



Parks and Street Greening Maintenance Services Tender T-2025-1686

February 2026



Purpose

Report to Council on tender T-2025-1686

Parks and Street Greening Maintenance Services:

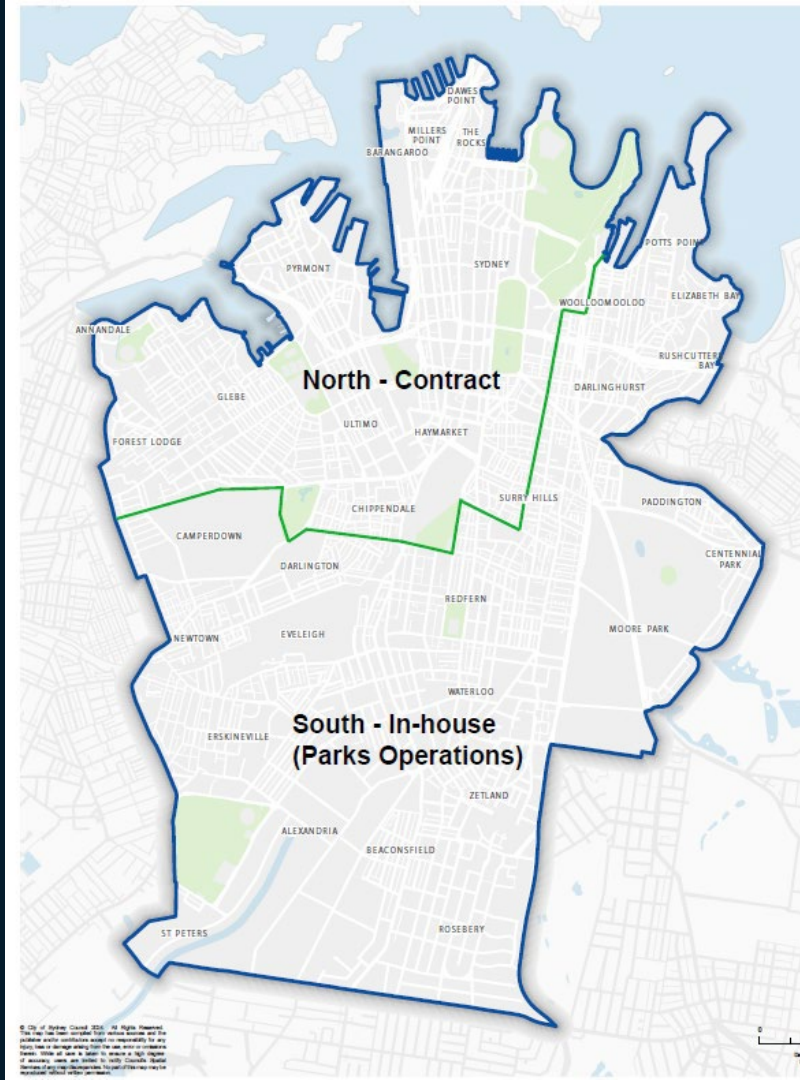
- Background
 - Service Model
 - Cost benefit Analysis
- Tender
 - Service area and assets
 - Strategic links and delivering on strategic objectives
 - Service specification and changes
 - Key dates and contract term
 - Total contract value and pricing structure
 - Evaluation criteria



Background

Service Model

- 217 hectares of parks and street greening
- Maintained under a geographic split service model since 2003
 - North service area – Contracted
 - South service area – Inhouse – Parks Operations
- Both service areas are managed to the same service levels / specification
- Independent Cost Benefit Analysis to review service models reported to Council in August 2025



Background

Service Model – Cost Benefit Analysis

This presentation and associated tender report reflect the delivery of (E)

25 August 2025 - It is resolved that Council note:

(A) the Parks Maintenance Cost Benefit Analysis and Service Delivery Report prepared by Morrison-Low Advisory dated July 2025 as shown at Confidential Attachment B to the subject report;

(B) that retaining the split provider service model using the inhouse parks operations team and a contract service provider (as outlined in Scenario 2) is significantly lower in cost and provides better value for money than bringing the parks maintenance service fully inhouse (Scenario 3);

(C) the costs for the different options for a new depot within the Local Government Area are significant;

(D) the implementation of Scenario 3 to bring the parks maintenance service fully inhouse would require a significant review of the Long Term Financial Plan to allocate the operational and capital funding required; and

(E) the re-tendering of the parks maintenance service for the north service area in September 2025 with the results of the tender evaluation to be reported to Council in early 2026.



Tender – Parks and Street Greening

Parks Maintenance Services and Specialty/Seasonal Services

Park Maintenance
Services

Northern Service Area
(This Tender)

Southern Service Area
Parks Operations (internal)

Exclusions
Specialty/Seasonal Services
(whole LGA – north and south)

Playground Inspections
and Repairs

Mobile Planters

Water recycling

Minor Landscape Works
(construction)

Sports Field Maintenance
Services (Redfern Oval
and seasonal renovation)

Bush restoration

Environmental monitoring

Properties

Lighting

Tree Maintenance and
Urban Forest

Irrigation Consultancy

Water Features

Tender – Parks and Street Greening

Service Area and Assets

Northern Service Area

**94
Hectares**

**137
Parks**

**7
Sports
Fields**

**549
Street
Greening
Assets**

- Full service delivery in the north
- Specialty (RPZ testing) and periodic schedule or rates for unforeseen/reactive services in the southern service area if extra capacity/specialty services are needed by in-house teams
- In-house southern area team increased by 6FTE – infrastructure capability and capacity for routine/proactive maintenance



Tender – Parks and Street Greening

Strategic Links



Tender – Parks and Street Greening

Delivering on Strategic Objectives

- Specification
 - Prescriptive and outcome based requirements
 - KPIs
 - Reporting
- Formed part of evaluation criteria
- Used for assessing award of further terms
 - 100% electric light commercial and passenger vehicles by 2030
 - Reconciliation Australia endorsed Innovate or Stretch Reconciliation Action Plan by the end of the initial term.



Tender – Parks and Street Greening

Delivering on Strategic Objectives

- Examples
 - Water use
 - Fuel Consumption
 - Waste
 - Integrated weed management – minimising pesticide use
 - Improving biodiversity and diversifying monocultures
 - Electric fleet, plant and equipment
 - Establishing and maintaining mutually beneficial relationships with Aboriginal and Torres Strait Islander businesses and community (employment, subcontractor and supplier targets)



Tender – Parks and Street Greening

Service Specification

- Prescriptive and outcome based linked to KPIs and KRAs
 - Preliminaries and general requirements
 - Park horticulture
 - Park turf maintenance
 - Park sports turf maintenance
 - Park infrastructure maintenance
 - Park cleansing maintenance
 - Park resource recovery
 - Park street greening maintenance



Tender – Parks and Street Greening

Service Specification - Changes

- Strategic alignment and continual improvement of services. Eg:
 - Biodiversity on habitat corridors/monocultures
 - Biomass harvesting and aquatic weed management
 - Increased soil testing to mitigate water quality risks from fertilizer
 - Refined service levels for park turf and sports fields
 - Improved asset management and cleaning – additional inspections and prescriptive frequencies (eg daylight saving additional services)
 - Updated street greening service levels to address damage and desire lines
 - Expanded electric plant and equipment requirements



Tender

Key Dates and Contract Term

Milestone	Date
Council Decision	February 2026
Date of the Contract	March 2026
Transition In Period	March-May 2026
Service Commencement	1 June 2026
Initial Term (5 Years)	1 June 2026 > 31 May 2031
Further Term 1 (2 Years)	1 June 2031 > 31 May 2033
Further Term 2 (2 Years)	1 June 2033 > 31 May 2035



Tender

Total Contract Value and Pricing Structure

- Lump sum – Core services, proactive/scheduled services and inspections
- Schedule of rates – used mainly for unforeseen/reactive/one off work (repairs, vandalism etc)
- Consumer Price Index/ Wage price Index – annually from year 2
- Contingency



Tender

Evaluation criteria

Mandatory	Graded
Material acceptance of the City's standard form contract	Quality and Operational Plan and Resourcing
Insurances provided	Current Organisational Capacity
Financial integrity	Modern Slavery Act compliance
Work Health and Safety compliance	Experience
Heavy Vehicle National Law compliance	Methodology Strategic Alignment
	Price Lump Sum and Schedule of Rates

* Graded categories were broken down into detailed sub-criteria

