



Project Overview

Request For Tender for Refurbishment of CHS & Library Building, Canowindra

Revision	Date	Approved by
Issue for Tender	30/11/2024	Patrick Leal

1. [Introduction](#)

Cabonne Council seeks tenders for the refurbishment of the existing Canowindra Library and Cabonne Home Support building, located at 70 Gaskill Street, Canowindra.

The proposed refurbishment will deliver a new, modern and fit-for-purpose facility, inclusive of:

- Rectification of building issues, including services non-compliance, rising damp and services issues;
- Complete internal refurbishment of existing library and CHS office;
- New Meals on Wheels Facility;
- Public toilet facilities;
- New public meeting space.

The scope of works includes :

- Demolition of interior flooring, ceilings and damaged structure
- Construction of new concrete slabs internally and to rear of building;
- New services, including stormwater & subsoil drainage, electrical, dry fire, hydraulic and mechanical services;
- New walls and fitout of library, CHS office, bathrooms and meeting room;
- Construction of shelter for transportable Meals on Wheels building;
- Ancillary works.

2. [Site Visit](#)

Two site visits for interested Tenderers are to be held on site (70 Gaskill Street, Canowindra) at:

- 10am on Monday the 16th of December, 2024.
- 10am on Thursday the 16th of January, 2025.

Arrangements for a site visit at an alternative time may be made by contacting the below if these times do not suit.

Attendance will be recorded, and attendance at least one site visit is required to be eligible for the tender submission.

Your contact will be Patrick Leal (Project Coordinator) – Cabonne Council.

Email: patrick.leal@cabonne.nsw.gov.au

Mobile: 0475107730

This meeting will enable a walk around the site to capture the information you require for the submission. A brief description of the works will take place and any questions regarding the contract will be fielded as an addendum to the tender.

The works will be undertaken under a GC21 contract. General conditions of Contract are attached to this tender.

3. [Proposed Construction Staging Plan](#)

The works included in this proposal are required to be planned and scheduled.

The successful contractor will be required to provide a program of works and develop a construction plan in consultation with Cabonne Council. It is anticipated that the rear lane will provide the main access to the development, with the rear yard being available. Works to the main façade will require coordination with Council and provision of a Traffic Management Plan as it affect pedestrian and possibly vehicular movement.

The contractor will need to conform with standard work hours and other consent requirements, as well as the requirements of the Preliminaries document of the tender.

4. [Authority Approvals](#)

A Development Application for the project was approved earlier this year and forms part of the tender documents.

An application for the Construction Certificate has been made and is anticipated to be approved by the time the tender is awarded.

5. [Scope of Works](#)

All works to be completed in accordance with accompanying drawings, schedules and specifications.

6. [Timeframe](#)

The site is vacant and works may commence as soon as the tender is awarded and the necessary approvals have been achieved.

The library and CHS are currently operating out of temporary accommodation and Council would like to relocate back to the completed building as soon as possible.

Tenderers are required to submit an expected date of completion as part of their tender. For the tenderer's reference, the dates of the project are as follows:

9 th December 2024	RFT Opens.
5 th February 2024	RFT Closes.
February 2024	Recommendation made on outcome of RFT.
25 th February 2024	Recommendation on RFT discussed at February Council meeting.
Early March 2025	Engagement of successful tenderer (if any) and commencement of works.
2025 (Date proposed by Tenderer)	Completion of project.