

# PROJECT 1225 PREFERRED SUPPLIER REPORT

**To:** Finance and Projects Committee

**Meeting Date:** Tuesday 21 March 2023

**From:** Project Governance Group – Project 1225

**Approved:** Erin Moogan - Group Manager - Infrastructure Services

**Approved Date:** Tuesday 14 March 2023

**Open Agenda:** No

**Public Excluded Agenda:** Yes

## Reason(s) for the Public Excluded (choose – can be more than one)

Section of the Act	Subclause and Reason under the Act	“Plain English” Reason	When Report Can Be Released
7	(2)(i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	The report discusses the steps Council will take to keep price and programme tension in the market.	Friday 31 March 2023

## Purpose and Summary

This report updates Council in line with the Council engagement methodology approved at the Finance and Projects committee meeting on 19 January 2023. The first stage noted in that methodology is that staff will update and seek endorsement on the appointment of the Base Build Design Team.

Step	Anticipated Meeting Date	Key Points
Award of the design team	6 March 2023	Councillors to receive information on the design team.
Workshop on the concept design	27 June 2023	Councillor opportunity to discuss with the design team. In this stage, “Concept” we are looking to find a general fit of activities, spaces and arrangement and the general overall look of the building. A good question to ask at this stage is does it meet our functional requirements.

Full council feedback session " <b>Concept</b> "	22 August 2023	Formal Council meeting to pass on any final feedback, the comments from the workshop will have been worked into the design where possible (within scope and budget) before this meeting. This is the final checkpoint for "Concept" design.
Workshop on the developed design	28 November 2023	Councillor opportunity to discuss with the design team. In this stage, "Developed" this is a critical design stage and where we need to spend the time looking at linkages between spaces, consider experience, what you expect to see, consider operations, activation of areas – café, retail, wayfinding and flow of visitors and links to the park and other areas of the city.  This should be the opportunity for any significant change, if the concept is not working or materialising as we expect. This is where an individual point of interest is focused on; this is also where a review by multiple people works well.
Full council feedback session " <b>Developed</b> "	19 December 2023	Formal Council meeting to pass on any final feedback, the comments from the workshop will have been worked into the design where possible (within scope and budget) before this meeting. This is the final checkpoint for the "Developed" design.
Main Contractor award	19 December 2023	Councillors to receive information on the main contractor and their team.
Workshop on detailed design	26 April 2024	Councillor opportunity to discuss with the design team. In this stage, "Detailed" is the final design stage and last opportunity for tweaks, we shouldn't be making big changes at this stage and are now focused on the fine detail. This is the stage where you should immerse yourself in details, the look, feel and sound of a building—paying close attention to key elements like the entrance, foyer, café, play area and other key public points. At this stage, we expect the council to be making inputs as a unit to ensure concise feedback is provided to the designers. Variation report, if required.
Full Council sign-off of the final detailed design.	10 May 2024	Formal Council meeting to endorse the final design and receive a full presentation by the designer and contractor.

## Recommendations

That the Finance and Projects Committee:

1. Receive the report "Project 1225 Preferred Supplier Report".

### Recommendation to Council:

2. That Council notes the appointment of the preferred supplier, FJMT and Evamar Ltd joint venture.

## **Background**

On 10 January 2023, the project team released the Request for Proposal (RFP) C1186 Base Build Design Team on the government tender system (GETS). This is a significant milestone for the project. The release date was in line with the Project 1225 programme.

On 10 February 2023, the tender closed with the Council receiving eleven submissions. This was a greater number than expected and showed a great interest in the project from the market.

The Tender Evaluation team (TET), on 16 February 2023 undertook the initial scoring and shortlisted five submissions. The TET assisted with external procurement management, quantity surveyors and legal, and produced a schedule of clarification both contract and price for the five shortlisted.

On 24 February 2023, the TET reconvened and was presented the legal and cost responses from the clarifications (16 February) by external professionals; the aim of this meeting was to shortlist three to present to the TET team and Council representative (Cr Skelt).

On 8 March 2023 three shortlisted suppliers presented to TET and independent observer Cr Skelt under the supervision of our external procurement chair Mr Kel McBeath of Height Project Management.

Each supplier was scored live during the presentation, and the TET was tasked to provide full and final feedback to procurement, who would conclude the process and scoring at the end of that day.

At the close of presentations, a final mediation session was held with the TET (without the Council representative); this session aimed to select ICC's preferred supplier and allow the legal and quantity surveyors to close out any outstanding conditions.

## **Issues**

The preferred supplier has been advised that the ICC must close all outstanding (17) clarifications concerning their submission. Our external legal and quantity surveyor are working with the supplier on this, we are advised that there are no "show stoppers" in the clarifications, but it is in ICC's best interest to have all items closed out to our satisfaction.

We can confirm that the preferred submission is within our budget range and threshold. Of the 11 submissions, only one was outside our budget range. This gives us confidence that the budget for this part of the project was set correctly by the project team and quantity surveyors.

Should the supplier not conclude the legal and price clarifications to our satisfaction, we may default to second place or return to Council with other recommendations.

## **Next Steps**

The external teams will conclude the contract clarifications and price confirmation prior to the submission of the final contract version for execution by all parties.

Once the contract is executed staff will prepare a presentation to Council on the design team to be provided in the public meeting. A media release will also be released at that time to mark this exciting milestone.

The PMO will then induct the design team and start the design process, the next step for Council will be our concept workshop, currently planned in line with the approved plan for 27 June 2023 or a date close to that.

A schedule of meetings will be placed into the councillor's calendars as "placeholders". The PMO will finalise the schedule with the designers once induction has been completed.

## **Attachments**

None.