

**ITEM 14. TENDER - TOWN HALL HOUSE UPGRADE LIFT NO. 9**

**FILE NO: S105036**

**TENDER NO: 1671**

### **SUMMARY**

This report provides details of the tenders received for Town Hall House goods lift No. 9 upgrade project.

Lift No. 9 is the service lift for the podium levels of Town Hall House. It services Level 4 down to the loading dock.

Town Hall House goods lift No. 9 is beyond its life span and requires replacement. This upgrade will provide a fully compliant accessible goods lift to all floors. In addition, due to new accessibility requirements, a new floor level is required on Level 2 to service the slightly lower lobby level.

The report recommends that no tender be accepted and Council enter into negotiations with suitably qualified companies for the provision of the works.

### **RECOMMENDATION**

It is resolved that:

- (A) Council reject all tenders for Town Hall House goods lift No.9 Upgrade for the reasons set out in confidential Attachment A to the subject report;
- (B) Council not invite fresh tenders, as it is considered that inviting fresh tenders would be unlikely to deliver a better result;
- (C) authority be delegated to the Chief Executive Officer to enter into negotiations with contractors that are suitably qualified and demonstrate a capability to fully under the scope of works;
- (D) authority be delegated to the Chief Executive Officer to enter into a contract, subject to the conclusion of negotiations, with suitable companies for the delivery of the Town Hall house goods lift No. 9 upgrade; and
- (E) Council be informed of the successful contractor by CEO Update.

### **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. Lift No. 9 is the service lift for the podium levels of Town Hall House. It services Level 4 down to the loading dock.
2. Town Hall House goods lift No. 9 is beyond its life span and requires replacement. This upgrade will provide a fully compliant accessible goods lift to all floors. In addition, due to new accessibility requirements, a new floor level is required on Level 2 to service the slightly lower lobby level.
3. The report recommends that no tender be accepted and Council enter into negotiations with suitably qualified companies for the provision of the works.
4. Due to new accessibility requirements, a new floor level is required on Level 2 to service the slightly lower lobby level.

**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. Only one submission was received from Electra Lift Company 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. The submission was assessed in accordance with the approved evaluation criteria being:
  - (a) The lump sum price and schedule of prices;
  - (b) previous experience with projects of a similar nature including capability and current workloads;
  - (c) specified personnel and sub-contractors;
  - (d) proposed program;
  - (e) the proposed methodology, and site management plan, materials and warranties environmental management;
  - (f) Work, Health and Safety; and
  - (g) financial and commercial trading integrity including insurances.

**FINANCIAL IMPLICATIONS**

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

**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 forecast to begin on site in July 2017.

**OPTIONS**

16. Council has the following options in regard to this tender:
- (a) reject the tender and re-advertise, which is not recommended as it is considered this may not attract additional submissions; or
  - (b) reject and negotiate with suitably qualified contractors with the capacity to carry out the works and delegate authority to the Chief Executive Officer to enter into a lump sum contract. This option is recommended.

**PUBLIC CONSULTATION**

17. 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**

Director City Projects and Property

Malcolm Hartley, Project Manager