

Cancellation of Tender - Façade Remediation and Lighting - 343 George Street, Sydney

File No: X021558

Tender No: 1975

Summary

This report provides details of the tenders received for 343 George Street Façade Remediation and Façade Lighting.

343 George Street was purchased by the City in 2010.

A Conservation Management Plan was prepared in 2002 and an update prepared in 2018.

A series of façade investigations have occurred which have identified the need to undertake remedial works to the façade including sandstone, steel and bronze windows and cement rendered surfaces.

The tendered scope of works includes stonework replacement and repair; repair of steel and bronze windows; repair and painting of cement rendered surfaces in Barrack Lane; and façade lighting of the George and Barrack Street facades.

This report recommends that Council decline to accept the tender submission of Tenderer A and cancel the tender for 343 George Street Façade Remediation and Lighting as the tender offers were non-compliant.

Recommendation

It is resolved that Council:

- (A) decline to accept the tender offer of Tenderer A for 343 George Street Façade Remediation and Lighting; and
- (B) cancel the tender for 343 George Street Façade Remediation and Lighting.

Attachments

Attachment A. Tender Evaluation Summary (Confidential)

Background

1. 343 George Street was purchased by the City in 2010. Office space within this building is almost fully let to tenants. The property is bordered by Barrack Street to the south, George Street to the east, and Barrack Lane, partially separating it from the building located at 341 George Street.
2. The building was completed in 1925 as the headquarters for the Commercial Banking Corporation of Sydney. The building is listed on the State Heritage Register.
3. A Conservation Management Plan was prepared in 2002 and an update prepared in 2018.
4. A series of façade investigations have occurred which have identified the need to undertake remedial works to the façade including sandstone, steel and bronze windows, and cement rendered surfaces.
5. The façade of this facility is on a maintenance schedule that regularly inspects and makes safe where required the elements of the façade.
6. Concurrently, the City has developed a lighting masterplan for Martin Place as a separate project. The façade works to 343 George Street provide the opportunity to implement the first component of the lighting masterplan. The two projects, façade remediation and façade lighting, have been combined to be delivered as a single project.
7. A major aspect of the project has been to develop methodologies which minimise the impact on tenants. To this end, the tender process has included both an Expression of Interest process to identify the most suitably qualified contractors and an Early Contractor Involvement process to allow materials handling and remediation methodologies to be fully explored with the industry prior to the submission of tenders.

Invitation to Tender

8. The Expression of Interest was issued to the market on 19 July 2019 and closed on 13 August 2019. The Early Contractor Involvement commenced 17 October 2019 and tenders closed on 31 January 2020. Tenderers were invited to submit two options: Option 1 – Repair windows in-situ, and Option 2 – Remove windows and repair in workshop.

Tender Submissions

9. One submission was received from the following organisation:
 - HBS Group Pty Ltd.
10. No late submissions were received.
11. Two organisations who were invited to tender as a result of the Expression of Interest process and participated in the Early Contractor Involvement process, withdrew prior to the close of tender.

Tender Evaluation

12. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
13. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.

Financial Implications

14. Currently there are funds available in 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 Procurement and Contract Management Policy.
16. Local Government Act 1993 - Section 10A provides that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
17. 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.
18. 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

19. Cancellation of Tender notification letter to be issued to Tenderer A following resolution of Council.

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