

Tender - Sydney Town Hall Facades Stage 3 Stonework Contract

File No: X013343.003

Tender No: 1968

Summary

This report provides details of the tenders received to undertake conservation work for the Sydney Town Hall Facades Stage 3 Stonework Contract.

The Sydney Town Hall Façade Conservation Stage 3 works represent the final stage of a broader Sydney Town Hall external conservation project. Previously delivered conservation works for Sydney Town Hall include the Clock Tower (Stage 1) in 2012 to 2014, and works to the east and north facades and a portion of the south façade (Stage 2) in 2013 to 2015.

Works for Stage 3 are focused on stonework masonry repairs to the southern, western and clerestory facades, repair work to the roofs and external stairs, as well as refurbishment of the clerestory stained glass to the Centennial Hall. Refurbishment of the stained glass is the subject of a separate contract, due to the specialist nature of the works involved.

This tender relates to the Stonework Contract which covers restoration and repairs to the masonry of the southern, western and clerestory facades, as well as repairs to the roof areas, external stairs and the vestibule dome.

This report recommends that Council accept the tender offer of Tenderer A for Sydney Town Hall Facades Stage 3 Stonework Contract.

Recommendation

It is resolved that:

- (A) Council accept the tender offer of Tenderer A for Sydney Town Hall Facades Stage 3 Stone Contract for the price and contingency outlined in Confidential Attachment A to the subject report; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contract relating to the tender.

Attachments

Attachment A. Tender Evaluation Summary (Confidential)

Background

1. Construction of the Sydney Town Hall commenced in 1868 and is one of the finest examples of High Victorian Second Empire architecture in the country. The elaborately decorated exterior (and interior) is significant and includes the first known use of Australian flora and fauna in an architectural setting.
2. The Sydney Town Hall Façade Conservation Stage 3 works represent the final stage of a broader external conservation project. Previously delivered conservation works include the Clock Tower (Stage 1) in 2012-2014, and sandstone masonry work to the east and north facades and a portion of the south façade, and east façade lighting replacement (George Street facing) (Stage 2) in 2013-2015. Past and future works are being undertaken in accordance with the building's Conservation Management Plan.
3. The works for Stage 3 are focused on the southern, western and clerestory facades, roofs, northern stairs, the vestibule dome and the clerestory stained glass in Centennial Hall. The planned conservation works include sandstone masonry, roof works and stained glass window refurbishment.
4. The Stage 3 scope was presented to Council and endorsed in December 2018.
5. As detailed in the Project Scope - Sydney Town Hall Façade Conservation Stage 3 report endorsed by Council on 10 December 2018, the works for Stage 3 have been split into two contracts, one contract for the stained glass windows, and one contract for the sandstone and roof works, the latter of which is the subject of this tender report. Both projects will be running concurrently.

Invitation to Tender

6. The tender was advertised on 17 September 2019 in The Sydney Morning Herald and The Daily Telegraph, and online through Tenderlink. The tender remained open until 19 November 2019.

Tender Submissions

7. Three submissions were received from the following organisations:
 - HBS Group Pty Ltd;
 - Stone Mason & Artist Pty Ltd; and
 - Traditional Restoration Company Pty Ltd.
8. No late submissions were received.

Tender Evaluation

9. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
10. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
11. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) demonstrated experience, capability and qualifications in works of similar nature;
 - (b) proposed key personnel, percentage allocation, qualifications, experience and capacity, including nominated site management and sub-contractors;
 - (c) proposed program / staging;
 - (d) construction methodology, including pedestrian and traffic management and environmental management;
 - (e) Work Health and Safety;
 - (f) financial and commercial trading integrity, including insurances; and
 - (g) lump sum price and schedule of prices.

Performance Measurement

12. The performance of the contractor under the Sydney Town Hall Facades Stage 3 - Stonework Contract will be evaluated and measured by:
 - (a) reviewing the contractor's program and methodology;
 - (b) reviewing the contractor's samples and submissions;
 - (c) attending regular inspections of the works, including safety inspections;
 - (d) conducting regular site meetings with the contractor; and
 - (e) ensuring the works are in accordance with the contract documents, such as the drawings and specifications, preliminaries and general conditions of contract.

Financial Implications

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

Relevant Legislation

14. The tender has been conducted in accordance with the Local Government Act 1993 (NSW), the Local Government (General) Regulation 2005 (NSW) and the City's Contracts Policy.
15. Attachment A contains confidential commercial information of the tenderers and details of the City's tender evaluation and contingencies which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
16. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise the City's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

17. The Stage 3 stoneworks will commence in early to mid 2020 and take approximately two years to complete.
18. On site works will be coordinated with scheduled events at the Sydney Town Hall to minimise disruption. Some flexibility around programmed works is required and the events team will be consulted throughout the project.

Options

19. If the stonework is not repaired, the fine detailing on the façade of the Sydney Town Hall would gradually disappear (i.e. causing loss of heritage fabric). There may also be water damage to the fabric of the building.
20. Sydney Town Hall is a nationally significant heritage building and should be preserved for future generations. The Stage 3 stoneworks represent the final stage of a broader external conservation project and, as such, the option of deferring or cancelling these works is not considered prudent.

Public Consultation

21. Consultation regarding the project has previously been held with relevant NSW State Government Departments, St Andrews Cathedral and School, the City's Design Advisory Panel and Transport for NSW.
22. Consultation has also taken place with other relevant stakeholders such as the Sydney Town Hall Events Staff, Town Hall Arcade, Security and Ventia.
23. Consultation will be ongoing with both internal and external stakeholders throughout the project.

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