



Expression of Interest

PEDESTRIAN AND CYCLE BRIDGE

ARCHITECTURAL AND ENGINEERING SERVICES CONSORTIUM

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1.0 INTRODUCTION

1.1 Invitation

This Expression of Interest for the design and documentation services of the proposed Pedestrian and Cycle Bridge linking Australian Technology Park and North Eveleigh has been prepared by the Redfern-Waterloo Authority (RWA) as the basis of creating a short list of Architectural and Engineering Services Consortia with the requisite resources and demonstrated track record in successfully delivering comparable high standard documentation and designs.

It is anticipated that selected Consortia may be requested to respond to a formal Request for Tender (RFT) after RWA has evaluated submissions to this EOI. It will be RWA's sole discretion as to whether RWA proceeds with this process.

This document provides a brief description of the;

- The project,
- The scope and scale of work, services and conditions precedent, and
- Information required by RWA to assess the Expression of Interest.

1.2 Lodgment of Expression of Interest

The closing date for the EOI is; 1400hrs on 2 October 2006.

Consortia must submit their EOI in hardcopy form by hand delivery. Hard copy EOIs must be submitted by the Consortium in a sealed envelope or package, clearly showing the following details;

Pedestrian & Cycle Bridge Expression of Interest
Closing Date and time
TENDER BOX
Redfern-Waterloo Authority
Level 11, Tower 2
1 Lawson Square
Redfern NSW 2016

Neither Consortia nor their representatives will be permitted to attend the opening of EOIs.

The contact details for RWA's nominated representative in relation to the EOI are as follows;

Jack Borozan
Project Manager
Redfern-Waterloo Authority
Level 11, Tower 2
1 Lawson Square
Redfern NSW 2016
Telephone – 02 9202 9126
Facsimile – 02 9202 9111
Email - projectmanager@rwa.nsw.gov.au

1.3 Form of Expression of Interest

- All submitted EOI's must consist of all schedules contained within the EOI Document completed in full by the Consortium. If the space provided in any schedule is insufficient, Consortia should complete the information on additional pages in the same format as the schedule.
- Consortia must submit one (1) Original, one (1) electronic copy on CD, and two (2) complete copies of the EOI. The original must be signed and marked "ORIGINAL". Copies must be marked "COPY".

2.0 BACKGROUND

2.1 Redfern-Waterloo Authority

The Redfern-Waterloo Authority (RWA) was established on 17 January 2005 to facilitate the urban renewal of the RWA operational area which includes the suburbs of Redfern, Darlington, Waterloo and Eveleigh (Diagram 1).

The *Redfern-Waterloo Act 2004* requires the Minister for Redfern-Waterloo to prepare a *Redfern-Waterloo Plan* to provide an overall framework for the revitalisation of the operational area through urban renewal; job creation; improvements to the physical environment, including investment in infrastructure, transport and pedestrian facilities; and improvements to the provision of human services.

The *Redfern-Waterloo Plan* comprises of three components - the Built Environment Plan (BEP), Human Services Plan, and Employment and Enterprise Plan.

The BEP (Stage One) relates to the planning and design of eight RWA's strategic sites within the RWA's operational area as shown in Diagram 1. For the purposes of this project the two relevant strategic sites are North Eveleigh and Australian Technology Park (ATP).

2.2 Built Environment Plan (Stage One)

The BEP outlines the key strategies to achieve revitalisation of RWA's strategic sites, including land use, urban design, open space and public domain, infrastructure, transport, heritage and ESD. In addition the BEP also provides more detailed land use and design concepts for each of the RWA's strategic sites.

Of relevance to this project are the open space and public domain strategy; and transport strategy. The rail corridor physically disconnects the northern and southern sections of Redfern-Waterloo and limits access to key destinations such as ATP, the University of Sydney and other key educational and health facilities. The BEP proposes two pedestrian and cycle links to connect the northern and southern parts of Redfern-Waterloo. One of these links will be incorporated into the proposed Redfern Railway Station upgrade, while the other connection which is the subject of this EOI seeks to link ATP and North Eveleigh. Diagram 2 illustrates the proposed ATP-North Eveleigh link in context with the proposed land use strategy.

The BEP is available on RWA's website <http://www.redfernwaterloo.com.au>.

2.3 Relevant Sites

North Eveleigh and ATP are key sites expected to yield approximately 37 hectares of net floor area over the next 10 years. These two sites will provide substantial employment and residential opportunities, as well as significant cultural facilities in the area.

2.3.1 Australian Technology Park

Diagram 1 and 2 indicates the boundary of the ATP site. The site is approximately 13 hectares and is focused on supporting the growth and commercialisation of Australian technology businesses. Since its establishment in 1994 the ATP has become a premier scientific and technological research and development facility in NSW with more than 100 companies working in various fields of technological innovation. Development is continuing on the site with the RWA undertaking construction of a new building and the recently announced proposed media and television centre to include the Seven Network and other media outlets.

The vehicular access to the site will be from Henderson Road and Garden Street. There is generally good pedestrian and cycle access to and through the site. Pedestrian access to Redfern Railway Station is being improved as part of the proposed Redfern Railway Station upgrade. The site is disconnected from the northern part of Eveleigh and North Eveleigh by the railway corridor.

The Locomotive Workshop building located along the railway boundary in the north is a significant heritage building on the site housing a number of businesses and operates a conference and events facility.

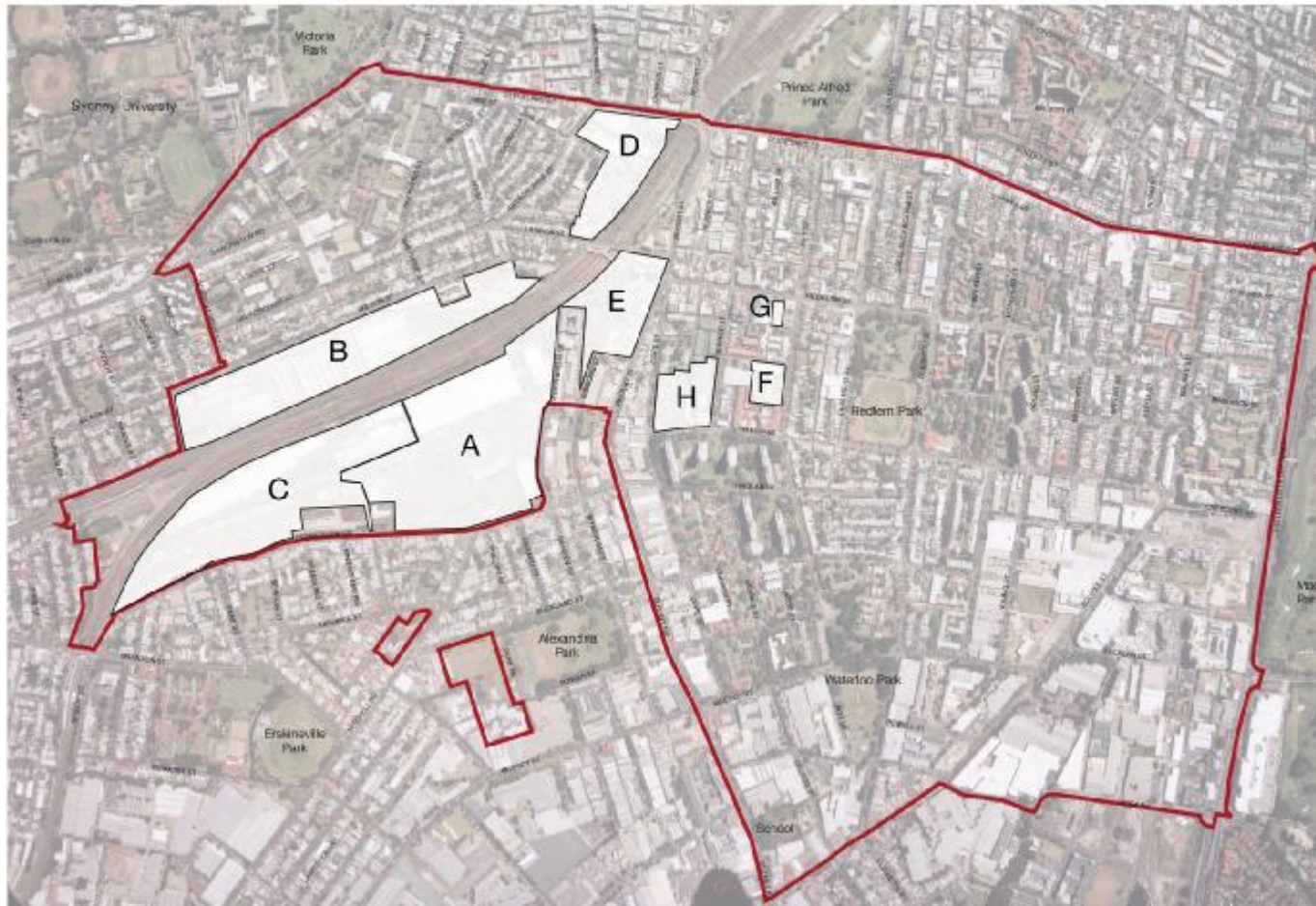
2.3.2 North Eveleigh

Diagram 1 and 2 indicates the boundary of the North Eveleigh site. The site is approximately 11 hectares of disused railway land and physically disconnected from the southern part of Eveleigh and ATP by the railway corridor.

It is proposed that the site accommodate residential and business uses. A key development on the site is the new Contemporary Performing Arts Centre (to open in early 2007) and the establishment of a cultural/artistic focus in the centre of the site. It is proposed that the western section of the site be developed for predominately residential, while the eastern section will have a mix of residential and business uses.

Key vehicular access to the site will be from Wilson Street, with various opportunities along Wilson Street to provide pedestrian and cycle access to the site. Currently a pedestrian and cycle access is being constructed off Wilson Street (opposite Codrington Street) to provide a direct access to the central section of the site and to the Contemporary Performing Arts Centre.

Diagram 1 RWA's Operational Area and RWA's Strategic Sites



RWA's OPERATIONAL AREA

RWA's STRATEGIC SITES

A
AUSTRALIAN TECHNOLOGY PARK (ATP)

B
NORTH EVELEIGH

C
SOUTH EVELEIGH

D
EVELEIGH STREET

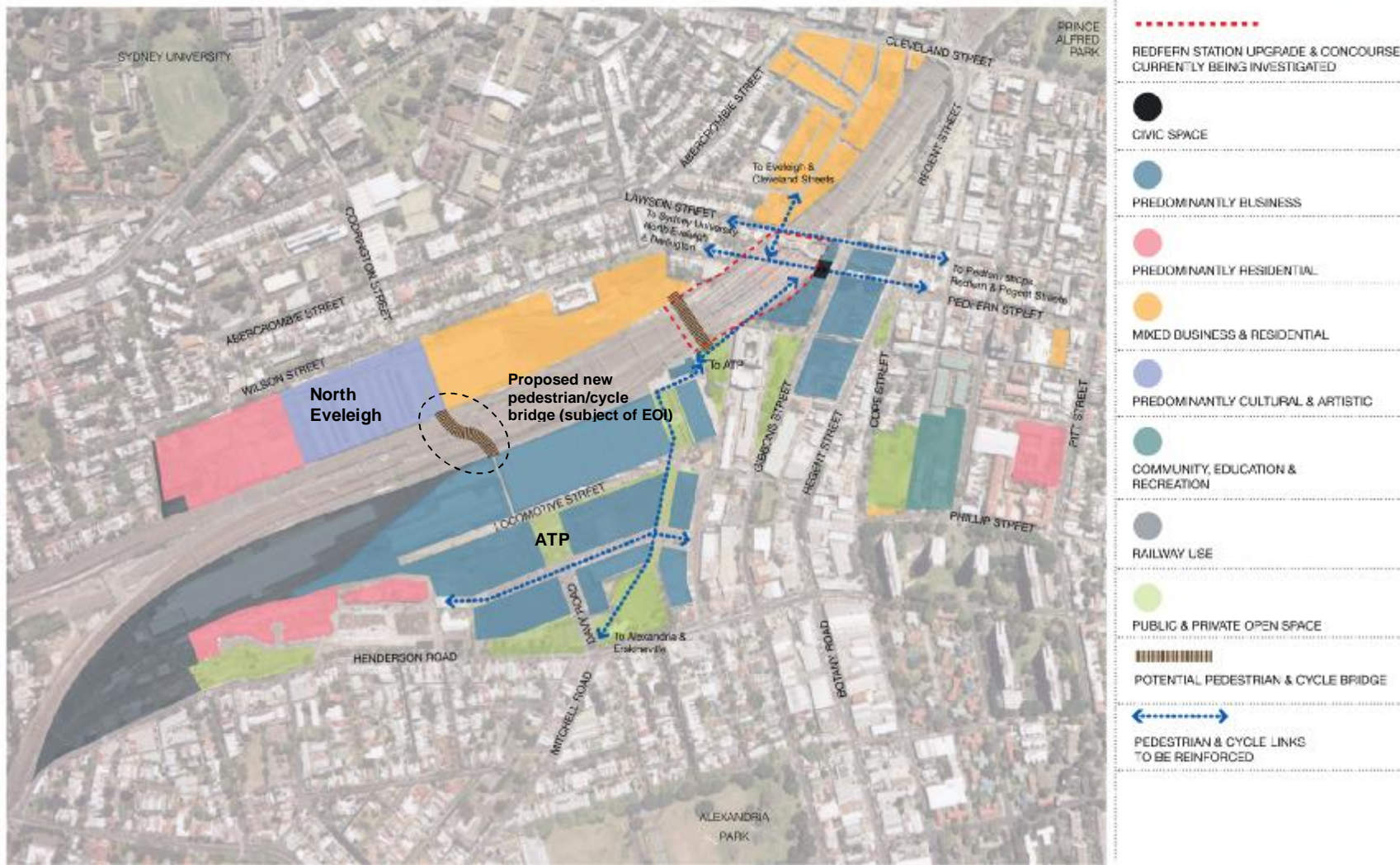
E
REDFERN RAILWAY STATION, GIBBONS &
REGENT STREETS

F
FORMER RACHEL FORSTER HOSPITAL

G
FORMER LOCAL COURT HOUSE & REDFERN
POLICE STATION

H
FORMER REDFERN PUBLIC SCHOOL

Diagram 2 Proposed Location of Pedestrian/Cycle Bridge and Land Use Strategy Context



3.0 THE PROJECT

3.1 The Project

The rail corridor physically disconnects the northern and southern parts of the Redfern-Waterloo area and limits access to key destinations such as ATP, the University of Sydney, and other health, educational and community facilities.

The Pedestrian and Cycle Bridge between North Eveleigh with Australian Technology Park is proposed to provide connectivity between these sites.

It is intended that the architectural design and aesthetic appearance of the bridge shall be innovative and functional, and one which is commensurate with its high profile location both by rail commuters and bridge users.

It is proposed that the bridge shall land in the North Eveleigh site on Traverser No. 1 immediately adjacent to the south west corner of the existing Paint Shop building. The ATP landing location is proposed along the western façade of the Locomotive Workshop. Refer to Diagram 2 for an indicative location of the proposed Pedestrian and Cycle Bridge.

3.2 Project Brief

The key outcomes of this project can be summarised as being:

- The provision of a landmark bridge having both day and night impact, with functional and innovative architectural and engineering design,
- Bridge to provide the user with the feeling of personal safety and security,
- The bridge to be compliant with all relevant authority conditions and Australian Standards in relation to disabled access,
- Access and egress of the bridge is to integrate with the proposed adjacent buildings and public domain, and
- A clear span shall be required over the entire width of the rail corridor. No bridge structure shall be allowed to land within the rail corridor.

3.3 Scope of Services

The EOI will be followed by a request for tender to selected consortia at which time it is expected that details of the required consultant team will be available.

It is intended that the scope of services required of the Consortia at tender time shall include, but not be limited to;

- The engagement of all required consultants which will be necessary to form a team capable of successfully preparing design and documentation for;
 - Concept designs of a defined number of options from which a preferred design shall be recommended for approval to the RWA Board and RailCorp,
 - Submission of a Project Application,
 - A 'Fully Documented' detailed design for issue to tender, and
 - 'For Construction' drawings.
- Investigate the available options for landing the bridge (particularly at ATP), considering the available budget, physical constraints, and the proposed use and integration with adjacent areas,

Pedestrian and Cycle Bridge

- Manage and implement design requirements and constraints imposed by key stakeholders such as RailCorp and RWA,
- Constant review of the 'buildability' of the design considering physical and economic constraints,
- Manage the design ensuring it is within the allocated budget,
- The provision of services during the construction phase of the project such as; respond to the Contractor's request for information, attend site inspections on an as needed basis to check that works are generally meeting the quality and scope requirements, and the like.

3.4 Status & Programme

- A Project Application is required to be submitted to the Consent Authority, the Minister for Planning under Part 3A of the *Environmental Planning and Assessment Act*.
- It is proposed that request for tenders for Consortia shall be released in October 2006.
- It is proposed that appointment of the successful Consortium and commencement of concept design will be by December 2006.

3.5 Delivery Process

It is proposed that the engagement of the Consortium shall be based on key milestones of design development, thereby creating the following separable portions;

- Preparation of concept designs, and finalisation of the preferred design to seek RWA Board and RailCorp approval,
- Preparation of a Project Application to the Minister for Planning under Part 3A of the *Environmental Planning and Assessment Act* ,
- Detailed design development, preparation of Tender Documents, and preparation of 'For Construction' drawings, and
- Services during the Construction phase of the project.

Appointment of the Consortium for each of the abovementioned separable portions shall be via a lump sum fixed price.

4.0 GENERAL

4.1 General

By submitting an EOI, the Registrant acknowledges that:

1. The submission of an EOI does not create a contract between the Consortium and RWA,
2. RWA reserves the right to accept or reject any Expression of Interest, to decide the tender list regardless of any Expression of Interest, to call or not call tenders or to vary the programme, details, or the scope of work of the project,
3. Details or timing of the project contained in this request for Expression of Interest are correct at the time of the document but may change at tender. Tenders must be based upon the tender documents,
4. Consortia will be required to execute the Confidentiality and Conflict of Interest Deed of Undertaking.
5. Costs, losses, damages, or expenses incurred in preparing and submitting the Expression of Interest and, if selected to tender, of tendering will be borne by the Consortium,
6. No agreement has been formed between RWA and the Consortium as a result of the EOI process such that RWA is limited or constrained in the way it can deal with Consortia other than as set out in the EOI,
7. In inviting or receiving EOI's, RWA makes no representation nor does it intend to create any legal relationship with potential parties who choose to respond to RWA's invitation.

4.2 Selection Criteria for Consortia

The following criteria shall be utilised for the selection of Consortia that may be requested by RWA to respond to a Formal Request for Tender,

- Demonstrated ability and experience of key personnel on similar or related projects, including heritage elements,
- Demonstrated ability and experience of key personnel on rail related projects,
- The Consortium's understanding of the project in relation to,
 - The constraints,
 - Opportunities,
 - Stakeholders that will be involved in the project.
- Examples of the Consortium's use of innovation, functional design, and consideration of buildability, in similar or related structures, including heritage elements.

4.3 Insurance

Each member company of the Consortium will be required to provide a copy of the cover note from insurers for the following;

- Professional Indemnity of \$5,000,000,
- Workers' Compensation, and
- Public Liability Insurance.

5.0 SCHEDULES

5.1 FORM OF EXPRESSION OF INTEREST

In strict accordance with the Expression of Interest Documents, we as lead Consultant of the Architectural and Engineering Services Consortium hereby submit the following documents and information for consideration by RWA for the design of the proposed Pedestrian and Cycle Bridge between North Eveleigh and Australian Technology Park.

Details of Consortium – Lead Consultant of the Consortium	
Company / Trading Name	
ABN	
Name of Representative	
Position	
Address	
Fax	
Phone	
Contact Name	

Signed by or on behalf of the Consortium by the signatory who warrants that he or she has authority to sign this EOI on behalf of the Consortium	
Name of Signatory	
Position of Signatory in company	
Date	

5.2 MEMBERS OF THE CONSORTIUM

The Consortium is to provide the following details of members of the Consortium:

Member of Consortium	
Company / Trading Name	
ABN	
Name of Representative	
Position	
Address	
Fax	
Phone	
Contact Name	

Member of Consortium	
Company / Trading Name	
ABN	
Name of Representative	
Position	
Address	
Fax	
Phone	
Contact Name	

Signed by or on behalf of the Consortium by the signatory who warrants that he or she has authority to sign this EOI on behalf of the Consortium	
Name of Signatory	
Position of Signatory in company	
Date	

5.3 EXPERIENCE OF CONSORTIUM

The Consortium is to provide the following information demonstrating previous experience in design and documentation of similar or related projects. The Consortium is to also provide any relevant experience with rail authorities within Australia and the NSW Government in the last 10 years.

- The project description and location,
- The client,
- The date and period of engagement,
- Name and role of relevant personnel in the project,
- The key outcomes of the design project,
- Outline the key challenges and the Consortium's use of innovation and functional design where applicable, and
- Provide referees for the project including full contact details such as title and role in the project.

The Consortium is required to demonstrate their experience and ability to project manage a team of consultants within the allocated time and budget.

The Consortium is required to demonstrate their understanding of the project in relation to,

- The constraints,
- Opportunities,
- Stakeholders that will be involved in the project.

Signed by or on behalf of the Consortium by the signatory who warrants that he or she has authority to sign this EOI on behalf of the Consortium	
Name of Signatory	
Position of Signatory in company	
Date	

5.4 CONSORTIUM STRUCTURE & KEY PERSONNEL

The Consortium is to detail the management structure of the Consortium, clearly outlining the following;

- Members of the Consortium, outlining member companies and key personnel,
- Role of each member of the Consortium,
- CV's for the key personnel of the Consortium including; experience and role, with particular emphasis on relevant projects.

Signed by or on behalf of the Consortium by the signatory who warrants that he or she has authority to sign this EOI on behalf of the Consortium	
Name of Signatory	
Position of Signatory in company	
Date	

5.5 CONSORTIUM'S QUALITY SYSTEM

Each member company of the Consortium is to provide the following information;

Type of Quality System and degree of compliance	
Date of last internal audit	
Date of last external audit	

Each member of the Consortium must provide a copy of their most recent certification of compliance.

Signed by or on behalf of the Consortium by the signatory who warrants that he or she has authority to sign this EOI on behalf of the Consortium	
Name of Signatory	
Position of Signatory in company	
Date	

5.6 CONFIDENTIALITY AND CONFLICT OF INTEREST DEED OF UNDERTAKING

Each member of the Consortium must execute the attached Deed of Undertaking - Confidentiality and Conflict of Interest, and attach it their EOI submission.

**Deed of Undertaking
 Confidentiality & Conflict of Interest**

DATE	
FROM	<i>Name and address of person providing undertaking</i> “Employee”
TO	REDFERN WATERLOO AUTHORITY a corporation constituted under the Redfern-Waterloo Act 2004 “Authority”
WHO HAS BEEN RETAINED BY	<i>Name of Consultant (if same as Employee insert name of Employee again)</i> “Consultant”
IN RELATION TO THE PROJECT	<i>Name of Project</i> “Project”

1. Definitions

(i) In this Deed of Undertaking the following terms have the following meanings:

(ii) **Confidential Information** means any ideas, concepts, drawings, specifications, data or information which:

- 1 relates to the operation or business of the Authority;
- 2 has been produced by the Authority, the Consultant, the Employee, any Subconsultant or any third party; and
- 3 has only been obtained or produced by the Employee as an incident to the performance of his or her work on the Project.

(iii) **Subconsultant** means any subconsultant engaged by the Consultant in relation to the Project.

2. Employee warrants

- (iv) The Employee warrants to the Authority that, subject to clause 3, and except to the extent that it is necessary to do so to carry out his or her work on the Project the Employee has not and will not at any time in the future:
- disclose or give to any person (including any other employee of Consultant) the Confidential Information; or
 - 4 use or reproduce the Confidential Information.

3. Exceptions

(v) Clause 2 shall not apply to the extent that the Confidential Information is: in the public domain at the time that the Confidential Information is disclosed or given; or required by law to be disclosed or given.

4. Conflict of Interest

(vi) The Employee warrants that it does not and will not while working on the Project: hold any office; possess any property; or have any obligation:

- (i) by virtue of any contract or otherwise; or
- (ii) which it must observe in the course of exercising a profession or business,
- (vii) whereby, directly or indirectly, duties or interests are or might be created in conflict with its duties or interests in relation to the Project or to the Authority.

(viii) If such a risk of conflict of interest arises the Employee must immediately inform the Authority in writing.

EXECUTED AS A DEED

SIGNED SEALED AND DELIVERED

Signature of Employee	
Name of Employee	
Signature of Witness	
Name of Witness	