

**ITEM 16. TENDER – 110-122 OXFORD STREET ROOF UPGRADE**

**FILE NO: X006220**

**TENDER NO: 1681**

**SUMMARY**

The City of Sydney owns the building at 110-122 Oxford Street, Darlinghurst. The property was constructed in the early 1900s. This report provides details of the tenders received for the roof upgrade and replacement at 110-122 Oxford Street, Darlinghurst.

The roof upgrade consists of a full like-for-like replacement of the deteriorated waterproof membrane on the roof of 110 Oxford Street and replacement of the corrugated steel sheet roof at 120-122 Oxford Street.

The works include:

- remedial structural works to the parapet walls;
- replacement of parapet capping;
- removal and replacement of asbestos containing fibre cement sheeting on the roof of 120-122 Oxford Street; and
- rebuilding of the stair housing on the roof of 110 Oxford Street.

The roof upgrade works are being undertaken with the objective to replace items in line with life cycle, as well as eliminating any leaks down to the levels below stemming from roof imperfections and/or penetrations.

This report recommends that Council accept the tender offer of Tenderer 'A' for the 110-122 Oxford Street roof upgrade.

**RECOMMENDATION**

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'A' for the 110-122 Oxford Street roof upgrade; 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 Council property was constructed in the early 1900s. The rooftop of the four-storey building at 110-112 Oxford Street is constructed with a trafficable waterproof membrane separated by parapet walls with a corrugated steel sheet roof encompassing the entirety of the roof at 120-122 Oxford Street.
2. The building is located within the Oxford Street Heritage Conservation Area. The existing rooftop area is approximately 800 square metres, while the project area consists of approximately 650 square metres.
3. The existing roof condition has severely deteriorated due to its age.
4. The new roof is to be trafficable for service personnel and is not for public use.
5. The works will comprise a full like-for-like replacement of the waterproof membrane and steel sheet roof including:
  - (a) remediation of the parapet walls;
  - (b) removal and replacement of the asbestos containing fibre cement sheeting on the steel sheet roof at 120-122 Oxford Street;
  - (c) rebuilding of the stairwell housing at 112 Oxford Street; and
  - (d) replacement of the parapet capping on 120–122 Oxford Street.
6. The works will require development approval due to the heritage status of the building and extent of the scope of works.

**INVITATION TO TENDER**

7. The tender was advertised in The Daily Telegraph and The Sydney Morning Herald and on Council's E-tender website on 29 November 2016 and closed on 20 December 2016.

**TENDER SUBMISSIONS**

8. Four submissions were received from the following organisations (listed alphabetically):
  - A Fine Horse Pty Ltd;
  - Murphy's Construction Pty Ltd
  - Sullivan's Construction Pty Ltd
  - Trademark Restoration
9. No late submissions were received.

**TENDER EVALUATION**

10. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
11. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment A.
12. All submissions were assessed in accordance with the approved evaluation criteria being:
  - (a) the lump sum price and schedule of prices;
  - (b) demonstrated capacity and technical ability to carry out the work under the contract showing experience and capability in past projects;
  - (c) demonstrated capability, qualifications, experience and number of personnel;
  - (d) proposed program;
  - (e) proposed methodology and site management plan, materials and warranties, environmental management;
  - (f) Workplace Health & Safety; and
  - (g) financial and commercial trading integrity including insurances.

**PERFORMANCE MEASUREMENT**

13. 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**

14. There are sufficient funds allocated for this project within the 2016/17 capital works budget.

**RELEVANT LEGISLATION**

15. 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.
16. 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.
17. 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**

18. The project is currently scheduled to commence in March 2017 and be completed by May 2017.

**CONSULTATION**

19. All tenants have been notified of the proposed works.

**AMIT CHANAN**

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