

CONFIDENTIAL: Gloucester Road Carpark Tender Evaluation

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Date: Fri, 06 Jul 2012 12:24:30 +1000
Attachments: Gloucester Road Tender Score Sheet(2).XLS (30.21 kB)

Councillors,

Further background information to COW048-12 has been requested.

Attached is the detail of the assessment panel's evaluation of the submissions against the tender criteria.

Regards,



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Gloucester Road Carpark Tender Evaluation

Criteria	Maximum Score	Deicorp	East Quarter Complying	East Quarter Non-Complying	Manbead	GR Capital	Romanous
Developer Risk							
(e) the Tenderer's:							
(i) financial circumstances,							
(ii) reputation,							
(iii) demonstrated track record in relation to similar or other developments, and							
(iv) capacity to carry out and complete the project in a timely manner and to a high standard							
(g) the overall quality of the Tender.							
Sub-Total A	30	21.75	19.875	19.5	10.5	10.5	7.5
Development / Design							
(c) the Development Proposal, including:							
(i) its design and feasibility,							
(ii) whether it incorporates adequate car-parking,							
(iii) whether it is likely to promote design excellence, innovation, improved urban amenity and sustainability having regard to ESD and economic sustainability,							
(iv) whether it provides for a viable long-term use of the Site,							
(v) whether it is likely to promote employment growth in the Hurstville City Centre,							
(vi) whether it complies with the existing, or proposed future planning controls, for the Site,							
Sub-Total B	40	30	28	22	28	17	17
Financial Return							
(b) the terms and conditions for purchasing the Site proposed by the Tenderer,							
(i) terms and conditions other than price							
(c) (vii) the financial return to the Council							
(A) price (residual land value)							
(B) attractiveness of mechanism for financial return							
(viii) the financial risk to the Council,							
(d) the terms and conditions for the Development Agreement proposed by the Tenderer,							
Sub-Total C	30	24.375	20.25	18.75	9	19.5	13.5
Total	100	76.125	68.125	60.25	47.5	47	38