

**ITEM 6. SYDNEY TOWN HALL - PHASE 1 ESSENTIAL SERVICES
UPGRADE – MARCH 2009 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 month, financial position and program details.

The program remains in line with that forecast in February 2009 and the final total projected project costs, allowing for contingencies, is projected to remain within budget.

RECOMMENDATION

It is resolved that the subject report be received and noted.

ATTACHMENTS

Attachment A: Sydney Town Hall Essential Services Upgrade – March 2009 Report

Attachment B: Photos of Lower Town Hall – March 2009

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 31 March 2009 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. Preliminary analysis by Sydney University on the examination of artefacts and other material recovered has commenced.
6. **Development Approval:** The Construction Certificate was issued on 9 April 2008. Conditions imposed have been incorporated in the Builder's activities. Davis Langdon was appointed as Principal Certifying Authority. A Section 96 application to relocate new fire service lines out of the main corridors has been submitted, as examination by the architects and the Project Manager showed that the approved locations would have detrimentally impacted the visual quality of these public spaces. The Section 96 amendment has been approved and allows for completion of the Fire services upgrade without incurring any delay to the Project Program.
7. **Design and Documentation:** The new hardware for the historic doors has now been fully documented. Pricing and orders have been finalised. Documentation of the altered fire services layout has been completed and issued to the builder.
8. **Contract:** Kell & Rigby, as the appointed construction contractor, have now appointed further subcontractors so that there are now 68 subcontracts in place. The subcontracts now let represent over 95% of the works. The approved contract completion date remains as 2 October 2009 (originally projected at end September 2009), although the contractor has submitted two further Extension of Time (EoT) claims which are currently being assessed. There were minor delays in completing the excavation of part of the basement, but the contractor has made up time on the floor slab and block work construction.

9. During March 2009, the overall projected contractor completion dates have improved against the agreed completion date of 2 October 2009. The reduction has been achieved because of the slightly reduced period for removal of the basement to ground floor temporary truss supports and reinstallation of the original columns. Some delays have been incurred as a result of termite damage identified in the upper levels. The increased scope of work required, to make good and to ensure that adequate protection and provision for monitoring of the area is installed, has delayed completion of the upper levels. A detailed program status and review will be conducted in mid-April with a view to confirming the date for practical completion. At this point in time, there are no significant issues identified which could delay the Project from completion in October 2009.
10. There have been a number of variations to the contract to date. However, the projected total contract sum, including its internal contingency, has not varied at this stage as savings in mechanical works, rock bolting and floor slabs have been achieved. A critical component is the supply delivery and installation of the new goods lift parts, which have been sourced from overseas. Termite infestation has been found in a number of rooms on the first and second levels and this has necessitated replacement of joists and floor boards.
11. **Progress:** The principal activities on site over the last month have included:
- (a) lintel work commenced for north and south emergency exit tunnels from the basement into Town Hall House. This work is now well advanced and due for completion at the end of March 2009;
 - (b) basement block work walls 80% complete;
 - (c) removal of the temporary truss supports 70% complete;
 - (d) reinstatement of the heritage column supports 30% complete;
 - (e) structural steel for steps to Peace Hall foyer complete;
 - (f) mechanical air handling units being progressively installed;
 - (g) smoke spill fans and new plant delivered to site and being installed including craning to roof;
 - (h) trade waste, drainage, gas and water risers construction underway. LG gas complete;
 - (i) sprinkler head installation 100% complete and smoke detector installation now complete;
 - (j) timber stairs to sides of stage in Centennial Hall 98% complete;
 - (k) plasterboard installation 75% complete;
 - (l) waterproofing 95% complete; and
 - (m) heritage painting commenced.
12. **Photos:** A series of representative photos are attached as Attachment B.

13. **OH&S:** There have been no lost time incidents reported to date. City Projects continually monitors the contractor's OH&S performance. The Principal will conduct an independent OH&S audit in May 2009.
14. **Solar Power:** The DA for roof top solar was examined by STHAC and submitted. It has now been advertised. Work has progressed on the preparation of tender documentation. Subject to DA approval and a successful tender process, it is planned to complete this project concurrently with the main works or immediately thereafter. Tenders closed on 16 April 2009. Assessment of the tenders will be completed and a Tender Recommendation Report finalised prior to submission of the next STH Report.
15. **Program:** The overall program remains on time. A critical component is the supply, delivery and installation of the new goods lift. This issue has now been resolved and, subject to resolution of any latent conditions within the existing lift shaft walls, the goods lift completion is now expected to be completed in accordance with the program. Termite infestation has been found in a number of rooms on the first and second levels and this has necessitated replacement of joists and floor boards. This has caused non-critical delays; however, given the nature of the remedial works - and all of damage may not have been discovered at this time - this activity will be closely monitored for potential risk to the Program.
16. **Sydney Town Hall Advisory Committee (STHAC)** STHAC met on 11 March and 23 April 2009. The STHAC:
 - (a) endorsed the Solar panel siting and fixing proposal;
 - (b) noted the options for a café/kiosk and asked that both be costed and their commercial viability be tested prior to further reporting;
 - (c) noted that an EOI for external lighting has been prepared and is being advertised;
 - (d) noted a presentation on the external fabric of the building, including lighting the clock tower and sandstone fabric, and recommended it be presented to Council for consideration;
 - (e) agreed that a Time Capsule should be installed as part of the current work; and
 - (f) noted the finishes for the Lady Mayoress' suite.

KEY IMPLICATIONS

17. The Project is progressing satisfactorily. However, as noted, a key issue is to delivery, installation and commissioning of the replacement goods lift and completion of the remedial works to the upper levels due to termite damage.

FINANCIAL IMPLICATIONS

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

CRITICAL DATES / TIME FRAMES

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

PUBLIC CONSULTATION

20. The DA was advertised in accordance with Council Policy.
21. The upgrade has received very wide positive press coverage and interest from other councils.
22. The archaeological work was widely advertised and covered in both the local and national press.
23. Explanatory information has been displayed on the builder's hoardings.
24. Regular updates are now being posted on Council's website.
25. The DA for the solar power has been advertised in accordance with Policy.

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