



## Intermodal Logistics Centre at Enfield, NSW

The Intermodal Logistics Centre (ILC) at Enfield is part of a network of existing and planned intermodal terminal facilities in Sydney and will service around a quarter of the total intermodal demand. With container trade through Port Botany expected to exceed 3.5 million TEU by 2021, the objective is to significantly increase the proportion of containers moved by rail.

As 85% of containers originate from or are bound for a destination within 40 kilometres of Port Botany, a new road and rail container terminal is being constructed at Enfield.

On completion the Enfield ILC will include an intermodal terminal, empty container storage facilities, warehousing, a light industrial and commercial area along Cosgrove Road, a new bridge over the existing RailCorp Marshalling Yard, rail connections and an area incorporating ecological and heritage enhancements.

### Evans & Peck's role

Following the team's outstanding work on the Port Botany Expansion project, Sydney Ports engaged Evans & Peck to manage procurement activities for the development of the Intermodal Logistics Centre at Enfield.

Evans & Peck is providing advice and assistance to Sydney Ports throughout the project including:

#### Stage 1 – to tender close - Commercial and technical adviser:

- developing supporting information for the business case
- developing cost estimates and risk assessments to determine the P90 value for the business case
- developing project documentation including scopes of work for heritage and archaeology, endangered species, demolition and remediation, wheel lathe corridor rail works, design and construction (early works, early contractor involvement and construct only) and interface agreements

- managing the registration of interest and tender process including developing the evaluation criteria

#### Stage 2 – tender close to award – Procurement adviser:

- managing evaluation of tenders
- providing an independent review of cost estimates
- preparation for contract execution
- negotiation and finalisation
- contract execution.

#### Stage 3 – Early contractor involvement - Procurement adviser:

- commercial issue management
- preparation of construction documentation for contract execution
- managing contract execution

### Results

In early 2010, Evans & Peck completed the procurement of demolition and remediation contracts, the design contract and the legal contract. As part of this stage, we advised on the archival recording and relocation of a number of heritage structures on the site including a pillar water tank and a very old pedestrian walkway that used to go over the old Enfield Railway station.

The Enfield site is also home to the green and golden bell frog (*Litoria aurea*) a species listed as endangered under both State and Federal threatened species legislation.

### FACTS AND FIGURES

**Client:** Sydney Ports Corporation

**Project value:** approx \$300 million

**E&P involvement:** 2009 - 2010

Evans & Peck's Sustainability Team developed an environmental compliance reporting framework for the project that so impressed the Department of Planning that they are now using it as an example for other projects in NSW.

For the main construction contract, the Evans & Peck team explored the particular requirements of Sydney Ports and as a result took a different approach to the construction contracts, using an early contractor involvement (ECI) deed. This procurement strategy was chosen due to the engineering issues with the site and that having the contractor work with the designer and Sydney Ports as an integrated team would develop effective solutions. The contract for the construction works was let in August 2010 and works have commenced.

Considering heritage structures and endangered species in the development of a new inland port.

