



Hawkesbury City Council

ordinary
meeting
business
paper
supplementary

date of meeting: 13 March 2001

location: Council Chambers

time: 7.30pm

ORDINARY MEETING

Supplementary Table of Contents

Meeting Date: 13 March 2001

Page 2

ITEM	SUBJECT	PAGE
-------------	----------------	-------------

SUPPLEMENTARY AGENDA

-	SECTION 4 - Reports for Determination	
40:	Development of Former Hawkesbury Hospital Site P731/3005 PT7/GMA/ORC13LAX.G15	4
41:	Documents for Execution Under Seal GC283/060/CSV/ORC13LBX.C14	7

oooO END OF TABLE OF CONTENTS Oooo



ordinary

4
section

reports
for determination

ITEM: 40 Development of Former Hawkesbury Hospital Site**FILE NUMBER:** P731/3005 PT7/GMA/ORC13LAX.G15**REPORT:**

Tenders for expression of interest to design, document and contract administration for the new buildings and restoration of the existing heritage buildings have been called, with submissions received from 17 organisations:

ARCHITECTS	\$ TOTAL @ FEE PROPOSAL
DALECREST CONSTRUCTION	292,450
THRUM ARCHITECTS	716,215
McCONNELL SMITH & JOHNSON	769,815
MGT ARCHITECTS	786,000
STEPHENSON & TURNER	799,800
CONYBEARE MORRISON & PARTNERS	801,000
PONT WILLIAMS & LEROY	812,350
THE BUCHAN GROUP	816,400
BREWSTER HJORTH ARCHITECTS	857,875
THE COX GROUP	925,975
WOODHEAD INTERNATIONAL	960,900
BLIGH VOLLER NIELD	972,000
GROUP GSA	995,850
ROOT PROJECTS AUSTRALIA	1,085,000
COLIN GING & PARTNERS	1,188,370
ANCHER/MORTLOCK/WOOLLEY	1,199,300
PEDDLE THORP & WALKER ARCHITECTS	1,224,580
AVERAGE	931,964

It was difficult to compare the costs with the submissions as there was a difference in the number and type of sub-consultants used and, more particularly, in contract administration. For example, in terms of contract administration some architects were having their principals attend the site on a daily basis, whereas others were having someone attend the site on a fortnightly or less basis. This provides a significant difference in costs of between \$60,000 to \$100,000.

Further information was sought, again with some considerable variations. The following is an adjustment of the fees to provide for a comparison on a similar basis. To arrive at this figure it was assumed that the restoration contract period would be around 36 weeks, the library construction contract period around 80 weeks, that the Council would require the architect to visit each job once each week, the engineer to visit the restoration five times and the new library commercial building 45 times.

These assumptions are based on an analysis of all the fee proposals and the judgement of these:

ARCHITECTS	RANKED BY \$ TOTAL ORIGINAL ADJUSTED FOR COMPARISON
McCONNELL SMITH & JOHNSON	769,815
PONT WILLIAMS & LEROY	775,250
THRUM ARCHITECTS	789,853
STEPHENSON & TURNER	799,800
MGT ARCHITECTS	823,400
CONYBEARE MORRISON & PARTNERS	855,300
THE BUCHAN GROUP	861,080
BREWSTER HJORTH ARCHITECTS	872,275
BLIGH VOLLER NIELD	972,000
WOODHEAD INTERNATIONAL	1,003,400
GROUP GSA	1,015,450
THE COX GROUP	1,058,815
ROOT PROJECTS AUSTRALIA	1,111,400
COLIN GING & PARTNERS	1,159,420
PEDDLE THORP & WALKER ARCHITECTS	1,224,580
ANCHER/MORTLOCK/WOOLLEY	1,232,100
AVERAGE	957,746

The submissions were then evaluated by three staff members using the qualification based selection guide of the Royal Australian Institute of Architects. Based on that evaluation and costs, seven were chosen for detailed interview. These were: Stephenson & Turner; Woodhead International; Conybeare Morrison and Partner; McConnel Smith & Johnson; Brewster Hjorth Architects; Pont Williams & Leroy Architects and MGT Architects.

As a result of the submissions and interviews, four have been agreed as a short list: Stephenson & Turner; Brewster Hjorth Architects; Pont Williams & Leroy Architects and MGT Architects. Given the importance and cost to the project it is recommended that a limited competition be run among the four and then one be appointed to the project. It is considered, given the cost and time spent on the work to date, that a fee recognising the additional work requested should be paid with \$5,000 considered reasonable.

RECOMMENDATION:

That a fee of \$5,000 (five thousand dollars) be paid to architects: Stephenson & Turner; Brewster Hjorth; Pont Williams & Leroy and MGT to provide further details in plan and elevation form as to how the site could be redeveloped for the buildings proposed, including the restoration of the former buildings.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 40 Oooo

ORDINARY

Meeting Date: 13 March, 2001

Item: **41**

ITEM: 41 **Documents for Execution Under Seal**

FILE NUMBER: GC283/060/CSV/ORC13LBX.C14

REPORT:

Residential Tenancy Agreement
GC283/060

Between Council and Hank Shollenberger and Ann Maree Campbell for 1 Old Sackville Road, Wilberforce, being a three bedroom home for a term of 12 months at a rental of \$175 per week.

RECOMMENDATION:

That the Seal of Council be affixed to the above document.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 41 Oooo



ordinary
meeting

end of paper