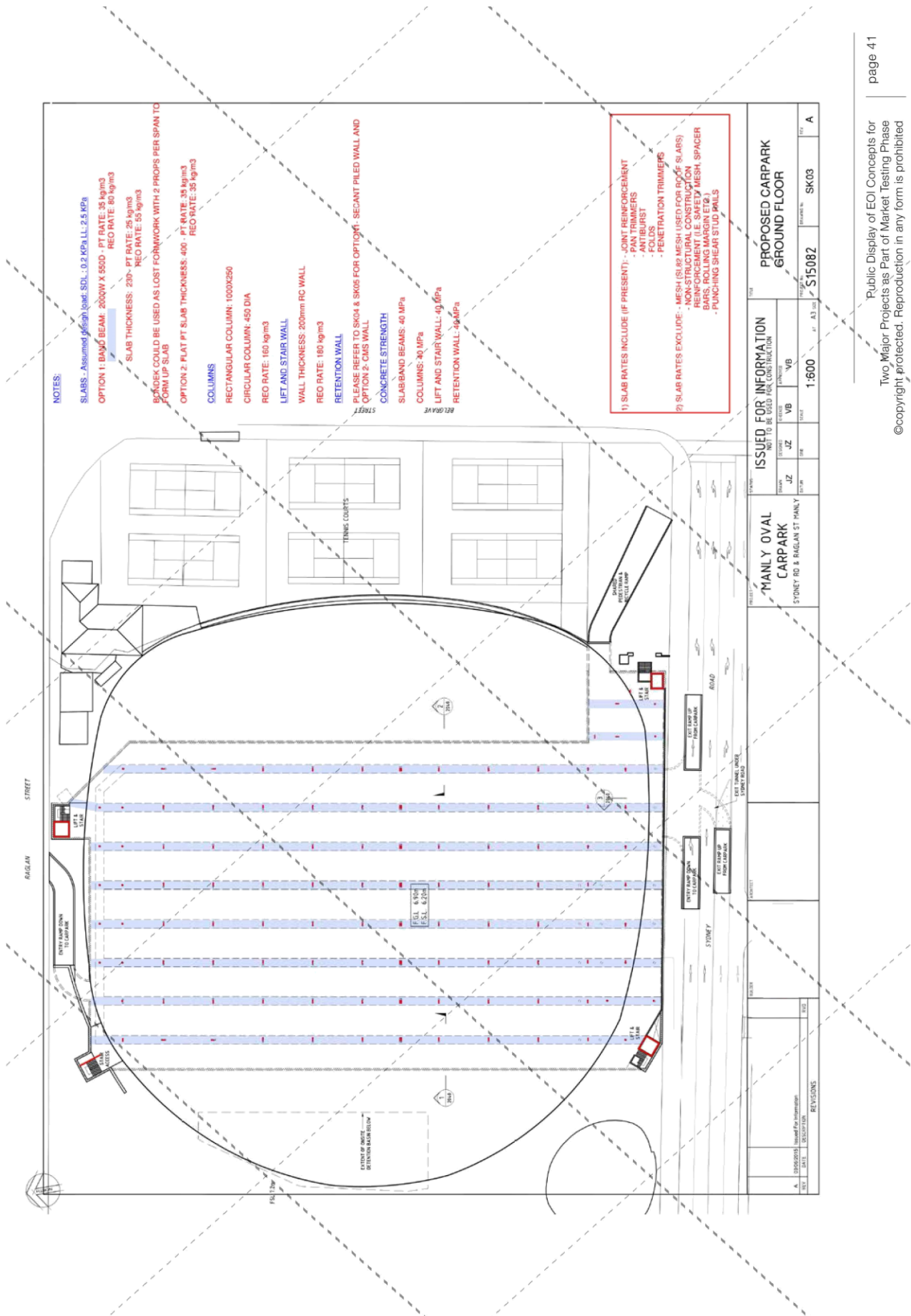


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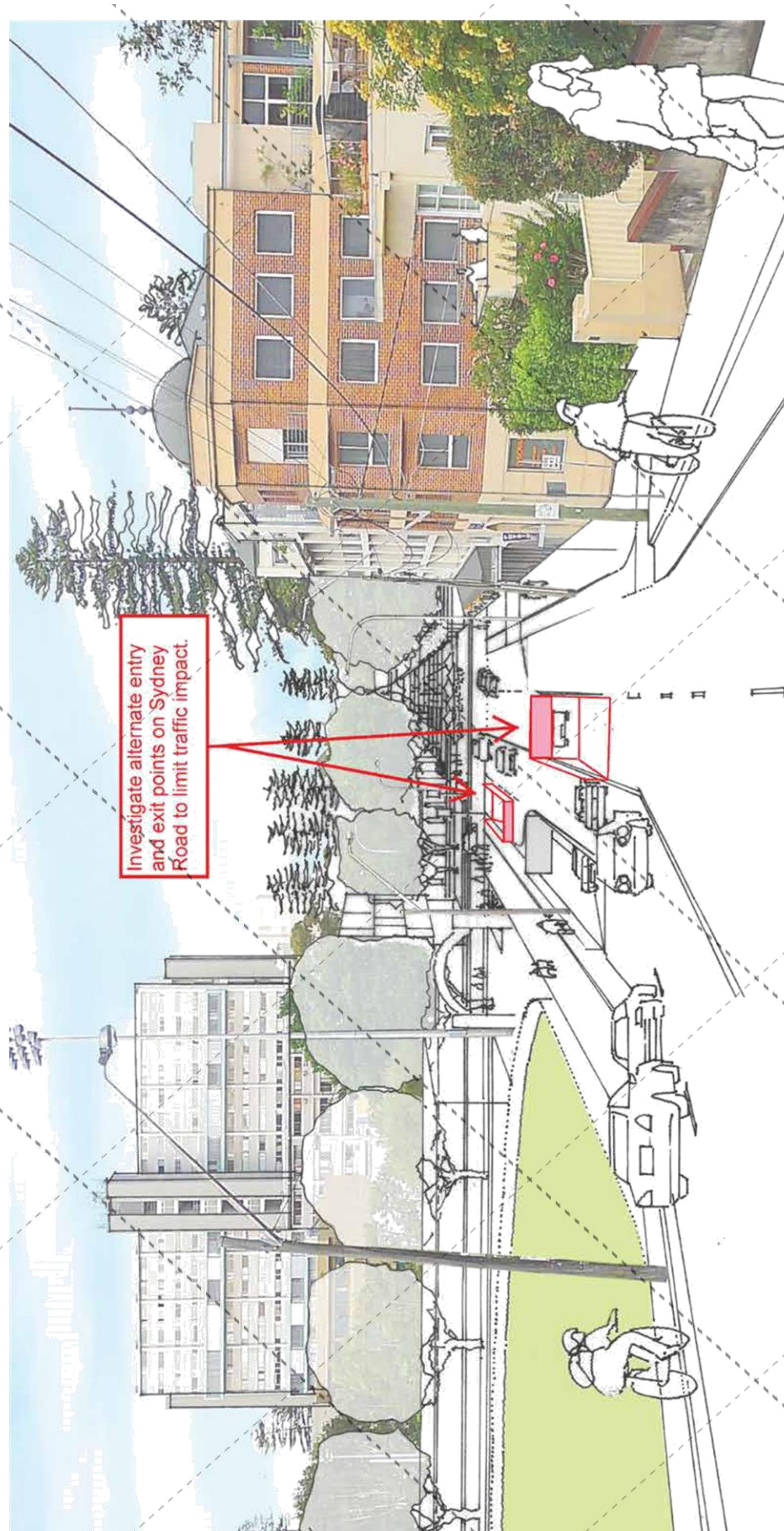


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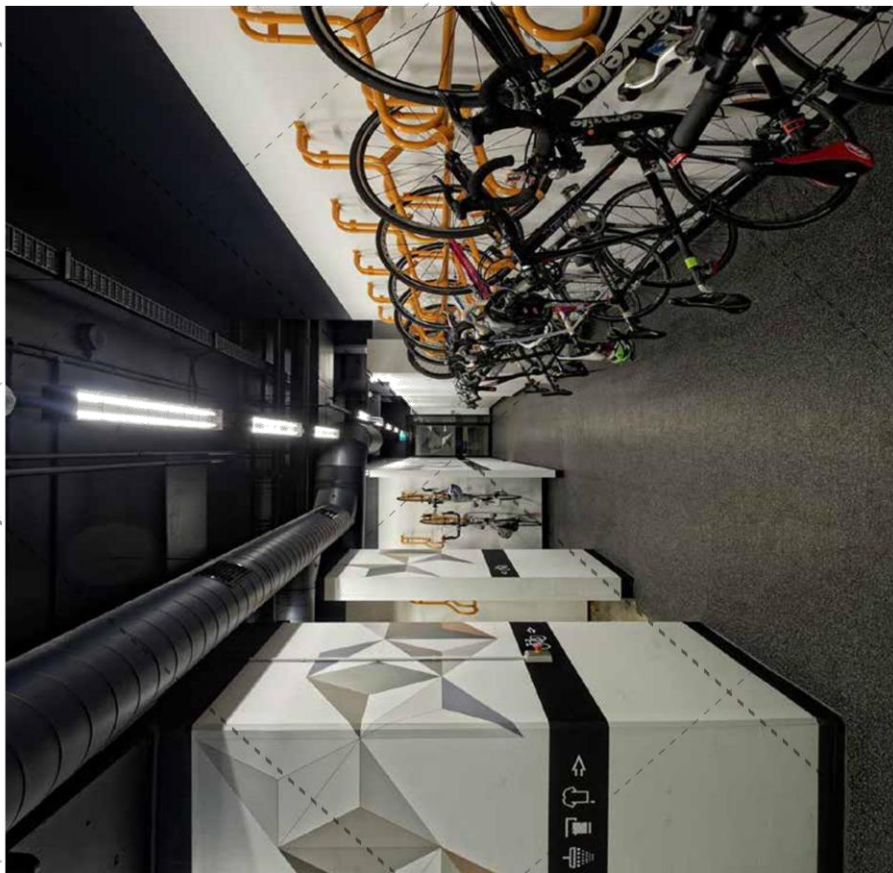
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Presentation - Carpark**

**EXPRESSION OF INTEREST
A-7**

ATTACHMENT 2

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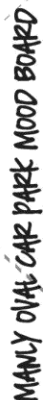
Manly Oval Car Park
Preliminary Concepts



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**EXPRESSION OF INTEREST
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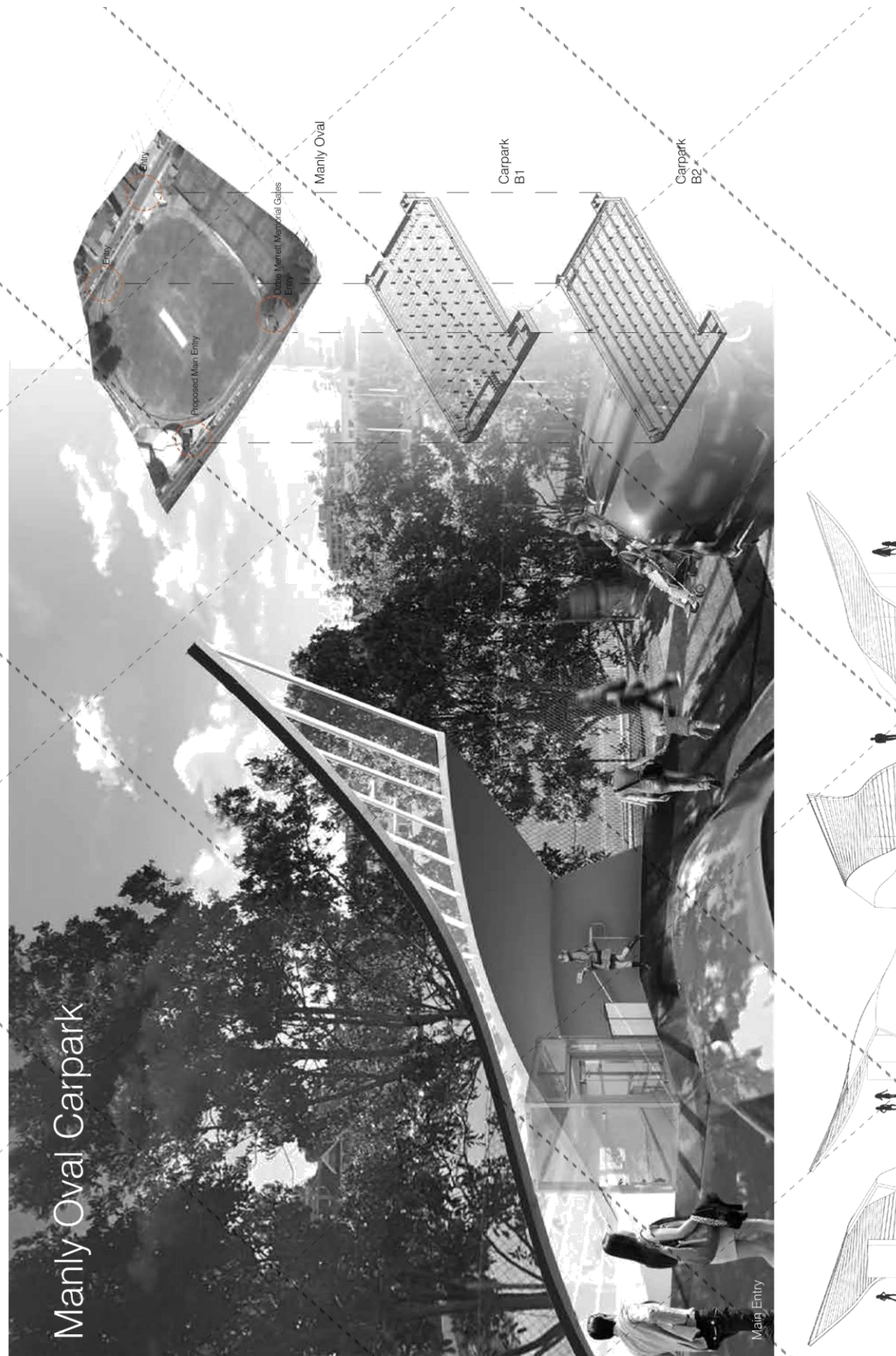
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**EXPRESSION OF INTEREST
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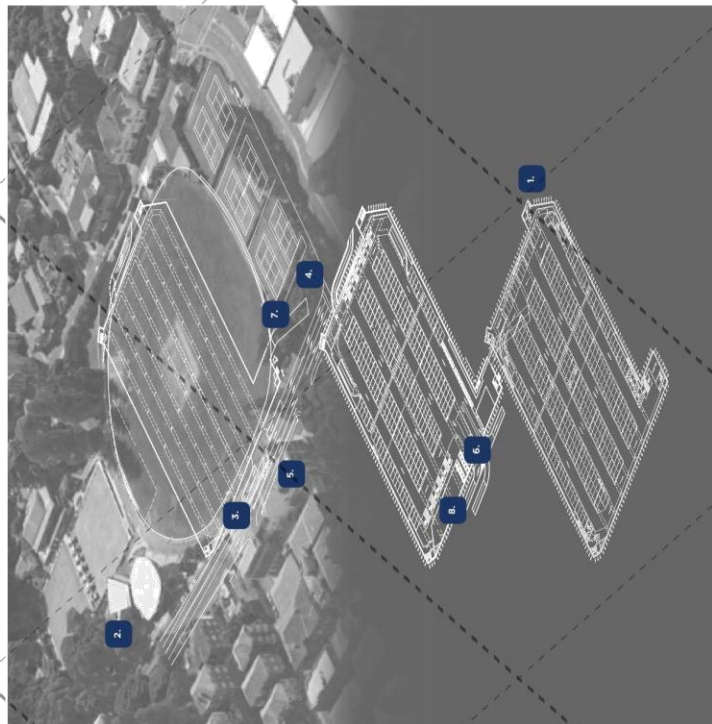
**EXPRESSION OF INTEREST
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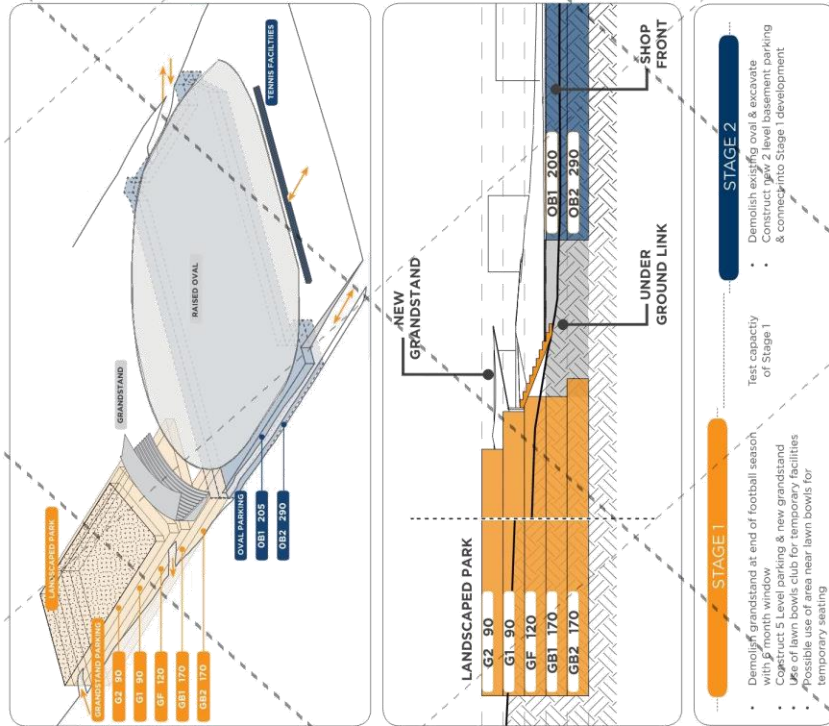
Current Scheme

In addressing these concerns we have identified opportunities for a more holistic project that provides wins for the local community.

The issues listed below highlight the current scheme and the team has with the existing concept and would seek to address these through a detailed design process with the council and stakeholders. Some of these have simple solutions whilst others will require some work of the existing concept.



The Specifics



Manly Oval, MANLY NSW

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**EXPRESSION OF INTEREST
A-11**

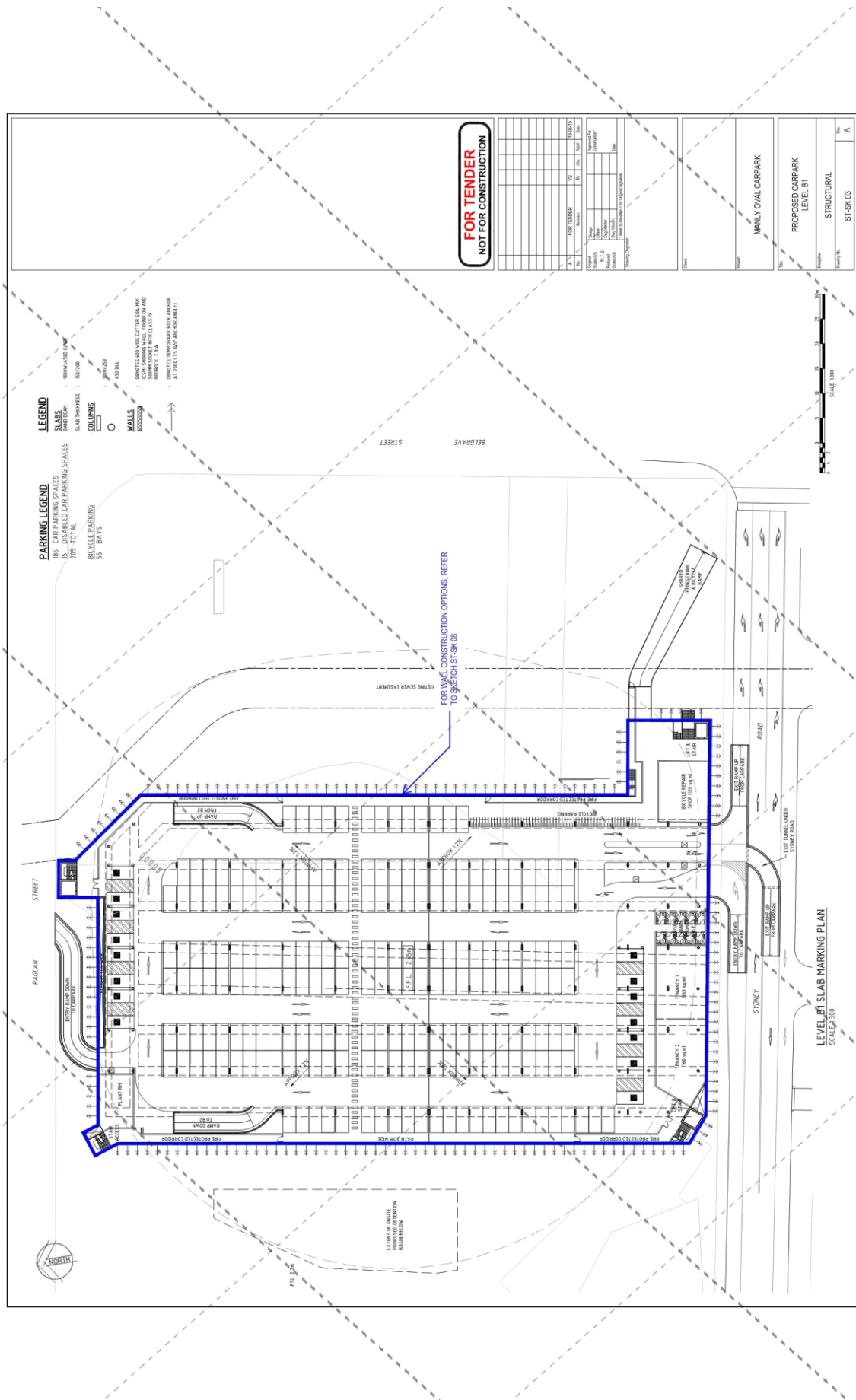
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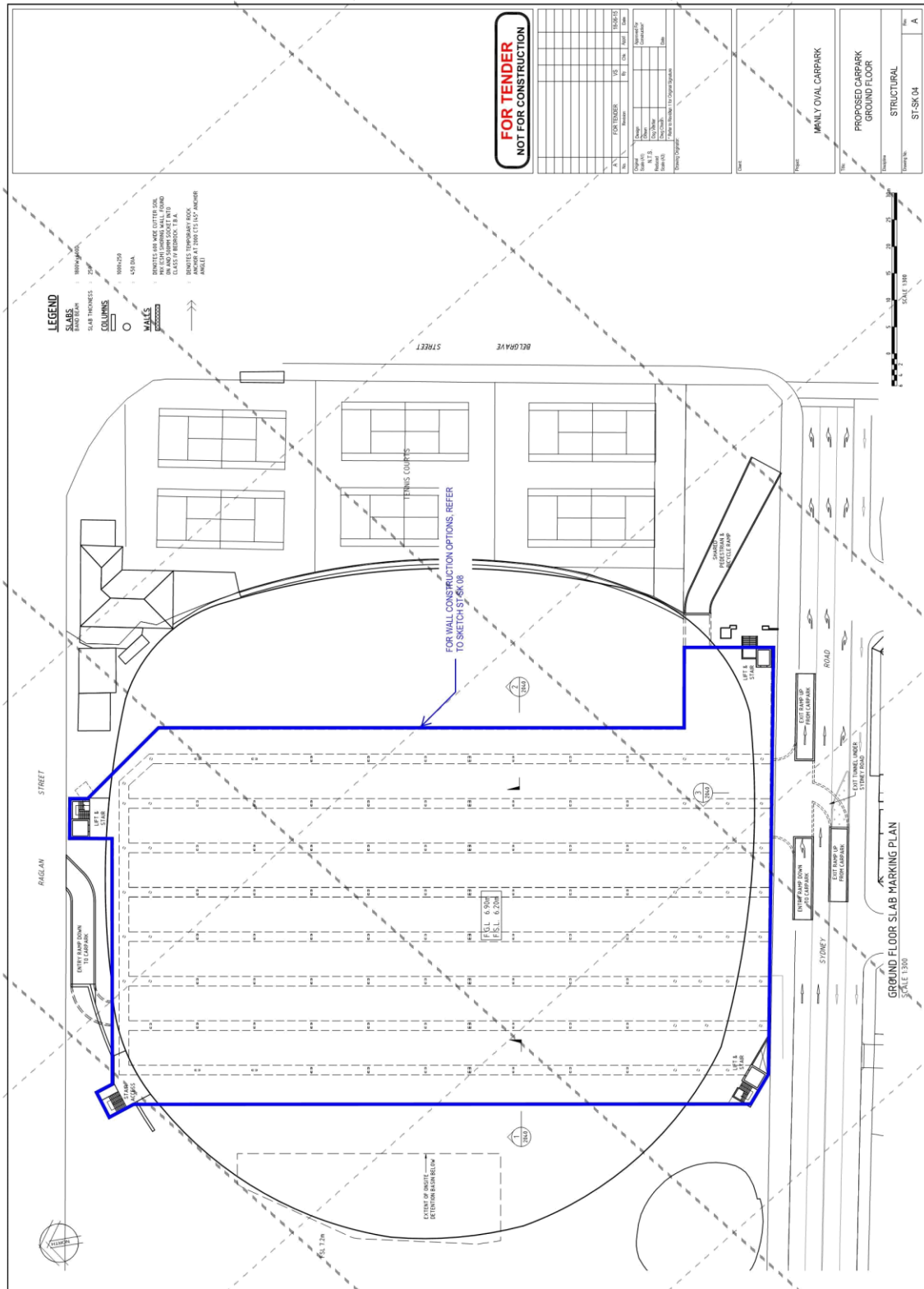
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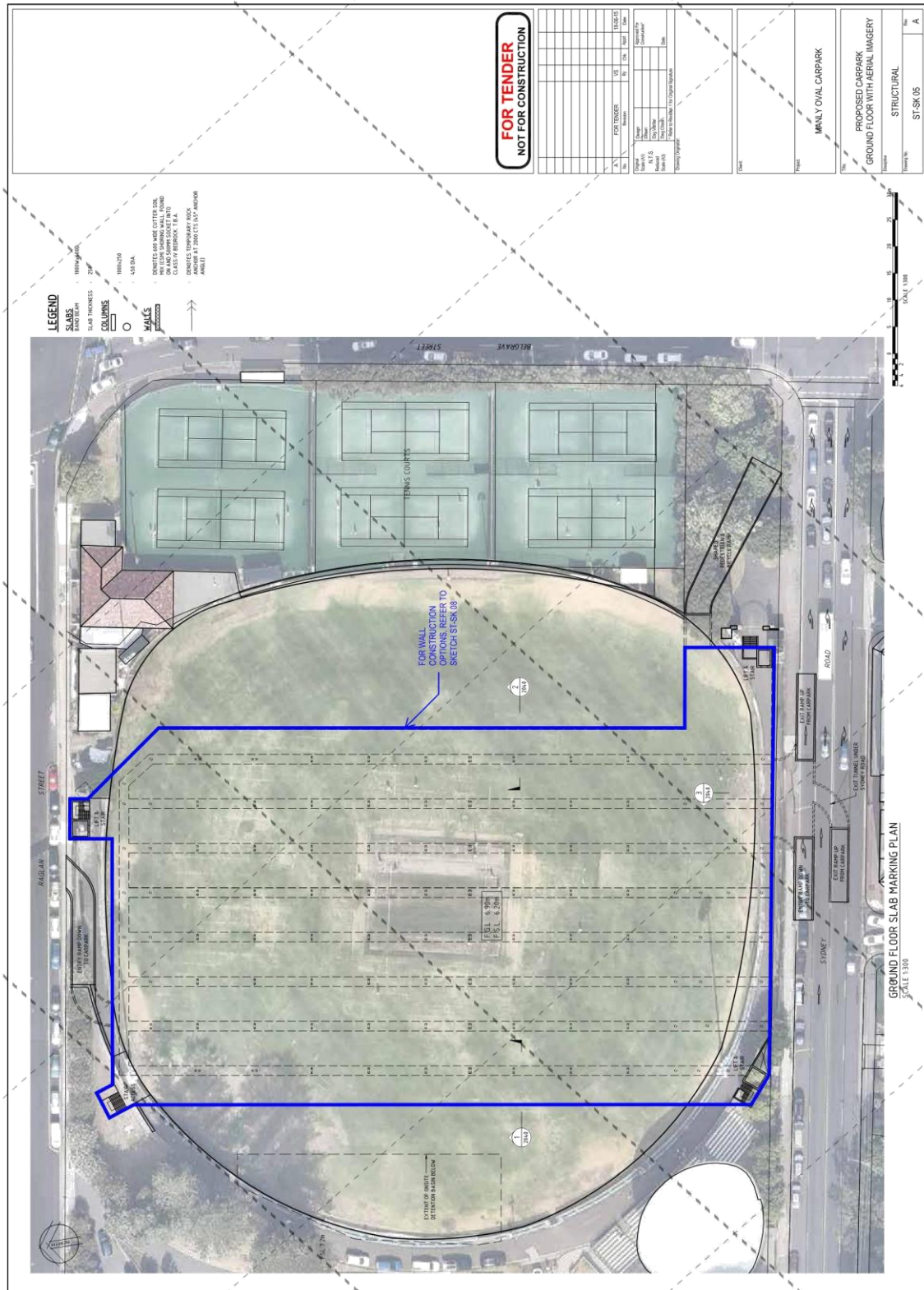
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TABLE 1. CARPARK WALL OPTIONS

[illegible]

FOR TENDER

FOR FINGER		VS		Date	
Site	Reaction	By	CM	April	Date
Original	Dump				
Copy 1	NTLS				
Restraint	Drug Water				
State (2)	Drug/Health				
				Date	

Client		MENLY OVAL CARPARK
Project		
Site		PROPOSED CARPARK WALL OPTIONS
Location		
Drawing No.		STRUCTURAL
Rev		ST-SK 08

11

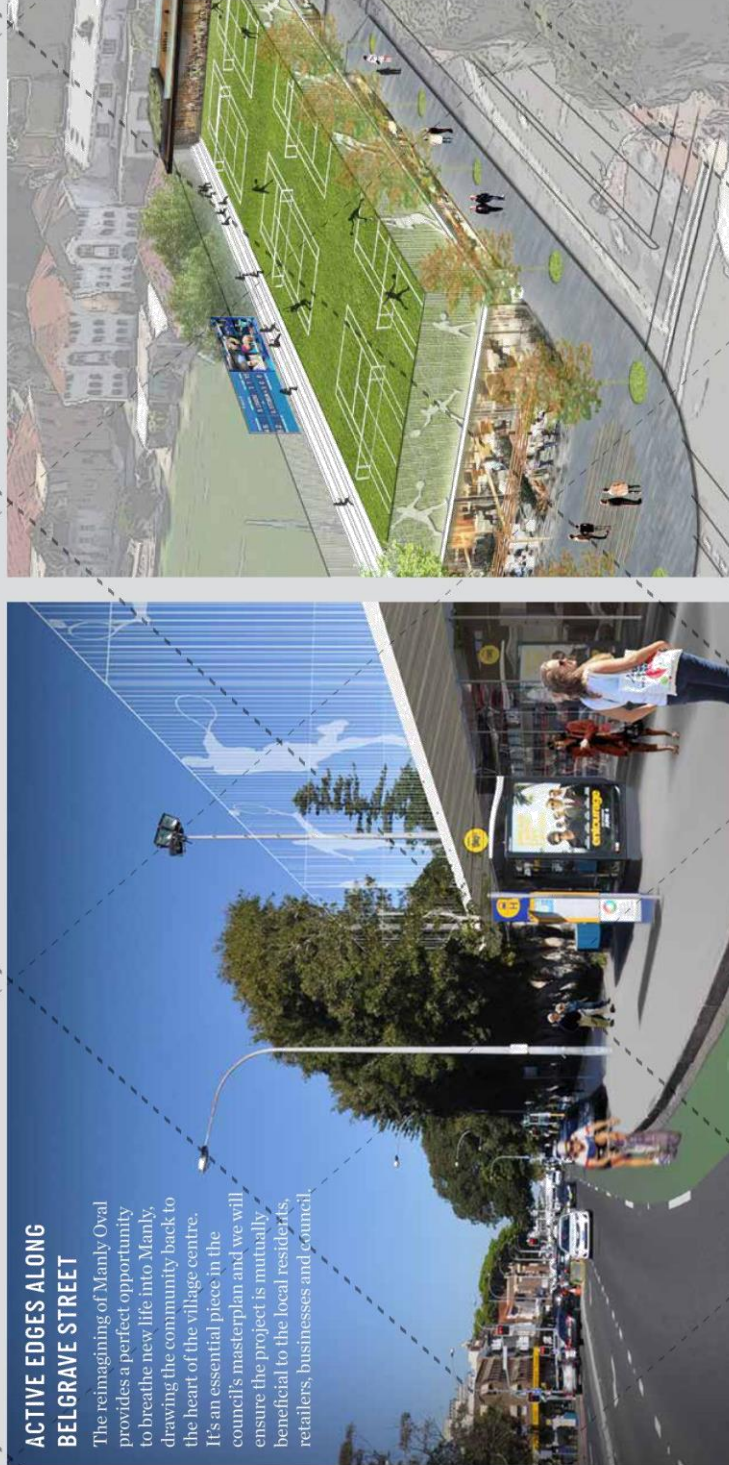
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MANLY OVAL CARPARK

ACTIVE EDGES ALONG BELGRAVE STREET

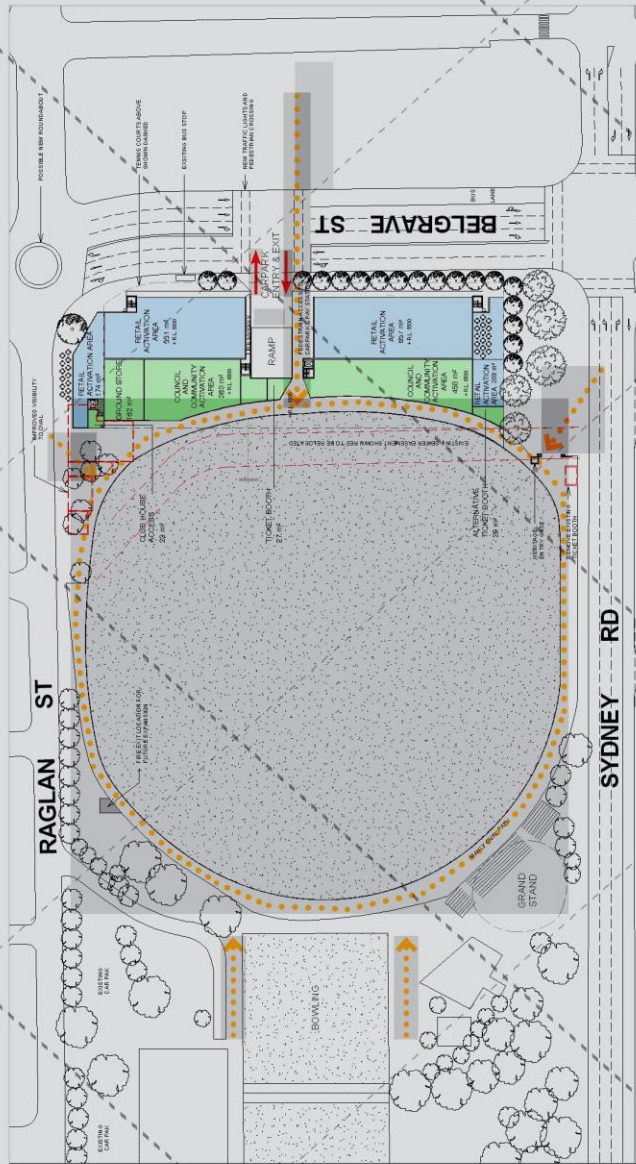
The reimagining of Manly Oval provides a perfect opportunity to breathe new life into Manly, drawing the community back to the heart of the village centre. It's an essential piece in the council's masterplan and we will ensure the project is mutually beneficial to the local residents, retailers, businesses and council.



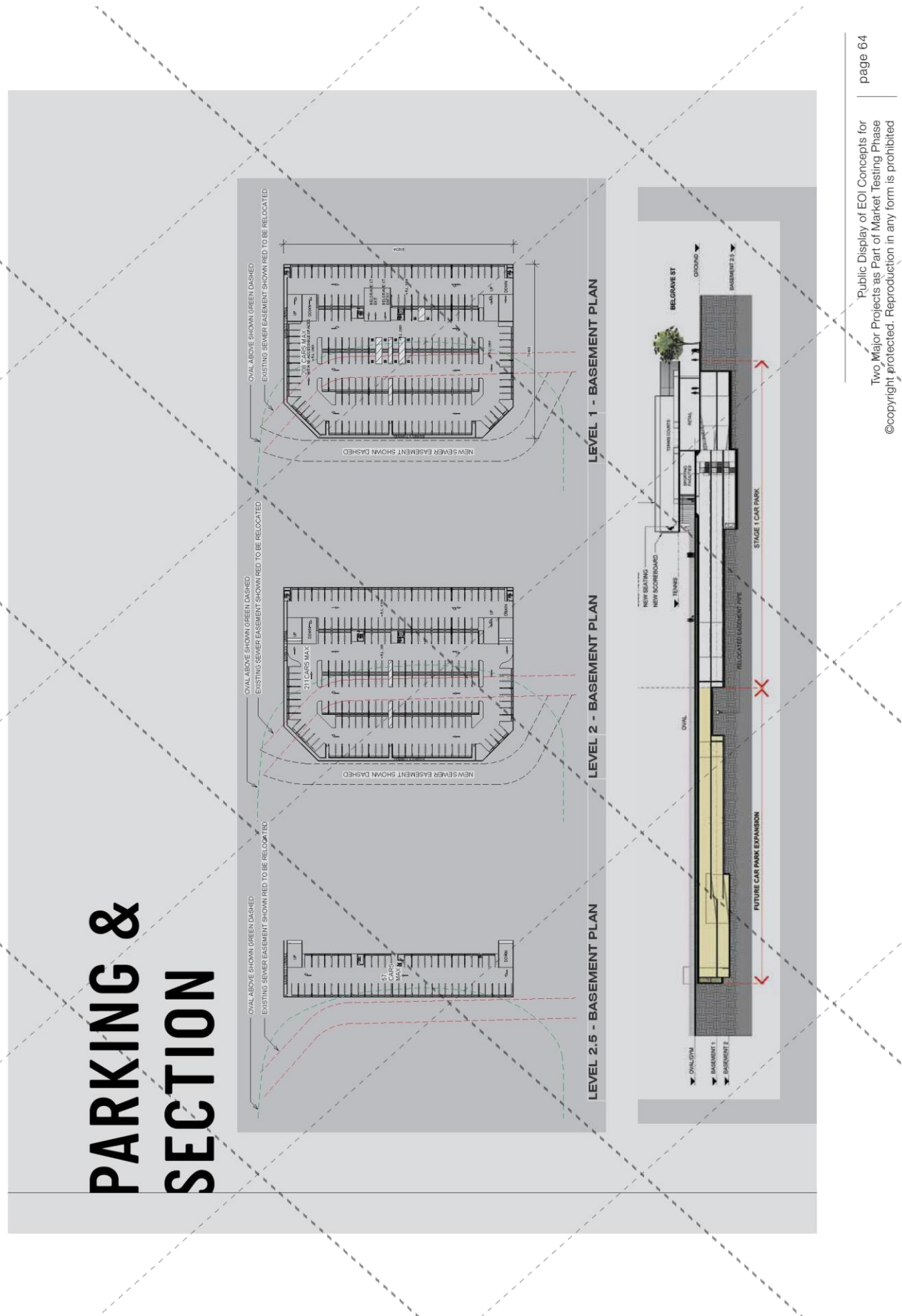
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PARKING WITH MORE POSITIVE SPACES

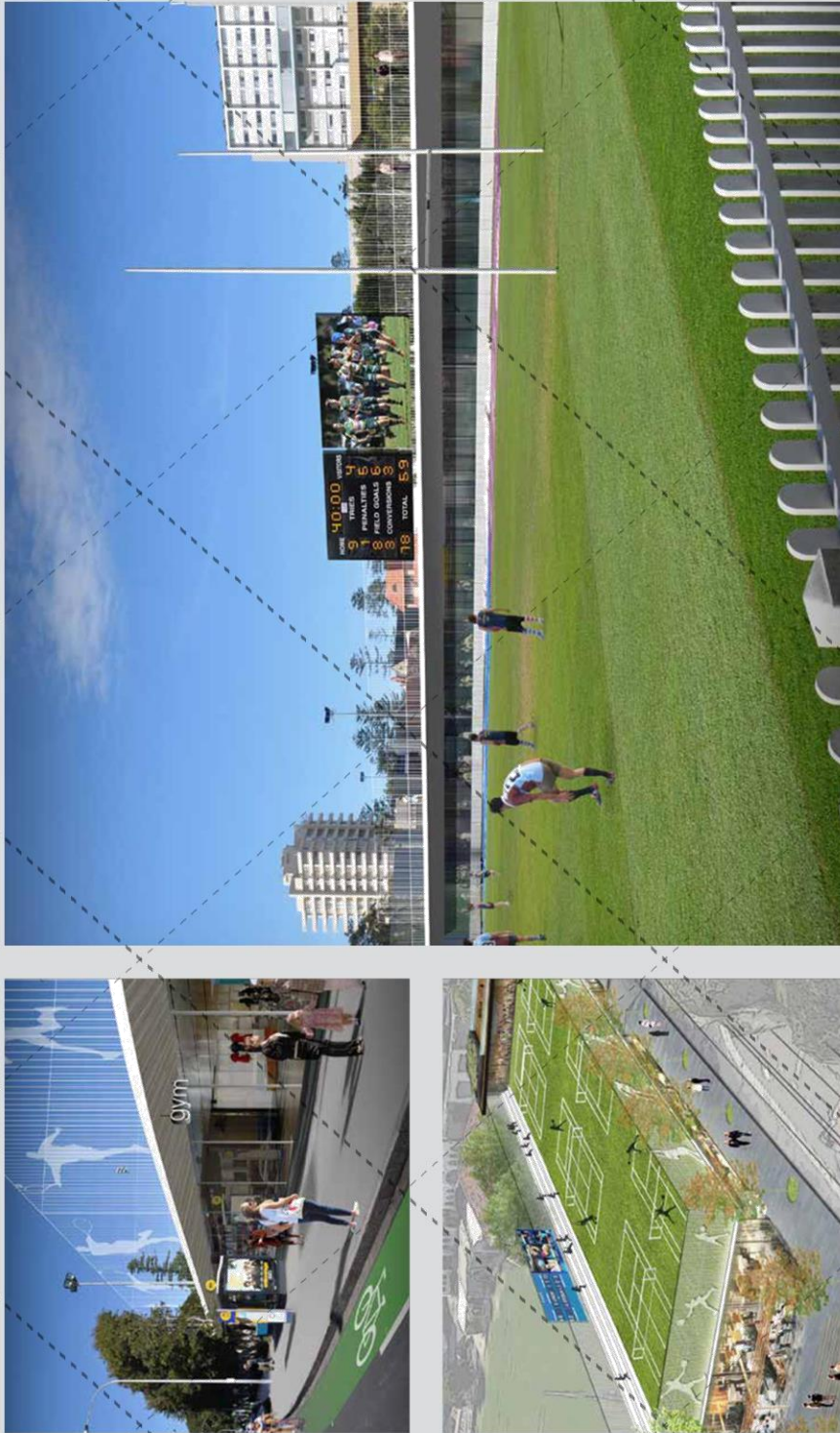
A new sporting precinct with active street edges fronting Belgrave Street increases public integration and connection with the city. 474 new car spaces, a new elevated tennis centre and clubhouse perched above new retail and community spaces. The main entry and exit of the car park will occur from a new traffic intersection on Belgrave Street removing entries or exits from Raglan Street and Sydney Road.



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A NEW ACTIVE OVAL FOR MANLY



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