

# Specification

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## 1. INTRODUCTION

The City of Port Phillip seeks an experienced contractor to restore the West Beach Balustrade on Beaconsfield Parade.

The main activity will be to restore the foreshore balustrade on Beaconsfield Parade. The objective of the works is to restore or replicate the heritage balustrade to provide a minimum of 20 years further service life.

## 2. PROJECT BACKGROUND

West Beach Pavilion, near Pier Road, St Kilda is being refurbished by a private developer under an agreement with council. As part of the agreement, 47m of the surrounding balustrade (9m south of the building and 38m on the north side) is also being restored by the developer. The balustrade is the last remaining section of the balustrade that once lined all of St Kilda beach and retention of this remaining section will add to the heritage value of West Beach Pavilion.

The concrete balustrade is suffering from concrete cancer with associated cracking, spalling and failure of concrete. Some sections of balustrade have been removed and other sections have been reinforced with steel inserts. The balustrade is unsightly and a potential public liability hazard. Some sections of the balustrade can be repaired but for other sections of the balustrade this is not feasible and its replacement is required to protect the public from a one metre drop from the promenade to the beach.



The extent of the works of this contract is indicated by the lines in the above photo. Stage 1 is approximately 56m on the southern side of the pavilion and Stage 2 is approximately 27m on the northern side.

### **3. PROJECT OBJECTIVE**

To restore or replicate approximately 83m of heritage balustrade to enhance the aesthetics of a high profile area and complementing the refurbished heritage pavilion. The balustrade must be safe and fit for purpose with a minimum expected service life of 25 years.

The extent of the work to be done will depend on the budget allocation and this will be at the discretion of Council.

### **4. SCOPE OF WORKS**

To restore or replace the remaining sections of the balustrade in the heritage style between Pier Road and the commencement of the bluestone foreshore wall.

The work will include:

- Stage 1, the restoration or replacement of approximately 56m, or 33 panels, of balustrade on the south side, including the balustrade on either side of the steps at each end of this section.
- The treatment and repair of concrete cancer affected sections as agreed.
- The restoration and repair of failed sections of balustrade as agreed.
- The reconstruction and replacement of missing panels of balustrade with a modern equivalent either cast in-situ or pre-cast as agreed.
- Finishing surface will need to be left in a condition suitable to be painted by others after the pavilion works are completed.
- Council is willing to consider any method, technique and material for the repair and restoration that it is satisfied can deliver the project objective and that results in a finished balustrade similar in style and finish to the existing balustrade.

The following work is dependent on allocation of funds in the 2009/10 budget and the satisfactory completion of Stage 1 and it will be at the sole discretion of Council. No payments will be made to the successful tenderer if it is decided not to proceed with Stage 2.

- Stage 2, the restoration of approximately 27m, or 15 panels, of balustrade on the north side.
- The treatment and repair of concrete cancer affected sections as agreed.
- The restoration and repair of failed sections of balustrade as agreed.
- The reconstruction and replacement of missing panels of balustrade with a modern equivalent either cast in-situ or pre-cast as agreed.
- Finishing surface will need to be left in a condition suitable to be painted by others after the pavilion works are completed.
- Council is willing to consider any method, technique and material for the repair and restoration that it is satisfied can deliver the project objective and that results in a finished balustrade similar in style and finish to the existing balustrade.

## **5.1 ADDITIONAL INFORMATION TO BE SUBMITTED BY TENDERERS**

**Selection of the successful tenderer will be based on the response to the Evaluation Criteria outlined in the Tender Conditions and provision of the following additional information:**

The tenderers are to indicate which panels of the balustrade they intended to repair, refurbish or replace, and provide a work method statement outlining the materials and techniques to be used, including the method of fixing the panels to the promenade.

The tenderers are to indicate how their proposal will achieve a minimum of 25 years life and outline any ongoing maintenance work that may be required to achieve that life.

Tenderers are invited to submit alternative proposals for consideration provided they meet the objective of this tender.

Tenderers are to provide sufficient information that demonstrates that their proposed materials, fixings, design and finishes will meet the objective of this tender.

Tenderers are to identify any issues that they consider may impact upon the work and list any items they have excluded from their tender that may be relevant to this project.

Tenderers are to indicate their ability to meet the project timelines and any risks or issues that would impact on meeting these.

Tenderers are to provide details of their experience with similar projects and the contact details of appropriate referees.

## **6. PROJECT TIMELINE**

- **Stage 1** - the restoration or replacement of approximately 56m, or 33 panels, of balustrade on the south side, including the balustrade on either side of the steps at each end of this section is to be **completed by 30 June 2009**.
- **Stage 2** - the restoration of approximately 27m, or 10 panels, of balustrade on the north side is to be **completed by 30 September 2009**.