

**ITEM 3. SYDNEY TOWN HALL - PHASE 1 ESSENTIAL SERVICES  
UPGRADE – NOVEMBER 2008 REPORT**

**FILE NO: S052971**

**SUMMARY**

This is the monthly report on the Town Hall Upgrade as required by Resolution of Council on 19 November 2007.

The report provides the project description, progress for the last three months, financial position and program details. It recommends that further development of options for a café kiosk and possible bookshop/tourist information outlet be prepared; together with concepts for external lighting, with both proposals to be presented to the Sydney Town Hall Advisory Committee and then Council for consideration.

The program remains in line with that forecast in November 2007 and the final total projected project costs, allowing for contingencies, is projected to remain within budget.

**RECOMMENDATION**

It is resolved that:

- (A) the subject report be received and noted; and
- (B) further development of options for a café kiosk and possible bookshop/tourist information outlet be prepared; together with concepts for external lighting, with both proposals to be presented to the Sydney Town Hall Advisory Committee and then Council for consideration.

**ATTACHMENTS**

**Attachment A:** Sydney Town Hall Essential Services Upgrade – November 2008 Report

**Attachment B:** Photos of Lower Town Hall – November 2008

**BACKGROUND**

1. On 25 June 2007, Council resolved to proceed with the urgent and associated works on Sydney Town Hall. This decision was taken in light of reports that the essential services in the building did not meet current building or fire safety standards.
2. Council then considered an update report on 19 November 2007 and resolved that the works proceed, approved a total estimated budget of \$41.25M for the works including fully replacing the electrical services, a substantial engineered solution to the fire protection provisions, a completely new air-conditioning system capable of providing individual room adjustment, an enhanced Peace Hall and secure basement storage for the extensive Sydney Town Hall collection. Council required a monthly budget and progress report to be presented to Committee.
3. On 18 February 2008, Council resolved to accept the tender from Kell & Rigby Pty Ltd for the Essential Services Upgrade.
4. This report, and its attachments, is the monthly report on progress. It provides details to 30 November 2008 and comments on progress. The monthly report is attached as Attachment A.
5. **Archaeology:** The archaeological works are complete. The investigation and recording of grave sites, formerly located under the section of the Peace Hall floor being excavated, is complete.
6. **Development Approval:** The Construction Certificate was issued on 9 April 2008. Conditions imposed have been incorporated in the Builder's activities.
7. **Design and Documentation:** Tanner Architects have progressed with the examination of the options and opportunities for café/catering outlets (see paragraph 17). This activity will be reported to Council when complete. Final design of the goods lift has been approved with "shop" drawings received from supplier Liftronic (Germany). The new hardware for the historic doors has now been fully documented. Samples for the replacement damaged floor tiles have been approved.
8. **Contract:** Kell & Rigby, as the appointed construction contractor, have now appointed further subcontractors for the following activities: archive picture storage system, heritage joinery, ceilings, corridor floor tiling (repairs), kitchen equipment, prestressing, roof membranes and termite protection. The subcontracts now let represent 85% of the works. The contract completion date remains as 2 October 2009 (originally projected at end September 2009). There have been a number of variations to the contract to date. However, the projected total contract sum has not varied at this stage as savings in mechanical works excavation and rock bolting are being achieved.
9. **Progress:** The principal activities on site over the last month have included:
  - (a) roof slate repairs and replacement complete;
  - (b) parapet flashings 90% complete;
  - (c) structural steel for extended Peace Hall foyer complete;

- (d) excavation for basement 90% complete with 'escape' tunnels yet to be excavated;
  - (e) mechanical demolition complete included old plant being craned off roof;
  - (f) new plant delivered to site ready for installation;
  - (g) hydrant and hose reel installation almost complete;
  - (h) sprinkler head installation 80% complete and smoke detector installation commenced;
  - (i) joinery samples submitted and approved;
  - (j) plasterboard installation commenced; and
  - (k) waterproofing to 'back of house' and new toilets commenced.
10. **Photos:** A series of representative photos are attached as Attachment B.
11. **OH&S:** There have been no lost time incidents reported to date, and no reported accidents on site. City Projects continually monitors the contractor's OH&S performance.
12. **ESD Initiatives – Solar Power:** Council at its last meeting resolved, in part, as follows:
- “(B) combined solar power panel location options 1, 2, and 3 as detailed in paragraph 15 of the subject report , and in Attachment C to the subject report, be approved in principle subject to a detailed heritage assessment being undertaken and a development application be prepared for consideration by the Sydney Town Hall Advisory Committee prior to lodgement;”*
13. Tanner Architects and the Government Architect's Branch of the Department of Commerce (DoC) have been instructed accordingly.
14. In consultation with our Properties and Venue Management groups, a review of the lighting controls being provided throughout the building has been undertaken. This has led to minor changes which will increase operational flexibility and further improve energy efficiency opportunities in line with the adopted ESD initiatives
15. **Program:** The overall program remains on time. The excavation of the basement is progressing to completion allowing the makeup of the time. The key factor for completing the excavation phase is the tunnelling and concurrent underpinning of the fire and access corridors. The excavation phase is being closely monitored by the project team and consulting engineers. Completion of the excavation will allow the basement floor slab to be at least partly poured before Christmas ahead of schedule. Other works such as the roof works, waterproofing, fire services, demolition and partitioning have made good progress and are on program.
16. **Sydney Town Hall Advisory Committee (STHAC)** STHAC met on 5 November 2008 and 3 December 2008.

17. STHAC received a presentation on the café/kiosk options by the architects. The architects concluded that the only viable location is in the north-east corner of the lower ground floor. STHAC asked for further details and options for providing a bookshop and/or tourist information outlet for its consideration and ultimate report to Council. This is recommended.
18. STHAC noted that included in the overall approved budget funds were available to remove the bulk of external lighting and redundant cabling from the facade and replace it with a combination of up lighting and projected lighting. The existing lighting is antiquated, its fixing is incompatible with the façade and does not meet ESD requirements. Options including costing will be prepared, presented to STHAC and then submitted to Council for consideration early in the New Year. This is recommended.
19. STHAC also noted that, as part of the approved works, the main corridors, other public areas and some of the historic office spaces (not already treated) are to be painted in heritage colours; that there needs to be liaison with the Green Building Council to ensure that the building can be Green Star rated when works are complete; that a comprehensive photographic record of progress is being kept; and that an additional time capsule should be installed.

#### **KEY IMPLICATIONS**

20. The Project is progressing satisfactorily.

#### **FINANCIAL IMPLICATIONS**

21. The total projected cost allowing for contingencies therefore remains forecast to be within budget.

#### **CRITICAL DATES / TIME FRAMES**

22. Completion of Main Contract continues as set at 2 October 2009.

#### **PUBLIC CONSULTATION**

23. The DA was advertised in accordance with Council Policy.
24. The upgrade has received very wide positive press coverage and interest from other councils.
25. The archaeological work was widely advertised and covered in both the local and national press.
26. Explanatory information has been displayed on the builder's hoardings.
27. Regular updates are now being posted on Council's website.
28. A DA for the solar power and possible café/kiosk will both be required to be advertised in accordance with Policy.

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