

Hutt Street Entry Statement Project

Strategic Alignment - Strong Economies

Public

Tuesday, 21 November 2023

Infrastructure and Public Works Committee

Program Contact:

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Infrastructure

Approving Officer:

Tom McCready, Director, City Services

EXECUTIVE SUMMARY

Council has received \$3 million from the Government of South Australia, as part of an election commitment to revitalise Hutt Street as the social and economic epicentre of its growing and changing neighbourhoods through the creation of an exciting and meaningful Entry Statement for Hutt Street.

The \$3 million Hutt Street Entry Statement project, being Stage 1 of the greater Hutt Street Revitalisation project, will deliver a series of medium-term actions, which align with the vision of the street and contribute to an improved public realm to revitalise the precinct. Upon completion of the project, Hutt Street will have an upgraded southern entrance gateway with pedestrian and cycling access improvements to welcome visitors to the Hutt Street precinct.

The \$3 million Entry Statement project will be constructed in conjunction with the new Park Lands trail crossing and upgrade to the road surface funded by Council to further strengthen the connection between Park Lands and Hutt Street as a city destination.

At its meeting on 21 March 2023, the City Finance and Governance Committee meeting noted the requirement for a procurement activity over the Chief Executive Officer's delegation for the Hutt Street Entry Statement Project through the Quarterly Forward Procurement Report.

This report seeks Council approval to authorise the Chief Executive Officer (or authorised representative) to commence the procurement process and approve the award of a construction contract with an estimate contract value above \$2 million, in order to complete works by 30 June 2024 in accordance with the funding agreement with the State Government.

RECOMMENDATION

The following recommendation will be presented to Council on 28 November 2023 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL THAT COUNCIL

1. Authorises the Chief Executive Officer (or authorised representative) to commence the procurement process by releasing a request for tender for the Hutt Street Entry Statement project with an estimate project value within the approved budget.
 2. Authorises the Chief Executive Officer (or authorised representative) to approve the award of the contract and approve variations for the Hutt Street Entry Statement Project to the contract as appropriate until the contract is concluded within the approved budget.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Strong Economies Main streets and laneways activated for economic growth
Policy	Not as a result of this report
Consultation	As part of the Hutt Street Master Plan consultation, Council has received the community's view on the vision, design principles and objectives for Hutt Street. This project is the first stage of the implementation of the overall Hutt Street Master Plan. A Your Say page for the project is used to keep the community informed of the project status.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Council has brought forward the planned installation of a new Park Lands trail crossing for pedestrian and cyclists and upgrade to the road surface. These works are funded by Council to be delivered in conjunction with the \$3m Hutt Street Entry Statement project. This will further strengthen the connection between the Park Lands and Hutt Street Precinct, which was one of the actions identified in the Master Plan developed through community consultation.
23/24 Budget Allocation	\$2.8 million (capital funding) for installation of a new Park Lands trail crossing and to upgrade the road surface.
Proposed 24/25 Budget Allocation	None allocated. Any deferral will be considered as part of the 2024/25 Annual Business Plan and Budget process in accordance with the construction programme.
Life of Project, Service, Initiative or (Expectancy of) Asset	Project to be completed by 30 June 2024
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Minimised throughout design, but ongoing maintenance costs are expected due to new assets such as additional landscaping, shared-use path, etc.
Other Funding Sources	A \$4 million grant agreement has been initiated between the Department for Infrastructure and Transport and the Corporation of the City of Adelaide, with \$3 million allocated to the Hutt Street Entry Statement project and \$1 million allocated to the Melbourne Street Improvements project.

DISCUSSION

Background

1. As part of the Hutt Street Master Plan draft consultation in 2022, the City of Adelaide (CoA) has received the community's views on the vision, design principles and objectives for Hutt Street, as well as the identified actions.
2. The CoA received \$3 million of funding from the Government of South Australia to deliver the first stage of the master plan through Hutt Street Entry Statement project. The project will deliver a series of medium-term actions, which align with the vision of the street and contribute to an improved public realm to revitalise the precinct.
3. The key deliverables were approved by Council on 9 August 2022. The project will deliver an upgraded southern entrance gateway, including pedestrian and cycling access improvements to welcome visitors to the Hutt Street precinct. The entrance into Hutt Street will be lined with newly planted trees, new paths and lighting along the edge of the city's Park Lands and includes a series of public art leading to the future heart of Hutt Street.
4. The concept plan, including any impacts to the Park Lands was presented and endorsed by Kadaltilla on 23 February 2023, which was subsequently noted by Council on 28 February 2023.
5. At its meeting on 28 February 2023, Council requested a range of fit-for-purpose shared use path options, which prioritised tree retention to be presented to Council. An options analysis report was composed to provide detailed analysis of three contrasting options considered throughout the concept development phase.
6. The options analysis found the preferred concept option, which was presented to Kadaltilla and Council in February 2023, provided the optimal solution meeting the needs of the community in delivery a high-quality streetscape environment without planning the environmental values of the Park Lands at risk.
7. The number of trees removed also reduced from 14 to 8 small trees most of which were in poor health after further review and design.
8. Council has brought forward the planned installation of a new Park Lands trail crossing for pedestrian and cyclists and upgrade to the road surface.
9. These works are funded by Council and are to be delivered in conjunction with the \$3m Hutt Street Entry Statement project. This will further strengthen the connection between Park Lands and the Hutt Street Precinct, which was one of the actions identified in the master plan developed through community consultation.
10. These two opportunities were identified during the early stages of Hutt Street Entry Statement and the corresponding budget was considered and approved as part of the 2022/23 Annual Business Plan and Budget process.

Project budget and implications to timeline

11. The grant agreement established between the Government of South Australia and CoA provides \$3 million to deliver the Hutt Street Entry Statement, with the funding period ending on 30 June 2024. The Entry Statement project will be constructed in conjunction with the new Park Lands trail crossing and upgrade to road surface funded by Council.
12. For this project timeline to be achievable, this report seeks delegation to the Chief Executive Officer (or authorised representative) to approve the award of the contract with contract value up to the approved project budgets, prior to the conclusion of the procurement process.
13. The procurement of the project was included in the Quarterly Forward Procurement report, which was noted by the City Finance and Governance Committee meeting on 21 March 2023, to provide further information and visibility to Council on major procurement activities in accordance with the Procurement Policy.

Procurement Process

14. As per City of Adelaide's Procurement Policy, an open market approach is currently in progress to ensure a suitably qualified contractor is appointed. The evaluation process consisted of the following stages.
15. **Stage 1 – Preliminary evaluation**
16. The preliminary evaluation allows for receipt of tenders via the public call for tender submission. All documents are viewed and downloaded into the record management system. Conflict of interest forms are

submitted to the evaluation panel members. Panel members are trained and educated in good governance to ensure probity and transparency in decision making.

17. **Stage 2 - Initial shortlisting of tenderers**

18. Panel members complete individual evaluations and rate the tenderers prior to the formal evaluation meeting. The panel discusses the individual evaluations collectively at the formal meeting. Any major discrepancies in scores are identified through this process thereby ensuring fact and evidence-based decision making to shortlist preferred suppliers.

19. **Stage 3 – Final shortlisting of tenderers**

20. Where applicable and identified in the procurement plan, external consultant advice is applied by issuing further clarifications to shortlisted tenderers to minimise risk points raised during the evaluation panel meeting. Final negotiations, reference checks and financial viability assessments are conducted where deemed necessary. Following closure of the due diligence process, the preferred tenderer is established, and relevant authorisations are sought for financial delegations and contract award.

21. Subject to Council authorisation delegation would be given to the Chief Executive Officer (or authorised representative) to approve the award of the contract, an evaluation submission and report detailing the preferred tenderer and the associated evaluation process will be submitted to the Chief Executive Officer for approval upon conclusion of the procurement process.

22. The preferred tenderer will represent a value for money outcome as a result of following the procurement process developed in accordance with Council's Procurement Policy [Link 1 – Procurement Policy](#). Council will also be informed of the outcome of the procurement process.

DATA AND SUPPORTING INFORMATION

Link 1 – Procurement Policy

ATTACHMENTS

Nil

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