

**ITEM 17. TENDER - ANDREW BOY CHARLTON POOL - AMENITIES  
BUILDING WORKS**

**FILE NO: S064967**

**TENDER NO: 0914**

**SUMMARY**

This report provides details of the tenders received for Andrew Boy Charlton Pool – Amenities Building Defects Rectification Works.

Andrew Boy Charlton Pool is located on the western shore of Woolloomooloo Bay in the Royal Botanic Garden. Redevelopment of the pool facilities was completed in 2002. Building defects have been identified throughout the Andrew Boy Charlton Pool to the Amenities Building and the pool concourse.

This report recommends that Council accept the tender offer of Tenderer 'A' for Andrew Boy Charlton Pool – Amenities Building Defects Rectification Works.

**RECOMMENDATION**

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for Andrew Boy Charlton Pool – Amenities Building Defects Rectification Works; 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. Andrew Boy Charlton Pool is located on the western shore of Woolloomooloo Bay in the Royal Botanic Garden. Redevelopment of the pool facilities was completed in 2002.
2. Building defects have been identified throughout the Andrew Boy Charlton Pool to the Amenities Building and the pool concourse. In September 2006, building defects investigation was conducted by Belmont Facade Engineering and Geoff Ninnis Fong Partners. Further investigations were completed by Mahaffety Associates and a remedial strategy prepared by Acor Consulting.
3. The major defects identified were extensive cracking in the concrete slab at the concourse level; corrosion to reinforcements; rust evident on the structural steel beam; water penetration issues and leakage to internal ceilings. Generally exposed steel building surfaces had been damaged. The Amenities Building surfaces and structure have been damaged by detergent / cleaning agents and high chloride levels.
4. As a result of the Consultant's reports, Council allocated Capital funding for further investigations and to carry out the defect rectifications. The proposed defect rectification works include crack patching and repairs to the concrete pool concourse, rust treatment to steel box beams and water leakage control to the Amenities Building roof.
5. After further investigation, the additional scope of works includes the following:
  - (a) more extensive repairs to the pool concourse resulting from further deterioration and concrete spalling than original report's recommendation to patch and fill cracks;
  - (b) provision of more effective waterflow to the Amenities Building roof, a detailed drainage system as well as patching the waterproofing is required in lieu of the proposed patching only;
  - (c) replacement of deteriorated joints to the external façade of the Amenities Building to ensure water-tight building;
  - (d) repairs to Café timber deck and concrete substrate to remove water ponding causing water damage to internal ceilings of Amenities Building to ensure water-tight building; and
  - (e) development of maintenance program for exposed steel surfaces to Amenities Building and Pool concourse structure (additional scope to ensure continuing maintenance).
6. The repair works will be completed during the pool's closure period from 3 May to 1 September 2009. The Pool's Café tenant will be in operation throughout the works, and works near the Café area will be completed out of operational hours to ensure minimal disruption to the Café.
7. The scope does not allow for all of the works to be completed within this timeframe, so the works have been allocated within two Stages, with Stage Two undertaken during the 2010 winter closure.

8. Stage 1 works to the Amenities Building include repair of roof drainage and waterproofing, pebble edge treatment, protection of steel beams around the Amenities Building, repairs to Café timber deck to prevent water collection and further damage, and waterproofing to perimeter facade.
9. Stage 2 completes the repair of the cracking to the pool and concourse deck and protective coating on steel structures to the Pool concourse deck. Further investigations and testing are currently underway regarding these works and will be used to determine the full extent of the scope and possible project timing.

#### **INVITATION TO TENDER**

10. The tender was open to the public from 5 March until 26 March 2009.
11. The tender was advertised in The Sydney Morning Herald on Tuesday 10 March and The Daily Telegraph newspapers on Thursday 5 March and Friday 6 March 2009. Tenders were advertised for a period of 15 working days.
12. Tenderers were invited to provide a lump sum for the works.

#### **TENDER SUBMISSIONS**

13. Five submissions were received from the following organisations:
  - Andersal Engineering P/L
  - Icon Buildings & Maintenance Pty Ltd
  - Murphys Facilities Services Pty Ltd
  - Protek (Aust) Pty Ltd
  - Structural Systems (Remedial) Pty Ltd
14. No late submissions were received.

#### **TENDER EVALUATION**

15. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
16. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
17. All submissions were assessed in accordance with the approved evaluation criteria being:
  - (a) tender price;
  - (b) key personnel and resource allocation;
  - (c) program and methodology,
  - (d) environmental management;
  - (e) experience;

- (f) Occupational Health and Safety, and
- (g) financial and commercial trading integrity and insurances.

#### **PERFORMANCE MEASUREMENT**

18. The City will ensure that performance standards are monitored during construction by:
- (a) attending weekly site meetings and regular inspection of the works with the Contractor;
  - (b) undertaking Quality Assurance Inspections with Council's Design Officer 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 Contractor's program and assessing monthly progress claims.

#### **FINANCIAL IMPLICATIONS**

19. There are sufficient funds allocated for Stage 1 of this project within the current year's budget and the draft 2009/10 Capital Works budget. Funds have also been allocated for Stage 2 works in the draft 2009/10 Capital Works budget.

#### **RELEVANT LEGISLATION**

20. 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.
21. 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**

22. The following are critical dates for project delivery:
- (a) Construction works for Stage 1 to be completed within the closed season of the Andrew Boy Charlton Pool from 3 May 2009 to 1 September 2009;
  - (b) Stage 2 construction works will be completed within the pool closure period in 2010; and
  - (c) Tenderers to indicate on the proposed program dates and timeframes where works affect the operation of the Pool Café.
23. The following details the program to be followed for the Amenities Building defect rectification works:

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|---|-----------|
| (a) Contract Award and Preparations for work: | May 2009  |
| (b) Commencement of works on site:            | May 2009  |
| (c) Construction works completed:             | July 2009 |

**OPTIONS**

24. Options are to approve the successful Tenderer that complies with the tendered proposal for the Amenities Building defects rectification works.

**PUBLIC CONSULTATION**

25. Consultation with the Pool Management and Stakeholders has been regularly carried out.
26. Consultation with the Pool operator and Café tenant has been carried out throughout the project through Aquatics Facilities Management. Further consultation will be carried out throughout the construction.

**MICHAEL LEYLAND**  
Director City Projects

Samantha Carroll, Project Manager