

ITEM 3 TENDER - 94 OXFORD STREET, DARLINGHURST - UPGRADE TO COMMON AREAS

FILE NO: S041548

TENDER NO: 0616

SUMMARY

This report provides details of the tenders received for the upgrade to the common areas at 94 Oxford Street, Darlinghurst, and recommends that Council accept the tender submission submitted by Company "F".

The works at 94 Oxford Street include new floor finishes, painting, lighting and signage.

RECOMMENDATION

It is resolved that:

- (A) Council accept the lump sum tender offer of Company "F", as described in Confidential Attachment A to subject report, for the upgrade of the Common Areas at 94 Oxford Street, Darlinghurst; and
- (B) Tender Evaluation Summary, Attachment A to the subject report, remain confidential in accordance with Section 10A(2)(D) of the Local Government Act 1993.

ATTACHMENTS

Attachment A: Tender Evaluation Summary (confidential)

BACKGROUND

1. 94 Oxford Street, Darlinghurst is a three storey commercial property owned by Council. The building is listed on the City's heritage list and the ground floor entry includes 1930's tiling and detailing with an existing open lift with polished timber detailing.
2. The common areas including the ground floor entry foyer, Lift and stairwell and Levels 1 & 2 corridors are in need of refurbishment to improve the lighting and overall appearance. The existing painting to the entry foyer and corridors has become dated and is not sympathetic to the heritage qualities or current usage of the building. The existing lighting and signage also requires improvement.
3. The proposed works will enhance the heritage qualities of the common areas.

INVITATION TO TENDER

4. The Tender was advertised on 21 February 2006 and closed on 14 March 2006.
5. Tenderers were asked to provide lump sum tender price for the upgrade of the Common Areas at 94 Oxford Street, Darlinghurst.

TENDER SUBMISSIONS

6. Seven submissions were received from the following organisations:
 - (a) Degree Construction
 - (b) Quatram Building Services
 - (c) Rapid Building Services
 - (d) C + M Construction Group
 - (e) Consolidated Projects Group
 - (f) Growth Built Pty Ltd
 - (g) The Office Builders (non - conforming)
7. The submission from The Office Builders did not differentiate between the costs for this tender and quotations being sought for another area of the building and was therefore a non conforming submission.

TENDER EVALUATION

8. The aim of the Tender Evaluation process is to assess the capability of each tenderer to provide the best value and quality services and to identify the preferred tenderer.
9. All submissions were assessed in accordance with the approved evaluation criteria being:

- (a) Tender Price
 - (i) Lump Sum Price
 - (b) Standard of Compliance with the Specification
 - (i) Allocation of adequate resources, current commitments, subcontractors
 - (ii) Plant and equipment
 - (c) Service Provision
 - (i) Methodology for construction
 - (ii) Construction program
 - (iii) Quality and Environment Plans
 - (iv) OH & S
 - (v) Financial and commercial trading integrity and insurances
 - (vi) Conditions and qualifications in Tender offer
10. The relative rankings of the tenders as determined from the total weighted score is provided in the confidential *Attachment A Tender Evaluation Summary*
11. Financial and telephone reference checks were undertaken with tenderers.

PERFORMANCE MEASUREMENT

12. The City will ensure performance standards are monitored during construction by:
- (a) Attending weekly site meetings and inspection of works with the Contractor
 - (b) Undertaking Quality Assurance Inspections with Council's Design Officer at hold points in the specification.
 - (c) Ensuring the Contractor delivers all necessary OH&S Plans, work method statements, inspection and test plans and certificates of compliance as specified in the tender documents for Council review.
 - (d) Monitoring Contractor's programme and assessing monthly progress claims.

FINANCIAL IMPLICATIONS

13. Funds in the amount of \$600,000 are available in the 2005/2006 Capital Works Budget for the 94 Oxford St, Roof replacement, structural works and fire services project.

RELEVANT LEGISLATION

14. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and the City's Contracts Policy.
15. Information provided by tenderers which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(D) of the Local Government Act 1993.

CRITICAL DATES / TIME FRAMES

16. The following details the programme to be followed for the upgrade of the Common Areas at 94 Oxford Street, Darlinghurst:
 - (a) Council Resolution: 10 April 2006
 - (b) Contract Award and Preparations for work Late April 2006
 - (c) Commencement of works on site: 1 May 2006
 - (d) Construction works completed: Early July 2006

PUBLIC CONSULTATION

17. Discussions have been held with tenants regarding the proposed works and their feedback on colours and the like has been considered.

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