

ITEM 13. TENDER – ALEXANDRIA TOWN HALL - FAÇADE, ROOF AND INTERIOR RESTORATION

FILE NO: S121245

TENDER NO: 1667

SUMMARY

This report provides details of the tenders received for the Alexandria Town Hall façade, roof and interior restoration project.

The extent of the work covers remediation, restoration and repairs to the exterior and interior rendered masonry, chemical waterproofing, painting to the exterior and interior, restoration of heritage timber windows and doors and repointing of the front façade heritage brickwork. Heritage restoration of the main hall ceiling and anteroom, minor structural repairs and remediation to emergency egress stairs for the building will also be undertaken.

Associated management and liaison with the adjacent neighbours and public are a high priority within the contract. The building is circa 1881-1928 and has hazardous materials management requirements due to lead paint throughout the interior and exterior of the building.

This report recommends that Council accept the tender offer of Tenderer 'A' for the Alexandria Town Hall façade, roof and interior restoration project.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for Alexandria Town Hall – façade, roof and interior restoration;
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contract and exercise any options relating to the tender; and
- (C) Council approve an increase in budget costs for this financial year, as shown in Attachment A to the subject report.

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 refurbishment works at Alexandria Town Hall, 73 Garden Street, Alexandria include the repairs to the exterior and interior rendered masonry, chemical waterproofing, exterior and interior painting, repair and rebuild of heritage timber windows and doors and repointing of the front façade heritage brickwork. Heritage restoration of the main hall ceiling and anteroom, minor structural repairs and remediation to emergency egress stairs for the building will also be undertaken.
2. Associated management and liaison with the adjacent neighbours and public are a high priority within the contract. The building is circa 1881-1928 and has hazardous materials management requirements due to lead paint throughout the interior and exterior of the building.
3. The proposed remediation and repair work represent a restoration of the Alexandria Town Hall, which will ensure it continues to function as a venue for hire to meet the future needs of the community through the provision of an accessible, safe and usable space that maintains the historic building.

INVITATION TO TENDER

4. The tender was open to the public from 25 October 2016 to 22 November 2016.
5. It was advertised in The Sydney Morning Herald and The Daily Telegraph newspapers and Council's E-tender website on 25 October 2016.

TENDER SUBMISSIONS

6. Two submissions were received from the following organisations (listed alphabetically):
 - HBS Group Pty Ltd
 - Murphy's Group Services Pty Ltd

TENDER EVALUATION

7. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
8. The single conforming tenderer has been identified within the confidential Tender Evaluation Summary – Attachment A
9. Both submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) the lump sum price and schedule of price;
 - (b) demonstrated managerial capability, experience in works of a similar nature including heritage;
 - (c) qualifications, experience, nominated personnel and subcontractors;
 - (d) capacity to achieve the required project program;
 - (e) proposed methodology including traffic and environmental management;

- (f) Work Health and Safety; and
- (g) financial and commercial trading integrity including insurances.

PERFORMANCE MEASUREMENT

10. The City will ensure that performance standards are monitored during construction by:
- (a) monitoring key performance indicators to measure the performance of the successful tenderer during the works. Performance results will be used to determine the suitability of contractors for future works;
 - (b) reviewing and monitoring the Contractor's program and assessing monthly progress claims;
 - (c) reviewing work method statements, samples, submissions, hold points and product data;
 - (d) attending regular inspections of the works and conducting weekly site meetings with the Head Contractor; and
 - (e) ensuring the works are in accordance with the contract documents such as architectural and contract drawings, specifications, contract preliminaries and general requirements.

FINANCIAL IMPLICATIONS

11. Additional funds are required for this project due to the preferred tender exceeding the pre-tender estimate. Acceptance of the recommended tender will therefore require Council to increase the budget, as detailed in confidential Attachment A.

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 following shows the program to be followed for the refurbishment works:

- | | |
|----------------------------|--------------|
| (a) Contract Award | March 2017 |
| (b) Commence Construction | April 2017 |
| (c) Construction Completed | October 2017 |

OPTIONS

16. Council has the following options in regard to this tender:
- (a) accept the tender and award the contract to Tenderer A, which is recommended; or
 - (b) reject all tenders and re-advertise with a reduced scope of works, which is not recommended as this fails to meet the program and success criteria of project outcomes; or
 - (c) a partial delivery of works, do nothing approach or undertaking the work in future years is not recommended as further deterioration of the building will lead to higher costs and limit community use.

PUBLIC CONSULTATION

17. The concept plans have been discussed with internal and external stakeholders.
18. There are two tenancies within the building, South Sydney Community Aid and the Milk Crate Theatre. Engagement with both parties has been undertaken to ensure they are aware of the extent and timing of the work.

AMIT CHANAN

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