

VICSES Chelsea

Update from the Emergency Services Infrastructure Authority

Project Update | August 2021

- The new VICSES Chelsea Unit will be located at 13 Ashley Park Drive, Chelsea Heights, and will host the Divisional Control Point (DCP) to be relocated from the VICSES Frankston Unit.
- On 1 July 2021, VICSES officially secured settlement of the site.
- The planning permit amendment to include the monopole communications tower has been granted by the City of Kingston.
- ESIA's architect has finalised the tender drawings which have been reviewed by ESIA, VICSES and the Chelsea Unit. The tender package was issued to market on 30 June 2021 and closed on 3 August 2021.
- The tender submissions are currently being evaluated, with a contract award date scheduled for mid-October 2021.



Next Steps

- Complete evaluation of tender submissions.
- Award contract to preferred builder.
- Schedule a VICSES Chelsea Unit meeting once the preferred builder has been appointed.

This update is current at time of distribution, however due to unforeseen circumstances, changes may occur.

Project Timeline

Site identification

Complete

Site due diligence

Complete

Land acquisition

Complete

Concept designs

Complete

Town planning and zoning approvals

Complete

Detailed design

Complete

Procure and appoint construction firm

In Progress

Construction commences

Late 2021

Construction concludes

March 2022

Commissioning of facility

April 2022

Handover of facility

Mid 2022



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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