

VICSES Essendon

Update from the Emergency Services Infrastructure Authority

Project Update | June 2020

- The Planning Permit application was submitted to Moonee Valley City Council (MVCC) on 17 December 2019. Following a request for information (RFI), which was submitted and replied to by ESIA in February 2020, a planning permit was received on 24 April 2020. The planning permit laid out 13 conditions which are currently being assessed, although no significant restrictions have been identified.
- Schematic design for the VICSES Essendon Unit's redevelopment has been completed, with Detailed design commencing from 4 May 2020. The Detailed design process will involve design development by the architect requiring approximately five weeks, followed by the development of Cost Plan C.
- This will be reviewed by the Building Surveyor based on the final drawings and the Quantity Surveyor's estimate (Cost Plan C).
- Following the completion of Detailed design, ESIA will begin development of the tender documentation. Tender documentation is expected to be completed by July 2020.
- ESIA anticipates the procurement process for Building Contractor services to commence from August 2020.



Next Steps

- Detailed design currently in progress.
- Preparation of Cost Plan C and associated building surveyor report prior to finalising Detailed design for formal approval.

Project Timeline

Site identification

Complete

Site due diligence

Complete

Land acquisition

Complete

Concept designs

Complete

Schematic design

Complete

Town planning and zoning approvals

Complete

Detailed design

In progress

Procure and appoint construction firm

Mid - late 2020

Construction commences

Early 2021

Construction concludes

Mid - late 2021

Commissioning of facility

Late 2021

Handover of facility

Late 2021



Procuring a builder

The Department is committed to ethical, sustainable and socially responsible procurement. When procuring a builder to construct facilities on behalf of VICSES, ESIA does not simply accept the lowest price. A structured process is followed that considers value for money, the total benefits and costs over the life of the works, as well as environmental, social and economic factors, benefits and risks.

Building contractor procurements are often multifaceted and complex. The Department's Procurement and Contract Management Framework provides a set of principles, procedures and templates to support efficient, value-for-money procurements of building contractor services.

ESIA has implemented a multi-stage procurement process as part of the VICSES capital works program. By releasing an Expression of Interest to the market in 2019, ESIA sought to gain a detailed understanding of the contractor market and to identify a shortlist of contractors who could be invited to participate in the second stage Request for Tender process to ultimately identify the preferred contractor for delivery of your local headquarters.

What criteria is used to evaluate tender submissions?

Tender submissions are broken into four sections:

1. **Conformance:** the tenderer provides general company information and responses to the mandatory requirements.
2. **Technical criteria:** the tenderer demonstrates their technical capability and capacity and proposed approach to deliver the services.
3. **Commercial:** the tenderer provides a lump sum 'price' and rates for specific items that may require inclusion in the contract.
4. **Legal:** the tenderer confirms their acceptance of the contract form, or alternatively proposes alternative terms and conditions.

The technical criteria include an assessment of...

- The proposed team for the project and their relevant project experience and roles
- The proposed sub-contractors for key aspects of the building's construction (structural steel, electrical, plumbing, roofing etc.)
- Current workload and capacity to deliver the project
- The proposed schedule to deliver the works including date for completion
- Identification and mitigation of risks
- The supplier's approach to Occupational Health & Safety.



How long does the procurement process take?

It is important that the procurement process is conducted in an efficient and transparent manner to ensure all tenders received are fully and fairly evaluated. This means that the process from tender issue to contract award can take up to four months. This process provides for a robust selection of the contractor who will be responsible for delivering your new LHQ.

Contact

esiases@justice.vic.gov.au

Website

www.esia.vic.gov.au

