

4.11 TENDER FOR BUILDING DESIGN, LANDSCAPE DESIGN AND PROJECT MANAGEMENT SERVICES

(CF2022174: AA)

Responsible Director: Jarrod Doake

RECOMMENDATION**That Council:*

1. *For the service category of Building Architecture, awards the panel tenders from*
 - a. *DWP Australia Pty Ltd*
 - b. *R Architecture Pty Ltd*
 - c. *Freeform Architects Pty Ltd*
 - d. *K20 Architecture*
 - e. *Katz Architecture Pty Ltd*
2. *For the service category of Landscape Architecture, awards the panel tenders from*
 - a. *Outerspace Landscape Architects Pty Ltd*
 - b. *CX Landscape*
 - c. *Arcadia Landscape Architecture VIC Pty Ltd*
 - d. *Playce Pty Ltd*
 - e. *ACLA Consultants Pty Ltd*
3. *For the service category of Project Management, awards the panel tenders from*
 - a. *Specialised Project Management Group Pty Ltd*
 - b. *Pure Projects Pty Ltd*
 - c. *Projx Pty Ltd*
 - d. *Touch Projects Limited*

for a schedule of rates-based contract with an estimated cumulative contract value of \$9,150,000 for the initial term and an estimated total contract value of \$18,300,000 inclusive of all available extension options;
4. *Authorises the Chief Executive Officer to execute the Deed Agreements;*
5. *Notes that the contract will commence in February 2023, with an initial term of three (3) years and the contract has three (3) separate extension options of one (1) year each and authorises the Chief Executive Officer to approve extension options subject to satisfactory performance.*
6. *Notes that the estimated schedule of rates panel contract values stated above are also subject to an annual CPI indexation as per the contract.*

*(*Please note that all dollar figures are GST Inclusive unless stated otherwise)*

INTRODUCTION

Council has conducted a tender for contract 2022173 - Building Design, Landscape Design and Project Management Services.

As part of its planning process for this tender, Council Officers considered its procurement options, including whether to go to market itself, participate in regional or sector collaboration or to access established contracts via other compliant Procurement agreements.

Due to the specialised range of professional services required and the broad scope of projects anticipated, Council Officers agreed to run a Council specific tender to achieve the best outcome for Council and as such, a collaboration with other councils was not considered as a viable option.

BACKGROUND

Council Officers sought to appoint three separate panels of professional services contractors for Building Design, Landscape Design and Project Management Services to support Council's internal resources during peak workload periods to assist with the delivery of Council projects. The panel will be used for engagements as required, for individual projects under the tender threshold (less than \$250,000) to assist with delivery of Capital Works projects. Projects above this threshold will continue to be procured via specific tenders.

Council Officers also estimated likely future workloads for these services based upon the Long-Term Capital Works Program and Council's Long Term Financial Plan and determined that a panel of between three to six contractors would be required for each of the service categories.

The initial contract term is three (3) years with three (3) separate one (1) year extension options available, executable at Council's sole discretion.

NOTIFICATION

A public notice was placed in The Age newspaper on Saturday 23 July 2022 and the tender closed on Friday 12 August 2022.

TENDERS RECEIVED

32 tender submissions were received by the appointed closing time.

The tenders received are listed below:

No.	Tenderer
Panel Category 1: Building Architectural Services	
1.	DWP Australia Pty Ltd
2.	R Architecture Pty Ltd
3.	K20 Architecture
4.	Freeform Architects Pty Ltd
5.	CCG Architects Pty Ltd
6.	Katz Architecture Pty Ltd
7.	WOWOWA Pty Ltd
8.	One Design Office Pty Ltd
9.	AOA Christopher Peck Pty Ltd
10.	Warren and Mahoney Architects Australia Pty Ltd
11.	JJ Ryan Consulting Pty Ltd
12.	Architecture Matters
Panel Category 2: Landscape Services	
13.	Outerspace Landscape Architects Pty Ltd
14.	CX Landscape
15.	Arcadia Landscape Architecture VIC Pty Ltd
16.	Fraser Design Collaborative Pty Ltd
17.	JF Studio Pty Ltd
18.	Playce Pty Ltd
19.	Lat Studios Pty Ltd
20.	ACLA Consultants Pty Ltd
21.	OCULUS Landscape Architecture Urban Design and Environmental Planning Pty Ltd
Panel Category 3: Project Management Services	
22.	Specialised Project Management Group Pty Ltd
23.	Projx.com Pty Ltd
24.	Pure Projects (Vic) Pty Ltd
25.	Touch Projects Limited
26.	Hodges Facility Management Pty Ltd
27.	Optimum Pty Ltd TA Miglic MacLeod
28.	Surfcoast Property Services P/L
29.	Ernst & Young
30.	RPS AAP Consulting Pty Ltd
31.	Donald Cant Watts Corke (Management) Pty Ltd
32.	JJ Ryan Consulting Pty Ltd

Tender Conformance:

All submissions were accessed for their compliance with the tender conditions including the contractual terms and conditions and the requirements of the response schedules.

Seven (7) submissions were deemed non-conforming, and these submissions were not evaluated further.

TENDER EVALUATION

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised.

The remaining conforming tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

Pass/Fail Assessment Criteria	Score
Quality Systems (if applicable)	Pass/Fail
OHS	Pass/Fail
Mandatory Insurances (if applicable)	Pass/Fail

KEY SELECTION CRITERIA		CRITERIA WEIGHTINGS	SUB WEIGHTINGS	SUB CRITERIA
NON-PRICE CRITERIA (50%)	Capacity and Capability	30%	10%	Experience
			10%	Resources
			5%	Risk Management
			3%	Legal Compliance
			2%	Performance and Innovation
	Sustainability	20%	8%	Environmental Sustainability
			6%	Local Sustainability
			6%	Social Sustainability
PRICE (50%)	Price	50%	50%	Comparison of prices based on a typical volume of annual projects

DISCUSSION

The evaluation panel confirmed that no more than five contractors are required for each of the Building Architectural and Landscape Architectural Services categories and that no more than four contractors are required for the Project Management Services category based on anticipated future workloads.

The final evaluation (including price and non-price evaluation criteria) ranked the following suppliers the highest for each of the three service categories.

Building Architectural Services:

1. DWP Australia Pty Ltd
2. R Architecture Pty Ltd
3. Freeform Architects Pty Ltd
4. K20 Architecture
5. Katz Architecture Pty Ltd

Landscape Architectural Services:

1. Outerspace Landscape Architects Pty Ltd
2. CX Landscape
3. Arcadia Landscape Architecture VIC Pty Ltd
4. Playce Pty Ltd
5. ACLA Consultants Pty Ltd

Project Management Services:

1. Specialised Project Management Group Pty Ltd
2. Projx Pty Ltd
3. Pure Projects Pty Ltd
4. Touch Projects Limited

As such, the evaluation panel recommends these suppliers as representing the best value outcome for Council.

FINANCIAL IMPLICATIONS

Council Officers have estimated future workloads for this panel based upon the Long Term Capital Works Program and Council's Long Term Financial Plan. It is estimated that the proposed panels will be engaged for approximately 15 to 20 projects per annum in each category.

The estimated annual expenditure by category is as follows:

Professional Service Category	Estimated Annual Cost Inclusive of Sub Consultancies (GST Incl.)
Building Architectural Services	\$1,200,000
Landscape Architectural Services	\$1,000,000
Project Management Services	\$850,000
Estimated Annual Contract Expenditure	\$3,050,000

These services will be funded from projects within Council's adopted Capital Works program.

SUSTAINABILITY OUTCOMES

As part of Council's commitment to sustainability, all contractors recommended for this panel have been evaluated and demonstrated evidence of business commitments to environmental, local, and social sustainability practices.

This includes commitments to environmental sustainability design principles and the use of sustainably sourced and high recycled content materials, water sensitive urban design and low energy resources. All contractors have committed to sourcing local materials and resources where feasible and are also commitment to providing opportunities to support young and disadvantaged communities as part of this contract.

CONCLUSION

That Council approves the recommendations contained within this report.