

**ITEM 13. TENDER - SYDNEY TOWN HALL - PHASE 1 ESSENTIAL SERVICES UPGRADE****FILE NO: S045946****TENDER NO: 07/55****SUMMARY**

The Sydney Town Hall is recognised as one of Sydney's most significant historic buildings. It is the civic centrepiece of the City. On 25 June 2007, Council resolved to proceed with the urgent and associated works on it.

On 19 November 2007, Council resolved to note the progress on the project and agree that works proceed in accordance with the Project Milestones presented.

On 12 December 2007, Council resolved to appoint a contractor to carry out the archaeological excavation, cataloguing of artefacts and preparation of archaeological reports on the graves under the section of the Peace Hall being excavated.

The purpose of this report is to gain approval to the appointment of a contractor for the main contract for the Essential Services Upgrade (including the improvements to the Peace Hall and provision of Curatorial storage).

**RECOMMENDATION**

It is resolved that:

- (A) Council accept the lump sum tender offer of Company "A" for the Phase 1 Upgrade – Essential Services for the Sydney Town Hall; 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. On 25 June 2007, Council resolved to proceed with the urgent and associated works on Sydney Town Hall subject to:
  - (a) ESD initiatives being incorporated into the design;
  - (b) a secure storage facility for the curatorial collection;
  - (c) enhanced public access to the Peace Hall; and
  - (d) project cost and program update being provided.
2. A comprehensive report covering the abovementioned matters was presented to Committee on 12 November 2007, and Council resolved on 19 November 2007 as follows:
  - (A) *Council note the progress on the project and agree that works proceed in accordance with the Project Milestones, as shown at Attachment B to the subject report, and that the Forward Estimates acknowledge the total estimated costs;*
  - (B) *Executive Summary of Cost Plan, Attachment D to the subject report, remain confidential in accordance with Section 10A(2)(d) of the Local Government Act 1993; and*
  - (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.*
3. On 12 December 2007, Council resolved to appoint a contractor to carry out the archaeological excavation, cataloguing of artefacts and preparation of archaeological reports on the graves under the section of the Peace Hall where the basement is to be constructed as a prerequisite to the main construction works. These works are progressing well and are due for completion in early February 2008.
4. The relocation of Councillors, staff and facilities is also proceeding to completion and final bookings and use of the Town Hall have been arranged so that the building will be closed at the end of February.
5. The purpose of this report is advise Council of the tendering of the main contract for the Essential Services Upgrade (including the improvements to the Peace Hall and provision of Curatorial storage) and to gain approval to appoint a contractor.

**INVITATION TO TENDER**

6. Selective tenders were called on 7 November 2007 and closed on 20 December 2007

**TENDER SUBMISSIONS**

7. Three submissions were received from the following organisations:
  - Kell and Rigby Building Pty Ltd
  - Lipman Pty Ltd
  - Reed Constructions Australia Pty Ltd

**TENDER EVALUATION**

8. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
9. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
10. All submissions were assessed in accordance with the approved evaluation criteria being:
  - (a) tender price;
  - (b) allocation of resources/specified personnel;
  - (c) program and methodology;
  - (d) experience in similar projects/references;
  - (e) Occupational Health and Safety; and
  - (f) financial and commercial trading integrity/insurances.

**PERFORMANCE MEASUREMENT**

11. In entering into a contract, the City will ensure that performance standards are monitored during construction by:
  - (a) attending daily site meetings and inspection of works with the Contractor;
  - (b) organising and chairing Project Control meetings attended by the contractor, consultants and council staff;
  - (c) undertaking Quality Assurance Inspections with contracted design consultants throughout the progress of the works;
  - (d) ensuring that the Contractor delivers OH&S Plans, work method statements, inspection, shop drawings and test plans and certificates of compliance as specified in the tender documents for Council review; and
  - (e) monitoring Contractor's program and assessing monthly progress claims in conjunction with the appointed Quantity Surveyor.

**FINANCIAL IMPLICATIONS**

12. Funds are available within the 2007/08 capital works budget for Sydney Town Hall Essential Works. The tender sum is within the project estimate noted by Council on 19 November 2007.

**RELEVANT LEGISLATION**

13. 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.
14. Information provided by tenderers which 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**

15. The following details the program to be followed for the Archaeological Excavation Project:

(a) Commencement of work on site	March 2008
(b) Draft date for completion of site works	September 2009
(c) End of Defects Liability period	September 2010

**PUBLIC CONSULTATION**

16. The proposals have received very extensive media coverage. The Development Application was advertised in accordance with Council's policies.
17. The archaeological works have also been widely advertised and have attracted extensive media coverage. An Open Day was held on 22 January, with over 2500 members of the public viewing the site.
18. It is intended to produce a brochure outlining the nature of the works and to provide a monthly update on Council's website.

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