

ITEM 5

KEIRA VILLAGE PARK (KEIRA OVAL), MT KEIRA - OFF KEIRA MINE ROAD, KEIRAVILLE - BANK STABILISATION, REPLACEMENT OF STORMWATER INFRASTRUCTURE AND ASSOCIATED WORKS

The extension of Keira Mine Road provides access to both Keira Oval and the rear entrance of Edmund Rice College. Following reports of a failure to the embankment of Keira Mine Road, Council has determined that a very deep stormwater culvert laid 50-60 years ago has become fully blocked and requires urgent replacement to minimise the risk of embankment failure and localised flooding.

This report recommends that on this occasion, formal tenders not be invited for the reasons listed in the report and Council instead proceed with a request for formal quotations from contractors with demonstrated experience and ability to undertake the works for the bank stabilisation, replacement of stormwater drainage and associated works at Keira Village Park, Mt Keira.

RECOMMENDATION

- 1 Pursuant to section 55(3)(i) of the Local Government Act 1993, tenders not be invited for the contract (or contracts) for the replacement of stormwater drainage, bank stabilisation and associated works at Keira Village Park (Keira Oval) located off Keira Mine Road, Keiraville. This is due to extenuating circumstances, being the risk of embankment failure, localised flooding and restriction on access to the oval and the adjacent Edmund Rice College in heavy rain events should these works not be expedited.
- 2 Council delegate to the General Manager the authority to undertake and finalise a formal quotation process, in accordance with Council's procurement policies and procedures with contractors with demonstrated experience and ability to undertake the works with a view to entering into a contract (or contracts) for these works.
- 3 Council delegate to the General Manager authority to enter a contract (or contracts) with the contractor or contractors selected following the process outlined at 2 above.
- 4 A report describing the outcome of the procurement process be submitted to the next available Council meeting following the successful engagement of contractor or contractors.

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Corey Stoneham, Director Infrastructure + Works - Connectivity Assets + Liveable City (Acting)

ATTACHMENTS

- 1 Location Plan

BACKGROUND

During a period of heavy rain late last year, Council received a number of reports relating to the failure of the road embankment which extends west off Keira Mine Road and provides access to both Keira Oval and the rear entrance of Edmund Rice College. Initial inspections suggested that the outlet structure of the twin 1200mm reinforced concrete pipe culvert beneath the road had failed leading to a blockage of the pipe outlets. Council immediately installed traffic control and warning signage to reduce risk to users of the road to allow investigations to proceed. Following a number of initial geotechnical probes, Council was unable to locate the outlet of the twin culvert. Council installed a temporary support structure to reduce the risk of failure of the embankment while design investigations could be pursued.

A search of Council records indicated the pipeline was laid over a number of years stretching from pre 1961 to early 1970's within a deeply incised channel (subsequently infilled) now approximately 5-metres below current ground levels. The location of the pipeline on these records is shown diagrammatically

and is unable to be located accurately by survey. Closed circuit cameras were inserted upstream of the culvert and imagery obtained of the pipe system confirmed the pipes were effectively blocked well upstream of the culvert outlets. Council has recently excavated a series of deep trenches upstream of the roadway to locate the twin pipes and determine the depth and grade of the system. This work has confirmed that the twin stormwater line is laid very deep and the outlet levels are substantially below the current creek level downstream. It would appear that there has been a slumping into the creek at some time in the past and the creek has then silted up over time burying the outlet of the pipes. Minor stormwater flows appear to be surcharging through the embankment while larger storms may have dissipated over a large area based on the lack of recorded flooding at this site.

Council has considered a number of options and has now prepared a concept design for the replacement of the roadway culverts and associated pipework upstream at a higher level. This concept design will require the contractor to conduct early works to safely locate the buried outlet using a shored pit, remove deposited material and grout fill the pipes and possible voids surrounding the pipes. It would be preferred if these works could be commenced as soon as is practicable so the final installation method can be confirmed. The site of the works is also crisscrossed by a multitude of services including sewer, water, gas, various telecommunications and overhead power. Work in close proximity to these services will include substantial coordination with the various service authorities which impacts on the overall program. Council has commenced this work with the engagement of the Water Services Coordinator due to the elevated sewer downstream of the embankment being in close proximity to the assumed position of the culvert outlets.

PROPOSAL

Currently it is proposed to commence the investigation works as soon as possible while programming the culvert works underneath the roadway (if possible) in the school summer holiday period commencing 17 December 2021 to minimise disruption to the school and users of Keira Oval. This is a challenging program that requires minimal delay in all aspects of the planning process including the procurement phase.

It is proposed that Council seek formal quotations (rather than tenders) from civil contractors with demonstrated experience and ability to undertake the works.

Normally Council would prepare a tender for these works as the estimated cost exceeds the Council's tender threshold of \$150,000 (incl. GST). The minimum duration to undertake a tender process is approximately 10-12 weeks (depending on the relationship between commencement of advertising and the actual date of the Council meeting) while a formal quotation process can be undertaken in approximately six (6) weeks if Council were to support the recommendation of this report. The summer school holidays commence on 17 December 2021 which is only 12 weeks after the Council meeting dated 13 September 2021.

If Council were to undertake tenders, it would not be possible to achieve completion of the road crossing by the end of the school holiday period. However, by undertaking a formal quotation process, we may be able to either fully complete the crossing works or significantly reduce the impact on the users at the beginning of the following school term.

A formal quotation process carried out under Council's procurement policy mirrors the governance requirements of the tender process but does not require a formal report to Council with the resulting delays in preparing and publishing a report to Council. A formal quotation panel is constituted with the same technical, governance and procurement staff which normally constitute a tender panel to ensure probity concerns are addressed. Transparency to the community will be assured by reporting the outcome of the procurement process to the next available Council meeting following the engagement of the contractors.

Once the Quotation process is complete, Council will immediately be in a position to appoint a recommended contractor to commence works. It is proposed that contractors be invited to submit quotations using the criteria normally used in the formal tendering process which addresses the following typical Mandatory and Non-Mandatory criteria as outlined below.

Mandatory Criteria

- 1 Satisfactory references from referees for previous projects of similar size and scope
- 2 Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works
- 3 Tenders have as a minimum a Health and Safety Policy and WHS Management System Manual or Plan

Assessable Criteria

- 1 Cost to Council
- 2 Appreciation of scope of works and construction methodology
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile including staff qualifications and experience
- 4 Proposed Subcontractors
- 5 Project Schedule
- 6 Demonstrated strengthening of local economic capacity
- 7 Workplace Health and Safety Management System and Environmental Management Policies and Procedures

Carrying out the work to an accelerated schedule as proposed in this report will result in a reduction in the exposure to the risk of embankment failure and localised flooding on Keira Mine Road.

CONSULTATION AND COMMUNICATION

- 1 Officers from Governance and Customer Services and Legal Services Divisions
- 2 Prior to work commencing, Council will notify the adjoining owners, Edmund Rice College and the users of Keira Oval. It should be noted there is no other vehicular access to Keira Oval.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2018 goal 5 "We are a healthy community in a liveable city".

It specifically delivers on core business activities as detailed in the Infrastructure Delivery Program 2021.

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Durable products incorporated in the design to ensure long-term integrity of the assets.
- Sustainable procurement by providing local companies the opportunity to submit quotations for the work.
- Quotation assessment incorporated weightings to support the ongoing economic development of the region including the sourcing and supply of local labour and materials.

RISK MANAGEMENT

The risk in accepting the recommendation of this report is considered low on the basis that the formal quotation process will fully comply with Council's Procurement Policies and Procedures and the Local Government Act 1993. A formal quotation panel will be established to invite and assess quotations using procedures normally utilised in Council's tender process.

The risk of the project works is considered high. This is based on the risk of embankment failure or localised flooding during heavy rainfall events until the stormwater drainage works are completed. The nature of the drainage works is considered high risk based on the water charged ground and the number of services located within the work area.

Some of the key risks to the project are listed below:

- 1 Working in and around confined spaces or in deep excavations while constructing pits and laying pipes.
- 2 Excavation and installation of large pipes in water charged ground at a depth which requires the use of shoring or pipe jacking.
- 3 Working in and around underground services and overhead powerlines.

The proposed use of an experienced and reputable civil contractor, with procurement and project management from Council Officers will ensure that appropriate risk mitigation measures are in place.

FINANCIAL IMPLICATIONS

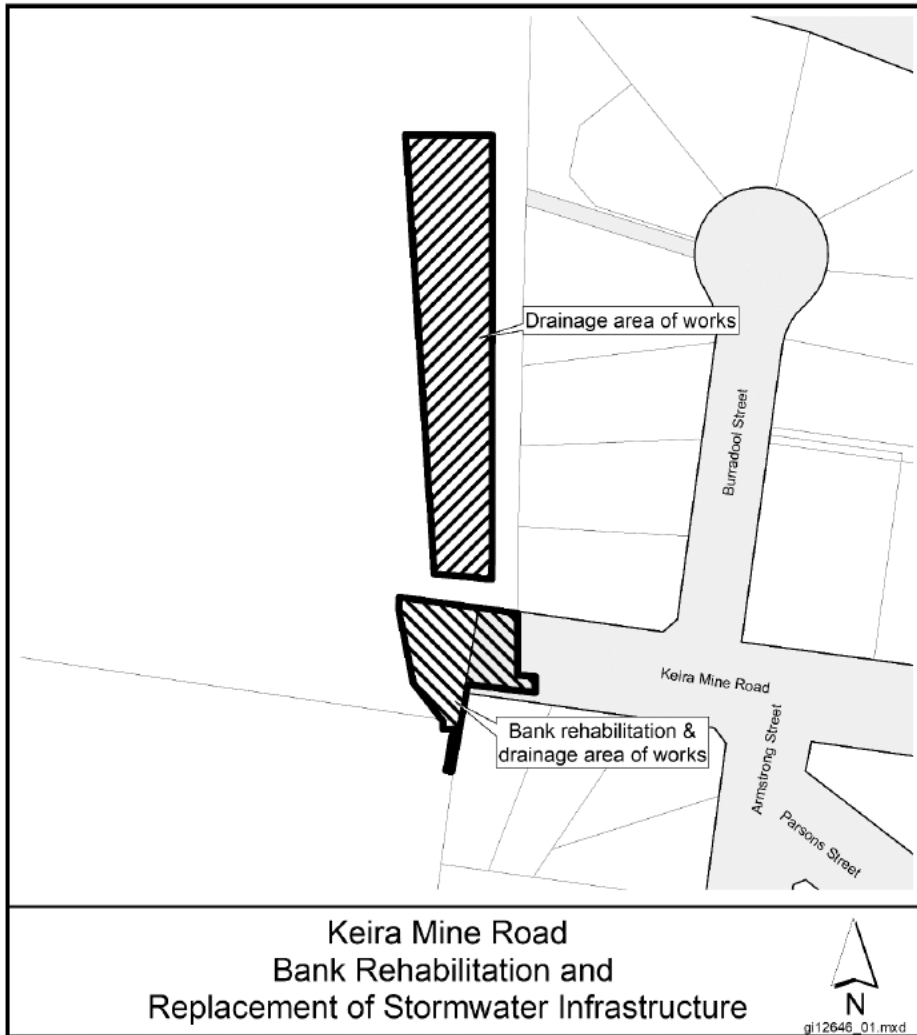
It is proposed that the total project be funded from the following source/s as identified in the Annual Plan –

2020/21 and 2021/22 Capital Budget

CONCLUSION

An opportunity currently exists to mitigate risk and delays with the installation of the stormwater culvert and embankment stabilisation works at Keira Mine Road. By proceeding immediately Council can minimise the risk of local flooding causing failure of the embankment and reduce the impact on the adjacent school and users of Keira Oval.

It is recommended that a competitive quotation process be used on this occasion (rather than a formal tender) to achieve these aims.



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