

9.1 RAY WALSH HOUSE - ASBESTOS REMOVAL AND REFURBISHMENT

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Paul Bennett, General Manager

1 ANNEXURES ATTACHED

1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Ray Walsh House - Asbestos Removal and Refurbishment”, Council engage Public Works from the Department of Regional NSW as Project Manager to undertake the project on Council’s behalf based on the service fee schedule disclosed in the Confidential Enclosure.

SUMMARY

Council’s administrative headquarters, Ray Walsh House, is currently being vacated due to the failure of the air conditioning system servicing three of the five floors of the building. The air conditioning systems are unable to be repaired or serviced due to the presence of friable asbestos in the form of sprayed Vermiculite fire protection to structural steel floor members. To allow the replacement of the air conditioning systems Council intends to remove all asbestos containing materials (ACM) within the entire building. To facilitate the removal of all ACM demolition of a significant amount of the existing internal structure is required.

COMMENTARY

The project to remove asbestos containing material (ACM) and then fully refurbish Ray Walsh House is a significant undertaking requiring high levels of expertise and experience. While Council has numerous high calibre, professional project managers, none of them have experience in this particular area of ACM management and construction.

Council therefore needs to identify and appoint a suitably qualified project management organisation to take carriage of the project from inception through to completion. Public Works (as part of the Department of Regional NSW) was approached in early July to enquire as to how they may be able to assist in the management of the work involved in the asbestos removal and refurbishment of the building.

Public Works have significant experience and expertise in asbestos removal, building construction and office fit outs, having completed several projects similar in nature in recent times. Full details of their proposal to Council, excluding commercial in confidence information on Page 15, is included **ATTACHED** refer, **ATTACHMENT 1** to this report. The commercial in confidence fee schedule has been included for Councillor information only **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 1**.

The proposal has been considered by the Executive Team and their relevant professional staff and is considered to demonstrate a good understanding of the requirements of each phase of the project, high levels of experience and expertise relevant to the required works, and competitive fees for a complex project of this type. Section 55 3(b) of the Local Government Act provides that because Public Works is a State Government Agency, Council does not have to undertake a formal tender process for “a contract entered into by a council with the Crown (whether in right of the Commonwealth, New South Wales or any other State or a Territory), a Minister of the Crown or a statutory body representing the Crown”.

It is recommended that Council engage Public Works as per their proposal with further ongoing updates provided to Council through each phase of the project.

(a) Policy Implications

Nil

(b) Financial Implications

Phase 1 of the project will be included in the September Quarterly Budget Review Process, with future Phases budgeted for once the total project scope and design process is completed.

(c) Legal Implications

Nil

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Area 9 – Open and collaborative leadership
