

VICSES Essendon

Update from the Emergency Services Infrastructure Authority

Project Update | October 2020

- In consultation with your Regional Manager Ray Jasper and Unit Controller John Bates, ESIA has been working to finalise the design for the re-development. The design includes tender options which can be added to the building contractors' scope of works, subject to the pricing submitted as part of the Tender.
- The Tender for the Building Contractor has been released through the Buying for Victoria Website.
- Selected tenders have been given four weeks to develop and submit an offer to ESIA. Offers are due by mid-November 2020.
- It is anticipated that the evaluation of Offers from the Building Contractors will take place in November and December 2020. At this stage contract execution is forecast for January/February 2021.
- Work is underway with Moonee Valley City Council to ensure all conditions required as part of the planning permit will be met prior to commencing work onsite.



Next Steps

- Closure of the tender and evaluation of submitted offers. This will include a detailed commercial, technical and legal evaluation in order to recommend a suitable building contractor.
- Once a building contractor has been nominated, a building permit will be obtained prior to commencing work onsite.

Project Timeline

Site identification

Complete

Site due diligence

Complete

Land acquisition

Complete

Concept design

Complete

Schematic design

Complete

Town planning and zoning approval

Complete

Detailed design

Complete

Procure and appoint construction firm

In progress

Construction commences

Early 2021

Construction concludes

Mid 2021

Handover of facility

Mid to 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 local headquarters (LHQ).

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