

Tender - T-2025-1691 - Head Design Consultancy - Town Hall Square

File No: X118741

Tender No: T-2025-1691

Summary

This report provides details of the tenders received for Head Design Consultancy Services for the Town Hall Square project.

The proposed Town Hall Square, located within the block bounded by George, Pitt, Park and Bathurst Streets, forms part of the continued transformation of Central Sydney and has been a long-term vision for the City for over 40 years.

In May 2025, Council resolved to accelerate the delivery of Town Hall Square, such that demolition works are targeted to commence by early 2028.

The City has sought tenders from suitably qualified and experienced consultancy teams to provide design, documentation and construction services for the Town Hall Square Project. This Head Design Consultancy Services engagement represents the next step in delivering the Town Hall Square Project.

This report recommends that Council accept the tender of Tenderer A for the provision of Head Design Consultancy Services for the Town Hall Square project.

Recommendation

It is resolved that:

- (A) Council accept the tender of Tenderer A for the provision of Head Design Consultancy Services for Town Hall Square for the price and contingency outlined in Confidential Attachment A to the subject report;
- (B) Council note that the total contract sum and contingency for Head Design Consultancy Services for Town Hall Square is outlined in Confidential Attachment A to the subject report; and
- (C) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contracts relating to the tender.

Attachments

Attachment A. Tender Evaluation Summary (Confidential)

Background

1. The proposed Town Hall Square, located within the block bounded by George, Pitt, Park and Bathurst Streets, forms part of the continued transformation of Central Sydney and has been a long-term vision for the City for over 40 years.
2. In 1982, Council supported the proposal of former Lord Mayor Doug Sutherland to acquire properties on George and Park Streets to deliver an eastern extension of Sydney Square opposite Sydney Town Hall.
3. In 2012, Council endorsed the Sydney Local Environmental Plan which defined the area for the future Town Hall Square project as the properties 532-540 George Street, 542-544 George Street, part 546-552 George Street, 5-7 Park Street, 295-301 Pitt Street, 303-305 Pitt Street and 307 Pitt Street.
4. Between 1985 and 2019 the City acquired 6 of the 7 buildings required for the development of Town Hall Square. The City is currently undertaking a process to acquire the property at 542-544 George Street.
5. In 2021, Council adopted the Town Hall Precinct Public Domain Plan. The plan provides a coordinated response for improvements of streets and public spaces in the precinct and includes Town Hall Square.
6. In May 2025, Council resolved to accelerate the delivery of Town Hall Square such that demolition works are targeted to commence by early 2028.
7. The City has commenced the engagement of consultants to provide services for the delivery of Town Hall Square, including a Head Design Consultant and sub-consultant team. This Head Design Consultancy Services engagement represents the next step in delivering the Town Hall Square Project.

Expression of Interest and Invitation to Tender

8. An Expression of Interest (EOI) (Stage 1) was undertaken to shortlist consultants to proceed to a selected tender process (Stage 2), in accordance with section 55(4) of the Local Government Act 1993 (NSW).
9. The Expression of Interest (E-2025-1679) closed on 23 October 2025. Thirty suppliers provided responses. Two responses were non-compliant.
10. The Expression of Interest was available on Supply Nation and NSW Indigenous Chamber of Commerce (NSW ICC) websites via their member opportunity boards.
11. All EOI submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) Company Capability: Ability to design, document and deliver high quality public spaces.
 - (b) Project Experience: Project examples that demonstrate good design and experience in works of a similar complexity, scale/value and typology.
 - (c) Project Team: Project Team including identified key members from the Head Design Consultant team and key sub-consultants.
 - (d) Financial and commercial trading integrity including insurances.

- (e) Modern Slavery Act Compliance.
12. Four respondents were shortlisted from the EOI process to be invited to participate in a select Request for Tender.
13. The Request for Tender was issued through Tenderlink on 12 November 2025 for a period of 4 and a half weeks. Submissions closed on 15 December 2025.

Tender Submissions

14. Four submissions were received from the following organisations:
- Angelo Candalepas & Associates Pty Ltd (ABN 45 070 219 288)
 - Grimshaw Architects Pty Ltd (ABN 40 124 418 364)
 - Hassell Ltd (ABN 24 007 711 435)
 - Johnson Pilton Walker Pty Ltd (ABN 28 095 778 886)
15. No late submissions were received.

Tender Evaluation

16. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
17. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.

18. All submissions were assessed in accordance with the approved evaluation criteria being:

Evaluation Criteria and Weightings

Evaluation Criteria	Evaluation Weightings %
Project Appreciation: demonstrate project specific understanding, appreciation and approach.	20%
Approach to Technical Considerations: demonstrate experience responding to the technical considerations.	20%
Project Team, Resourcing and Program: Personnel allocation including appropriate allocation of time, fees, personnel project % allocation and project commitments, project team structure, organisational structures and capacity to meet services and program and company systems that align with the values of the City of Sydney.	30%
The lump sum fee and schedule of prices	30%
Financial and commercial trading integrity	Mandatory
Material acceptance of the City's Standard Form Contract	Mandatory
Insurances are compliant with the City's standard insurance requirements	Mandatory

Performance Measurement

19. Performance will be assessed regularly at each project stage, at least annually and at the completion of the contract. Each assessment will form the basis of the Performance Review.
20. The City will ensure that performance standards are monitored by:
- (a) Measuring against Key Performance Indicators indicated in the Request for Tender document, in particular the Schedule of Services
 - (b) Requiring compliance with all the relevant Australian Standard, the Building Code of Australia (NCC) and Council policies
 - (c) Consulting with stakeholders to confirm scope and standards are met
 - (d) Monitoring the program and assessing progress claims against the contract.

Risks

21. This is a large and complex project located in the heart of central Sydney. The project and design safety risk assessments will be continuously reviewed and updated through the life of the project to identify significant risks and proposed control measures.
22. Initial project risk assessments have been undertaken during the development of the project scope and include:
 - (a) Latent conditions identified once construction has commenced - Intrusive site investigations to be completed prior to commencement of works.
 - (b) State Owned Transport Infrastructure Adjoining the Site imposing conditions on design and / or construction - Early consultation and engagement with State agencies has commenced.
 - (c) Construction impacts on surrounding buildings and transport infrastructure - This will be mitigated through sequencing of works, general timing of works, and nominating 'quiet' periods.
23. This approach is within the City's risk appetite, which states that:
 - (a) We are open to taking risks that align with our strategic objectives and are within our capacity to manage effectively.
 - (b) We encourage a culture of responsible risk taking to support innovation, excellence and continuous improvement.
 - (c) We identify and evaluate emerging risks to ensure timely and appropriate responses.

Financial Implications

24. There are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates.
25. The total contract sum and contingency for Head Design Consultancy Services is detailed in Confidential Attachment A.

Relevant Legislation

26. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2021.
27. Local Government Act 1993 - Sections 10A and 10B provide that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business if it is in the public interest to do so.
28. Attachment A contains confidential commercial information of the tenderers and details of Council's tender evaluation and contingencies which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
29. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest. The reasons supporting this are that disclosure of the confidential information would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers. In addition, disclosure of the information provided in the course of the procurement process and the assessment of that information would prejudice the commercial position of the participants in the procurement process.

Critical Dates / Time Frames

30. Current program dates are:

(a) Concept development	Early-mid 2026
(b) Lodge Development Application	End 2026
(c) Documentation	End 2026 - mid 2027
(d) Demolition commences	Early 2028
(e) Completion	Early 2031
31. To ensure delivery of the target dates, the contract needs to be signed and design activities are to commence in March 2026.
32. Deferring appointment of this consultant will delay the project and extend the completion date resulting in escalated costs.

Public Consultation

33. Extensive community consultation and engagement was undertaken as part of Sustainable Sydney 2030 and Sustainable Sydney 2030-2050: Continuing the Vision and for the Town Hall Precinct Public Domain Plan.
34. Public consultation will be undertaken as part of the development of the concept design for the square and during the planning approval process for the project.
35. Statutory notification periods and exhibition will be undertaken as part of the Development Application process.

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Chief Operating Officer

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