ITEM 5

REF: CM5/09

NORTH BEACH BATHERS PAVILION - TENDER NO. T08-07 FOR THE PROVISION OF
ARCHITECTURAL DESIGN AND CONSULTANCY SERVICES

Report of Acting Manager Infrastructure (MH) 12/01/09 04.17.02.209

PRECIS

This report is submitted in accordance with the requirements of the Local Government Act 1993
and the Local Government (General) Regulation 2005 and recommends the acceptance of a tender
for the provision of architectural design and consultancy services, including heritage management to
Council at North Beach Bathers Pavilion, North Wollongong. The Bathers Pavilion is listed on the
State Heritage Register.

RECOMMENDATION

1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a),
Council accept the tender of Conybeare Morrison International Pty Ltd for the provision
of architectural design and consultancy services, including heritage management for the North
Beach Bathers Pavilion at North Wollongong for the tendered sum of $148,480
(GST excluded).

2 Council delegate to the General Manager the authority to execute any document required
to give effect to this resolution.

3 Council grant authority for the use of the Common Seal of Council on all documents, should
it be required to give effect to this resolution.

4 Before proceeding to Development Application a further report be brought back to Council
following the concept design, costing and business plan development.

BACKGROUND

A report was submitted to the Council meeting of 24 June 2008 outlining the status of the proposed
refurbishment and redevelopment of the North Beach Bathers Pavilion. At that meeting, Council
sought a further report reviewing the options for future development of the Bathers Pavilion.

In considering an alternative development of the building in line with the Draft Conservation Plan
of Management, it is proposed to accommodate a single storey commercial space in one of the
changing room wings. The consultant will be required to provide two alternative options in regard
to the location of the commercial space. Options will need to explore the use of the floor space in
the northern or southern wing of the Pavilion.

It is proposed to create a casual dining facility in the form of a restaurant/café. The basic
requirements for each of the functions are as follows:

- Public access and Lifeguards’ rooms are to be retained in the central portion of the Pavilion.
- New commercial uses are to be located in one of the changing room wings.
- Part of the Pavilion is to be retained for dressing and change functions. The northern
dressing area is considered to be appropriate for this use, and to be adapted to accommodate
public toilets including male and female facilities, change rooms and facilities for people with
disabilities.

An expression of Interest was called for the architectural design consultancy. Subsequently Tenders
were invited by selecting the nine (9) highest ranked companies from the Expression of Interest
(EOI) process, with tendering closing at 3.00 pm on 28 November 2008. Eight (8) conforming
tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a
Tender Assessment Panel comprising representatives from the Property and Recreation, Finance, Governance and Information and Infrastructure Divisions. Details of the eight (8) tenders are listed in Table 1.

Table 1 – Summary of Tenders

<table>
<thead>
<tr>
<th>Company</th>
<th>Tendered Price ($) (Excl. GST)</th>
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<tbody>
<tr>
<td>BHI Architects</td>
<td>71,809</td>
</tr>
<tr>
<td>Caldis Cook Group</td>
<td>74,470</td>
</tr>
<tr>
<td>Conybeare Morrison International</td>
<td>148,480</td>
</tr>
<tr>
<td>Crawford Architects</td>
<td>290,000</td>
</tr>
<tr>
<td>Graham Bell Bowman Architects</td>
<td>169,600</td>
</tr>
<tr>
<td>Jackson Teece</td>
<td>198,200</td>
</tr>
<tr>
<td>PTW Architects</td>
<td>170,000</td>
</tr>
<tr>
<td>Tonkin Zulaikha Greer Architects</td>
<td>198,200</td>
</tr>
</tbody>
</table>

ASSESSMENT

The Tender Assessment Panel carried out a preliminary assessment of all eight (8) tenders. Given the high profile community interest in this project, the tender assessment panel engaged the NSW Government Architects Office to assist the tender panel in interviewing the top three (3) ranked tenderers (BHI Architects, Caldis Cook Group and Conybeare Morrison International) and provide advice on which company had the appropriate experience and ability to best undertake this project.

The NSW Government Architects Office has recommended to Council that Conybeare Morrison International Pty Ltd be appointed (although they were not the lowest tender). The tender assessment panel endorses the recommendation for the engagement of Conybeare Morrison International Pty Ltd.

PROPOSAL

It is proposed to engage Conybeare Morrison International Pty Ltd, to carry out design works in accordance with the specifications developed for the project. The recommended tenderer has extensive experience and expertise in heritage architecture, adaptive reuse, fabric assessment, Environmentally Sustainable Development (ESD) initiatives, urban and interior design.

On completion of the concept design phase, which is expected to be completed by the end of March 2009, a feasibility assessment will be completed and reported back to Council. Other actions to follow are –

- Consultation (internal and community)
- Development Application
- Detailed Design
- Tender and Construction

CONSULTATION AND COMMUNICATION

The State Heritage Office has been informed of the proposed design works and the relevant government authorities, community groups and stakeholders will be contacted and consulted as part of the design and approval process.
PLANNING AND POLICY IMPACT
This tender process has been conducted in line with Council’s Procurement Policy and Procedures. The State Heritage Office has been informed of the design works and NSW Government Architects Office consulted.

RISK ASSESSMENT
Conybeare Morrison International Pty Ltd is a quality assured company and has been assessed against Occupational Health and Safety, Risk Management and Environmental and Building Standards.

FINANCIAL IMPLICATIONS
The 2008/09 Capital Budget has an allocation of $100,000 to cover the design phase with approximately $87,000 remaining unallocated to date. This allocation will provide sufficient funds to cover design costs to June 2009 with the remaining funds of $61,480 to be provided for in the 2009/10 Draft Capital Budget which is currently being prepared.

A construction budget will be developed following site analysis, concept design and costing. An application has been made to the State Heritage Office for funding.

CONCLUSION
Conybeare Morrison International Pty Ltd has submitted an acceptable tender and the tender panel recommends they be appointed for this project. Acceptance of the tender will allow the design work to proceed.

<table>
<thead>
<tr>
<th>Name</th>
<th>Position Title</th>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Herraman</td>
<td>Senior Civil Design Engineer</td>
<td>15/1/09</td>
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</tr>
<tr>
<td>Michael Malone</td>
<td>Acting Manager Infrastructure</td>
<td>15/1/09</td>
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<tr>
<td>Peter Kofod</td>
<td>Director Infrastructure + Works</td>
<td>15/1/09</td>
<td></td>
</tr>
<tr>
<td>David Farmer</td>
<td>General Manager</td>
<td>19/1/09</td>
<td></td>
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ATTACHMENTS
1. T08-07 Location Plan
2. T08-07 Photograph
North Beach Bathers Pavilion – Wollongong NSW