

**ITEM 5. TENDERS – DOMAIN CARPARK – REMEDIAL WORKS  
(ELECTRICAL AND MISCELLANEOUS)****FILE NO: S051341****TENDERS NO: 0704 (Electrical) and 0705 (Miscellaneous)****SUMMARY**

The purpose of this report is to provide details of the tenders received for the Domain Carpark Remedial Works (Electrical and Miscellaneous).

The City of Sydney has leased the carpark from the owner Botanical Gardens Trust since 1956. The lease expires in April 2008.

During 2005, an inspection of the carpark was undertaken by consulting engineers engaged by Council. The inspection revealed a number of items requiring attention due to wear and tear. A budget provision was made to undertake a range of works including electrical upgrade and miscellaneous building works. Tenders were invited in January 2007.

The Trust recently indicated that the lease will not be automatically renewed and that it will shortly seek expressions of interest for a new lease for the premises. Given that it is possible that the carpark may undergo remodelling, some of the tendered works may become redundant.

In view of the above, the extent of works has been reviewed and the scope adjusted. Consequently, it is considered that the work identified in the adjusted scope can best be undertaken through competitive quotations.

Accordingly, it is recommended that Council reject all tenders and the project be cancelled.

**RECOMMENDATION**

It is resolved that:

- (A) Council reject all tenders as described in confidential Attachment A to the subject report;
- (B) Tender Summary, Attachment A, remain confidential in accordance with Section 10A(2)(D) of the Local Government Act 1993; and
- (C) Council note that no new tenders will be called and essential works will be undertaken by quotation.

**ATTACHMENTS****Attachment A:** Tender Summary (confidential)

**BACKGROUND**

1. The Domain Carpark was constructed in the mid 1950's and has been leased by the City from the Botanic Gardens Trust since that time. The lease expires in April 2008.
2. Over the years the building has been upgraded including the moving walkways, painting and other elements.
3. During 2005, an inspection of the carpark was undertaken by consulting engineers engaged by Council. The inspection revealed a number of items requiring attention due to wear and tear.
4. The identified works ranged from an electrical upgrade to a variety of building trades work.
5. Specifications were prepared and, on the basis of the different works proposed, two concurrent tenders were called.
6. The Trust recently indicated that the lease will not be automatically renewed and that it will shortly seek expressions of interest for a new lease over the premises. Given that it is possible that the new tenant may undertake remodelling, works that would render the City works redundant, it was considered that the scope be adjusted.
7. The adjusted scope of work required is now less than was indicated in tenders and can best be undertaken through competitive quotations.

**INVITATION TO TENDER**

8. The two Tenders were advertised on 16 January 2007 and closed on 6 February 2007. One tender was for Electrical and the other for Miscellaneous Works.
9. Tenderers were asked to provide lump sum tender prices.

**TENDER SUBMISSIONS**

10. Domain Carpark – Electrical Remedial Works (tender no: 0704). Two submissions were received from the following organisations:
  - AHP P/L
  - FIP P/L
11. Domain Carpark – Miscellaneous Remedial Works (tender no: 0705). Three submissions were received from the following organisations:
  - Andersal P/L
  - Meterowelding P/L
  - Sydney Building Services

**TENDER EVALUATION**

12. No tender evaluation was undertaken, since it is recommended to reject the tenders.

**FINANCIAL IMPLICATIONS**

13. Adequate funds are available in the 2006/2007 Capital Works Budget for this project account C16024.
14. It is now intended to call quotations for the reduced scope of works such as new hydrants, additional fire extinguishers, lighting repairs, minor painting and other miscellaneous work.

**RELEVANT LEGISLATION**

15. 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.

**RUSSELL J. LLOYD**

Director City Projects

Robert Babiak, Project Manager