

VICSES Northcote

Update from the Emergency Services Infrastructure Authority

Project Update

- The City of Banyule has issued the Notice of Decision in support of the new facility on Waterdale Road. While there are conditions to the permit, including restrictions on training related noise activities in the evenings, the outcome is overwhelmingly in favour of the development.
- The project is out for tender to four construction contractors. The tender closes in mid-June 2020 and following evaluation it is anticipated that construction will commence from late August 2020.
- The four construction contractors were identified through the formal Expression of Interest conducted in mid-2019. All four are Melbourne based contractors with relevant and recent experience in similar scale projects.
- The finishes and colours for the new facility have been reviewed by the Unit and selections incorporated into the tender documentation.
- Existing furnishings suitable for relocation from the Alphington location to the new LHQ has been identified and allowed for in the tender documentation to avoid unnecessary purchase of items that are already available.
- The former public housing on the site has been demolished and the site cleared in readiness for the new build. These works include the removal of asbestos and clearing of the hardstand. The underground services have also been abolished. Applications are in train for new services connections (water, gas, electricity) to meet the requirements of the new LHQ.

Next Steps

- Close of tender and evaluation of tender returns to prepare a recommendation for award of the Building contract.
- Commencement on site, including obtaining the Building Permit.



Project Timeline

Site identification

Complete

Site due diligence

Complete

Land acquisition

Complete

Concept, schematic and design development

Complete

Town planning approval

Notice of Decision issued by City of Banyule.

Awaiting endorsed plans as finalisation of Planning Permit.

Procure and appoint construction firm

May - August 2020

Construction commences

August 2020

Construction concludes

April 2021

Commissioning of facility

April – May 2021

Unit operational

May 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.

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