

ITEM 7. TENDER - SYDNEY PARK BRICK KILNS - CHIMNEY REPAIR WORKS

FILE NO: S097239.004

TENDER NO: 1619

SUMMARY

This report provides details of the tenders received for the Sydney Park Brick Kilns – chimney repair works.

The Sydney Park Brick Kiln and Chimney Precinct is situated just south of King Street, Newtown, on the corner of the Princes Highway and Sydney Park Road, St Peters. The precinct contains substantial remains of the brick-making industry which once dominated the area.

The brick chimneys constitute a powerful and striking landmark that contributes to the streetscape of the Princes Highway and Sydney Park Road, as well as Sydney Park. The chimneys have been iconic symbols of the St Peters area since their construction.

Remedial repairs are now required for chimneys 2 and 4 to ensure these iconic chimneys are preserved in line with the objectives of the Sydney Park Brick Kilns Precinct-Conservation Management Plan.

This report recommends that Council accept the offer of Tenderer 'A' for the Sydney Park brick kilns – chimney repairs project.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for the Sydney Park Brick Kilns-chimney repairs; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender.

ATTACHMENTS

Attachment A: Location Plan

Attachment B: Tender Evaluation Summary (Confidential)

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

BACKGROUND

1. The Sydney Park Brick Kiln and Chimney Precinct is situated just south of King Street, Newtown on the corner of the Princes Highway and Sydney Park Road, as shown on the Location Plan at Attachment A.
2. The precinct contains substantial remains of the brick-making industry which dominated the whole area now included in Sydney Park, and was prevalent nearby.
3. The brickworks' remains that have been preserved as a feature of Sydney Park were originally built by brick manufacturer Josiah Gentle, who traded under the name Bedford Bricks. After it purchased Bedford Bricks in 1936, the Austral Brick Company further developed the works and continued to operate it until 1973 and, in 1980, the St Peters site was sold to the New South Wales Government. It was subsequently developed into Sydney Park, which is currently owned by the City of Sydney.
4. The brick chimneys constitute a powerful and striking landmark that contributes to the streetscape of the Princes Highway and Sydney Park Road, as well as Sydney Park. The chimneys have been iconic symbols of the St Peters area since their construction.
5. The Sydney Park brick kilns are subject to an ongoing maintenance program which, in the past, has included archway repairs, installation of roof membrane, bracing and repointing of brick work.
6. The local community and other stakeholders such as the BRICK community group (who are descendants of those who worked in the Brick Kilns) are kept informed of any proposed maintenance works.
7. Structural Engineers have inspected the Sydney Park brick kilns chimneys and recommend that urgent remedial repairs be undertaken on chimneys 2 and 4, as soon as possible. This will ensure these chimneys do not deteriorate further, causing safety risks to the community and to ensure that these chimneys can be preserved in line with the objectives of the Sydney Park Brick Kilns Precinct - Conservation Management Plan.
8. The scope of works recommended includes:
 - (a) Chimney 2 remediation works, including:
 - (i) treating organic matter growing in mortar;
 - (ii) installing helical reinforcement to stitch all cracks;
 - (iii) making good the bed joints with a colour-matched approved repointing mortar; and
 - (iv) external bracing of the chimney;
 - (b) Chimney 4 remediation works, including:
 - (i) treating organic matter growing in mortar;
 - (ii) rebuilding the top section of the chimney to match the existing; where required, sourcing new compatible bricks;

- (iii) installing a copper sheet metal cap to prevent ingress of water into the top of the chimney, the cap is to allow air flow through the flue. Follow capping specification; and
 - (c) installation of lightning protection to all four chimneys.
- 9. The City has now completed the tender to appoint an appropriate contractor to carry out the above scope of works required to satisfy the Structural Engineers' recommendations.
- 10. This report recommends that Council accept the offer of Tenderer 'A' for the Sydney Park brick kilns – chimney repairs project.

INVITATION TO TENDER

- 11. The tender was advertised in The Daily Telegraph, The Sydney Morning Herald and on Council's E-Tender website on 3 March 2016 and closed on 24 March 2016.

TENDER SUBMISSIONS

- 12. Eight submissions were received from the following organisations (listed alphabetically):
 - FCS Concrete Repairs Pty Ltd
 - Freyssinet Australia Pty Ltd
 - Metropolitan Restorations Pty Ltd
 - Newlight Enterprises Pty Ltd
 - Rapid Construction Pty Ltd
 - Stone Mason and Artist Pty Ltd
 - Sullivans Construction
 - Traditional Restoration Company Pty Ltd
- 13. No late submissions were received.

TENDER EVALUATION

- 14. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
- 15. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment B.
- 16. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) lump sum price and schedule of rates;
 - (b) demonstrated capacity and technical ability of the specified personnel and sub-contractors to carry out works of a similar nature;

- (c) demonstrated managerial capability, qualifications, experience of the organisation in providing services of a similar nature;
- (d) proposed program;
- (e) suitability and detail of proposed methodology including proposed pedestrian and traffic management plan, environmental management and schedule of plant, materials, equipment and warranty;
- (f) Workplace Health & Safety; and
- (g) financial and commercial trading integrity including insurances;

PERFORMANCE MEASUREMENT

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

FINANCIAL IMPLICATIONS

18. These chimney repair works are reactive maintenance costs that have been included in the allocation for reactive maintenance within the draft 2016/17 operational budget.

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 B 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.
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 Structural Engineers who consulted on the brick kilns have advised that chimney repair works are urgent and will need to commence as soon as possible. This will ensure the structural integrity of the chimneys does not deteriorate further, creating an increased risk to the safety of the community and to the preservation of these heritage chimneys.

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