

Relevant Information for Council

FILE: X118015.003 **DATE:** 12 December 2025

TO: Lord Mayor and Councillors

FROM: Veronica Lee, Executive Director City Services

THROUGH: Emma Rigney, A/Chief Executive Officer

SUBJECT: Information Relevant To Item 6.7 Tender – T-2024-1383 – City Structures Works

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Purpose

To provide further clarification on City Structures Works contract.

Background

At the meeting of the Corporate, Finance, Properties and Tenders Committee on 8 December 2025, further information was sought on the range, scale and complexity of works expected to be completed under the contract and how the contract relates to other large scale City contracts.

Under the current structures maintenance contract the service provider, Marine and Civil Maintenance, has delivered around 240 projects requiring over 65 staff and specialist sub-contractors.

The range of work completed under the current contract has included structural inspection and design, maintenance and construction services for the upgrade, addition, renewal, and repair of structures adjacent to City owned streets, within parks, open spaces, and along foreshores. These include work to bridges, boardwalks and underpasses, retaining walls and cliffs, seawalls, jetties and pontoons, stairs, ramps and fencing.

The work is generally considered complex and technical regardless of scale and value because it typically requires specialised trades and/or specialised access, equipment, scaffolding, suspended platforms or barges to manage the environmental, heritage, engineering and safety risks and controls required for the project. To undertake these works requires specialised licensed workers, insurances and preparation of detailed management plans to secure work permits and authorisation.

The following examples demonstrate the range, scale and complexity of the works

- (a) Sea Walls
 - (i) Glebe Rowers, Glebe - \$40,000 - pontoon and jetty design
 - (ii) Beare Park, Elizabeth Bay - \$1.6M - scaffolding over water, bespoke stonework and environmental protection
- (b) Bridges
 - (i) Jones Street Lightwell, Ultimo - \$11,000 - propping design for major structural works
 - (ii) 8-9 Pottinger Street, Millers Point - \$500,000 - structural inspection, sandblasting and industrial coating paintwork and metalwork
- (c) Retaining Walls
 - (i) Rodens Lane, Elizabeth Bay - \$19,000 - vertical drains and concreting, working at height, rock cages and bolting
 - (ii) Pirrama Road Crib Wall, Pyrmont - \$950,000 - working at height, soil nailing and vertical concreting
- (d) Steps and Ramps
 - (i) Butler Stairs, Potts Point - \$45,000 - heritage design for bespoke stonework new foundations and custom scaffolding system.
 - (ii) Windmill Steps, Millers Point - \$132,000 heritage steelwork and stonemasonry repair
- (e) Fences
 - (i) Point Street, Pyrmont - \$47,000 - repainting at height more than 12m
 - (ii) Dalgety Road, Millers Point - \$1.2M - 6m high scaffolding, bespoke stonework, leadwork and metalwork to heritage requirements with offsite fabrication
- (f) Parks, Open Space and City Art
 - (i) Cast Iron Canopies, Beare Park - \$60,000 - off site removal, lead based paint sandblasting and gold gilding to heritage requirements
 - (ii) Folly for Mrs Macquarie - \$170,000 - bespoke stone and metalwork in accordance with heritage requirements

- (iii) Alexandria Wetlands Boardwalk - \$400,000 - structural steel strengthening and hardwood boardwalk installation
- (iv) Chelsea Street Wall - \$430,000 - heritage wall rebuild requiring removal of bracing from private property
- (v) Andrew Boy Charlton Pool - \$4M - protective coating and structural steelwork, major timber replacement, concrete repair, waterproofing, timber pile replacement, major scaffold and barge access.

These examples are indicative of the type, scale and complexity of works expected to be completed under the new contract.

The City Structures contract will complement other large scale City contracts such as the City Civil Works contracts that commenced in 2024. While some of the schedule of rate items are similar across the contracts (e.g. concrete work), the works to be performed under the structures contract generally require a higher level of engineering, involving the need for load bearing, suspended and cantilever design and work at height, over waterways and live roads. These works require specialist contractors to deliver and manage the risk appropriately.

Memo from Veronica Lee, Executive Director City Services

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Approved



EMMA RIGNEY

A/Chief Executive Officer