

**ITEM 13. TENDER - TOWN HALL HOUSE MECHANICAL SWITCHBOARD
REPLACEMENT**

FILE NO: S126748

TENDER NO: 1670

SUMMARY

This report provides details of the tenders received for Town Hall House plant room heating, venting and air-conditioning switchboard replacement.

To increase reliability, serviceability and maintain level of services for the building occupants, the City is required to replace the main mechanical switchboard within the mid-level plant room of Town Hall House. The current mechanical switchboard is beyond its lifespan and requires replacement.

This report recommends that Council accept the tender offer of Tenderer 'B' for Town Hall House mechanical switchboard replacement.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'B' for Town Hall house plant room switchboard replacement; 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 current main mechanical switchboard (located within the mid-level plant room of Town Hall House) is beyond its lifespan and requires replacement.
2. The switchboard and associated electrical infrastructure (circuit breakers, switches, contactors, relays etc) control the chillers, pumps and fans which supply the heating, ventilation and air conditioning for Sydney Town Hall, Town Hall House and Town Hall Arcade.
3. To increase reliability, serviceability and maintain the level of services for the building occupants, the City is now required to replace the main mechanical switchboard.
4. Replacement of this switchboard is critical to ensuring continued delivery of heating, venting and air-conditioning operations for Town Hall House, Sydney Town Hall and the Town Hall Arcade precinct area.

INVITATION TO TENDER

5. The tender was advertised in The Daily Telegraph and The Sydney Morning Herald on 18 October 2016. A site visit was held on 25 October 2016. The tender closed on 8 November 2016.

TENDER SUBMISSIONS

6. Two submissions were received from the following organisations (listed alphabetically):
 - CBD Mechanical Electrical
 - Greenstar Building Automation Pty Ltd
7. No late submissions were received.

TENDER EVALUATION

8. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
9. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment A.
10. All submissions were 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) previous experience with projects of a similar nature including capability and current workloads;
 - (d) specified personnel and sub-contractors;
 - (e) proposed program;

- (f) proposed methodology and site management plan, materials and warranties, Environmental Management; and
- (g) Work Health and Safety.

PERFORMANCE MEASUREMENT

- 11. 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

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

RELEVANT LEGISLATION

- 13. 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.
- 14. 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.
- 15. 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

- 16. The works are forecast to begin in December 2016, with practical completion to occur in May 2017.

OPTIONS

- 17. Should this project not proceed, there is an elevated likelihood that the present switchboard could fail, which would create a critical outage of heating, venting and air-conditioning services affecting Town Hall House, Sydney Town Hall and the Town Hall Arcade precinct area.

PUBLIC CONSULTATION

- 18. No public consultation was undertaken for this project. However, all Town Hall House stakeholders have been consulted and will be re-notified prior to the proposed upgrade works proceeding.

AMIT CHANAN

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