

Section 2.

EOI Scope of Works

Project Brief

Stage 1: Expression of Interest

Stadium Australia

Structural Steel Roof & Concrete
Remediation and
Stadium Façade Cladding
Replacement

SACAPEX2021-001EOI

1. Background and General Description of Works

- 1.1 Venues NSW (“the Principal”) is a statutory authority established as per the Sporting Venues Authorities Act (Amendment) 2020 to manage government-owned sporting and entertainment venues and precincts. The Principal’s portfolio currently includes:
- Hunter Stadium, currently known as McDonald Jones Stadium
 - Newcastle Showground and Entertainment Centre
 - Sydney Cricket Ground
 - Sydney Football Stadium
 - Stadium Australia
 - Western Sydney Stadium, currently known as Bankwest Stadium
 - Wollongong Entertainment Centre, currently known as WIN Entertainment Centres
 - Wollongong Stadium, currently known as WIN Stadium.
- 1.2 The scope of works and requirements set out in this document are for **Stadium Australia**, located at 15 Edwin Flack Avenue, Sydney Olympic Park, NSW 1811 (“the Site and the Venue”).
- 1.3 VenuesLive Management Services (NSW) Pty Ltd (the “Operator”) has been engaged by the Principal as its agent to operate and manage the Stadium Australia on behalf of the Principal, pursuant to an operator agreement dated 20 December 2016.
- 1.4 The Principal seeks to communicate at a high level the forthcoming scope of works elements for the structural steel roof remediation and stadium façade cladding to support the market to respond to the open market expressions of interest.
- 1.3 The forthcoming detailed scope of works will consist of the following works categories:
- Category One (1) - Remediation roof works and painting inclusive of:**
- Remediation of roof structural steel work and repainting.
 - Fire rating painting to structural steel members.
- Category Two (2) – Remediation Concrete Works inclusive of:**
- Concrete repair
 - Concrete resealing; and
- Category Three (3) – Façade cladding and flashing Works**
- Recladding and/or remediation of existing cladding and flashing
- 1.4 The Principal seeks to obtain Expressions of Interest responses from legal entities who can demonstrate their capability, capacity, and management systems in relation to the work categories for the scope of works. The Principal will evaluate, and rank responses based on the evaluation criteria. The Principal will then recommend entities to be shortlisted and invited to a Selective Request for Tender in mid-2021.
- 1.5 The Principal seek to engage one or multiple Contractors (for different work boundaries).
- 1.6 The resulting Contract for the Works between the Principal and the Contractor will be for a single one-off period for the delivery of the Works and the Post Practical Completion Defect Liability Period of 24 months.
- 1.7 The Principal will also request as part of the tender the Contractor’s (or relevant subcontractors of the Contractor) schedule of rates for preventative maintenance services, reactive/corrective maintenance services and emergency call-out services. These schedules of rates will form a maintenance services agreement beyond the defined defects liability period, to continue to service any commissioned assets, parts, or equipment as part of the Works. The term of any maintenance service agreement will be for a period consistent with the lifecycle of the Works solution tendered and implemented at the Site.
- 1.8 The Contract for the Works and any services are strictly for the Site only, and do not automatically extend to any other venue owned by the Principal or within the Principal’s

portfolio. Should the Principal determined that the successful Contractors schedule of rates and performance is highly advantageous and provides “value of money” to the NSW Government, the Principal may at its sole discretion extend the provision of services to other venues subject to a separate contract or agreement.

2. Contract Performance Outcomes

- 2.1 The Contractor will be accountable for the coordination, management, performance, and delivery of the Scope of Works for the Site as tendered and awarded under the Contract.
- 2.2 The Contractor must meet or exceed all Standards and technical specification as expressed in this Scope of Works in performing and delivering the Contract. These are material conditions to the Contract.
- 2.3 The Contractor will be held accountable for the management and coordination of entire Works including obtaining and supplying all certified preliminary approvals to warrant the integrity of the Works and providing the Principal with all ‘as built’ schematics/drawings and Original Equipment Manufacturer (OEM) manuals upon the completion of the Works.
- 2.4 The Contractor must appoint and keep appointed a Contractor Representative for the duration of the Contract including the Defect Liability Period. This Contractor Representative role will be held responsible for communicating with the Principal’s Authorised Person for the duration of the Contract. This role will also report on all project milestone issues or update on milestone achievements, and be the lead for all contract documentation, as necessary.
- 2.5 The Contractor must provide Manufacturer’s Warranties of all Materials, Products and Goods supplied and used for the Works.
- 2.6 The Contractor will be required to provide a 24-month Defect Liability Period (Post Completion Period) upon the Practical Completion Date.

3. Contractors Mandatory Insurances

- 3.1 In accordance with the GC21 Contract, the Contractor must be committed to obtaining and maintaining the below insurance policies and have the policy updated to note Venues NSW – NSW Government as an interested party for the term of the Contract:
 - 3.1.1 The Contractor must be committed to hold and maintain Works Compensation Insurance (as per Law) for the term of the Contract.
 - 3.1.2 The Contractor will maintain Public Liability Insurance for the term of the Contract to the value of no less than \$20,000,000 in per occurrence.
- 3.2 The Principal will obtain and maintain Construction Works Risk Insurance Policy and General Liability and Environmental Liability for the term of the Contract. This insurance policy will be purchased by the Principal via the NSW Government self-insurance agency iCare.

4. Mandatory Requirements - Standards, Codes and Work Health and Safety

- 4.1 The Contractor must ensure that the Works are performed and delivered in accordance with the following Standards and Codes:
 - (i) Compliance to the Building Code of Australia (BCA) as set out in the National Construction Code (NCC) including the following expressed Australian Standards:
 - (ii) AS/NZ ISO45001:2018 (or equivalent which complies with the NSW Government Occupational Health and Safety Management Systems Guidelines Edition 6)

- (iii) AS/NZS ISO9001:2015 (or equivalent which complies with the NSW Government Quality Management Guidelines Edition 4)
- (iv) AS/NZS ISO14001:2016 (or equivalent which complies with the NSW Government Environmental Management Guidelines Edition 4)
- (v) Any other Standards and Codes that normally apply to the nature of the Works.

Work Health and Safety

- 4.2 The Contractor will comply with the Work Health and Safety Act 2011 (NSW) (WHS Act), the Work Health and Safety Regulation 2017 (NSW) (WHS Regulation), SafeWork NSW approved Codes of Practice and the Work Health and Safety Management Systems and Auditing Guidelines (edition 5) and relevant standards. To view these documents, go to: <http://www.safework.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice>;
- 4.3 The Contractor will be mandated to draft and issue a Work Health and Safety Management Plan prior to any Works commencing including pre-works site establishment.
- 4.4 The Contractor must ensure that all persons ('Nominated Key Personnel') engaged in the Works are aware of and comply with their WHS requirements including wearing Personal Protective Equipment (PPE) as supplied by the Contractor or Approved Subcontractors at all times, documenting incident reports which are to be presented to the Principal, encourages better practice WHS culture and liaises with SafeWork NSW as required.
- 4.5 The Contractor's appointed personnel ('Nominated Key Personnel') and any appointed Approved Subcontractors must be qualified or licensed as per below to carry out the Works:

Safe design review report

- 4.6 If the Works include the design of any plant, substance or structure (Works Solution/s), the Contractor must conduct a safe design review ensuring, so far as is reasonably practicable, that the Works Solution/s is designed to be without risks for those who will manufacture, construct, assemble, alter, fit-out, commission, use, store, maintain, refurbish, renovate, repair, decommission, demolish, dismantle or dispose of the Works Solution/s.
- 4.7 The Contractor must provide the Principal with a Safe Design Review Report that includes all necessary information regarding the safe use of any plant, substance, structure, Works Solution/s designed as part of the Works, including:
 - (i) the purpose(s) for which it was designed; and
 - (ii) any conditions necessary to ensure that the plant, substance or structure is without risks to health and safety when used for the purpose(s) for which it was designed or any reasonably foreseeable related activities.
- 4.8 In accordance with section 295 of the Work Health and Safety Regulation 2017 (NSW), if the Contractor designs a structure as part of the Works, the Contractor must include in the Safe Design Review Report details of any hazards relating to the design of the structure that:
 - (iii) create a risk to the health or safety of persons who are to carry out any construction work on the structure; and
 - (iv) are associated only with the particular design, and not with other designs of the same type of structure.

Material and Workmanship

- 4.9 The Contractor is to ensure completion of Works by competent and licensed/qualified trades persons. Adhering to any detailed specifications, tolerances, relevant codes, Standards, and best building practices. This includes the demonstration of the ability to carry out and complete the Works within the time frame allocated and agreed. Inclement weather will be taken into consideration for any adjustments to an approved Contract Works Program.

- 4.10 The Contractor is to make all necessary investigations and any additional design work required for the completion of the Works.
- 4.11 The Contractor must ensure that any Material or Product/s delivered as part of the Contract are fully inclusive of all applicable logistics and freight charges to the Venue. This is to include all logistic insurances, freight fees and charges, and customs and duties payments, and taxes were applicable.

5. Technical or Performance Requirements

- 5.1 The detailed technical and performance requirements for the scope of works are not currently available for the Stage 1: Expression of Interest. Detailed technical and performance requirements will be available in Stage 2: Selective Request for Tender.
- 5.2 The forthcoming detailed scope of works will consist of the following works categories in which the successful Contractor/Contractors will be required to perform.

Category One (1) - Remediation roof works and painting inclusive of:

- Remediation of roof structural steel work and repainting.
- Fire rating painting to structural steel members.

Category Two (2) – Remediation Concrete Works inclusive of:

- Concrete repair
- Concrete resealing; and

Category Three (3) – Façade cladding and flashing Works

- Recladding and/or remediation of existing cladding and flashing

For the Expression of Interest, Tenderers are to refer to **Attachment 1 – Overview of Scope of Works** which provides disclosure on the future works requirements at the Site.

- 5.3 Tenderers and the successful contractor/contractors will be required to have the applicable trades licenses and certificates for the categories of works. This may include but not limited to the following trades:
- (a) Painting Licence;
 - (b) Metal Fabrication Licence;
 - (c) General Concreting Licence;
 - (d) Carpentry Licence
 - (e) Builder Licence
 - (f) Working at heights ticket.
 - (g) Minor maintenance and cleaning; and
 - (h) Any other trades license required for the works.

6. Scope of Work as Milestones

Further details to exact milestones are to be confirmed. The following target milestones have been developed as a provisional program. This program may be subject to change:

Milestones	Indicative Dates
Stage 1: EOI Outcome Notification	May 2021
Stage 2: SRFT Invitation Date:	Monday, June 07, 2021
Targeted Date for Approval of Recommendation	Monday, August 02, 2021
Commencement of Contract	August 2021
Commence Works	August 2021
Practical Completion of Works	To be Determined
Defect Liability / Post Completion Period (24 months)	24 months from practical completion of the Works

7. Warranties and Defect Liability Period

Manufacturers Warranties on Materials and Products

- 7.1 For all Materials, Products and Goods supplied for the Works, the Contractor must provide a minimum Manufacturer Warranty of 20 year/s beyond Australian Consumer Law. The Manufacturer Warranty shall commence from the Practical Completion Date.
- 7.2 The Manufacturer's Warranty is to be fully inclusive of the minimum requirements:
- (i) the full replacement of any faulty parts or components that does not conform to the Materials, Products and Goods defined specifications (technical or performance) warranties;
 - (ii) full replacement of faulty Materials, Products and Goods with brand new Materials, Products and Goods;
 - (iii) supply, delivery, shipment/freight of the brand new Materials, Products and Goods the Venue; and
- 7.3 The Contractor must provide the Principal Authorised Person with electronic copies of all Manufacturer's Warranties and other supporting documentation regarding any Materials and Products guarantees.

Defect Liability Period (Post Completion Period)

- 7.4 The Contractor will be required as part of the SRFT to provide a 24-month Defects Liability Period post the Practical Completion Date of the Works.
- 7.5 The Contractor must ensure that the Defect Liability Period includes:
- (i) all repairs to any faulty and non-compliant Works that does not conform to the Building Code of Australia (BCA), as set out in the National Construction Code.
 - (ii) all repairs to faulty Works that do not meet any prescribed Standards and/or expressed specification/s;
 - (iii) Any labour costs associated with the rectification of any faulty and defect Works including any applicable travel/logistics to and from the Venue during normal business hours to carry out repairs and rectifications.

8. Contractors Approach and Methodology for the Works

- 8.1 The Contractor must ensure that all Nominated Key Personnel, Approved Nominated Subcontractors, and agents engaged to perform and deliver the Works, do so in accordance with the implemented WHS Management Plan, Environmental Management Plan and Quality Assurance Plan.
- 8.2 The successful Contractor/Contractors will be required to have in place:
 - 8.2.1 An applicable WHS Management System (WHSMS) certified by the Joint Accreditation System of Australia and New Zealand (JAS-ANZ) and aligned with AS/NZ ISO 45001. The successful Contractor will be required to prepare and implement an acceptable WHS Management Plan (WHSMP). The Contractor is to conform with an applicable standard by way of demonstrated internal WHS Management System that complies with the NSW Government *WHS Management Systems and Auditing Guidelines* 5th Edition;
 - 8.2.2 Independently certified quality management systems (QMS) that is compliant with the AS/NZS ISO 9001:2006 Quality Management Systems. This includes the Contractor's commitment to provide Quality Management Plan (QMP) including Inspection and Testing Plans (ITP).
 - 8.2.3 Independently certified Environmental Management Systems (EMS) that is compliant with AS/NZS ISO 14001:2016 – Environmental management systems. The EMS must be independently certified as compliant by the JAS-ANZ (or equivalent). The successful Contractor will be required to prepare and implement an appropriate site-specific *Environmental Management Plan* prior to works commencing.
- 8.3 The Contractor is to fulfil the Works as tendered and awarded including all Post Tender Clarifications and Post Tender Negotiations. The Contractor's tender and proposal in relation to the Works, Work approach and methodology will form the minimum binding and expected standards to be performed and delivered by the Contractor.
- 8.4 The Contractor must ensure that all its Nominated Key Personnel, Approved Nominated Subcontractors, and agents appointed to the Works are adequately licensed, qualified, experience and competent to fulfil their responsibilities in relation to the Works. Should there be any proposed amendments to Nominated Key Personnel, Approved Nominated Subcontractors, or agents to perform the works under a Contractor's tender, the Contractor must first seek written approval (variation) from the Principal's Authorised Person of these proposed changes. Any newly proposed Nominated Key Personnel, Nominated Subcontractors, and agents will be verified by the Principal's Authorised Person. All newly proposed Nominated Key Personnel, Nominated Subcontractors, and agents must clearly demonstrate that they are of the same capability and capacity as any previous Nominated Personnel or Nominated Subcontractors.

9. Contractors and Principal's Responsibilities and Resources

- 9.1 The Principal Authorised Person will be readily available to disclose the most current Site/Venue information to support the Contractor in the delivery of the Works.
- 9.2 The Contractor must nominate and maintain a Contractor Authorised Representative role for the life of the Contract including the Defect Liability Period. This individual will be the main point of contact between the Contractor and the Principal for all contractual communications and obligations.
- 9.3 The Principal must nominate and maintain a Principal Authorised Person for the life of the Contract including the Defect Liability Period. This individual will be the main point of contact between the Principal and the Contractor for all contractual communications and obligations.
- 9.4 The obligations and overall responsibilities of the Contractors Authorised Representative is to ensure:
 - (a) day to day management of the Contract;
 - (b) coordination of all deliverables as per the Milestones/specifications/requirements, required for the completion of each activity including ensuring that deliverables from all

other Approved Subcontractors are provided in a timely manner and are of the required Standards and specified quality;

- (c) managing time, cost, quality, scope, risks, and opportunities subject to the Contract;
- (d) managing all process to ensure compliance with all Statutory Requirements, Australian Standards, applicable industry Codes and relevant Policies and Procedures as per the Contract;
- (e) ensure all Nominated Key Personnel engaged under the Contract are appropriately licenced/qualified, competent, and experienced in the provision of the Works;
- (f) respond to any reasonable direction from the Principal and act upon this direction in a timely and effective manner.
- (g) engage as necessary with the Principal's Authorised Person to determine the requirements of any interface with the Venue management team;
- (h) a productive working relationship with the Principal at all times;
- (i) work collaboratively and proactively with the Principal in relation to the Contract;
- (j) manage correspondence, maintain accurate records of meetings, reports, financial monitoring data, drawings, specifications, briefs, approvals, work-as-executed records, and test records related to the Works;
- (k) manage risk in accordance with the relevant Standards, including identifying, analysing, and controlling risks.
- (l) stock control and acceptance of bill of title and manufacturer warranties of the Material, Product/s, and Goods.

9.5 The Principal Authorised Person are responsible for the following:

- (a) day to day monitoring and management of the Contract and Contractor Authorised Representative;
- (b) to represent the Principal in relation to the Works and make appropriate project and commercial decisions on day-to-day issues in respect to the Works and the Contract;
- (c) coordinating and monitoring the Works and Contract including the planning, supply, delivery, and installation reporting and practical completion in relation to the Works as per the milestones;
- (d) communicating, actioning, or escalating any Works and Contractual issues that may arise during the Contract that are beyond its control or delegation.

10. Site and Venue Information

- 10.1 All Works will be performed and delivered at the Venue being: **Stadium Australia**, located at 15 Edwin Flack Avenue, Sydney Olympic Park, NSW 1811 ('Site/Venue').
- 10.2 When shipping and delivering any Material, Goods, and Products to the Venue, the Contractor's Authorised Person/Representative or Approved Nominated Subcontractors must ensure that the delivery is address to 15 Edwin Flack Avenue, Sydney Olympic Park, NSW 1811.
- 10.3 When visiting the Venue, the Contractor's personnel, and its agents, approved Nominated Subcontractors must sign in at the Venue's Security Office/Site Compound and/or report to the Principal Authorised Person or venue site contact as maybe defined.

11. Responsible Procurement and Supply Chains

- 11.1 The Contractor must comply with the codes, guidelines, and standards listed including the [NSW Government Supplier Code of Conduct](#).
- 11.2 The Contractor must comply with the [NSW Government Code of Practice for Procurement](#)
- 11.3 The Contractor must inform VNSW with any information, whatsoever, concerning any findings of dishonest, unfair, unconscionable, corrupt, or illegal conduct against its entity, its directors or management and sub-contractors or agents' directors or management.
- 11.4 The Contractor will (as relevant) be required to comply with the NSW Procurement Policy Framework, and the NSW Implementation Guidelines - [NSW Building and Construction Guidelines](#).

12. Tendered Prices and Rates

- 12.1 Tendered Prices and Rates will be sought in Stage 2: Selective Request for Tender (SRFT)

13. Risks, Limitation, and Notable Challenges

- 13.1 The Contractor must acknowledge that the Contract Works Program may/could be disrupted due to any forthcoming Venue events and content commitments. The current Venue event schedule is as per the website: <https://www.stadiumaustralia.com.au>

14. Targeted Completion Date for Scope of Works

- 14.1 The targeted completion date for the forthcoming scope of works will be articulated in the selective request for tender process. This information is not available for the expression of interest process.

15. Venue Specific Provisions aligned to the Scope of Works.

- 15.1 Tenderers and the Contractor are to note the following provision in relation to the Scope of Works and the Venue:
 - a) The Venue will make allowances for Works to take place between the Statutory Hours.
 - b) The Venue will dedicate an area for a site compound for storage of Plant, Machinery and Equipment for the contracted works period.
 - c) The Venue will remain fully operational for the duration of the Works, as such the successful Contractor will need to make adequate allowances for all temporary fencing, overlay, hoarding, barriers and signage to ensure that defined work zones/areas are enclosed and restrict access to unauthorised personnel, employees, and patrons of the Venue. As the works involve working at heights, exclusion zones will need to be established.
 - d) It will be the responsibility of the Contractor to manage and make adequate costed allowance for all logistics/access plant and equipment including forklift, all-terrain vehicles and other vehicles as may be required for the scope of works contract period. The Site/Venue assets and equipment will not and cannot be made available to the successful Contractor for the contract period.
 - e) The Principal will provide an area/zone for a compound within the level zero ring road and external to the Site/Venue for any storage of plant, equipment and materials for the duration

of the scope of works contract period. The Contractor will be responsible for managing and make adequate allowance for any temporary fencing and/or hoarding and/or barriers and overlay etc, for their own compound to secure all necessary plant, equipment and material for the duration of the scope of works contract.

- f) The Contractor will be responsible for and must make adequate costed allowance for official office space, site sheds, lunchroom, any demountable required, desks, chairs, connections of electricity and water (as required) to an area that will be indicated by the Principal. The Principal will provide electricity power and water. Site establishment plan is to be approved by the Principal prior to site installation. For the avoidance of doubt, any computers/laptops, telephones and internet data and all other Contractor expectations are expressly the responsibility of the Contractor and not the Principal.
- g) The Contractor will be responsible for and must make adequate costed allowance for communicating to the Contractor Representative/s, Contractor Nominated Personnel and all Approved Subcontractors that there will be no provision of parking on Site/Venue for the Contractor or any Subcontractors. The Contractor is to note the parking stations adjacent to the Venue/Site which are available i.e., Parking Station 1, adjacent to Stadium Australia.
- h) The Principal will provide access to toilet facilities for all Contractor Nominated Personnel and Nominated Subcontractors. The Contractor will be responsible for and must make adequate costed allowance for the cleaning of the toilet facilities prior to any Stadium Australia event.
- i) The Contractor will be responsible for and must make adequate costed allowance for remediation of any damage for the Site/Venue infrastructure or assets including making good any major damage to the field of play which is defined as making the field of play and perimeters unfit for purpose. Tenderers are to note that the Principal can provide pitch protection if deemed applicable and appropriate to an agreed methodology for the Scope of Works. The Principal will work with the successful Contractor during the design phase (Milestone 1) to determine the need/adequacy of the pitch protection and its necessity to any aspect of the scope of works. The tenderer needs to make adequate allowance for making good any damage to the turf and to any Site/Venue property.
- j) Where suitable (subject to size/weights) the goods elevators and access ramps can be used for movement of plant, product/material. The Site/Venue will provide set areas for level zero compounds and satellite compounds/area for storage on each level as suitable and necessary. Details of this will be subject to further detailed discussion in the Milestone 1. Design Workshops and Session.
- k) The Contractor will be fully responsible for management of its own waste disposal.
- l) The Contractor is to manage and make adequate costed allowance for all necessary access equipment to complete the works in accordance with SafeWork practices.

16. Appendices & Attachments

Attachment 1. Overview of Scope of Works

Attachment 1. Overview of Scope of Works

Stadium Australia

Structural Steel Roof Remediation and Stadium Façade Cladding

Venues NSW (VNSW) together with the Stadium Australia appointed Operator (VenuesLive Management Services) needs to plan, source, and manage a contractor or multiple contractors for the procurement of Structural Steel Remediation (Painting and Node Repairs), Façade Cladding and general concrete remediation works for Stadium Australia.

Background

The majority of the structural steel was built during the original construction of the Stadium in 1999. The north and south roofs were added in 2003 during the major reconfiguration of the building. Some areas of structural steel have not been painted since their original installation and are now in need of cleaning, rust patch repairs and painting. These works will ensure the ongoing integrity of the steelwork and once complete the coatings would be anticipated to be warranted to last for another 20 years.

During investigations by Infrastructure NSW as part of the Stadium Australia Redevelopment project (SAR) the appointed project engineer, Maffei Engineering Pty Ltd, reviewed the existing roof structure and identified some bolts and nodes (connections between steel members) which were not performing as originally designed. The identified nodes do not pose an immediate risk but if left unattended could compromise the structural integrity of the roof structure in years to come.

The façade cladding on the inside and outside of the stadium was all installed either during the original construction (east and west) in 1999 or during the redevelopment completed in 2003 (north and south). The cladding is slowly deteriorating and is in various stages of disrepair. Some of the cladding is showing obvious signs of corrosion and some loose elements have already been temporarily fixed to ensure their integrity. Many of the mini orb panels on the inside of the stadium are rusting. It should be noted that the majority of the cladding is believed to be in accordance with the current combustible cladding regulations. Initial inspections have been conducted in recent years to determine if any cladding is in fact combustible and small-scale tests were conducted as part of the proposed Stadium Australia Redevelopment.

The Objective

The requirement for the structural steel painting & repairs and façade cladding replacement at Stadium Australia is necessary for the venue to:

- replace or repair loose cladding components,
- provide structural integrity and longevity of the steel roofing system and cladding, and
- enhance the aesthetics of the venue by removing rust spots and patches of peeling paint.

Attachment 1. Overview of Scope of Works

The Sourcing Methodology and Market Approach

The Principal will undertake a multi-stage sourcing methodology being:

- Stage 1: An open market Expression of Interest (EOI); followed by a
- Stage 2: A closed market Selective Request for Tender (SRFT).

In Stage 1, prospective contractors will be identified through an open market EOI process.

The Principal will assess, and shortlist tenderers based on their demonstrated ability and capacity to fulfil the scope of the forthcoming contract.

The outcome of Stage 1 (the EOI) will recommend shortlisted entities who will then be invited to tender for the second stage (the SRFT).

In Stage 2, tenders will be sought for the prescribed scope of works and contract from a limited number of shortlisted tenderers as recommended from Stage 1.

This package is only for Stage 1.

Attachment 1. Overview of Scope of Works

Overview of Scope of Works.

Detailed performance and technical specifications for the selective request for tender will be finalised by the capital consultant (Structural Engineer) in conjunction with Venues NSW.

The detailed performance and technical specifications are anticipated to be released to shortlisted tenderers by June 2021 in Stage 2.

This section will briefly outline the extent or volume of the scope of works that will be captured in the detailed performance and technical specifications.

The scope of works consists of the following categories:

Category One (1) - Remediation roof works and painting inclusive of:

- Remediation of roof structural steel work and repainting.
- Fire rating painting to structural steel members.

Category Two (2) – Remediation Concrete Works inclusive of:

- Concrete repair
- Concrete resealing

Category Three (3) – Façade cladding and flashing Works

- Recladding and/or remediation of existing cladding and flashing

The successful contractor will be required to design and determine the most practical and safest form of access for all elements of the work.

Attachment 1. Overview of Scope of Works

The following image indicates the extent/volume of the steel roofing structures:

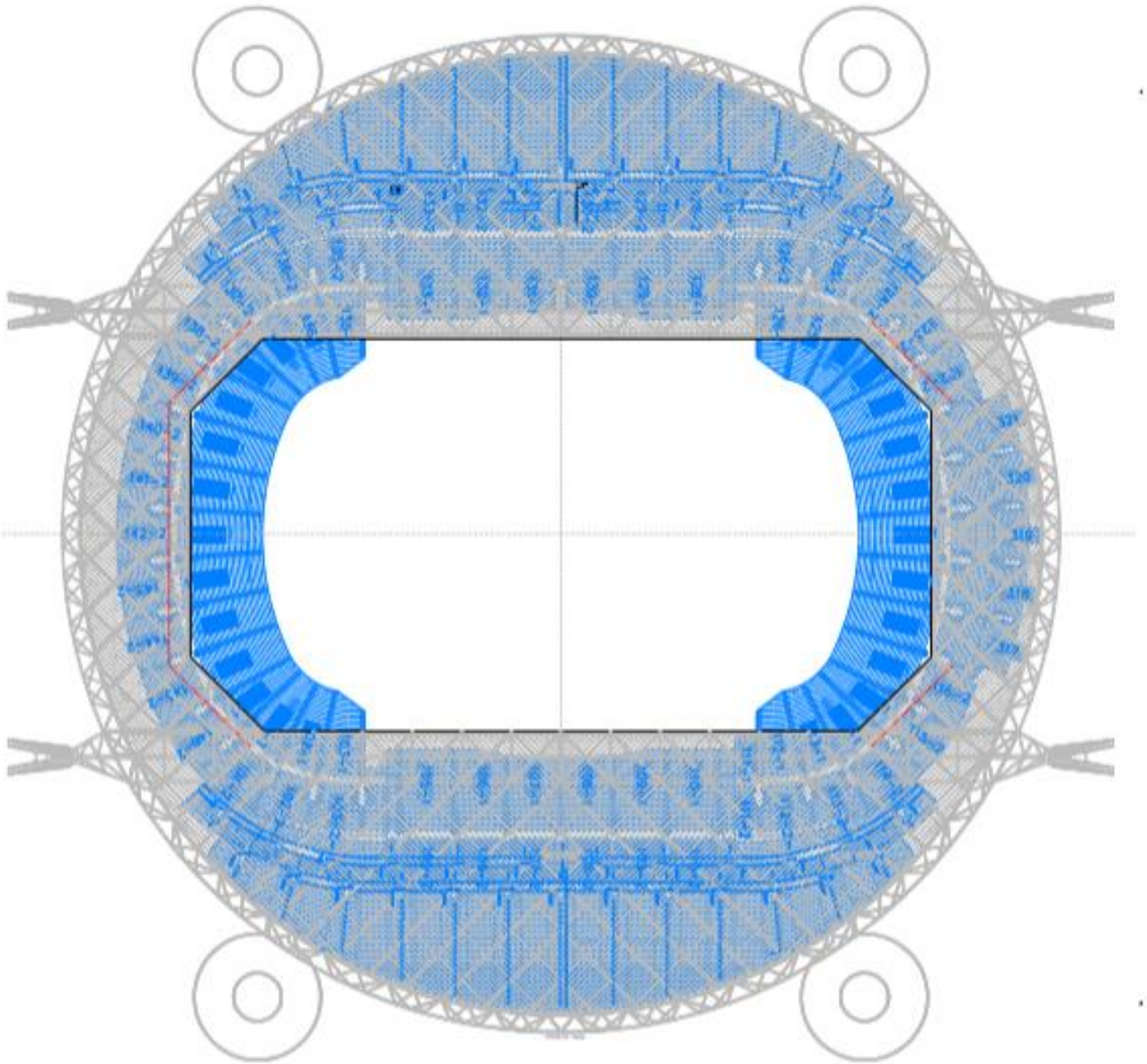


Image 1: Roof over seats layout

Attachment 1. Overview of Scope of Works

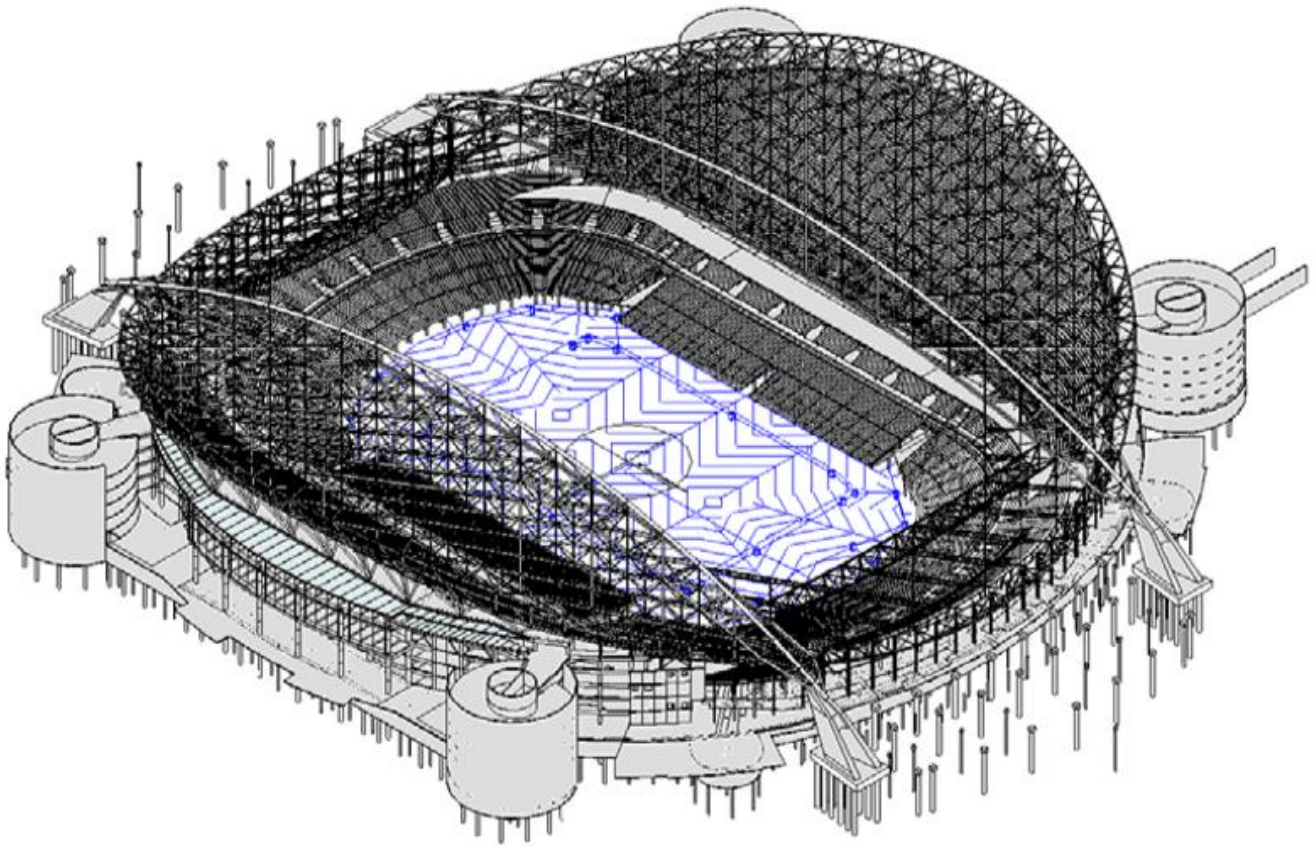


Image 2: Overview of structural framing of the Stadium Australia

Attachment 1. Overview of Scope of Works

Structural Steel Remediation and Painting

A number of structural anomalies and areas of deterioration have been identified. Anomalies include corrosion in some plates. The successful contractor will be required to remediate all roof structural steel work and repainting (as indicated in Image 1 and 2) in accordance with the required code and standards and for appropriate engineering certification.

Photographs have been taken to show some of the structural elements requiring remediation works.



Image 3: Identification of Corrosion

Attachment 1. Overview of Scope of Works

Concrete Works Remediation

An observational visual survey was undertaken to identify defects and to provide evidence regarding the current condition of the building structure. Presence of local defects due to spalling of concrete cover or local rusting of the rebars is observed.

Additionally, local carbonation testing highlighted concrete passive protection deterioration. In various areas there is a propensity for corrosion of reinforcement.



Image 4: Partially exposed reinforcing bar depicted in report BCRC N0734 (06/02/2020)

Attachment 1. Overview of Scope of Works

Cladding

The cladding is slowly deteriorating and is in various stages of disrepair. Some of the cladding is showing obvious signs of corrosion and some loose elements have already been temporarily fixed to ensure their integrity. Some elements of the façade which are in areas more protected from the weather are still in a reasonable condition.

Over the past 5 years various corrective maintenance tasks have been conducted. Many of the mini orb panels on the inside of the stadium are rusting and approaching the end of their life. The Contractor is to determine if it is more economical and efficient to replace the rusting elements or try and treat or repair them.

It should be noted that the majority of the cladding is believed to be in accordance with the current combustible cladding regulations. Initial inspections have been conducted in recent years to determine if any cladding is in fact combustible and small scale tests were conducted.



Image 5: Internal Cladding photographs

Attachment 1. Overview of Scope of Works

Working at Heights

All works to the structural steel involve working at heights. The works will require the successful contractor to design and determine the most practical and safest form of access for all elements of the work. The sequencing of the various painting tasks and remedial works will need careful coordination to ensure limited impact on stadium events and activities.

The following images indicate the heights requirements.



Image 6: Steelwork view