

ITEM 5. SYDNEY TOWN HALL - PHASE 1 ESSENTIAL SERVICES UPGRADE - MONTHLY REPORT**FILE NO: S052971****SUMMARY**

Council resolved, in part, on 19 November 2007 as follows:

- (c) *to monitor the budget and expenditure for the Sydney Town Hall upgrade, Council requests that a monthly budget and progress report be supplied to the Finance, Properties and Tenders Committee for consideration.*

This report provides the project description, progress for month, financial position and program details.

The program is in line with that forecast in November 2007 and the final total projected project costs, allowing for contingencies, remains in line with the approved Budget.

RECOMMENDATION

It is resolved that the report be received and noted.

ATTACHMENTS

Attachment A: Sydney Town Hall Monthly Progress Report – December 2007.

BACKGROUND

1. On 25 June 2007, Council resolved to proceed with the urgent and associated works on Sydney Town Hall.
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 this phase and required a monthly and budget and progress report to be presented to Committee.
3. This report, and its attachment, is the first monthly report. It provides details to 31 December 2007 and comments on progress during January 2008.
4. **Archaeology:** Heritage Council approval to undertake the excavation and exhumation (where necessary) of the grave sites affected by the proposed works was granted on 5 December 2007 and the tender for this component of the Project awarded on 10 December 2007. The work commenced on 7 January 2008 and is progressing well. It is anticipated that it will be completed in early February.
5. **Development Approval:** Development consent was granted, subject to conditions on 19 November 2007.
6. **Design and Documentation:** The design consultants completed drawings and specifications suitable for tender on 2 November 2007. The consultants are in the process of preparing final construction drawings for issue to the selected tenderer. A Bill of Quantities was also prepared for issue with the tender invitation.
7. **Tender:** Tenders from selected companies were invited and closed on 20 December 2007. The Department of Commerce "Best Practice" Contractors Panel was utilised to assist in the selection process. A separate report on the tenders received appears elsewhere on the Agenda.
8. **Relocation:** Refurbishment of L3 and the minor alterations to L6 Town Hall House (THH) commenced in early October 2007 and 1st stage completion was achieved on 21 December 2007 ahead of schedule. This allowed the phased relocation of staff and councillors to be programmed earlier than planned making full use of the holiday period. All relocations have now been completed. New 'Access and Management Procedures' have been put in place for L3 THH.
9. **Program:** The last function before closure of Town Hall will be held on 16 February 2008 and the Hall will be closed and locked on 29 February 2008. The selected builder will take possession in mid March with the exact timing dependent upon finalising contractual documents.

KEY IMPLICATIONS

10. The Project is progressing satisfactorily with the first Committee and Council meetings of 2008 to be held on L3 THH during February.

FINANCIAL IMPLICATIONS

11. Project expenditure in 2007/08 is projected to be slightly under total budget, but is dependent upon the date the contractor commences on site. The total projected cost allowing for contingencies remains on budget.

CRITICAL DATES / TIME FRAMES

12. Council decision to award tender – 18 February 2008.

PUBLIC CONSULTATION

13. The DA was advertised in accordance with Council Policy.
14. The Upgrade has received very wide positive press coverage.
15. The archaeological work has also been widely advertised and covered in both the local and national press. An Open Day was held on 22 January 2008 and was attended by over 3000 people.
16. It is intended to provide explanatory information on the builder's hoardings and provide regular updates on council's website.

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