

**ITEM 12. TENDER – DATA CENTRE SERVICES TOWN HALL HOUSE****FILE NO: 054818****TENDER NO: 0763****SUMMARY**

The purpose of this report is to provide details of the tenders received for design and construction for the upgrade of infrastructure services used by the main Data Centre in Town Hall House.

Special infrastructure services, such as independent and emergency power capacity and controlled air conditioning, are critical to the Data Centre operations. The establishment of a CCTV Data Centre in Town Hall House alongside the main Data Centre has used all spare capacity in the current infrastructure services and an upgrade is required.

A staged approach has been used to accommodate the City of Sydney needs for the main Data Centre in Town Hall House. Initial stages comprised the physical expansion of the room and basic upgrade of services. The final stage upgrade has been designed to provide capacity to the Data Centre for the next five to seven years. The urgency has, however, been compounded by the needs of the new CCTV Data Centre.

Appropriate maintenance and upgrading of services infrastructure in the Data Centre is essential to ensure the integrity of information technology activities of the Council.

**RECOMMENDATION**

It is resolved that:

- (A) Council accept the lump sum offer from company “A” as described in confidential Attachment A to the subject report; 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. This project is Stage 3 of the Data Centre works. The previous two stages have been completed, enabling the Data Centre to be operational but with quite limited expansion potential. Establishment of the CCTV Data Centre has added to the total requirements for essential services in Town Hall House: in lead-in power, Uninterruptable Power, AirCon and Motor Generator power for both centres. The main Data Centre is at a capacity limit with an increase in essential services needed to cater for required growth.
2. Major projects underway within the Data Centre include server replacements and upgrades to accommodate increased needs in Council, storage upgrades and the implementation of a new Telephony system to service all Council sites and the Customer Services Call Centres.
3. The Data Centre is a significant and complex installation and is proposed to remain in its current location on Level 1 of Town Hall House. Uninterruptable power supply (UPS) units being added to the existing units on Basement Level 2, resulting in the use of two parking spaces and the back-up power supply being located on the podium of the Level 4 Southern Function Room and condenser units being located on Level 4 on the podium between the Sydney Town Hall and Town Hall House.
4. The condensers proposed on Level 4 podium will provide cooling to the main data centre. If at some stage in the future the podium is demolished then the condensers can be relocated. Alternative locations for the condensers may be the top of Town Hall House Level 24 or podium of the Level 4 Southern Function Room. Both alternatives present more costs than the option currently proposed however incurring additional costs to the project at this stage is considered unnecessary.
5. The main Data Centre is in operation on a 24 x 7 basis and is critical to Council's business and services provision to stakeholders. The project involves long lead items and needs to be phased over a period of time so that impacts on the Centre and interruptions to the use of the building are minimised.
6. It is proposed to upgrade elements of the system in order to accommodate the new technology and activities being employed. These works include provision of specialist mechanical, electrical and fire services.
7. The risks of not carrying out the works are significant. The Data Centre is at capacity in terms of the supply of essential services it requires for normal operation. If not upgraded in the near future, single unit failures will have a significant impact on the Data Centre and potentially knock-on impacts to the CCTV Centre.
8. The main Data Centre is a mission critical installation and its adequate provisioning is required to maintain essential business services to Council and its stakeholders.

## **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. Submissions were received from the following organisations:

- Alliance P/L
- CBD P/L

## **OPTION FOR INNOVATIVE SOLUTIONS**

11. In addition to the base design which is recommended for acceptance, the tenderers were invited to provide innovative options to support environmentally sustainable development. However, the details were not sufficiently developed to enable evaluation. As a consequence, it is proposed to work with the successful tenderer to maximise the provision of innovative solutions during the design phase of their project.

## **TENDER EVALUATION**

12. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.

13. 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.

14. All Tender Assessment Panel members signed the Declaration of Pecuniary Interest with no interests being disclosed.

## **PERFORMANCE MEASUREMENT**

15. 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**

- 16. Funds for the project are available in the 2007/08 and 2008/09 Capital Works Budget Project Account C00051 Town Hall House Upgrade Data Centre – Stage 3.

### **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:

Contract Award and Commencement:	February 2008
Ordering and Fabrication:	February 2008 – July 2008
Construction on Site:	July to September 2008
Expiry of Defects Liability Period:	September 2009

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