

ITEM 10. TENDER – 307 PITT STREET BUILDING – UPGRADE OF LIFT SERVICES**FILE NO: S058593****TENDER NO: 0761****SUMMARY**

The purpose of this report is to provide details of tenders received for the lift upgrade in 307 Pitt Street Sydney. The building is currently tenanted with a mix of commercial clients and Council staff, including Community, Training and Rangers. The lifts have failed in the past and the upgrade is overdue.

The building was constructed in the 1970s and the lifts date from that time. The lifts do not meet current standards.

RECOMMENDATION

It is resolved that:

- (A) Council accept the lump sum tender of Company “A”, as described in Confidential Attachment A to the subject report, for the Lift Upgrade in 307 Pitt St Sydney;
- (B) Council approve additional funds, as identified in confidential Attachment A, be transferred from C00057 307 Pitt Street Building refurbishment to C18035 307 Pitt Street Lift upgrade; and
- (C) 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. The 307 Pitt St Building was constructed in the 1970s and the lifts are of the same vintage.
2. The whole building is currently being refurbished whilst tenants have already taken possession of all the floors. An examination of options revealed that all three lifts should be upgraded now.
3. Lift upgrades involve long lead items and need to be phased over a period of time so that interruptions to the use of the building are minimised.
4. Superficial parts of the lift system were repaired in early 2007, but major items remain unchanged since the 1970s. The lifts do not meet current standards of reliability and performance.
5. When the project is completed, the overall result will be improved lift service reliability, better efficiency and the reduction of waiting time.
6. It is proposed to replace elements of the lifts including replacement of general controls, power system, operating fixtures, door operation and the interior of each lift to increase handling capacity and decrease waiting times. The works will be conducted in the Lift Machine Room, Lift Shaft and Lift Cars and include as a base design the replacement of:
 - (a) all the existing Power Control System components;
 - (b) the entire Group Control System. It will be replaced with the microprocessor based intelligent algorithm type system;
 - (c) the lift cars will be upgraded by providing new front entrance power door operators with new microprocessor controlled variable speed variable frequency equipment;
 - (d) in addition to the above works covered by the base design, the tenderers were asked to provide OPTIONS. Both the base design and the OPTIONS are recommended for acceptance. The options include: fireman's telephone, machine room air conditioning and other items which are necessary for the efficient and safe operation.
7. The risks of not carrying out the works are significant. If not replaced, the existing lifts may fail and the entire building may not be available for the period required to undertake urgent repairs.
8. The program of work will enable new systems to be installed by early May 2009 with the overall result of increased lift efficiency and reduced waiting time.

INVITATION TO TENDER

9. The Tender was advertised in the Sydney Morning Herald and the daily Telegraph on 27 November 2007 and closed on 18 December 2007. Tenderers were asked to provide lump sum tender prices.

TENDER SUBMISSIONS

10. Four submissions were received from the following organisations:

- Electralift
- Liftronic
- Otis Elevator Company
- Thyssen

TENDER EVALUATION

11. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
12. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) tendered price;
 - (b) allocation of adequate resources;
 - (c) demonstrated experience on works of a similar nature;
 - (d) program;
 - (e) methodology;
 - (f) Occupational Health and Safety; and
 - (g) financial trading integrity/insurances.
13. All Tender Assessment Panel members signed the Declaration of Pecuniary Interest with no interests being disclosed.

PERFORMANCE MEASUREMENT

14. The City will ensure that 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 Manager at hold points in the specification;
 - (c) ensuring that 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; and
 - (d) monitoring the Contractor's program and assessing monthly progress claims.

FINANCIAL IMPLICATIONS

15. Funding will come from Capital Works Budget account no C18035 307 Pitt Street Lift upgrade, with the project shortfall being funded from account C00057 307 Pitt Street Building refurbishment.
16. The amounts are detailed in confidential Attachment A.

RELEVANT LEGISLATION

17. 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.
18. Information provided by Tenderers that 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. A consistent standard for all tenderers has been used in assessing any request for confidentiality by a tenderer.

CRITICAL DATES / TIME FRAMES

19. The following details the programme to be followed:

Council Resolution:	18 February 2008
Contract Award and Commencement:	February 2008
Ordering and Fabrication:	February 2008 – July 2008
Construction on Site:	July 2008 – May 2009
Expiry of Defects Liability Period:	May 2010

20. Between July 2008 and May 2009 at any time a single lift will be out of service.

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