

Tender - T-2021-611 - Town Hall House Façade Remediation**File No: X008580.001****Tender No: T-2021-611****Summary**

This report provides details of the tenders received for the Town Hall House Façade Remediation Project.

Town Hall House is a high-rise office building located at 456 Kent Street Sydney, bordered by Druitt Street to the North, Kent Street to the West, and Sydney Square to the South. The property description of Sydney Town Hall and Town Hall House is Lot 1 DP 600413.

Town Hall House was constructed in the 1970s and is of local heritage significance.

The project scope has been developed including the cleaning of all the 50-year-old building façade elevations, repair of spalling concrete, repairs to pre-cast panel joints, repair of window gaskets, repairs to sun blades, and the treatment of ferrous inclusions. This will ensure that the building continues to perform adequately for the next 25 years or more.

This report recommends that Council accept the tender offer of Tenderer D for the Town Hall House Façade Remediation Project.

Recommendation

It is resolved that:

- (A) Council accept the tender offer of Tenderer D for the Town Hall Façade Remediation Project for the price and contingency outlined in Confidential Attachment A to the subject report;
- (B) Council note that the total contract sum and contingency for the Town Hall House Façade Remediation project is outlined in Confidential Attachment A to the subject report; and
- (C) authority be delegated to the Chief Executive Officer to finalise, execute, and administer the contracts relating to the tender.

Attachments

Attachment A. Tender Evaluation Summary (Confidential)

Background

1. Town Hall House is a high-rise office building located at 456 Kent Street Sydney, bordered by Druitt Street to the North, Kent Street to the West, and Sydney Square to the South. The property description of Sydney Town Hall and Town Hall House is Lot 1 DP 600413.
2. The building was designed in 1970 by Ken Woolley of Ancher Mortlock & Woolley and influenced by the Brutalist style and its sophisticated use of pre-cast concrete.
3. A Conservation Management Plan was prepared in 2016.
4. In 2020, Council resolved to list Town Hall House under the Sydney Local Environmental Plan 2012 as a locally significant building including significant interiors.
5. As part of the City's regular inspections of this building the proposed scope of remediation works was developed to ensure that the building continues to perform adequately for the next 25 years.
6. In 2020, an audit of the building façade identified various issues that require remediation. The proposed works include cleaning of all the building façade elevations, repair of spalling concrete, repairs to pre-cast panel joints, repair of window gaskets, repairs to sun blades, and the treatment of ferrous inclusions.
7. A key outcome of the project has been to develop remedial and cleaning methodologies to minimise the impact on City operations and tenants. To this end, significant investigative and trial works were completed to allow remediation methodologies and materials handling to be fully explored with the façade engineer and heritage consultants prior to the submission of tenders.
8. The works were granted a local heritage exemption (HWC/2022/377) on 22 December 2022 under the Environmental Planning and Assessment Act 1979 section 4.1(1) and Clause 5.10(3)(a)(i) and (ii) of the Sydney Local Environmental Plan 2012) as the proposed remediation works are of a minor nature and maintain the heritage fabric of the building.

Invitation to Tender

9. A two-step procurement process was undertaken for the remediation work for Town Hall House Façade Remediation project, commencing with an Expression of Interest to identify the most suitably qualified contractors, followed by a Request for Tender.
10. The Request for Expression of Interest E-2021-644 was advertised through Tenderlink on 31 March 2022 and closed on 5 May 2022.
11. The Request for Tender was advertised through Tenderlink on 16 November 2022 seeking submissions from six shortlisted suppliers. The tender closed 23 December 2022.

Tender Submissions

12. Six submissions were received from the following organisations:

- Belmadar Pty Ltd (ABN 53 156 053 351)
- Duratec Limited (ABN 94 141 614 075)
- Freyssinet Australia Pty Ltd (ABN 15 002 617 736)
- HBS Pty Ltd (ABN 58 117 976 164)
- Rapid Construction Pty. Limited (ABN 35 003 963 620)
- R.M. Watson Pty Ltd (ABN 13 000 264 602)

13. No late submissions were received.

Tender Evaluation

14. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.

15. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.

16. All submissions were assessed in accordance with the approved evaluation criteria being:

- (a) The lump sum price and schedule of prices.
- (b) Company information, references, and technical ability to carry out the works as stated within this RFT, including demonstrated previous experience in delivering heritage façade remediation works within multi-storey occupied buildings.
- (c) Proposed delivery of methodology including the proposed staging, building facade access methods and management plans.
- (d) Specified Project Team Personnel & Sub-Contractors skills and qualifications including position, percentage of time on the project, relevant experience, and references.
- (e) Program including proposed progression or staging of works across each elevation of Town Hall House and duration of works for each elevation.
- (f) Work, Health, and Safety.
- (g) Financial and commercial trading integrity including insurances.

Financial Implications

17. There are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates.
18. The total contract sum and contingency for Town Hall House Façade Remediation Project is detailed in Confidential Attachment A.

Relevant Legislation

19. The tender has been conducted in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2021.
20. The works were granted a local heritage exemption (HWC/2022/377) on 22 December 2022 under the Environmental Planning and Assessment Act 1979 section 4.1(1) and Clause 5.10(3)(a)(i) and (ii) of the Sydney Local Environmental Plan 2012) as the proposed remediation works are of a minor nature and maintain the heritage fabric of the building.
21. 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.
22. 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.
23. 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

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| 24. Award Contract | April 2023 |
| 25. Construction commencement (On Site) | October 2023 |
| 26. Anticipated construction completion | November 2024 |

Options

27. Alternative options are to delay or not undertake the façade remediation works. These options are not recommended based on the advice of recent building condition audits and façade engineer's reports that identified various issues that require remediation in the short to medium term.

KIM WOODBURY

Chief Operating Officer

Kevin Chahoud, Senior Project Manager