

Background summary of contract

Sydney Water refurbishes assets and facilities of heritage significance according to the requirements of the *NSW Heritage Act (1977)*. This project is the refurbishment of a sewage pumping station (SP0001) and is the second stage of work within a three year program of high priority works.

Sewage pumping station SP0001 on William Henry Street Ultimo, is of exceptional heritage significance for its historic, aesthetic and technical contribution to wastewater systems in early Sydney. It was part of an original network of twenty pumping stations constructed about 1900 to intercept wastewater from low lying areas around Sydney Harbour. SP0001 was the largest pumping station in this network and the controlling station for the other first generation of sewage pumping stations. SP0001 is an excellent example of a substantial and prominent industrial building. Designed in the Federation Free style, it retains considerable streetscape value due to its scale, colour, texture and location.

SP0001 consists of two parts: a superstructure made up of a rectangular two-storey load-bearing brick building and a substructure of concrete below street level.

However, all scope for this request for tender is restricted to the superstructure. All areas of the substructure are out of scope.

Since Sydney Water stopped using the upper floor of SP0001 about 20 years ago, we have done only basic maintenance. We engaged heritage architects Hector Abrahams Architects Pty Ltd to write specifications and detail drawings for this tender to ensure that the scope of works for this project enables us to preserve the built fabric of the structure.

The façade to SP0001 features Sydney sandstone stringer courses, sills and lintels, archways and bases which require various degrees of repairs including resurfacing, patching and in some cases replacement.

The scope of works broadly includes:

- demolishing redundant structures
- repairing sandstone
- repairing and repointing brickwork
- treating and removing hazardous building materials
- refurbishing the upper floor
- re-instating deleted doors and windows from the building façade
- reconfiguring the upper floor lavatory and kitchen amenities
- supplying and installing air-conditioning to the upper floor
- repairing carpentry and joinery
- painting and decorating
- reinstating timber gates to their original form
- reinstating the slate roof to its original form.

Mandatory Criteria

M1 Assessed financial capability

M2 Work Health and Safety (minimum requirements)

- a). Comply with the requirements of the NSW Government Work Health and Safety Management Systems and Auditing Guidelines (Edition 5) and must be accredited by Sydney Water or one of the NSW Government Construction Consultative Committee Members.
- b). Hazard Control Plan for SP0001 assessed as satisfactory to Sydney Water
- c). Past WHS performance, assessed as satisfactory to Sydney Water

- d). Implementation of the Co-operative Research Centre for Construction Innovation *A Construction Safety Competency Framework*
- M3 Management systems
 - a). Quality Management System independently certified to *AS/NZS ISO 9001*
 - b). Environment Management System independently certified to *ISO14001*
- M4 Demonstrated past performance and experience
 - a). Demonstrated company experience during the past five years in managing a minimum of either:
 - i) three heritage refurbishment projects to the value of at least \$350,000 each
 - ii) one heritage refurbishment project exceeding \$1,000,000

Industry briefing

An industry briefing shall be held at Sydney Water's Head Office:

Where: 1 Smith Street Parramatta NSW 2150

Time: 9:00 am to 11:00am

When: Thursday 26 February. 2015

Pre-registration is mandatory.

Off street parking is not available to prospective tenderers.

Site inspection

At the industry briefing, we will provide details of times and dates for attendees to inspect SP0001. Prospective tenderers should note that there is no off street parking at SP0001 Ultimo for site inspections.