

ITEM 7. TENDER - SYDNEY TOWN HALL - LOWER HALL OPERABLE WALL
FILE NO: S121768
TENDER NO: 1541

SUMMARY

This report provides details of the tenders received for Sydney Town Hall - Lower Hall Operable Wall.

Sydney Town Hall is a major landmark in the heart of the City and is of high heritage significance. There are two main event spaces comprising Centennial Hall and the Lower Hall (Peace Hall) that can be hired for functions, performances, exhibitions and corporate events.

When exhibitions are taking place in the Lower Hall, access to the upper level of Centennial Hall is restricted. The introduction of an operable wall system will allow the Lower Hall to be separated from the travel path to the goods lift, allowing furniture, equipment and materials to be transported without impacting on the venue hire of the Lower Hall. The introduction of an operable wall system will also allow the Lower Hall to be separated from Centennial Hall maximising the utilisation and hiring of both halls.

This report recommends that Council accept the tender offer of Tenderer 'A' for Sydney Town Hall – Lower Hall Operable Wall.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for Sydney Town Hall – Lower Hall Operable Wall; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender.

ATTACHMENTS

Attachment A: Tender Evaluation Summary (Confidential)

(As Attachment A is confidential, it will be circulated separately from the agenda paper and to Councillors and relevant senior staff only.)

BACKGROUND

1. The Sydney Town Hall functions as a venue for civic, community, cultural and corporate events. The building houses the Council Chambers and offices for the Lord Mayor and councillors.
2. The operable wall system will replace the temporary wall structure in the Lower Town Hall with a permanent solution. Operational advantages include separating the path of travel to the goods lift, allowing furniture, equipment and materials to be transported without impacting on the hire of the Lower Town Hall.
3. The two wall system will offer flexible space to events/hirers and also offer the potential for both areas to be hired concurrently.

INVITATION TO TENDER

4. The tender was advertised in The Daily Telegraph, The Sydney Morning Herald and on the City's eTendering website on Tuesday 11 August 2015. A site visit was held on Tuesday 18 August 2015. The tender closed on Tuesday 1 September 2015.

TENDER SUBMISSIONS

5. Four submissions were received from the following organisations:
 - Civil Property Group Pty Ltd
 - Coopers Commercial Constructions Pty Ltd
 - Harris Mackay Commercial Pty Ltd
 - Van Mal Group Construction Pty Ltd
6. No late submissions were received.

TENDER EVALUATION

7. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
8. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
9. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) demonstrated experience of the organisation in providing comparable services within a heritage significant site;
 - (b) demonstrated capacity and technical ability of the specified personnel and sub-contractors in providing comparable services within a heritage significant site;
 - (c) proposed program including ability to meet the required installation program;
 - (d) suitability and detail of proposed methodology including proposed pedestrian and traffic management plan, environmental management and schedule of plant, materials and equipment;

- (e) Work, Health and Safety;
- (f) the lump sum price; and
- (g) financial and commercial trading integrity including insurance.

PERFORMANCE MEASUREMENT

10. The City will monitor key performance indicators to measure the performance level of the successful tenderer during the works. Performance results will be used to determine the suitability of contractors for future works.

FINANCIAL IMPLICATIONS

11. There are sufficient funds allocated for this project within the current year's capital works budget.

RELEVANT LEGISLATION

12. 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.
13. Attachment A contains confidential commercial information of the tenderers and details of Council's tender evaluation and contingencies which, if disclosed, would:
- (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
14. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

CRITICAL DATES / TIME FRAMES

15. The works are to meet the following key dates:
- | | |
|----------------------------------|---------------------|
| (a) Appoint head contractor | Early November 2015 |
| (b) Site establishment | 1 January 2016 |
| (c) Construction works (23 days) | January 2016 |
| (d) Completion of the works | 29 January 2016 |

PUBLIC CONSULTATION

16. No public consultation has been undertaken on this project.

AMIT CHANAN

Director City Projects and Property

Emma Strachan, Acting Operations Coordinator