

ITEM 10. TENDER – FRASER FOUNTAIN RESTORATION WORKS

FILE NO: S065605.001

TENDER NO: 1571

SUMMARY

This report provides details of the tender received for the Fraser (Frazer) Fountain restoration works, Hyde Park South.

The John Fraser drinking fountain (the fountain) was constructed in 1882 and is situated on the eastern side of Hyde Park South. The fountain is rare in Australia, as it is one of an early and surviving pair of large canopied drinking fountains, designed, commissioned and constructed locally and gifted to the City by the Fraser Family. It is of historic importance as one of the oldest surviving ornamental elements in Hyde Park.

The fountain is in a degraded condition. Conservation and specialist studies have been undertaken to establish a restoration scope of work which includes: stonework replacement and repair, repointing, waterproofing, lead weathering, sculpting (re-carving/replacement). The objectives of the works are to restore the fountain to its original condition.

This report recommends that Council accept the tender offer of Tenderer 'A' for the Fraser Fountain restoration works, Hyde Park South.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for the Fraser Fountain restoration works for the duration of the contract;
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender; and
- (C) Council approve a transfer of budget from the 2015/16 Capital Works Contingency to accommodate the additional funding requirements as set out in confidential Attachment A to the subject report.

ATTACHMENT

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 John Fraser drinking fountain (the fountain) was constructed in 1882 and is situated on the eastern side of Hyde Park South. The fountain was designed, commissioned and constructed locally and gifted to the City by the Fraser Family.
2. The fountain is rare in Australia, as it is one of an early and surviving pair of large canopied drinking fountains. The other fountain is located at the junction of St. Mary's and Prince Albert Roads at the northern end of St. Mary's Cathedral. This fountain is in good condition following restoration in 2002.
3. The fountain is of historic importance as one of the oldest surviving ornamental elements in Hyde Park.
4. The fountain is currently in a degraded condition. It has been impacted by moisture ingress causing salt migration, thermal movement causing contour lamination, moisture retention caused by previous paint coating and hard semi-impervious render repairs undertaken in the past.
5. Major identified issues include:
 - (a) extremely decayed portions of stone carving to the upper floral frieze;
 - (b) laminating castellation carving;
 - (c) large scale delaminating of stone plinth bases, column bases, capitals and steps due to water penetration of stones;
 - (d) cracked and delaminating string courses; and
 - (e) delaminating stone shingle carved roof.
6. In 2012, over 50kg of decorative stone was removed from the fountain for safety reasons.
7. In 2013, a Statement of Significance was prepared by Landscape Heritage Consultant, Colleen Morris of Lilyfield, and states the following:
 - (a) "The Fraser Fountain in Hyde Park is of historic importance as one of a pair of fountains commissioned in 1881 and donated to the citizens of Sydney in an act of philanthropy by John Fraser. It is of historic importance as the first erected in 1882, the second being erected in 1884. Together the Fraser fountains are the magnificent physical manifestation of nineteenth century philanthropy and the influence of the 'Free Drinking Fountain Movement' and Temperance movement in NSW. The Fraser Fountain is significant on a State level as one of the earliest surviving drinking fountains in Australia."
 - (b) "The Fraser Fountain, and its twin in Prince Albert Road, is of historic importance as an example of a surviving work designed by the City Architect's Department and executed by a sculptor in NSW at a time when many fountains were imported. "

- (c) “The Fraser Fountain is of historic importance as one of the oldest surviving ornamental elements in the Park. The modification of the fountain in 1934 to include a bubble stand fountain instead of a basin with taps and cups represents changing concerns for health and hygiene.”
 - (d) “The John Fraser drinking fountain in Hyde Park is rare in Australia as one of an early and surviving pair of impressive large canopied drinking fountains of deliberately different architectural styles, designed, commissioned and constructed locally. It is an early example of a number of nineteenth century and early twentieth century drinking fountains, which are representative of the endeavours of city bodies and community-minded individuals to provide clean drinking water for their citizens.”
8. In 2015, in order to mitigate risk to the public, the Heritage Architect Peter McKenzie of Jackson Teece Architects advised the City to install a temporary layer of protective mesh around the upper level components at risk of detachment so that the mesh would retain larger portions that might fall.
9. Specialist studies have been undertaken to establish the fountain’s restoration requirements; these have included condition assessments, structural inspections and make safe work. The proposed scope of work includes:
- (a) installation of a new base, plinth and steps;
 - (b) stone replacement as required;
 - (c) re-pointing the entire fountain;
 - (d) re-tooling where required;
 - (e) desalination of stone;
 - (f) crack injection to repair stone;
 - (g) hairline indenting of decorative blocks to retain original fabric; and
 - (h) lead weathering to the cornice to protect the ornately carved frieze.

INVITATION TO TENDER

10. The tender was advertised in The Sydney Morning Herald, The Daily Telegraph and Council’s e-tender site on 6 October 2015 and closed on 10 November 2015.

TENDER SUBMISSIONS

11. One submission was received from HBS Group Pty Ltd.
12. One late submissions was received.

TENDER EVALUATION

13. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
14. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment A.

15. The submission was assessed in accordance with the approved evaluation criteria being:
- (a) financial and commercial trading integrity including insurances;
 - (b) the lump sum price and schedule of prices;
 - (c) demonstrated capacity and technical ability to carry out the work under the contract;
 - (d) personnel and sub consultants qualifications, and experience to undertake the work;
 - (e) proposed program;
 - (f) proposed methodology;
 - (g) financial and commercial trading integrity including insurances; and
 - (h) Workplace Health and Safety.

PERFORMANCE MEASUREMENT

16. The City will use the following general Key Performance Indicators to evaluate performance of the successful tenderer:
- (a) key objectives/deliverables;
 - (b) quality of work;
 - (c) program;
 - (d) reporting;
 - (e) communication;
 - (f) sub-consultant coordination and management; and
 - (g) WH&S compliance.
17. Performance will be evaluated regularly and upon completion of the contract.

FINANCIAL IMPLICATIONS

18. Insufficient funds available in the project capital works budget. Acceptance of the recommended tender will therefore require Council transfer funds from the 2015/16 Capital Works Contingency as outlined in confidential Attachment A.

RELEVANT LEGISLATION

19. 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.
20. Attachment A contains confidential commercial information of the tenderer 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.
21. 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

22. The required works will be undertaken over a six month program, due to commence in March 2016 and completed July 2016.

PUBLIC CONSULTATION

23. Notification of local businesses and residents will take place prior to works commencing.

AMIT CHANAN

Director City Projects and Property

Damon La'Rance, Project Manager