

**ITEM 10. TENDER - DESIGN CONSULTANCY SERVICES FOR THE CUSTOMS
HOUSE FAÇADE PROJECT**

FILE NO: X002626

TENDER NO: 1611

SUMMARY

This report provides details of the tenders received for design consultancy services for the Customs House Façade Conservation Project.

The work includes a physical survey of all façades, followed by the preparation of a scoping report to conserve the sandstone. Tender documents will then be prepared for construction services, tenders called and the results reported to Council. The scope includes the remediation and possible replacement of sandstone where required and the installation of new architectural lighting to the north face of the building, all in keeping with the principles of the Conservation Management Plan.

This report recommends that Council accepts the tender offer of Tenderer 'A' for the design consultancy services for the Customs House Façade Conservation Project,

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for the design consultancy services for the Customs House Façade Conservation Project; 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)

Attachment B: Tender Price Details (Confidential)

(As Attachments A and B are confidential, they will be circulated separately from the agenda paper and to Councillors and relevant senior staff only.)

BACKGROUND

1. The Customs House building at Circular Quay was designed by Mortimer Lewis and originally built between 1843 and 1845. It was extended by James Barnet in 1889 and later extended and altered again several times.
2. The Customs Department occupied the building until 1990.
3. In 1998, the City leased the building from the owner, the Commonwealth of Australia, for a period of 60 years. Under the terms of the lease, the City has an obligation to keep and maintain the premises in good repair. Between 1995 and 1998, the City remodelled the interior for use as required under the lease and carried out repairs to the façade. Further internal work was carried out from 2003 to 2004.
4. The external façades have recently been shedding minor pieces of sandstone which have fallen to the footpaths below, causing safety concerns. Six local inspections with removal of loose stone (“makesafes”) have been undertaken in the last two years, more than would normally be expected.
5. The appointment of a Heritage Architect and team will enable a thorough examination of the façade, an understanding of the causes of deterioration and the specification of a suitable scope of work to conserve and possibly replace sandstone and restrain further deterioration in this important Sydney building.
6. The survey will include an inspection for asbestos in mortar joints and recommend removal, if detected.
7. The façade lighting on the front of the building has been inspected already and considered beyond repair. The scope of works includes replacement, given the prominent location of the building.
8. Scaffolding erected during construction may be covered in a graphic scaffold wrap.
9. The Heritage Architect will be retained during the construction period for quality control purposes.
10. Given the exposure of the property, great care will be taken to protect the public, tenants and tenants’ guests when construction work commences
11. All work will be undertaken with the recommendations of the current Conservation Management Plan.
12. Following research, survey, scope definition and design documentation, it is intended to submit construction tenders to Council at the end of 2016, with construction commencing in 2017. Construction duration will depend upon the findings from the survey.

INVITATION TO TENDER

13. The tender was advertised in The Sydney Morning Herald and The Daily Telegraph on 14 January 2016. Tenders closed on 4 February 2016

TENDER SUBMISSIONS

14. Six submissions were received from the following organisations (listed alphabetically)
- Clive Lucas Stapleton Partners Pty Ltd
 - Hector Abrahams Architects Pty Ltd
 - Jackson Teece Architecture
 - NBRS and Partners Pty Ltd
 - OCP Architects Pty Ltd
 - Tanner Kibble Denton Architects Pty Ltd
15. No late submissions were received.

TENDER EVALUATION

16. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
17. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment A.
18. All submissions were assessed in accordance with the approved evaluation criteria being:
- (a) experience in works of a similar nature;
 - (b) key personnel: experience, skills and qualifications;
 - (c) proposed program;
 - (d) proposed methodology;
 - (e) Work Health and Safety;
 - (f) financial and commercial trading integrity including insurances; and
 - (g) lump sum price and schedule of prices.

PERFORMANCE MEASUREMENT

19. The Specialist Project Manager will ensure that performance standards are monitored during both design and construction phases by:
- (a) attending regular design meetings;
 - (b) chairing a monthly Project Control Group meeting during construction; and
 - (c) assessing performance against predetermined limits of time, cost and quality.

FINANCIAL IMPLICATIONS

20. There are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates

RELEVANT LEGISLATION

21. 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.
22. Attachments A and B contain 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.
23. 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

24. Target dates are:
- (a) Research, Survey and Scope April to June 2016
 - (b) Design and Documentation May to September 2016
 - (c) Tenders and Report September to December 2016
 - (d) Construction commences early 2017;
duration depends upon scope.

OPTIONS

25. If the work is not proceeded with, it is likely that the sandstone façades will continue to deteriorate in a manner causing safety risks to passers-by and deterioration to important heritage fabric. Other adverse effects (should the conservation work not proceed) would eventually include water penetration and total lack of night lighting.
26. The City has an obligation to the lessor, the Commonwealth of Australia, "to keep and maintain the premises in good repair".

PUBLIC CONSULTATION

27. Consultation is about to commence with tenants, tenants' visitors and neighbours, including AMP.
28. Applications for Development Consent and heritage exemption will be made once the scope of work is defined.

29. The owner has been notified about the proposed survey and will be advised once the scope of construction work has been determined.

AMIT CHANAN

Director City Projects and Property

Geoff Brew, Specialist Project Manager