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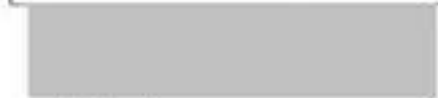
To:	Executive Group Manager, Business Services	TRIM No.:
		File Ref:
From:	Executive Branch Manager, Infrastructure and Capital Works	
Subject:	Campbell Primary School Modernisation Procurement Plan Minute for Design & Construct Contract	
Critical Date:	11 July 2019	
Critical Reason:	To submit the signed Procurement Plan Minute to the Government Procurement Board on 16 July 2019.	

Recommendation

That you approve the attached Procurement Plan Minute at Attachment A to commence the procurement process for Stage 1 of the Campbell Primary School Modernisation.

AGREED/NOT AGREED/PLEASE DISCUSS

Executive Group Manager, Business Services comments:



David Matthews

cc *AMC*

Director Name: Rodney Bray

Phone: 6205 1289

Background

Funding of \$18,819 million (ex GST) has been identified in the 2019-20 ACT Budget, *More Schools Better Schools, Campbell Primary School Modernisation*. The project includes the construction of new learning communities and associated spaces following the demolition of the two-story building in 2018.

There are currently two masterplan options which have been developed based on consultation with the school, School Board, P&C and school community. One masterplan option includes the construction of a 300-student learning community and refurbishment of existing classrooms for 150 students catering for kindergarten to year 6. The second option includes the construction of new learning communities for 450 kindergarten to year 6.

students and demolition of the existing junior classrooms. The project also includes the construction of amenities, canteen, roof replacement to existing facilities, refurbishment of the existing Hall, access provision, landscaping and a new STEM centre.

Issues

The attached Procurement Plan Minute (PPM) at [Attachment A](#) is scheduled to be presented to the Government Procurement Board (GPB) on Tuesday 16 July 2019. Infrastructure, Finance and Capital Works (IFCW) has advised that the PPM needs to be approved by the Delegate and returned by 1:00pm on Thursday 11 July 2019. If the project misses the GPB on 16 July 2019 there is a wait time to resubmit the paperwork and this will affect the project timeline.

The proposed procurement methodology for the Campbell Primary School Modernisation will be a GC21 Design and Construct (D&C) contract and will be undertaken through the engagement of a pre-qualified construction contractor through a two-stage process. The first stage will involve an open Request for Expression of Interest (REOI), followed by the second stage Request for Tender (RFT) which will be undertaken during the latter part of 2019. Details of each stage include:

Stage 1 – REOI involves:

1. An industry briefing prior to the REOI being sent to market;
2. Expression of Interest responses received from pre-qualified D&C Contractors or Consortia will be shortlisted to tender for the project under a D&C contract; and
3. Evaluation of REOI responses to shortlist up to three Tenderers to submit Tenders in Stage 2.

Stage 2 – the RFT involves:

1. Short-listed tenderers submitting a lump sum tender with design solution for the planned works;
2. The tenderers may also propose departures from the Territory's Tender Documents which will be considered in the context of benefits to the Territory and local community;
3. Evaluation of tender responses to identify a preferred tenderer;
4. Subject to Delegate approval, negotiations will then commence to:
 - a. Award a two phase GC21 D&C contract for Phase 1;
 - b. Advise the Unsuccessful Tenderer(s) of their release and payment for Intellectual Property up to \$75,000 incl. GST. This payment is aimed at attracting and retaining tenderers who will incur significant design costs during the tender process. It also facilitates use of the unsuccessful tenderer's design elements which will benefit the Territory if incorporated in the Contractor's final design.

Construction Stage

Phase 1:

1. Development of the contractor's tendered design to incorporate amendments requested by the Territory including associated cost adjustments to the tender sum. Cost adjustments will be value managed within a project target cost.

2. The contractor will, if necessary, commence early construction works in order to assure project completion in time for the required opening date.
3. Finalisation of phase 1 - design development also includes agreement of the final agreed design, cost and time for completion of phase 2 works. It is planned that phase 1 will be completed by early December 2019.

Phase 2:

1. Completion of design and construction of the project by the agreed completion date.

Consultation with Strategic Finance and Funding Implications

Strategic Finance has reviewed the Business Case and the 2019-20 Treasury Report and budget allocation for the construction and modernisation of Campbell Primary School.

Consultations

IFCW is continuing consultation with peak Industry Bodies including the [REDACTED] and the [REDACTED] regarding design and construct and other project delivery methodologies. The feedback received has been taken into consideration for this procurement.

A briefing to industry will be held once the REOI has been released. It is intended that this will provide sufficient advanced notification to Tenderers.

Chief Minister, Treasury and Economic Development Directorate (CMTEDD) - Treasury has been consulted during the selection of the procurement strategy and are participating in the Education Capital Works Steering Committee (ECWSC) and Project Control Group (PCG) governance arrangements.

[REDACTED]

Rodney Bray
Executive Branch Manager
Infrastructure and Capital Works
10 July 2019



Infrastructure Finance and Capital Works PROCUREMENT PLAN MINUTE

PROCUREMENT OVERVIEW

To:	Executive Group Manager Business Services, Education Directorate (EDU)
Name of Project:	Campbell Primary School Modernisation
EBS Project Number:	81492
Directorate Cost Centre Number:	41250.211204
Tender Number/s:	81492-CNP-001.
Subject Type:	Works including design consultancy and construction.
Purpose:	This minute seeks your agreement to procure a pre-qualified Contractor to undertake the Design and Construction (D&C) of the modernisation of Campbell Primary School.
Procurement Methodology:	<p>The following procurement methodology is proposed:</p> <p>Engagement of a contractor for the design and construction (D&C) of learning communities and associated areas for Campbell Primary School under the following proposed two stage procurement methodology. The first stage will involve an open Request for Expression Of Interest (REOI), followed by a second stage of Request For Tender (RFT). The stages will include:</p> <p>Stage 1 - An open Request for Expression of Interest (REOI) comprising:</p> <ol style="list-style-type: none"> 1. Receipt of REOI responses from pre-qualified D&C Contractors or Consortia to be shortlisted to tender for the project under a D&C contract; and 2. Evaluation of REOI responses to short-list up to three Tenderers to submit tenders in Stage 2. <p>Stage 2 - Short-listed Request for Tender (RFT):</p> <ol style="list-style-type: none"> 1. Short-listed Tenderers will be required to submit a lump sum tender with design solution for the planned works; 2. A Tenderer may also propose departures from the Territory's output and reference tender documentation which will be considered in the context of benefits to the Territory and local community; 3. Evaluation of Tender responses to identify a preferred Tenderer; 4. Subject to Delegate approval, negotiations will then commence to: <ol style="list-style-type: none"> a. Award a two phase GC21 D&C contract for Phase 1; b. Advise the Unsuccessful Tenderer(s) of their release and payment for Intellectual Property up to \$75,000 incl. GST. This payment is aimed at attracting and retaining Tenderers who will incur significant design costs during the tender process. It also facilitates use of the unsuccessful Tenderer's Intellectual property which will

Procurement Plan Minute - Campbell Primary School

	<p>benefit the Territory if incorporated in the Contractor's final design.</p> <p>Contract Stage</p> <p>The two phase GC21 D&C contract will comprise:</p> <p>Phase 1 – development of the contractor's tendered design to incorporate amendments requested by the Territory including associated cost adjustments to the tender sum. Cost adjustments will be value managed within a project target cost.</p> <p>The contractor will if necessary, commence early construction works in order to assure project completion in time for the required opening date.</p> <p>Finalisation of phase 1 - design development also includes agreement of the final agreed design, cost and time for completion of phase 2 works. It is planned that phase 1 will be completed by early December 2019.</p> <p>Phase 2 – completion of design and construction of the project by the agreed completion date.</p>																								
Estimated value (\$) Inclusive of GST:	<p>\$18.211m (excluding GST).</p> <p>This amount includes design and construction works, design and construction contingency amounts, escalation, Furniture, Fittings and Equipment (FF&E), IFCW capitalisation, PAP fees, ICT, Workplace Health and Safety (WHS) active certification audits and an intellectual property payment to the unsuccessful tenderer.</p>																								
Timing/urgency:	<p>When is it needed by and why?</p> <p>Indicative timeframe:</p> <table border="1"> <tr> <td>Government Procurement Board</td> <td>16 July 2019</td> </tr> <tr> <td>Industry briefing / Site Inspection</td> <td>Early July 2019</td> </tr> <tr> <td>REOI advertised</td> <td>Early July 2019</td> </tr> <tr> <td>RFT advertised</td> <td>Late July 2019</td> </tr> <tr> <td>Brief to Industry/Site Inspection</td> <td>Early August 2019</td> </tr> <tr> <td>RFT Closes</td> <td>November 2019</td> </tr> <tr> <td>Tender Evaluation</td> <td>October 2019</td> </tr> <tr> <td>Approval of Tender Evaluation Report</td> <td>Late November 2019</td> </tr> <tr> <td>Negotiations</td> <td>December 2019</td> </tr> <tr> <td>Contract Awarded</td> <td>December 2019</td> </tr> <tr> <td>Debrief Unsuccessful Tenderer's</td> <td>December 2019</td> </tr> <tr> <td>Handover to School</td> <td>late 2021</td> </tr> </table> <p>(Note: timings are estimates and may change after the Procurement Plan is signed)</p>	Government Procurement Board	16 July 2019	Industry briefing / Site Inspection	Early July 2019	REOI advertised	Early July 2019	RFT advertised	Late July 2019	Brief to Industry/Site Inspection	Early August 2019	RFT Closes	November 2019	Tender Evaluation	October 2019	Approval of Tender Evaluation Report	Late November 2019	Negotiations	December 2019	Contract Awarded	December 2019	Debrief Unsuccessful Tenderer's	December 2019	Handover to School	late 2021
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Is Government Procurement Board sign off required?	<p><input checked="" type="checkbox"/> Yes The estimated construction value exceeds the \$5.0M (incl. GST) threshold Procurement Plans need to be referred to the Board, via the two pass process for this procurement.</p>																								
Is ACT Government Solicitor (ACTGS) consultation required?	<p>No.</p> <p>The proposed form of contract is GC21 and the ICT components in the brief only includes; Cable reticulations – Undertaken by a contractor selected from a panel approved by Shared Services ICT; and Hardware installation and testing – Undertaken by Shared Services ICT.</p>																								

Procurement Plan Minute - Campbell Primary School

PROCUREMENT REQUIREMENTS	
Scope of works or services to be provided:	<p>This minute seeks your agreement to procurement of a pre-qualified Contractor to undertake the Design and Construction (D&C) delivery of the modernisation of Campbell Primary School. This work includes the replacement and refurbishment of learning communities and associated spaces following the demolition in 2018 (under separate appropriation) of a large classroom building due to the presence of asbestos. This project is a continuation of master planning works already undertaken under the Campbell Primary School Modernisation appropriation.</p> <p>The scope of the works includes; construction of new learning communities for 450 students (alternatively construction of a 300 student learning community and refurbishment of existing classrooms for 150 students (dependant on community consultation outcomes)), construction of amenities, canteen, STEM, Small Group Program facilities, replacement of roofs, access provisions and landscaping. Works also include refurbishment of the hall.</p>
Funding:	This project is funded under the More Schools Better Schools, Campbell Primary School Modernisation appropriation (EBS 81492) of \$20,700,900 incl. GST. (\$18.819m excluding GST).
Site:	Block 3 Section 29 Campbell.
Consultation (including pre tender):	The school principal and school have been consulted and will continue to be consulted through the design and construction process through EDU - ICW. SSICT and Treasury have been consulted and are part of the PCG. Active Streets for Schools program has been consulted and will continue to be consulted through the design so that infrastructure works in and off the site complement each other.

PROCUREMENT POLICIES AND PRACTICES

Canberra Region Local Industry Participation Policy (LIPP):	Local IP Plan applies.	
Secure Local Jobs Code: Is this procurement for Territory funded work as defined in the Government Procurement Act 2001?	<input checked="" type="checkbox"/> Yes Construction	
Sustainable Procurement: What are the key sustainability risks and opportunities that will be addressed through this procurement?	This is covered in the Capital Framework considerations: http://www.procurement.act.gov.au/about/capital-framework .	

Procurement Plan Minute - Campbell Primary School

Social Procurement Is this suitable to be a Social Procurement?	Not applicable – a social procurement is not suitable as the design and construction of a school facility requires technical qualifications and the services provided by the social enterprises are not applicable to this procurement.
Aboriginal and Torres Strait Islander Procurement: Is there a Canberra Region Aboriginal and Torres Strait Islander supplier potentially able to meet the requirement?	The REOI is an open procurement process. Suitably pre-qualified Indigenous suppliers are able to respond.

PROCUREMENT RISK

Risk:	Risk Management Plan – refer to Attachment A. Highest residual risk is evaluated at medium.
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EVALUATION METHODOLOGY

Evaluation Criteria:	Refer to Attachment B - Tender Evaluation Plan including evaluation methodology, evaluation criteria, weightings and LIPP.
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RESPONSE AND TENDER EVALUATION TEAM

Name:	1. Kelly Young	2. Phill Morton	3. Chris Jacobi	4. John Hawkins
Position:	Chair	Member	Member	Observer
Agency:	CMTEDD-IFCW	EDU-ICW	EDU-ICW	CMTEDD-IFCW
Statement on team composition:	The REOI and RFT evaluation team (RET/TET) includes representatives from EDU-ICW and CMTEDD-IFCW with expertise and capacity to evaluate the skills, risks and cost of goods and services presented in the tender submissions and with the ability to recommend a suitable Contractor to the Delegate. The TET will also utilise the services of Commercial, Financial, Legal, Educational Planning, Architectural, Engineering and Quantity Surveying technical advisors, as required.			

CONTRACT MANAGEMENT

Number and form of contract:	To be delivered under a D&C two phase GC21 contract as outlined in section – Procurement Methodology, above.
Contract management:	Contract management will be undertaken by IFCW.
Period of contract(s):	Late 2019 to completion late 2021

AUSTRALIAN FREE TRADE AGREEMENTS (FTAS)

Is the procurement covered by the Trans-Pacific Partnership	<input checked="" type="checkbox"/> Yes
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Procurement Plan Minute - Campbell Primary School

(TPP-11) or other FTA?	The project is above the A\$9,396,000 threshold for construction services. Compliance with the TPP-11 is required.
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AUSTRALIAN GOVERNMENT FUNDING

Is there Australian Government funding attached to this procurement?	<input checked="" type="checkbox"/> No
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EXEMPTIONS

Exemption:	<input checked="" type="checkbox"/> No Exemptions from the requirements of section 9 of the <i>Government Procurement Regulation 2007</i> – the REOI is proposed to go to public tender from which a select number of tenderers will be chosen to proceed to RFT.
Reason for Exemption:	NA

Procurement Plan Minute - Campbell Primary School

PROCUREMENT ACT / INFRASTRUCTURE FINANCE AND CAPITAL WORKS RECOMMENDATION			
Senior Project Officer:	Kelly Young		
Signature:	[Redacted]	Date:	24/6/19
Phone Number:	62052074 ✓	Email Address:	Kelly.Young@act.gov.au
Senior Director:	John Hawkins		
Signature:	[Redacted]	Date:	24 JUN 19
Executive Branch Manager:	Rebecca Power		
Signature:	[Redacted]	Date:	24 June 19
Executive Group Manager:	Adrian Plant		
Signature:	[Redacted]	Date:	27 June 19

DIRECTORATE ENDORSEMENT

Name:	Paul Barker	Phone Number:	51874
Position:	Senior Director EDU - ICW	Date:	10/7/19
Signature:	[Redacted]	Click here to enter a date	
Name:	Rodney Bray	Phone Number:	
Position:	Executive Branch Manager EDU - CW	Date:	10/7/19
Signature:	[Redacted]	Click here to enter a date	

DIRECTOR GENERAL / DELEGATE APPROVAL

Name:	Doric Matthews		
Position:	Executive Group Manager		
Statement:	This Procurement Plan and attachments are approved.		
Signature:	[Redacted]	Date:	Click here to enter a date. 10/7/19

ATTACHMENTS

Attachment A: Risk Plan
Attachment B: Evaluation Plan



REOI EVALUATION REPORT

REQUEST FOR EXPRESSION OF INTEREST No 81492-REOI-001
FOR THE PROVISION OF CAMPBELL PRIMARY SCHOOL MODERNISATION
(PROJECT)

ON BEHALF OF

THE EDUCATION DIRECTORATE

TABLE OF CONTENTS

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ATTACHMENTS

- A. Approved Procurement Plan Minute
- B. Conformity of Responses Schedule.
- C. Supporting information:
 - Details, Evaluation Criteria and Scoring Weightings
 - Internal Tender Notice
 - WAC Reasonings
 - WAC Report
- D. Referee Reports.

REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation

1. PURPOSE

To seek approval for the following respondents to be shortlisted to progress to the next stage of Early Contractor Involvement under the first stage of a Request for Tender for the Campbell Primary School Modernisation Project:

- [REDACTED]
- Lend Lease Pty Ltd.

2. PROJECT BACKGROUND

See attached endorsed Procurement Plan Minute (Attachment A).

3. PROJECT DETAILS**Program**

The following timetable applies to the Project:

No	Tasks	Date
1.	REOI Advertised	30 / 07 /2019
2.	REOI Closed	27 / 08/2019
3.	Delegate Approval of REOI shortlist recommendation	Oct 2019
4.	Select RFT Advertised and debriefing of unsuccessful respondents	Late Oct 2019

Funding

Funds have been identified in the 2018-19 Budget, "More Schools Better Schools, Campbell Primary School Modernisation" appropriation.

4. PROBITY, DISCLOSURE OF CONFLICTS OF INTEREST & CONFIDENTIALITY

All members of the REOI Evaluation Team (RET) have been asked to disclose any conflict of interest or association they might have with the Respondents for the Project. No member has disclosed that he or she has a conflict of interest or association with any of the Respondents.

All documents and proceedings of the Response the (REOI) Evaluation Team have been treated as confidential.

5. RESPONSES RECEIVED

The following responses were received;

No	Company
1	[REDACTED]
2	Lend Lease Building Pty Ltd
3	[REDACTED]
4	[REDACTED]
5	[REDACTED]
6	[REDACTED]

No responses were received late.



REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation

All responses and changes are registered on the Internal Tender Notice of Tenders ACT – Notification of Tender Submissions.

Conformity of Responses / Compliance

All responses conformed to the requirements of the REOI.

A report upon conformity and compliance issues is as set out in Attachment- B- 'Conformity of Tenders Schedule.

6. EVALUATION

Respondents were evaluated in accordance with the endorsed Procurement Plan including applicable procurement guidelines and evaluation criteria.

The REOI closed on the 27th of August 2019 at 2pm and responses were disseminated to the RET for review. The outcome for this evaluation is provided in Attachment C - Supporting information: Details, Evaluation Criteria and Scoring Weightings.

The RET's evaluation scores are summarized in table 1 below.

Table 1.

RESPONDENT	TOTAL SCORE	RANKING
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[REDACTED]		
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Low Risk
 Medium Risk
 High Risk

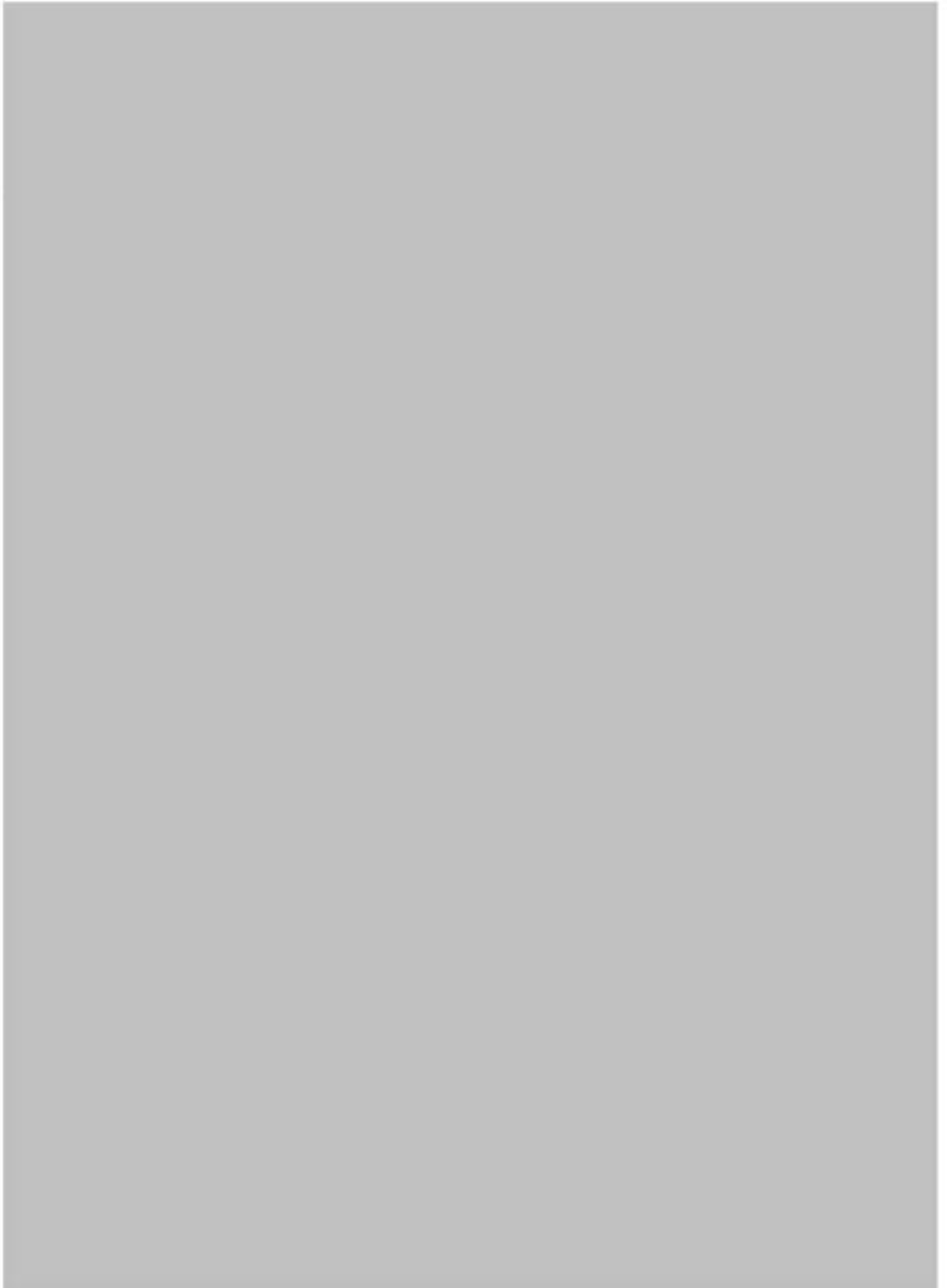
Work Health and Safety was reviewed by the WHS Superintendent of Works (SoW) for Major Projects Canberra. The SoW evaluated all responses against the WHS evaluation criteria. The SoW evaluation was reviewed and endorsed by the RET.



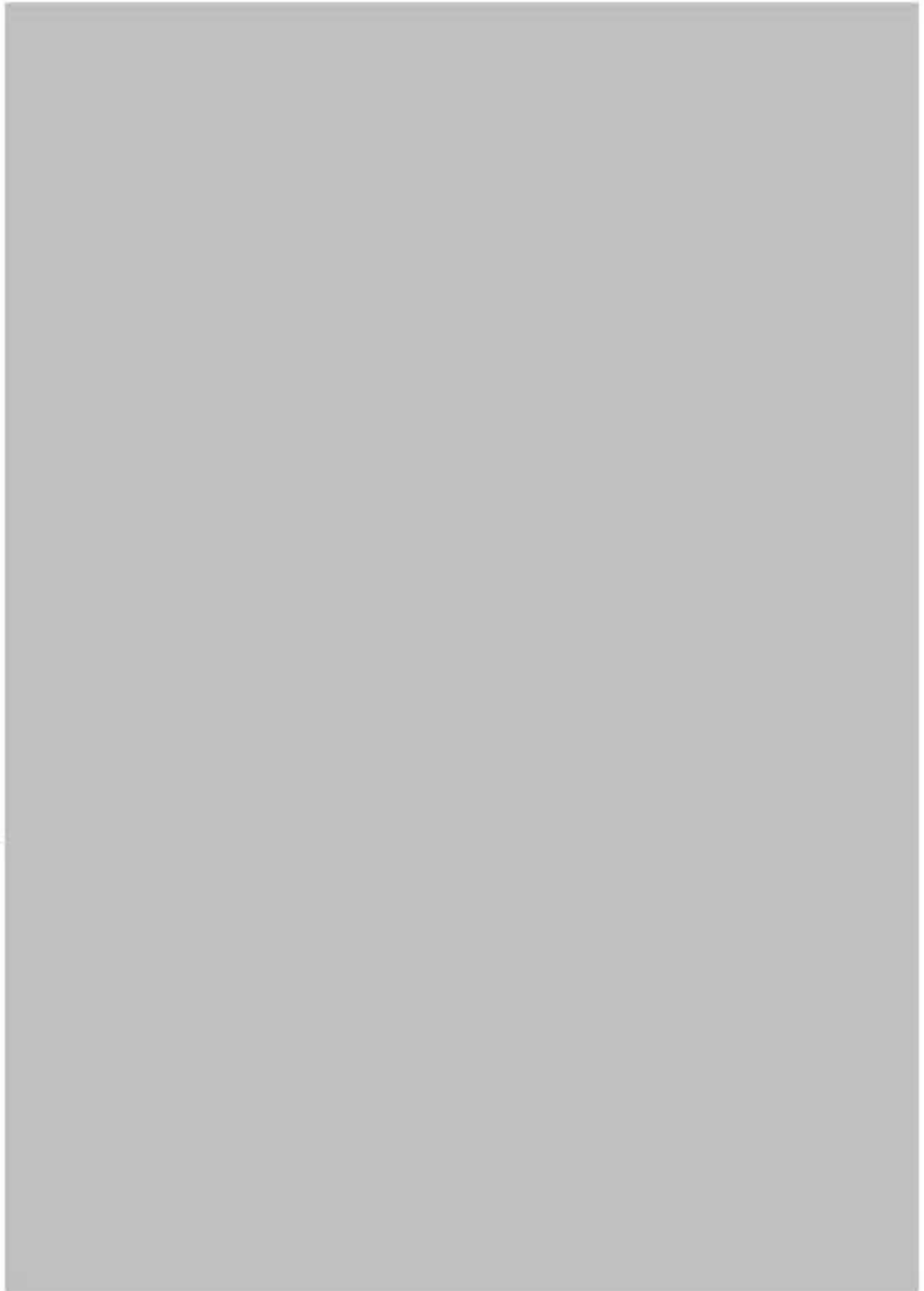
REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation



REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation



REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation



REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation



REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation



REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation

Conclusion

The evaluation confirms that the highest ranking responses from [redacted] and Lendlease demonstrated the most suitable level of capability, expertise and capacity necessary to design and construct the Project. Both respondents provided the least risk to the Territory and demonstrated relevant experience working on past or current Education projects.

External referee reports were sought for both [redacted] and Lendlease and the responses are shown in Attachment D – Referee Reports.

The Procurement Plan Minute (PPM) and REOI allow for up to three REOI respondents to be selected as Shortlisted Tenderers for the RFT stage. It was noted that if one of the two shortlisted Tenderers decided to withdraw during the RFT stage, an offer would be requested from the next proposed shortlisted respondent [redacted].

7. DEBRIEFING OF UNSUCCESSFUL RESPONDENTS

Letters will be sent to all unsuccessful respondents and will include:

- appreciation for submitting an offer, registration or pre-qualification information;
- regret that they were unsuccessful on this occasion;
- advice of public notification on the 'Contracts Register' which is available from the TendersACT Website at <https://tenders.act.gov.au/ets/home.do>;
- an offer to debrief; and
- the encouragement to submit offers in the future.

8. WORK HEALTH & SAFETY

No	Description	Yes/No
1.	Responses have been checked against the WHS Active Certification Policy	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.	Responses have been assessed in accordance with the REOI against the agreed WHS assessment criteria, including the respondents' past WHS performance.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.	Responses project specific WHS Management Plans have been assessed and are suitable for this project.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

9. RECOMMENDATION

The REOI Evaluation Team (RET) recommends both [redacted] and Lendlease Building Pty Ltd be shortlisted to tender for Stage 2 of the procurement process (RFT) for the Campbell Primary School Modernisation project.

At the conclusion of Stage 2, the Tender Evaluation Team will provide a further recommendation to the Delegate recommending acceptance of a Tender submitted by one of the two Tenderers shortlisted.

Chairperson
3 / 10 /2019

Member
8 / 10 /20

Member
9 / 10 /2019

REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation

10. ENDORSEMENT - INFRASTRUCTURE AND CAPITAL WORKS, EDUCATION

Signature: _____ Date: _____ / _____ 20_____

Name: John Ryan Position: Senior Director, Major Projects

Signature:  Date: 14 / 10 2019

Name: Rodney Bray Position: Executive Branch Manager

REOI Evaluation Report – 81492-REOI-001 Campbell Primary School Modernisation

11. DELEGATE APPROVAL**Recommendation**

REOI Evaluation Team recommendation:

 Approved / Not Approved / Requires Clarification.

The REOI Evaluation Team is authorised to:

- arrange for issue of the Request for Tender to the shortlisted respondents;
- arrange public announcement (as applicable); and
- provide a debriefing to unsuccessful Respondents.

Signature: 

Date:

15/10/2019

Name:

Andrew Parkinson

Position:

a/g EGM BSD

12. DIRECTOR GENERAL APPROVAL FOR CONFIDENTIAL TEXT

There were no requests for Confidential Text from any of the shortlisted respondents.

TENDER RFT WHS REQUIREMENTS ASSESSMENT					
Contract Name:		Campbell REOI			
RFT No:		No. (81492-REOI-001)			
Tendering Contractor:					
	RFT CRITERIA	COMPLIANCE / EVIDENCE	Ref. In Submission	COMMENTS / NOTES	Individual Rating Up to 10
c)	RFT WHS Requirements Assessment				



EOI STAGE 1 WHS WAC ASSESSMENT

Project Name:	Campbell Primary School Modernisation (stage 1)
RFT No:	81492-REOI-001

	Name	Signature
RFT Tender Assessment conducted by:	Michael Whitehouse	[Redacted]
Tendering Contractors:		
	[Redacted]	
	[Redacted]	
	[Redacted]	
	[Redacted]	
	[Redacted]	

Introduction

All tenders submitting proposals for tender assessment for construction works with a value of \$250k and above, Must be deemed as suitable to meeting the requirements and accepted as members of the ACT Government Pre-qualification scheme. As a result of this, contractors will have a 3rd party assured Safety Management System that has been deemed compliant to AS/NZS: 4801 and will be transitioning from the requirements of AS/NZS: 4801 to the new international standard ISO-45001.

Infrastructure Delivery Partners also accepts a contractor that has met the requirements set out by the Office of the Federal Safety Commissioner (OFSC) to be accepted as a participant in the OFSC Safety Scheme, as an acceptable Safety Management System.

EOI STAGE 1 WHS WAC ASSESSMENT

This 3rd Party assurance and accreditation to AS/NZS: 4801 is supplied by AS/NZS: 4801 qualified and registered assessors to the requirements Lead auditor OHS Management Systems, IFCW accept accreditation certificates by all registered certification organizations. Accreditation to the OFSC Safety Scheme is provided by the OFSC.

These certifications are accepted by the Territory regulators (WorkSafe, Work Cover and in the case of self-insured contractor ComCare) in all jurisdictions in Australia as being accepted as best practice in Work Health Safety Management Systems.

Certification to these accredited Safety Management Systems fulfills the obligations of contractors in establishing and maintaining safe working environments on construction sites, enabling a contractor to be compliant to all obligations involving ACT Work Health Safety Act & regulations, Australian Standards, Codes of Practice as well as individual jurisdictions requirements for construction Work Health Safety.

This assurance assessment does not assess the assessor's certification or the validity of the 3rd party assessor's determination. This assessment assures the requirements of the RFT have been met concerning Work Health Safety using the presented information and the expertise of the independent accredited 3rd party assurer.

Guidance

When completing the tender assessment to determine the Tenderer's WHS rating score the Assessor must first contact Worksafe (using the Request for Information – WHS and Adverse Compliance Information) to seek advice regarding any current or previous adverse findings against each Tenderer.

Following this process the Assessor must consider the Tenderer's responses against each of the RFT requirements and ensuring that the Tenderer has demonstrated the application of their WHS management system as assessed in accordance with the ACT Government's Prequalification Scheme.

The Assessor will consider all of the above and assign a score for each Tenderer in accordance with the rating table provided at Attachment A.

RFT requirements:

Demonstrated Work Health and Safety system to complete the project (please list all other RFT requirements that relate to this assessment)

Documentation & Inclusions

- 1) RFT No and Contract Name
- 2) RFT assessor /s
- 3) Tendering Contractors
- 4) Introduction
- 5) Final WHS Rating Score
- 6) Criteria & assessment justifications

EOI STAGE 1 WHS WAC ASSESSMENT

Final WHS Rating Scores

COMMENTS:

[Redacted content]

Referee Interviews for RFT No. 81492-REOI-001 Campbell Primary School Modernisation

The following referees where approached:

Contractor	Project Name	Referee Name	Contact no



Bowden, Julia

From: Parkinson, Andrew
Sent: Monday, 21 October 2019 2:08 PM
To: EDU, EDBSD
Subject: FW: EBM CLEARED: WEEKLY REPORTING - MWB & PMS
Attachments: MWB 11 - 17 Oct.docx; ICW - Project Milestone Schedule- 17 October.xlsx

Importance: High

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cleared

Andrew Parkinson | a/g Executive Group Manager
Business Services | Education Directorate | **ACT Government**
Phone 02 6207 0384 | **Mobile 0478 301 085**
Level 6 | 220 Northbourne Ave, Braddon | www.act.gov.au

From: Burgess, TraceyM <TraceyM.Burgess@act.gov.au> **On Behalf Of** ICW Directors Office
Sent: Friday, 18 October 2019 9:33 AM
To: EDU, EDBSD <EDBSD.EDU@act.gov.au>; EDUMCR <EDUMCR@act.gov.au>
Cc: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: EBM CLEARED: WEEKLY REPORTING - MWB & PMS
Importance: High

UNOFFICIAL

Team,
Please see attached the ICW submission to the MWB and PMS for this week as cleared by EBM ICW.

Have a wonderful Friday

Tracey

From: Bray, Rodney <Rodney.Bray@act.gov.au>
Sent: Friday, 18 October 2019 9:26 AM
To: ICW Directors Office <ICWDirectorsOffice@act.gov.au>; Mulligan, Jo <Jo.Mulligan@act.gov.au>
Subject: FW: CLEARANCE REQUIRED: WEEKLY REPORTING - MWB & PMS
Importance: High

UNOFFICIAL

Thanks Jo.

Tracey,
I have reviewed and cleared the PMS spreadsheet.

Thanks,

Rodney Bray | Executive Branch Manager
Phone: +61 2 6205 1289 | Mob: 0417 264 653 | Email: rodney.bray@act.gov.au

Infrastructure Capital Works | Education | ACT Government
Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
www.education.act.gov.au

From: Mulligan, Jo <Jo.Mulligan@act.gov.au>
Sent: Friday, 18 October 2019 8:53 AM
To: Bray, Rodney <Rodney.Bray@act.gov.au>; ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: RE: CLEARANCE REQUIRED: WEEKLY REPORTING - MWB & PMS

UNOFFICIAL

Good morning

I have updated the PMS spreadsheet and it is ready to go.

Kind regards
Jo Mulligan

Jo Mulligan | Director, Communications & Engagement
Infrastructure and Capital Works | Education | ACT Government
220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
Phone +61 2 6205 9137 | Mobile 0466 430 093

www.education.act.gov.au | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [LinkedIn](#) | [Google+](#)

From: Bray, Rodney <Rodney.Bray@act.gov.au>
Sent: Thursday, 17 October 2019 5:25 PM
To: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Cc: Mulligan, Jo <Jo.Mulligan@act.gov.au>
Subject: FW: CLEARANCE REQUIRED: WEEKLY REPORTING - MWB & PMS
Importance: High

UNOFFICIAL

Hi Tracey,
I have reviewed and cleared the MWB.
Jo will update the PMS first thing tomorrow morning for my clearance.

Thanks,

Rodney Bray | Executive Branch Manager
Phone: +61 2 6205 1289 | Mob: 0417 264 653 | Email: rodney.bray@act.gov.au
Infrastructure Capital Works | Education | ACT Government
Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
www.education.act.gov.au

From: Burgess, TraceyM <TraceyM.Burgess@act.gov.au> **On Behalf Of** ICW Directors Office
Sent: Thursday, 17 October 2019 3:52 PM
To: Bray, Rodney <Rodney.Bray@act.gov.au>
Cc: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: CLEARANCE REQUIRED: WEEKLY REPORTING - MWB & PMS
Importance: High

UNOFFICIAL

Hi Rod,

Here are the links for this week's reporting (MWB & PMS).

[Redacted]

[Redacted]

[Redacted]

[Redacted]

See you tomorrow
Tracey



MINISTERIAL BRIEF

Education Directorate

Tracking No.: MWB19/1-16

To: Minister for Education and Early Childhood Development

From: Deputy Director-General

Date: Friday, 11 October 2019


Subject: Minister's Weekly Brief

Critical Date: Thursday, 17 October 2019

Critical Reason: To ensure you are briefed on current issues and events.

Recommendations

That you note the:

- Information in the Minister's Weekly Brief for 22 August 2019
- 
- Infrastructure and Capital Works Project Milestone Schedule (Attachment F)

Noted / Please Discuss

Yvette Berry MLA/...../.....

Minister's Office Feedback

KEY TOPICS/EMERGING ISSUES

Error! Reference source not found.

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Include high profile issues, hot topics, major policy developments, recent achievements, good news stories and awards/scholarships granted to staff

1. 

2.

3.



INFRASTRUCTURE AND CAPITAL WORKS PROJECTS

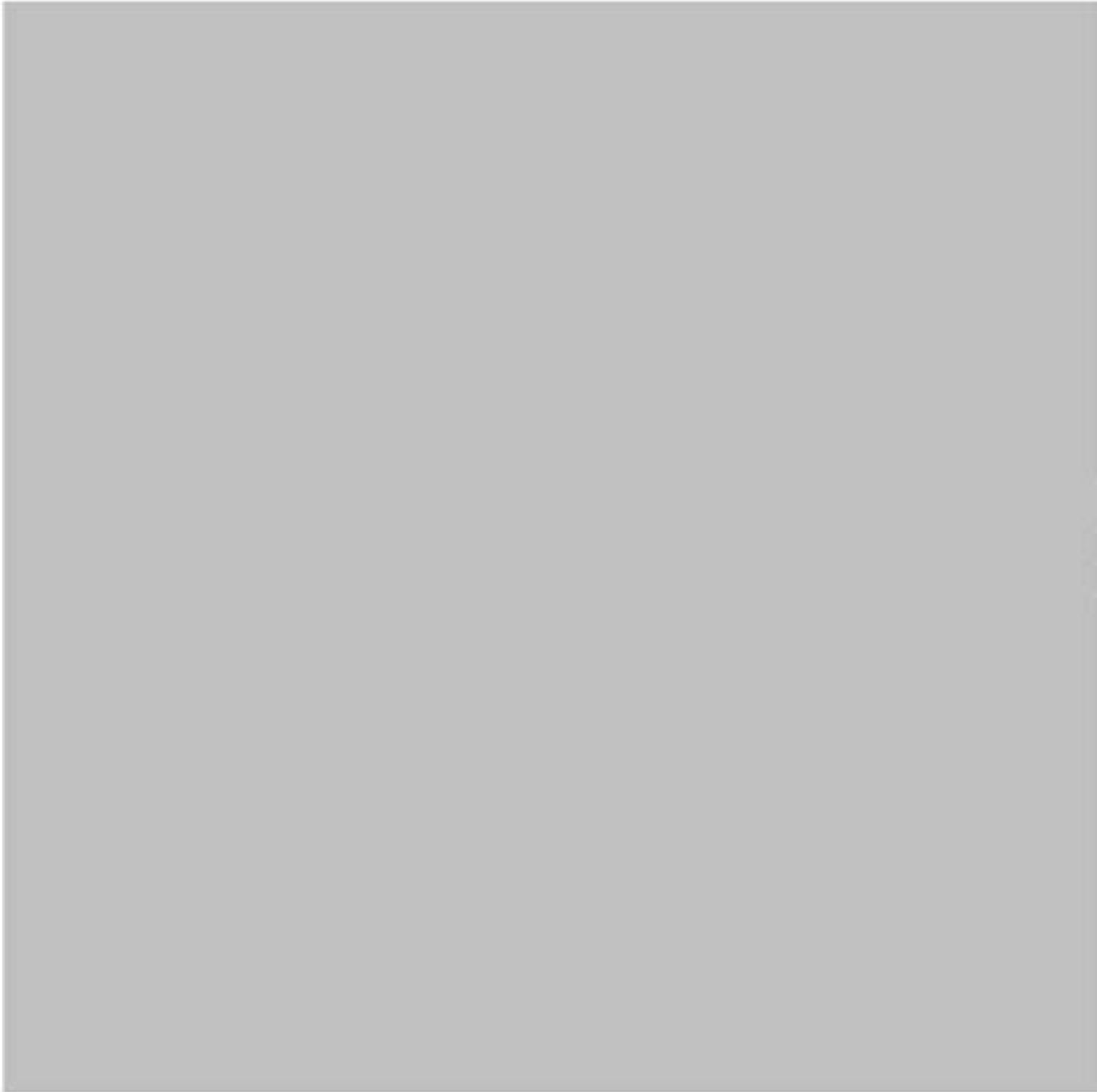


'Upgrading Campbell Primary School'

- The REOI evaluation report has been approved by the Education Delegate. The REOI evaluation report identified two preferred tenderers to proceed to the RFT phase of the project. RFT documentation is currently being finalised before being issued to the two tenderers.

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Signatory Name: Meg Brighton Phone: 6205 2360
Action Officer: Vicki Page Phone: 6207 3765

Attachments

Attachment	Title
Attachment A	

Error! Reference source not found.

Error! Reference source not found.



Attachment F	Infrastructure and Capital Works Project Milestone Schedule
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Project		Network	Anticipated Completion/ Milestone	Notes	Media/PR	Action Date
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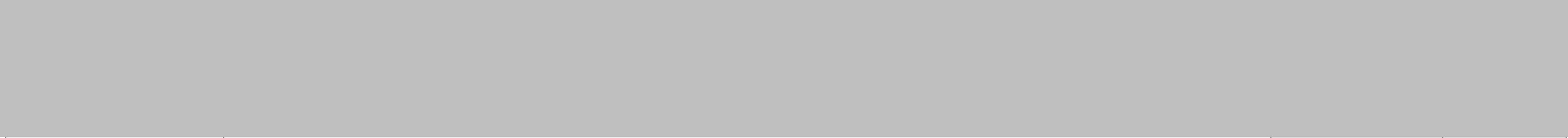
DOCUMENT 3



Campbell Primary School Modernisation	Campbell Primary School	North/Gungahlin	September 2021	Master planning for school modernisation completed. REOI's have closed, with tenders being evaluated. REOI evaluation report signed 14 October 2019.		
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Schools for our Growing City	Throsby Primary School	North/Gungahlin	February 2022	Budget announcement 3 June 2019. Will cater for Kindergarten to Year 6 enrolment of 450 students and up to 132 preschool students, with space for future student growth. REOI's have closed, with tenders being evaluated.	Possible MIN event for sod turning in Jan/Feb 2020	
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Corporate ICW			
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Bowden, Julia

From: Matthews, David
Sent: Sunday, 12 January 2020 5:12 PM
To: Parkinson, Andrew
Cc: EDU, EDBSD
Subject: FW: Shortlisted Tenderers - Campbell Primary School, [REDACTED] and Throsby Primary School

UNOFFICIAL

Need a brief discussion on the below:

From: Player, Ben <Ben.Player@act.gov.au>
Sent: Tuesday, 5 November 2019 3:22 PM
To: Matthews, David <David.Matthews@act.gov.au>
Cc: Nakkan, John <John.Nakkan@act.gov.au>; Ryan, JohnW <JohnW.Ryan@act.gov.au>; ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: Shortlisted Tenderers - Campbell Primary School, [REDACTED] and Throsby Primary School

UNOFFICIAL

Good Afternoon David,

As discussed at today's Steering Committee meeting please see shortlisted tenderers for:

- **Campbell Primary School**

- [REDACTED]
- Lend Lease Pty Ltd.

[REDACTED]

- **Throsby Primary School**

- ICON SI (Australia) Pty Ltd; and
- [REDACTED]

Note – Throsby Primary School REOI report is yet to be approved, it should be with you this afternoon, included in the documentation is the proposed masterplan for the site.

Please let me know if you have any further questions.

Regards

Ben Player | A/g Director, Major Projects | Infrastructure Capital Works
 Phone: 620 59120 | Mobile: 0421 162 123 | Fax: 620 59162 | Email: ben.player@act.gov.au
 Infrastructure Capital Works | Education Directorate | ACT Government
 Level One 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
www.det.act.gov.au | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [LinkedIn](#) | [Google+](#)

Bowden, Julia

From: Service Desk
Sent: Monday, 13 January 2020 11:15 AM
To: Smith, Darren; Robertson, David; Secure Local Jobs Code; Grey, DavidE
Cc: Hackett, Melissa; Power, Rebecca
Subject: GS0025748 - Executive Report Closing Tenders Week 20-24 January 2020

Tender Code	Tender Title	Issuing Agency	Public/Select	Secure Local Job Code	Release Date
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81492-RFT-001	Campbell Primary School Modernisation Project	ED	Select No	Wed, 30 Oct 2019 PM
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Good morning all,

Please find attached Executive Report Closing Tenders Week 20-24 January 2020

regards

Helen Meek

Tenders ACT T 02 6207 9000 E tendersACT@act.gov.au

ACT Government

PO Box 158 Canberra City ACT 2601 | <http://www.procurement.act.gov.au> | <http://www.act.gov.au> | tenders.act.gov.au

Please consider the environment before printing this email, if printing is necessary, print double-sided and black and white

81492-RFT-001 Campbell Primary School Modernisation	Tenderer 1	Tenderer 2	Leid Lease
Tender submitted on Time			
Electronic tender submitted in full, addresses all threshold criteria.			
Completed and signed Tender Declaration by authorised person (Power of Attorney supplied if required)			
Ethical Suppliers Declaration signed by authorised person			
Local Industry Participation Plan (LIPP) or Economic Contribution Test (ECT) (as applicable)			
Labour Relations, Training and Workplace Equity Plan (LRWTE) (as applicable)			
Referee contact details have been included			
Attended Compulsory Site Inspection and/or Briefing (if applicable)			
Evidence of IRE/SUC Certification Compliance (if applicable)			
ACN / ABN Check			
Tenderer does not appear on the non-compliance list on the Workplace Gender Equity Act website			
Prequalification requirements have been met			
Supporting Financial Information provided (if necessary)			
Insurance Certificate(s) provided & checked as suitable and meeting requirements in the RFT			
Bid conforms with requested format scope and specifications in RFT			
Mandatory Criteria have been addressed			
Legal entity is clear and suitable for purposes of possible future contract			
Comments			

Completed by RET Chair

Name: Kelly Young

Date: 10/2/2020

This document is not released in accordance with Section 17 of the *Freedom of Information Act 2016*
Schedule 2, 2.2 (a)(xi) and (xiii)

This document is not released in accordance with Section 17 of the *Freedom of Information Act*
2016 Schedule 2.2(a)(xi) and (xiii)

This document is not released in accordance with Section 17 of the *Freedom of Information Act*
2016 Schedule 2.2(a)(xi) and (xiii)

Area Comparison Tables - Summary

TOTAL AREAS (Gross Floor)	(m ²)	Cost per m ² (incl GST)	Leaseable (BA/O) (m ²)	Cost per m ² (incl GST)	Variance
Learning Community 1					
Learning Community 3 (Level 1)					
Learning Community 2					
Total					

Offer - Phase 1 and Phase 2 (O&C)	\$		\$	
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Area Comparison per area type

Occupancy Type	Scheme 1				Scheme 2				Difference between schemes
	Ground Floor/ LC1 & Foyer Gross Floor Area (m ²)	Level 1 & Link to Built Form Gross Floor Area (m ²)	Learning Community 2 Gross Floor Area (m ²)	Total Gross Floor Area (m ²)	Ground Floor/ LC1 & Foyer Gross Floor Area (m ²)	Level 1 & Link to Built Form Gross Floor Area (m ²)	Learning Community 2 Gross Floor Area (m ²)	Total Gross Floor Area (m ²)	
Circulation									
Learning									
Services									
Store									
Total (m ²)									

Vendor Cost Comparison - Caledonia Primary School		Land Value (2020/21)	Land/Lease (2021)
2 - Trade Evaluation - Phase 1			
Cost to complete Design and Documentation as required			
Architect, Engineer and Design Contingency			
Total			
Total including GST			
3 - Trade Evaluation - Phase 2			
Cost to complete Design and Documentation - Materials 2, 4 & 5			
Site Establishment			
Ground Work/Site Works			
Substructure/Retained Floor/ Floor Slabs			
Suspended Slabs and Beams			
Structural Deckwork / Roof Members			
Metal Roofing / Gables and Finishes			
External Walls, Masonry and Concrete			
Windows / Glass Doors			
External Bay Doors			
Shafts/Chimneys			
Metal Wall Cladding			
Internal Insulation/ Floor Finishes, Wall Base for			
Concrete			
Internal walls			
Area of Linings			
Ceilings			
Roofs External & Internal			
Hardware/ Accessories			
Wall Tiling			
Slab / Area Wall Finishes			
Floors / Access / Core Finishes			
Plaster / Skirting/Trusses			
Scaffolding			
Floor Finishes/Bitumen			
Floor Finishes/ Tiles			
Painting			
Kitchen Units, Bathroom fittings			
Plumbing Services			
Electrical Services			
Mechanical Services			
Construction Services			
Site Protection Services			
Landscaping and Improvements			
Old Works/ Road Footpaths			
Security Services			
GST			
Boundary walls, Fencing, Gates			
Site Office / site			
Waste Management			
Overhead			
Steel replacement to existing roof			
Provisional Items (Items necessary to attract a 25			
MVA fee			
DA fee			
Performance			
Mugs			
Other			
Removal of A/C System and new A/C to Hall / BMS Maintenance			
Total Phase 1			
Total Phase 2			
Total Phase 1 and 2			
Temp Building 2021			
Mechanical Services			
Design/ Construction/ Support to school in use of adaptive space and			
accessibility pathway			
PH - Non-Phase Material and Concrete Substrate Removal			
Design - design and construction			
Structure and A/C/RW Modeling (Design, Internal Control, Shafts,			
Water containment)			
COVID-19 - Cost and time			
Garage off site, for 2020/21 of existing existing roof			
Concrete or equivalent			
Windows and window coverings to hall			
Window cladding			
Roof cladding			
Impact Glass in 2nd storey high			
Impact Glass in 1st storey high			
Permeability			
All permeability testing and membrane requirements			
Comply allowed for as described			
Wall AC replacement			
Concrete used in 2nd Storey (20)			
Roofing works (20)			
Total (ex GST)			
Phase 1, Phase 2 and below the Total ex GST			
Phase 1, Phase 2 and below the Total incl GST			

Bowden, Julia

From: Morton, Phillip
Sent: Wednesday, 26 February 2020 4:17 PM
To: Parkinson, Andrew
Cc: Blom, Dylan
Subject: Campbell and [REDACTED] Primary Schools approved REOI Reports
Attachments: [REDACTED] EGM
Business Services Division Covering Brief - REOI Campbell Primary Modernisation EBM SIGNED.PDF; Attachment A -REOI Report - Campbell Primary School EBM SIGNED.PDF; Attachment B Referee Reports - [REDACTED].PDF; Attachment B Referee Report - Lendlease.PDF

Importance: High

UNCLASSIFIED

Hi Andrew,

Please find attached the REOI reports for both [REDACTED] and Campbell Primary Schools.

Regards,
Phill M

Phill Morton | Assistant Director - Major Projects
Phone:+61 2 6207 6551 | MOB: 0408 929 279 | Email: phillip.morton@act.gov.au
Infrastructure and Capital Works | Education and Training | ACT Government
Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 | www.det.act.gov.au

UNCLASSIFIED

To:	Executive Group Manager, Business Services	TRIM No.: EDU19/1248
		File Ref:
From:	Executive Branch Manager, Infrastructure and Capital Works	
Subject:	Campbell Primary School – Modernisation Request for Expression of Interest - Report	
Critical Date:	14 October 2019	
Critical Reason:	To commence the Request for Tender procurement process for the Campbell Primary School Modernisation project.	

Recommendation

That you approve [redacted] and Lendlease Pty Ltd (Lendlease) to be shortlisted for the Request for Tender stage of the Campbell Primary School Modernisation project by signing the attached Request for Expression of Interest (REOI) report (Attachment A). The agreement also includes a payment of up to \$100,000 (incl GST) for the Intellectual Property of the unsuccessful tenderer.

APPROVED/NOT APPROVED/PLEASE DISCUSS

Executive Group Manager, Business Services comments:



Andrew Parkinson

/

Director Name: Rodney Bray

Phone: 6205 1289

Background

Funding of \$18.819 million (excl GST) was allocated in the 2019-20 Budget, *Upgrading Campbell Primary School*. The project includes the construction of new learning communities and associated spaces following the demolition of the two-story asbestos contaminated building in 2018.

There are currently two masterplan options which have been developed based on consultation with the school, school board, P&C and school community. The first masterplan

option includes the construction of a new 300-student learning community and refurbishment of the existing junior classrooms for 150 students catering for kindergarten to year 6. The second option includes the construction of new 450-student learning communities for kindergarten to year 6 students and demolishing the existing junior classrooms. The project also includes the construction of student and staff amenities, new canteen, a new STEM centre, roof replacement to existing facilities, refurbishment of the existing Hall, accessibility provisions across the site and landscaping.

The school, school board, P&C and school community have reviewed and provided comment on the two masterplan options. A decision will be made on the preferred masterplan option before the Request for Tender (RFT) stage of procurement commences.

Issues

The REOI Evaluation Team recommends the highest-ranking responses from [REDACTED] and Lendlease demonstrated the most suitable level of capability, expertise and capacity necessary to design and construct the project. Both respondents provided the least risk to the Territory and demonstrated relevant experience working on past or current Education projects.

External referee reports were sought for both [REDACTED] and Lendlease. The responses are provided in [Attachment B](#).

The Procurement Plan Minute (PPM) and REOI allows for up to three respondents to be selected as "Shortlisted Tenderers" for the RFT stage. It was noted that if one of the two shortlisted Tenderers decided to withdraw during the RFT stage, an offer would be requested from the next proposed shortlisted respondent, this being [REDACTED]

Consultation with Strategic Finance and Funding Implications

Strategic Finance has reviewed the Business Case and the 2019-20 Treasury Report and budget allocation for the modernisation of Campbell Primary School.

Consultations

Infrastructure Delivery Partners (Major Projects Canberra) is continuing consultation with peak Industry Bodies including the [REDACTED] and [REDACTED] regarding design and construct and other project delivery methodologies. The feedback received has been taken into consideration for this procurement.

Chief Minister, Treasury and Economic Development Directorate (CMTEDD) - Treasury has been consulted during the selection of the procurement strategy and are participating in the Education Capital Works Steering Committee (ECWSC) and Project Control Group (PCG) governance arrangements.

[REDACTED]
 Rodney Bray
 Executive Branch Manager
 Infrastructure and Capital Works
 14 October 2019

Bowden, Julia

From: Parkinson, Andrew
Sent: Wednesday, 26 February 2020 5:26 PM
To: Cross, Rebecca; David Matthews (David.Matthews@act.gov.au)
Subject: EOI assessments for Campbell & [REDACTED]
Attachments: Attachment A -REOI Report - Campbell Primary School EBM SIGNED.PDF; [REDACTED]

UNCLASSIFIED

The EOI was open in July / August 2019 and finalised in October 2019. The respondents are listed below, with 6 EOI for each projects with a total of 7 companies.



Campbell

- [REDACTED]
- Lend Lease (invited to tender)



The attached evaluation reports show that the submitted Labour Relations, Training and Workplace Equity Plans were assessed as part of the process and commentary is included in the reports detailing areas of strengths and weaknesses with each company. Referee checks were made on the preferred companies to verify the claims made in the submissions were correct.

Andrew Parkinson | a/g Executive Group Manager
Business Services | Education Directorate | **ACT Government**
Phone 02 6205 4593 | **Mobile 0478 301 085**
Level 1 | 220 Northbourne Ave, Braddon | www.act.gov.au

Bowden, Julia

From: Lupton, Liam
Sent: Monday, 2 March 2020 11:00 AM
To: Power, Rebecca; Basic, Philip; Player, Ben; Howell, Elizabeth; Hatton, Scott; Jones, David; Wang, Cherry; Nakkam, John; Abeysekera, Srimal; Morris, Ben; Parkinson, Andrew; Matthews, David; Young, Kelly; Churcher, Peter; Blakely-Kidd, Richard; Ingram, Barry; Piani, Adrian; EDU, EDBSD; Hawkins, John; Podnar, Peter; Blom, Dylan; Dhuri, Kanchan; Wright, SallyA
Subject: Education Capital Works Steering Committee Meeting - No.70 [SEC=UNCLASSIFIED]
Attachments: Attachment 1_ECWSC No.70 - Meeting Agenda.pdf; ECWSC PCG Reports - Feb 2020 No.70.pdf; Decisions and Actions Register_Feb.pdf

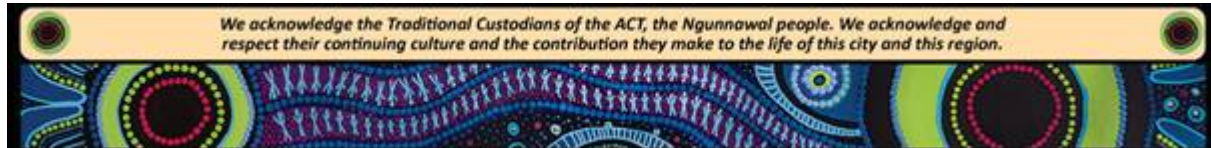
Hi all,

Please find the attached papers above for meeting No.70, Tuesday 3 February at 9.30am.

- Actions and Decisions register
- Agenda No.70
- PCG Reports

Thanks,

Liam Lupton | Project Support Officer
Infrastructure Delivery Partners Group | **Major Projects Canberra** | ACT Government
T 02 6207 9451 | M 0411 700 031 | E Liam.Lupton@act.gov.au
GPO Box 158, Canberra ACT 2601



EDUCATION CAPITAL WORKS STEERING COMMITTEE #70 AGENDA

Time/Date: 9.30 AM – 11 AM | Tuesday 3 March 2020

Venue: IDP Offices: Nature Conservation House Belconnen, Griffin Room

Attendees

Steering Committee		
Executive Group Manager– Business Services Division, Education Directorate (EDU) - <i>CHAIR</i>	David Matthews	DM
Executive Branch Manager – Business Services Division, Education Directorate (EDU)	Andrew Parkinson	AP
A/g Executive Branch Manager, Treasury, Social Policy (SP), CMTEDD	Ben Morris	BM
Executive Group Manager, Infrastructure Delivery Partners and Chief Engineer –Major Projects Canberra (MPC)	Adrian Piani	AP
A/g Executive Branch Manager, Infrastructure Finance and Capital Works (IFCW), Commercial, CMTEDD	Rebecca Power	RP
Observers		
Senior Director – Infrastructure and Capital Works, EDU	John Nakkam	JN
Senior Director – MPC,EDU	Dylan Blom	DB
Legislation, Policy and Programs, JACS	Cherry Wang	CW
Economic, Budget and Industrial Relations,CMTEDD	Scott Hatton	SH
Senior Director – ICW, EDU	JohnW Ryan	JR
Director – ICW, EDU	Philip Busic	PB
Director – ICW, EDU	Ben Player	BP
Senior Director – Enrolments and Planning, EDU	David Jones	DJ
Senior Director – IDP, MPC	John Hawkins	JH
Senior Director – IDP, MPC	Barry Ingram	BI
Project Manager ACT Courts PPP, TREASURY	Skye Roland	SR
Senior Director – Treasury, Social Policy (SP), CMTEDD	Srimal Abeysekera	SA

Reporting

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<ol style="list-style-type: none"> 1. Confirm Agenda 2. Review <i>Attachment 3</i>_Decisions and Actions Register 3. Current projects – Discussion items for each project: <ul style="list-style-type: none"> <u>Decision/Actions required</u> <ul style="list-style-type: none"> ▪ Refer to the Decisions and Actions Register <u>Project Status Update</u> <ul style="list-style-type: none"> ▪ Project Officer to provide a verbal update 	DM	
Project Name	Delivery Due Dates	Lead
Meeting Agenda Items – Meeting No.70		
h. Campbell Primary School Modernisation	Feb 2022	KY
5. Next Meeting		DM
Time/Date:	Tues 7 th April	
Venue:	EDU	



Education Capital Works Steering Committee Report No. 70

February 2020

Project Reports:

[Redacted]

[Redacted]

Campbell Primary School Modernisation

[Redacted]

Delivering A New Primary School at Throsby

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Campbell Primary School Modernisation - Project Control Group Report (Campbell Primary School Modernisation 81492)		Report – Feb 2020																																																					
Project Scope	Progress and Planned Action	Financial and Time Status																																																					
<p>Tier 2 Project: Campbell Primary School Modernisation – Stages 3 and 4.</p> <p>Capacity – 450 Students (new build), plus max 44 FTE in existing preschool. Total maximum school size is 494 students</p> <p>Site area – 32,462m²</p> <p>Gross floor area – approx. 2500m²</p> <p>Contract conditions – two phase GC21 and Construction Related Services Agreements</p> <p>Contracts –</p> <p>Construction Related Services Agreement – Architectural master planning – [REDACTED]</p> <p>PMA - [REDACTED] as variation to SIUP works for due diligence.</p> <p>D&C projected as a two phase GC21 contract – contractor TBA</p> <p>Scope –</p> <p>Master planning, design and construction of new learning and teaching areas for 450 students and associated facilities to replace the senior learning areas demolished in a previous stage.</p> <p>Refurbishment of the Hall and roof replacement on existing older buildings.</p> <p>Quality Management</p> <p>The Education Directorates Infrastructure Specification (EDIS) which is an update of the Output Specifications developed for the Sustainable Delivery of Public School Facilities (SDOPSF)</p> <p>Contractor quality management and WHS systems.</p> <p>Risk Management</p> <p>Risk workshops will be undertaken as part of the design process and as part of the GC21 StartUp Workshop.</p> <p>Ministerial Briefing</p> <p>Design and Construction funding was appropriated in the 2018-19 Budget for the construction of replacement learning spaces for 250 students, following demolition of 10 classrooms, along with major refurbishment of existing buildings. Consultation with community stakeholders is ongoing with community needs informing the design. Masterplans have been developed with the preference for a new building for the whole primary school of 450 students and demolition of the older classrooms which would otherwise require significant refurbishment. The project is currently at tender with two shortlisted tenderers to provide a design solution with their tender price.</p> <p>Attachments:</p> <p>1. Financial summary spreadsheet – Feb 2020</p>	<p>Progress of Work and Current Issues</p> <p>EDU advised Concept Master Plan 2 is the preferred option, which includes demolition of the Junior wing instead of refurbishment, and a new build for all learning communities for a 450 student school.</p> <p>EDU request for concept design work to maximise car parking at the school, or on adjacent TCCS land, is included in the RFT as a concept design component only.</p> <p>Feedback of Community consultation from EDU</p> <p>An RFT was issued to a shortlist of two tenderers and closed on 23 January 2020.</p> <p>The evaluation of the tenders is being finalised following clarification of items from both tenderers.</p> <p>The tenders received indicate that value management will be required to align the project scope with the available appropriation.</p> <p>Planned Action</p> <p>Development of a Community consultation plan by EDU</p> <p>Comms and Media in consultation with school.</p> <p>Completion of TER and TER approval by the delegate.</p> <p>Value Management in consultation with the approved preferred tenderer and Contract Award.</p>	<p>Financial</p> <table border="1"> <tr><td>Total Appropriation</td><td></td></tr> <tr><td>Current Commitment:</td><td></td></tr> <tr><td>Current Uncommitted</td><td></td></tr> <tr><td>Current Expenditure</td><td></td></tr> <tr><td>Current Forecast Cost to Complete:</td><td></td></tr> <tr><td>Forecast Residual at Completion:</td><td></td></tr> </table> <p>Appropriation: <i>More Schools Better Schools – Campbell Primary School Modernisation 2018-19 Budget.</i></p>		Total Appropriation		Current Commitment:		Current Uncommitted		Current Expenditure		Current Forecast Cost to Complete:		Forecast Residual at Completion:																																									
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PROJECT INFORMATION SUMMARY		Project Name: Campbell Primary School Modernisation (New build)	Report Month: Feb-20
Client Directorate: Education Directorate	Total Original Appropriation:		
Project Sponsor: David Matthews	Approved Variations to Appropriation:		
Project 130357 Treasury/ Project No: 81492	Current Approved Appropriation:		
Project Manager: Kelly Young	Current Forecast Cost to Complete:		
Project Duration: Four years	Forecast Residual at Completion:		
Reporting Month: Feb-20			
<small>ALL COSTS EXCLUDE GST</small>	<small>VERSION 2.2</small>		

Risk Management	Project Risk Indicators				
	BRIEF	SCOPE	COST	TIME	WHS
Active Certification	Active Certification Dates and Issues				
	Date	Date	Date	Date	Date

Item	Item Description	Project Budget Item Allocation			Committed Amounts			Uncommitted Amounts			Budget Risk	Contract Sum Paid by PCW		
		Item/Sub-Item Budget	Transfers within the Original Project Budget	Adjusted Item Budget	Original Contract Sum (as let)	Approved Contract Variations	Current Contract Sum	Uncommitted Quotation Requests	Uncommitted Forecast Costs	Current Forecast Cost to Complete	Variance between Item Budget and Forecast Cost to Complete	Total Payments against the Current Contract Sum	% of Current Contract Sum Paid to Date	Balance of Current Contract Sum
		A	B	C=A+B	D	E	F=D+E	G	H	I=F+G+H	J=C-I	K	L=K/F%	M=F-K
PROJECT SUB-TOTAL (ex. GST)														
IDP Managed Costs														
1.0 Design - direct costs (sub total)														
1.0.1	Architect													
1.0.2														
1.0.3	Cost Planner / QS-Tender		Cost Planner/QS -											
1.0.4	Tender Copywrite Amount		Unsuccessful tenderer	TBA										
1.0.5	Tree Assessment													
1.0.6	Technical Advice - Tender													
1.1 Design Costs - GC21 Contract Phase 1 (sub total)														
1.1.1	GC21 - PHASE 1 - DESIGN		Contractor/ Design team -	TBA										
2.0 Construction Costs - GC21 Contract Phase 2 (sub-total)														
2.0.1	GC21 PHASE 2 - CONSTRUCTION		Construction Contractor	TBA										
2.0.2	FF&E Provisional Sum													
2.0.3	Statutory Charges													
2.0.4	Escalation													
Design and Construction contractor costs (total of above)														
2.1 Construction Costs - direct Costs (sub-total)														
2.1.2	Valuer		Valuer	TBA										
2.1.3	Commissioning (ICA)		ICA	TBA										
2.1.1	WHS Active Certification Auditor		Active Cert Auditor	TBA										
5.0 Contingency (sub-total)														
5.1	Design Contingency													
5.2	Construction Contingency													
5.3	Unallocated													
3.0 EDU Managed Project Costs and Overheads (Total)														
3.1	PAP Services		TBC											
3.2	EDU Capitalisation													
3.3	IDP Capitalisation		4.00%											
3.4	Project Insurance		ACTIA											
3.5	SSICT		SSICT											

Key project activities this month:	
1	RFT closed 23rd January 2020.
2	Tender Review currently underway.
3	Indications are that even with targetted cost savings the project is estimated to come in over budget.
4	
5	
6	
7	
8	

Project Risks and Workplace Health and Safety:	
BRIEF	EDU Priorities from Community Consultations.
SCOPE	The current scope will need to be reduced.
COST	The project will require value management and is estimated to come in over budget.
TIME	
WHS	
QUALITY	
HR	
PROCURE	
COMMUN	

MILESTONE DATES:	Baseline	Actual	Cash flow	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Master planning, review and consultation engaged	Nov 2018	13/11/2018														
EOI Design and Construct - commenced	Feb 2019	29/07/2019														
RFT Design and Construct - commenced ECI	May 2019	30/10/2019														
Contract Awarded - Phase 1 Design	Feb 2020															
Phase 1 - Design development and documentation - end	April 2020															
Phase 2 - Building Approval/Construction - commence	May 2020															
Construction Complete - New Build	May 2021															
Construction Complete - Refurbishment	July 2021															

Delivering A New Primary School at Throsby		(Delivering Throsby P-6 - 81002)	Report – February 2020																																									
Project Scope	Progress and Planned Action	Financial and Time Status																																										
<p>Tier 1 Project: P-6 School in Throsby.</p> <p>Capacity – 516 FTE Students (TBC) Site – Block 1, Section 29, THROSBY Site area – 5.14ha</p> <p>Gross floor area – TBA</p> <p>Contract conditions – TBA</p> <p>Contract – One two-phase GC21 Contract</p> <p>Quality Management An initial Masterplan has been prepared by [REDACTED] which provided the briefing information for the Request for Expression of interest (Stage 1 of the procurement) for the new school.</p> <p>The Schools infrastructure Output Specification (SIOS) will be used as applicable and specific requirements defined by EDU.</p> <p>Risk Management Initial Risk Management plan has been prepared and approved as part of the procurement plan for the project. Further risk workshops will be held upon engagement of a contractor.</p> <p>Ministerial Briefing A Request for Expression of Interest has been issued to the market, this closed on 12 September 2019. The responses received are currently being evaluated for the shortlisting of two shortlisted tenderers to continue to the second stage of the procurement process.</p> <p>Background The scope of works for this project includes the delivery of a P-6 School and further master planning for an Early Childhood Education Centre in Throsby.</p> <p>EDU has identified that there will be enrolment demand for Preschool to Year 6 students from the suburb of Throsby, and the broader area. EDU's Five Year Enrolment projections indicate a future need for additional preschool to year 6 school facilities commencing in 2022.</p> <p>It is expected that the design for the Throsby P-6 School will incorporate the design principles established for recent ACT schools notably Margarete Hendry P-6 School.</p> <p>Attachments:</p> <p>1. Financial summary spreadsheet – February 2020</p>	<p>Progress of Work and Current Issues</p> <p>Request for Tender and Early Contractor Involvement (ECI) process is ongoing.</p> <p>Initial start-up session, site visits to relevant schools and two ECI sessions for each tenderer has been held to date.</p> <p>Planned Action</p> <p>Continue holding ECI sessions as requested by tenderers.</p> <p>Current RFT closing date is 12/03/2020.</p>	<p>Financial</p> <table border="1"> <tr> <td>Project Budget Appropriation</td> <td></td> </tr> <tr> <td>Committed to date</td> <td></td> </tr> <tr> <td>Uncommitted</td> <td></td> </tr> <tr> <td>Expenditure to date</td> <td></td> </tr> <tr> <td>Contingency (Design and Construction)</td> <td></td> </tr> </table>		Project Budget Appropriation		Committed to date		Uncommitted		Expenditure to date		Contingency (Design and Construction)																																
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PROJECT INFORMATION SUMMARY	
Client Directorate	Education Directorate
Project Sponsor	David Matthews
PMARS/	Project No. 81002
Project Manager	Ben Evans
Project Duration	3 years
Reporting Month	February 2020

Project Name: Delivering a New Primary School at Throsby	
Total Original Appropriation	\$
Approved Appropriation Variations to Project Budget	\$
Current Approved Project Budget	\$
Current Forecast Cost to Complete	\$
Forecast Residual at Completion	\$ -

Reporting Month: February 2020 DOCUMENT 14

Risk Management	Project Risk Indicators				
	BRIEF	SCOPE	COST	TIME	WHS
Active Certification	Active Certification Dates and Issues				

Item	Item Description	Project Budget Item Allocation			Committed Amounts			Uncommitted Amounts			Budget Risk	Contract Item Paid		
		Revised Item Budget	Transfers within the Original Project Budget	Adjusted Item Budget	Original Contract Item Paid	Approved Contract Variations	Current Contract Item	Uncommitted Qualifier Responses	Uncommitted Forecast Costs	Current Forecast Cost to Complete	Variance between Item Budget and Forecast Cost to Complete	Total Payments against the Current Contract Item	% of Current Contract Item Paid to Date	Balance of Current Contract Item
		A	B	C=A+B	D	E	F=D+E	G	H	I=F+G+H	J=C-I	K	L=N/E %	M=I-K

Key project activities this month	
1	Early Contractor Involvement (ECI) process is ongoing.
2	Initial start-up session, site visits to relevant schools and two ECI sessions for each tenderer has been held to date.
3	
4	
5	
6	

Project Risks and Workplace Health and Safety	
BRIEF	Low Risk - no known risks
SCOPE	Low Risk - no known risks
COST	Low Risk - no known risks
TIME	Low Risk - no known risks
WHS	Low Risk - there are no known significant WHS risks
QUALITY	Low Risk - no known risks
HR	Low Risk - no known risks
PROCUREMENT	Low Risk - no known risks
COMMUNICATIONS	Low Risk - well established and successful lines of communication have been implemented

MILESTONE DATES	Baseline	Actual	Baseline 19/20
Functional Brief issued to IFCW			Currl 19/20
Request for Infrastructure Procurement	12/06/2019	12/06/2019	F'cast 19/20
Approval of Procurement Methodology	15/07/2019	15/07/2019	Currl 19/20
GPM Approval	02/08/2019	02/08/2019	Actual 19/20
RFI to market	13/08/2019	13/09/2019	Currl 19/20
RFI Report - Delegate Approval	29/10/2019	29/10/2019	Baseline 20/21
RFT to market	08/12/2019	11/12/2019	Currl 20/21
RFT Report - Delegate Approval	10/04/2020		F'cast 20/21
Contract let	24/04/2020		Currl 20/21
DA Approval	01/06/2020		Actual 20/21
Construction commencement	01/08/2020		Currl 20/21
Completion	01/12/2021		
School to commence operational readiness	01/01/2022		
Post Completion Period			
Final Completion			

EDUCATION Decisions_Actions Register
December

Closed Actions

No	Item	Issue	Closed	Action required	Responsible	Status
165	Campbell Primary Modernisation	Confirmation	3/12/19	EDU to confirm evaluation team member.	Kelly Young	EDU to follow up – Complete.

EDUCATION Decisions_Actions Register
December

No	Item	Issue	Closed	Action required	Responsible	Status
	Campbell Primary Modernisation	Confirmation	3/12/19	EDU to confirm evaluation team member.	Kelly Young	EDU to follow up – Complete.

This document is not released in accordance with Section 17 of the *Freedom of Information Act 2016*
Schedule 1, 1.2

Bowden, Julia

From: Parkinson, Andrew
Sent: Thursday, 12 March 2020 4:02 PM
To: Martinez, Catherine
Subject: FW: FOR CLEARANCE: MWB 6-12 MAR
Attachments: MWB 6-12 Mar.docx

UNOFFICIAL

I updated campbell

Andrew Parkinson | a/g Executive Group Manager
Business Services | Education Directorate | **ACT Government**
Phone 02 6205 4593 | **Mobile 0478 301 085**
Level 1 | 220 Northbourne Ave, Braddon | www.act.gov.au

From: Martinez, Catherine <Catherine.Martinez@act.gov.au> **On Behalf Of** EDU, EDBSD
Sent: Thursday, 12 March 2020 3:05 PM
To: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>
Subject: FW: FOR CLEARANCE: MWB 6-12 MAR

UNOFFICIAL

From: Stewart, Ell <Ell.Stewart@act.gov.au> **On Behalf Of** ICW Directors Office
Sent: Friday, 6 March 2020 8:46 AM
To: EDU, EDBSD <EDBSD.EDU@act.gov.au>
Cc: EDUMCR <EDUMCR@act.gov.au>; ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: FW: FOR CLEARANCE: MWB 6-12 MAR

UNOFFICIAL

Good morning

ICW MWB 6-12 Mar is cleared and ready for EGM BS clearance (attached).

Thank you, Ell

From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Friday, 6 March 2020 8:20 AM
To: ICW Directors Office <ICWDirectorsOffice@act.gov.au>; Mitchell, BethL <BethL.Mitchell@act.gov.au>; Basic, Philip <Philip.Basic@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>; Peswani, Pragati <Pragati.Peswani@act.gov.au>; Blom, Dylan <Dylan.Blom@act.gov.au>; Patel, Pal <Pal.Patel@act.gov.au>; Player, Ben <Ben.Player@act.gov.au>; Mulligan, Jo <Jo.Mulligan@act.gov.au>
Subject: RE: FOR CLEARANCE: MWB & PMS 6-12 MAR

UNOFFICIAL

Thanks Ell.

The MWB for ICW activities is cleared for this week.



Regards,

John Nakkam | Acting Executive Branch Manager

Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkam@act.gov.au

Infrastructure and Capital Works | Education | ACT Government

Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601

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MINISTERIAL BRIEF

Education Directorate

Tracking No.: MWB20/1-02

To: Minister for Education and Early Childhood Development

From: Director-General

Date: Friday, 6 March 2020

Subject: Minister's Weekly Brief

Critical Date: Thursday, 12 March 2020

Critical Reason: To ensure you are briefed on current issues and events.

Recommendations

That you note the:



Noted / Please Discuss

Yvette Berry MLA/...../.....

Minister's Office Feedback

Empty rectangular box for feedback

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KEY TOPICS/EMERGING ISSUES

DG/MO REQUESTED UPDATES

INFRASTRUCTURE AND CAPITAL WORKS PROJECTS

'Upgrading Campbell Primary School'

A draft tender evaluation report has been received by EDU and is under discussion with the delegate.

'Delivering a new Primary School at Throsby'

The design and construct Request for Tender (RFT) closed on 12 Mar 2020. Two tenders have been received for the project. The tender evaluation team will now commence the evaluation process.

[Redacted content]

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FOR NOTING



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Signatory Name: Katy Haire Phone: 59158
Action Officer: Cristina de Jongh Phone: 71317

Attachments

Attachment	Title

Error! Reference source not found.

Bowden, Julia

From: Morton, Phillip
Sent: Friday, 13 March 2020 9:11 AM
To: Young, Kelly; Jacobi, Chris
Cc: Patel, Pal; Blom, Dylan; Parkinson, Andrew
Subject: RE: Campbell PS [REDACTED] [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Kelly,

Thankyou for the below advise.

The delegate has advised this morning that the TET is to proceed with the BAFO.

Please provide a draft list of comments for our review prior to sending to the tenderers.

Regards,
 Phill M

From: Young, Kelly <Kelly.Young@act.gov.au>
Sent: Thursday, 12 March 2020 6:38 PM
To: Morton, Phillip <Phillip.Morton@act.gov.au>; Jacobi, Chris <Chris.Jacobi@act.gov.au>
Cc: Patel, Pal <Pal.Patel@act.gov.au>
Subject: Campbell PS - [REDACTED] [SEC=UNCLASSIFIED]

Hi Phill / Chris,

Please find [REDACTED] on Campbell PS.

Based on [REDACTED] my comments are:

- [REDACTED] However, cost submitted are unacceptably high above the available funding and not unacceptably high above the pre-tender estimate (updated during tender period). ie being over budget is not entirely their fault.
 - However (2) – The TET have identified that a preferred tenderer can be clearly determined based on the evaluation of responses.
 - [REDACTED] yes all tenderers are deficient in one or more areas. Price. Per item (1) by both tenderers and [REDACTED].
 - [REDACTED]
 - Concluding; going to a BAFO is only based on (1) all tenders are unacceptably high, which is not the tenderers fault.
- [REDACTED]
 - [REDACTED]

- If a BAFO is to proceed Information provided to tenderers is to be the same. Information can only be provided to each individual tender where the scope of the deficiencies is [REDACTED] This is not the case.
- We need to be careful that the scope of BAFO Request doesn't unfairly enhance one tenderers submission over the other. This would therefore exclude any comments for eg
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED] I agree entirely, with much of [REDACTED] that should be resolved during Design Development. However I still would recommend [REDACTED] as the preferred tender and to enter into negotiations including scope removal.
- Confirming Copyright assignment fee is a privilege not a right. However, to encourage further submissions for ACT Government and considering the effort by consultants put in thus far I recommend the copyright fee should be paid.

[REDACTED] I'm still not convinced that we should be recommending a dual negotiation/ BAFO. However I'll be speaking with Rebecca tomorrow and will revise the TER as directed. The delegate, of course, doesn't need to accept the TER recommendation.

As the TET please let me know if you have any other thoughts.

regards

Kelly Young | Senior Project Manager
Phone: 02 6205 2074
Infrastructure Delivery Partners
Major Projects Canberra | ACT Government
Level 2, Nature Conservation House, 186 Emu Bank Belconnen 2617
GPO Box 158 Canberra ACT 2601
www.act.gov.au



Bowden, Julia

From: Parkinson, Andrew
Sent: Wednesday, 18 March 2020 3:22 PM
To: EDU, EDBSD
Subject: FW: FOR CLEARANCE: MWB 13-19 March ICW input - UPDATED
Attachments: MWB 13-19 Mar.docx

UNCLASSIFIED

cleared

Andrew Parkinson | a/g Executive Group Manager
Business Services | Education Directorate | **ACT Government**
Phone 02 6205 4593 | **Mobile 0478 301 085**
Level 1 | 220 Northbourne Ave, Braddon | www.act.gov.au

From: Martinez, Catherine <Catherine.Martinez@act.gov.au> **On Behalf Of** EDU, EDBSD
Sent: Wednesday, 18 March 2020 3:03 PM
To: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>
Subject: FW: FOR CLEARANCE: MWB 13-19 March ICW input - UPDATED

UNCLASSIFIED

From: Stewart, Eil <Eil.Stewart@act.gov.au> **On Behalf Of** ICW Directors Office
Sent: Wednesday, 18 March 2020 2:24 PM
To: EDU, EDBSD <EDBSD.EDU@act.gov.au>
Cc: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: FOR CLEARANCE: MWB 13-19 March ICW input - UPDATED

UNCLASSIFIED

Hi

Updated MWB with Andrew's requested changes attached

Eil

From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Wednesday, 18 March 2020 2:18 PM
To: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: RE: PLEASE REVIEW FW: FOR UPDATED RESPONSE FW: MWB 13-19 March ICW input

UNCLASSIFIED

Hi Eil,

The wording below is cleared.

Regards,

John Nakkan | Acting Executive Branch Manager
Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkan@act.gov.au
Infrastructure and Capital Works | Education | ACT Government
Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
www.education.act.gov.au | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

From: Stewart, Eil <Eil.Stewart@act.gov.au> **On Behalf Of** ICW Directors Office
Sent: Wednesday, 18 March 2020 2:15 PM
To: Nakkan, John <John.Nakkan@act.gov.au>
Cc: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: PLEASE REVIEW FW: FOR UPDATED RESPONSE FW: MWB 13-19 March ICW input

UNCLASSIFIED

John, the new para by Dylan reads:

'Upgrading Campbell Primary School'

A tender evaluation report has been received by EDU and submitted to the delegate for further discussion. Both tenders received exceed the project budget allocation and require negotiations with both tenderers prior to making a final recommendation. The report includes [REDACTED] to support ongoing tender negotiations and the Best and Final Offer process.

For clearance please

Many Thanks, Eil

From: Blom, Dylan <Dylan.Blom@act.gov.au>
Sent: Wednesday, 18 March 2020 1:51 PM
To: ICW Directors Office <ICWDirectorsOffice@act.gov.au>; Player, Ben <Ben.Player@act.gov.au>
Subject: RE: FOR UPDATED RESPONSE FW: MWB 13-19 March ICW input

UNCLASSIFIED

Eil,

I have made the edits to clarify the points made by Andrew. Please have JN review to ensure they make sense.

Thanks,

Dylan Blom | Senior Director, Major Projects
Phone: 6207 1411 | Mobile: 0466 313 607 | Email: dylan.blom@act.gov.au
Infrastructure and Capital Works | Education | ACT Government
Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
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From: Stewart, Eil <Eil.Stewart@act.gov.au> **On Behalf Of** ICW Directors Office
Sent: Wednesday, 18 March 2020 8:42 AM
To: Blom, Dylan <Dylan.Blom@act.gov.au>; Player, Ben <Ben.Player@act.gov.au>
Cc: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: FOR UPDATED RESPONSE FW: MWB 13-19 March ICW input
Importance: High

UNCLASSIFIED

Good morning, please see Andrew's comments below and make necessary edits to the brief for John's clearance – thank you both:

<G:\Infrastructure and Capital Works\January 2019 New G Drive Structure\Directors Office\Reporting\ICW WEEKLY REPORTING FOLDER\2020 MWB\Jan-June 2020\MWB 13-19 Mar.docx>

EII

From: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>
Sent: Tuesday, 17 March 2020 9:10 PM
To: EDU, EDBSD <EDBSD.EDU@act.gov.au>; ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: FW: MWB 13-19 March ICW input

UNCLASSIFIED

The Campbell comments don't work for me:

The tender evaluation report has been received by EDU and submitted to the delegate for further discussion. Both tenders received exceed the project budget allocation and require negotiations with both tenderers. The Tender Evaluation Team has [REDACTED]

[REDACTED] Would it be better to "A" TER rather than "The" TER as I suspect it's probably the first of two reports about the tenders and we'll have another one after a BAFO?

Andrew Parkinson | a/g Executive Group Manager
Business Services | Education Directorate | **ACT Government**
 Phone 02 6205 4593 | **Mobile 0478 301 085**
 Level 1 | 220 Northbourne Ave, Braddon | www.act.gov.au

From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Friday, 13 March 2020 8:27 AM
To: EDUMCR <EDUMCR@act.gov.au>; EDU, EDBSD <EDBSD.EDU@act.gov.au>
Cc: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: MWB 13-19 March ICW input

UNCLASSIFIED

Hi all,

Please see attached the cleared ICW contribution to this week's MWB.

Regards,

John Nakkan | Acting Executive Branch Manager

Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkan@act.gov.au
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MINISTERIAL BRIEF

Education Directorate

Tracking No.: MWB20/1-03

To: Minister for Education and Early Childhood Development

From: Director-General

Date: Friday, 13 March 2020

Subject: Minister's Weekly Brief

Critical Date: Thursday, 19 March 2020

Critical Reason: To ensure you are briefed on current issues and events.

Recommendations

That you note the:



Noted / Please Discuss

Yvette Berry MLA/...../.....

Minister's Office Feedback

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KEY TOPICS/EMERGING ISSUES

DG/MO REQUESTED UPDATES


INFRASTRUCTURE AND CAPITAL WORKS PROJECTS

'Upgrading Campbell Primary School'

A tender evaluation report has been received by EDU and submitted to the delegate for further discussion. Both tenders received exceed the project budget allocation and require negotiations with both tenderers prior to making a final recommendation. The report includes [REDACTED] to support ongoing tender negotiations and the Best and Final Offer process.

'Delivering a new Primary School at Throsby'

The design and construct Request for Tender (RFT) closed on 12 Mar 2020. Two tenders have been received for the project. The tender evaluation team will now commence the evaluation process.



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Error! Reference source not found.

Error! Reference source not found.



Information included in the Chief Minister's Weekly Brief

Signatory Name: Katy Haire Phone: 59158
 Action Officer: Cristina de Jongh Phone: 71317

Attachments

Attachment	Title
Attachment A	
Attachment B	
Attachment C	
Attachment D	
Attachment E	
Attachment F	

Error! Reference source not found.

Bowden, Julia

From: Blom, Dylan
Sent: Thursday, 19 March 2020 12:32 PM
To: ICW Directors Office
Cc: Jacobi, Chris; Nakkan, John; Player, Ben; Morton, Phillip
Subject: For review and approval: Campbell PS Modernisation - BAFO TER
Attachments: Campbell PS Modernisation - BAFO Approval.tr5

UNCLASSIFIED

John,

For your review, approval and escalation to EGM BS please.

Happy to discuss any amendments or clarifications.

Regards,

Dylan Blom | Senior Director, Major Projects

Phone: 6207 1411 | Mobile: 0466 313 607 | Email: dylan.blom@act.gov.au

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Bowden, Julia

From: Patel, Pal
Sent: Monday, 23 March 2020 11:33 AM
To: Blom, Dylan
Subject: FW: Campbell PS Modernisation project [SEC=UNCLASSIFIED]
Attachments: 81492-RFT-001B - Campbell Primary School Modernisation - BAFO Request 20....pdf

UNCLASSIFIED

FYI
Regards

Pal Patel | Director, Major Projects

Phone: 6207 6702 | Mobile: 0435 195 790 | Email: Pal.Patel@act.gov.au
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From: Young, Kelly <Kelly.Young@act.gov.au>
Sent: Monday, 23 March 2020 11:30 AM
To: Morton, Phillip <Phillip.Morton@act.gov.au>
Cc: Jacobi, Chris <Chris.Jacobi@act.gov.au>; Patel, Pal <Pal.Patel@act.gov.au>
Subject: RE: Campbell PS Modernisation project [SEC=UNCLASSIFIED]

Phil / Chris,

If that is the EDU decision.

1. FYI. Following further [REDACTED], the attached BAFO document will be sent to tenderers as soon as I get the approved TER.
2. Could you please provide approval for [REDACTED] to re-review the BAFOs, once we receive them, on the hourly rate as previously approved for the tender evaluation:
[REDACTED]
3. Would you like Pal included as an observer on the TER? If so I will need to redo the PPM and get it approved. However, Dylan earlier indicated that this could be done at the same time as the second TER.

Regards,

Kelly Young | Senior Project Manager

Phone: 02 6205 2074

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GPO Box 158 Canberra ACT 2601

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From: Morton, Phillip
Sent: Monday, 23 March 2020 9:35 AM
To: Young, Kelly <Kelly.Young@act.gov.au>
Cc: Jacobi, Chris <Chris.Jacobi@act.gov.au>; Patel, Pal <Pal.Patel@act.gov.au>
Subject: RE: Campbell PS Modernisation project [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Kelly,

In short we are proceeding with the BAFO. It is currently sitting with EDU executive.

Please also note EDU will not be increasing the copywrite assignment.

Regards,
Phill M

From: Young, Kelly <Kelly.Young@act.gov.au>
Sent: Monday, 23 March 2020 8:07 AM
To: Morton, Phillip <Phillip.Morton@act.gov.au>; Jacobi, Chris <Chris.Jacobi@act.gov.au>
Subject: Campbell PS Modernisation project [SEC=UNCLASSIFIED]

Hi Phill and Chris,

[REDACTED]

Naturally all businesses are concerned about their ongoing business viability and keeping staff employed in these times of COVID19 affects.

Could you please:

- Reconsider the need for a BAFO if we can obtain some of this stimulus package. We just need [REDACTED] now. The cost planner has already advised the amount tendered for the scope is below their Tender Evaluation amount. The only reason we are doing this is because both tenders are over the available funding.
- Or if the BAFO is still to go ahead: expedite the signature and approval. I waited till 5.40 on Friday but there was no return TER so I assume it is still with John N.
- Reconsider to increase the amount of the copywrite assignment. Currently I've been advised by Chris last week that an increase in the amount is unlikely.

[REDACTED]

[REDACTED]

Could you please advise at your earliest convenience.

Regards,

Kelly Young | Senior Project Manager

Phone: 02 6205 2074

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IMPORTANT NOTICE TO TENDERERS

BEST AND FINAL OFFER REQUEST FOR TENDER NO 81492-RFT-001 CAMPBELL PRIMARY SCHOOL MODERNISATION PROJECT

Please note the following additional information for the above Request for Tender (RFT):

Item 1. Important Information and Instructions

1. Under section 29.4 of the *Standard Conditions of Tender – Construction*, in achieving a value for money solution, the Territory may initiate a ‘Best and Final Offer’ (**BAFO**) process with one or more Tenderers with a view to establish a final ranking to determine a preferred Tenderer.
2. Tenderers invited to participate in this BAFO process are invited to revise their Tenders to the extent permitted in **Item 2** to take into account a revised scope of works, and with knowledge of the Territory’s budget.
3. Tenderers are notified that the Directorate’s **design and construction budget is \$15.5million** (excl. GST).
4. The revisions to the scope of works, and the specific matters to be addressed by the Tenderers are in **Item 2** of this request for BAFO.
5. **Tenderers may lodge a BAFO no later than 2pm on THURSDAY 16TH APRIL 2020 Canberra Time and should be submitted via TendersACT.**
6. The revised projected Contract Award is **early May 2020**.
7. In providing a BAFO, the Tenderers may only address the matters in **Item 2**. They must not otherwise change any other component of their Tender.
8. Unless there is an apparent error in a Tenderer’s BAFO, which is in the Territory’s absolute discretion to determine, the Territory will reject any components of a BAFO that alter the Tenderer’s original Tender in any way.
9. A Tenderer is under no obligation to submit a BAFO. Should a Tenderer elect not to submit a BAFO the Territory will proceed with evaluation of the Tenderer’s original Tender.
10. Should a Tenderer’s BAFO not comply with any requirements in this request for BAFO, the BAFO will be deemed non-conforming, in which case section 6 (Non-Conforming Tenders) of the *Standard Conditions of Tender – Construction* apply with respect to the BAFO, including that the Territory may reject and not further consider the BAFO (in which case the Territory will proceed with evaluation of the Tenderer’s original Tender).
11. Subject to **Item 1.9** of this request for BAFO, submitted BAFOs become part of the Tenderer’s Tender and are subject to the Tender validity period in the RFT.

12. All other conditions of the RFT apply to this request for BAFO, including those relating to late Tenders.
13. Unless otherwise defined in this Request for BAFO, capitalised terms have the meaning given to them by the RFT (including *Standard Conditions of Tender – Construction*).
14. If you have any questions, please submit them through TendersACT in accordance with section 5.3 of the *Standard Conditions of Tender – Construction*.

Item 2: Matters to address in the BAFO

2.1 General Instructions

1. Tenderers are requested to submit, as the Tenderer considers relevant:
 - (1) a revised response against weighted criteria WC3, WC4, and WC5; and
 - (2) a statement clearly identifying the changed or added sections, drawings, schedules and text it has made, to assist ease of review, in light of the notified budget, and to the extent only as detailed below.
2. The Tenderers are requested to review their response specifically against the matters outlined in **item 2.2** “Design Review” below, and generally conduct an overall review of their design response, so as to provide a best possible revised offer in cost and scope in light of the notified budget and the amendments to the Territory’s brief in this **Item 2**.
3. The Territory’s brief is amended such that the matters identified in **Item 2.3** “Potential Scope Adjustment Items”, are now optional inclusions. The Tenderers may include any or all of the identified “Potential Scope Adjustment Items”, listed below at **Item 2.3**, so as to provide a best possible revised offer in cost and scope in light of the notified budget.
4. The Territory’s brief is amended to remove the scope set out at **item 2.4**.
5. The Tenderers are also requested to include their own value for money amendments while still conforming to the requirements of the brief (as modified by this **Item 2**).

2.2 Design Review

1. Review the design response provided in your Tender against the requirements of the brief so as to provide a best possible revised offer in cost and scope in light of the notified budget. The design review should include, but is not limited to:
 - a. Floor areas for internal and external circulation spaces. **Refer to: Volume 2, Education Directorates Infrastructure Specification (EDIS), Part B: Functional Brief, clause 5.5.4 and Table 6 Summary of Indicative Areas for Functional Areas.**
 - b. Toilet provision. **Refer to Volume 2, EDIS, Part B: Functional Brief, Table 7 Amenities Provision.**
 - c. Mechanical and electrical services solutions. **Refer to; Volume 2, EDIS, Part D: Technical Specifications, sections 8, 10 and 11.**
 - d. Landscape solution. To review the degree of treatment to the minimum area affected by the design proposal, including demolition area, while still addressing the performance requirement in the brief. **Refer to Volume 2, EDIS, Part B: Functional Brief, Section 7 Functional Units: Learning Neighbourhood External Learning Settings, External Learning Courtyard, Primary Small Group Program Unit (including Sensory Courtyard and Volume 2, EDIS, Part D Technical Specifications, Section 18.**

2.3 Potential Scope Adjustment Items.

The following items in the brief are now optional.

- a. **Volume 2, EDIS, Part A, Project Specific Requirements, Objective or Scope of Works, section 3 b ii) and Volume 2, EDIS, Part A, Project Specific Requirements, Functional Areas, item 6** - Re-roofing of existing buildings apart from where re-roofing is a necessary result from your design. This includes installation of new insulation, batten replacement and new roof safety system to the extent specified in the brief, are optional items.
- b. **Volume 2, EDIS, Part A, Project Specific Requirements, Functional Areas, item 3** - All works to the Hall. If the Tenderer opts to remove these works, the RFT is also amended to remove the Provisional Sum for AV of \$50,000 and new HVAC requirements. However, if this is to be removed an allowance is to be included for minimal maintenance works to the existing A/C unit to be operational.
- c. **Volume 2, EDIS, Part A, Project Specific Requirements, Functional Areas, item 13** - Painting of existing buildings internally and externally, except where effected by asbestos removal and joining in of new works.
- d. **Volume 2, EDIS, Part A, Project Specific Requirements, Functional Areas, item 8** – Removal of all asbestos, as outlined in the brief, apart from where asbestos is disturbed or identified during the construction of the new facilities or demolition works. To be clear; asbestos disturbed during construction of the new facilities or during demolition are required to be removed.

2.4 Scope Amendments.

The following amendments to the RFT apply:

- a. **Volume 2, EDIS, Part B: Functional Brief, Table 7 Amenities Provision** - Regarding new student showers servicing the hall; the provision for showers for male, female and non-gender students is removed. Retained is the provision of a single accessible student shower that may be used by any gender.
- b. **Request For Tender, Annexure to Attachment 2 – Provisional Sums** - A new Provisional Sum of \$200,000 is included, for the provision of a substation and associated HV cabling work including EvoEnergy works and associated builders work.
- c. **Request For Tender, Annexure to Attachment 2 – Provisional Sums** – There was a calculation error in the Provisional Sum total. Remove the existing Annexure to Attachment 2 – Provisional Sums (page 28 of the RFT) and replace with the following Provisional Sums that apply:

ANNEXURE TO ATTACHMENT 2 – PROVISIONAL SUMS

The Contract includes work the subject to provisional sums as follows. See Contract clause 59.5 of the *General Conditions of Contract*.

Phase 2 Provisional Sums

Item no.	Description of Provisional Sum	Provisional Sum (ex. GST)
1	Supply, delivery and installation of preliminary selections of FF&E items that support the design intent of the tendered design. These selections shall align with the Tenderer’s proposed activation with furniture fittings and equipment of all accommodation within the new building development. Refer to Principals Documents Volume 2 Part E Loose FF&E Specification .	
2	Wayfinding signage	
3	Canteen fit-out (excluding grease arrester)	
4	Sub-station provision and associated HV cabling work including <u>EvoEnergy</u> works and associated builders work.	
TOTAL PROVISIONAL SUM		
OPTIONAL PROVISIONAL SUM		
5	Audio Visual Equipment and stage lighting to Hall	

- d. **Volume 2, EDIS, Part A: Project Specific Requirements, Proposed Development, Development Application and Addendum Notice 04, item 2** - There is no longer a mandatory requirement for a Development Approval, subject to the design meeting all other planning authority requirements for DA exemption. To be clear, the requirement for DA reverts back to the original requirement in the original RFT issue. "Milestone 1 – DA Submission-or equivalent" will remain at 5 weeks after Letter of Award but the deliverables are reduced to Design Development drawings sufficient to demonstrate development of the design solution.



Kelly Young
 Senior Project Manager
 Infrastructure Delivery Partners Group
tendersACT@act.gov.au
 (02) 620 52074
 19/03/2020

Bowden, Julia

From: Nakkan, John
Sent: Tuesday, 24 March 2020 12:59 PM
To: Parkinson, Andrew
Cc: ICW Directors Office; EDU, EDBSD; Blom, Dylan; Jacobi, Chris; Player, Ben; Busic, Philip
Subject: FW: For review and approval: Campbell PS Modernisation - BAFO TER
Attachments: Campbell PS Modernisation - BAFO Approval.tr5

UNCLASSIFIED

Andrew,

Please see attached documents for your approval.

As discussed with Dylan and yourself, my stipulation to pursue a Development Application for these works was to ensure that any community concern associated with the inclusion of a school fence would be managed appropriately. As you have advised that a fence will now not be part of these works, I am less concerned with any community opposition to the development.

Please note that Attachment K – Cost adjustment items in BAFO Request, Section 2 will need to be altered to include the removal of the requirement to install a school fence to the property.

Can you please endorse the following documents:

- Brief – DOC20/7474 – Campbell PS Modernisation – BAFO – RFT TER – **Page 1**; and
- DOC20/7475 – 1. Tender Evaluation Report (TER)-Campbell PS Modernisation RFT 20200318. **Page 7 - checkboxes in Section 11 and signature.**

Regards,

John Nakkan | Acting Executive Branch Manager
Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkan@act.gov.au
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Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
www.education.act.gov.au | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

From: Blom, Dylan <Dylan.Blom@act.gov.au>
Sent: Thursday, 19 March 2020 12:32 PM
To: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Cc: Jacobi, Chris <Chris.Jacobi@act.gov.au>; Nakkan, John <John.Nakkan@act.gov.au>; Player, Ben <Ben.Player@act.gov.au>; Morton, Phillip <Phillip.Morton@act.gov.au>
Subject: For review and approval: Campbell PS Modernisation - BAFO TER

UNCLASSIFIED

John,

For your review, approval and escalation to EGM BS please.

Happy to discuss any amendments or clarifications.

Regards,

Dylan Blom | Senior Director, Major Projects

Phone: 6207 1411 | Mobile: 0466 313 607 | Email: dylan.blom@act.gov.au

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Bowden, Julia

From: Piani, Adrian
Sent: Friday, 27 March 2020 10:23 AM
To: Parkinson, Andrew
Cc: Power, Rebecca
Subject: Campbell decision

Hi Andrew,

Have you been able to reach a decision on Campbell? Our aim is still to advise the successful tenderer today.

Regards

Adrian Piani | Executive Group Manager Infrastructure Delivery and ACT Chief Engineer
Major Projects Canberra

T 02 6207 8944 | M 0488 014 553 | E adrian.piani@act.gov.au
GPO Box 158, Canberra ACT 2601



Bowden, Julia

From: Young, Kelly
Sent: Friday, 27 March 2020 4:26 PM
To: Blom, Dylan; Wright, SallyA; Patel, Pal
Cc: Power, Rebecca
Subject: FW: Campbell Primary School Modernisation Project - Tender Evaluation Team [SEC=UNCLASSIFIED]

Congratulations! You are the new TET for Campbell PS Modernisation project.

Let me know if you don't have access to :

- The PPM (and Evaluation criteria)
- The RFT (and Evaluation criteria)
- Tenders Received
- Tender clarification response from both tenders

Please let me know the status (but not content) of your progress as I'm getting regular emails from the tenderers requesting progress as I am still the RFT contact.

Thank you,

Kelly Young | Senior Project Manager

Phone: 02 6205 2074

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GPO Box 158 Canberra ACT 2601

www.act.gov.au



From: Parkinson, Andrew

Sent: Friday, 27 March 2020 4:17 PM

To: Young, Kelly <Kelly.Young@act.gov.au>

Cc: Power, Rebecca <Rebecca.Power@act.gov.au>

Subject: RE: Campbell Primary School Modernisation Project - Tender Evaluation Team [SEC=UNCLASSIFIED]

UNCLASSIFIED

agreed

Andrew Parkinson | a/g Executive Group Manager

Business Services | Education Directorate | ACT Government

Phone 02 6205 4593 | **Mobile 0478 301 085**

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From: Young, Kelly <Kelly.Young@act.gov.au>
Sent: Friday, 27 March 2020 3:53 PM
To: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>
Cc: Power, Rebecca <Rebecca.Power@act.gov.au>
Subject: Campbell Primary School Modernisation Project - Tender Evaluation Team [SEC=UNCLASSIFIED]

Dear Andrew,

As the Education delegate has requested a re-evaluation of the Campbell PS Modernisation project D & C tender the original Tender Evaluation Team will be replaced. Your approval is sought for the replacement Tender Evaluation Team of:

Sally Wright – chair
Dylan Blom – member
Pal Patel – member

Regards,

(Campbell Primary School Modernisation project Tender Evaluation Team chair)

Kelly Young | Senior Project Manager

Phone: 02 6205 2074

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GPO Box 158 Canberra ACT 2601

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Bowden, Julia

From: [REDACTED] >
Sent: Friday, 3 April 2020 10:18 AM
To: Parkinson, Andrew
Cc: Edghill, Duncan; Ross, Carolina
Subject: RE: ACT infrastructure sector group: agenda #10 and actions register

Thanks Andrew. I think a phone call to [REDACTED] and LL today will help.

Regards,

From: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>
Sent: Friday, 3 April 2020 10:10 AM
To: [REDACTED]
Cc: Edghill, Duncan <Duncan.Edghill@act.gov.au>; Ross, Carolina <Carolina.Ross@act.gov.au>
Subject: RE: ACT infrastructure sector group: agenda #10 and actions register

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Hi [REDACTED]

I've just heard that the tender evaluation report for Throsby has been received for my decision, so we should have a preferred today.

I need to have a conversation with the Campbell tenderers about a next step as it's a challenge. I just rang [REDACTED] & left a message LL will get a call after this meeting.

Andrew Parkinson | a/g Executive Group Manager
Business Services | Education Directorate | **ACT Government**
Phone 02 6205 4593 | **Mobile 0478 301 085**
Level 1 | 220 Northbourne Ave, Braddon | www.act.gov.au

From: Edghill, Duncan <Duncan.Edghill@act.gov.au>
Sent: Friday, 3 April 2020 10:00 AM
To: [REDACTED] Ross, Carolina <Carolina.Ross@act.gov.au>
Cc: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>
Subject: RE: ACT infrastructure sector group: agenda #10 and actions register

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Will do. One of the school ones is OK, one is proving a challenge. Andrew will hopefully be on call.

From: [REDACTED]
Sent: Friday, 3 April 2020 9:52 AM
To: Ross, Carolina <Carolina.Ross@act.gov.au>
Cc: Edghill, Duncan <Duncan.Edghill@act.gov.au>; Parkinson, Andrew <Andrew.Parkinson@act.gov.au>
Subject: RE: ACT infrastructure sector group: agenda #10 and actions register

Duncan – could I ask for an update on some current tenders and timing of when they will be awarded.

Campbell school is the main one.
[REDACTED]

Thanks

Regards,

[REDACTED]

From: Ross, Carolina <Carolina.Ross@act.gov.au>

Sent: Friday, 3 April 2020 7:56 AM

To: Edghill, Duncan <Duncan.Edghill@act.gov.au>; Piani, Adrian <Adrian.Piani@act.gov.au>; Jones, Greg <Greg.Jones@act.gov.au>;

<[REDACTED]>; Smith, Jeremy <Jeremy.Smith@act.gov.au>; Parkinson, Andrew <Andrew.Parkinson@act.gov.au>;

<[REDACTED]>; Gilding, Louise <Louise.Gilding@act.gov.au>; Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>; Oldfield, Meghan <Meghan.Oldfield@act.gov.au>; Brady, Erin <Erin.Brady@act.gov.au>; Hall, Damon <Damon.Hall@act.gov.au>;

Arthy, <[REDACTED]>

Danny <Danny.OMara@act.gov.au>;

Yates, Brooke

<Brooke.Yates@act.gov.au>; Gordon, Tom <Tom.Gordon@act.gov.au>; Perez, Pete <Pete.Perez@act.gov.au>; <[REDACTED]>

Sendaba, Bethel

<Bethel.Sendaba@act.gov.au>

Cc: Miners, Stephen <Stephen.Miners@act.gov.au>

Subject: ACT infrastructure sector group: agenda #10 and actions register

UNCLASSIFIED For-Official-Use-Only

Good morning all,

Please find attached the agenda for this morning's meeting and the actions register.

Kind regards,

Carolina

Carolina Ross | Executive Assistant to the Chief Projects Officer
Major Projects Canberra

T 0424 563 699 | E carolina.ross@act.gov.au

GPO Box 158, Canberra ACT 2601



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Bowden, Julia

From: Ruediger, Jessica on behalf of EDU, EDBSD
Sent: Monday, 6 April 2020 11:33 AM
To: Parkinson, Andrew
Subject: FW: Education Capital Works Steering Committee Meeting - No.71 [SEC=UNCLASSIFIED]
Attachments: ECWSC PCG Reports - Mar 2020 No.71.pdf; Decisions and Actions Register_March.pdf; Attachment 1_ECWSC No.71 - Meeting Agenda.pdf

UNCLASSIFIED

FYI – I have also added to your calendar

J

From: Lupton, Liam <Liam.Lupton@act.gov.au>
Sent: Monday, 6 April 2020 10:59 AM
To: Power, Rebecca <Rebecca.Power@act.gov.au>; Matthews, David <David.Matthews@act.gov.au>; Parkinson, Andrew <Andrew.Parkinson@act.gov.au>; Morris, Ben <Ben.Morris@act.gov.au>; Piani, Adrian <Adrian.Piani@act.gov.au>; Nakkan, John <John.Nakkan@act.gov.au>; Blom, Dylan <Dylan.Blom@act.gov.au>; Wang, Cherry <Cherry.Wang@act.gov.au>; Hatton, Scott <Scott.Hatton@act.gov.au>; Ryan, JohnW <JohnW.Ryan@act.gov.au>; Basic, Philip <Philip.Basic@act.gov.au>; Player, Ben <Ben.Player@act.gov.au>; Attridge, Vanessa <VanessaS.Attridge@act.gov.au>; Jones, David <David.Jones@act.gov.au>; Pilgrim-Day, Erica <Erica.Pilgrim-Day@act.gov.au>; Johnston, Grant <Grant.Johnston@act.gov.au>; Ingram, Barry <Barry.Ingram@act.gov.au>; Roland, Skye <Skye.Roland@act.gov.au>; Abeysekera, Srimal <Srimal.Abeysekera@act.gov.au>; Churcher, Peter <Peter.Churcher@act.gov.au>; Evans, Ben <Ben.Evans@act.gov.au>; Blakely-Kidd, Richard <Richard.Blakely-Kidd@act.gov.au>; Young, Kelly <Kelly.Young@act.gov.au>; Wright, SallyA <SallyA.Wright@act.gov.au>; Dhuri, Kanchan <Kanchan.Dhuri@act.gov.au>
Subject: Education Capital Works Steering Committee Meeting - No.71 [SEC=UNCLASSIFIED]

Hi all,

Please find the attached papers above for meeting No.71, Tuesday 7 March at 10.30am.

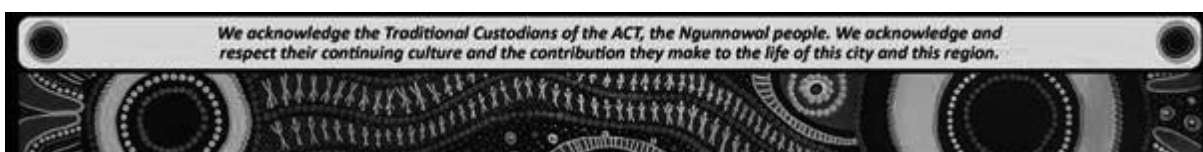
- Actions and Decisions Register_March
- Agenda No.71
- ECWSC PCG Reports

Reminder: The calendar invitation has the link for this steering committee via - Webex Meeting.

Please let me know if you did not receive the calendar invitation.

Thanks,

Liam Lupton | Project Support Officer
 Infrastructure Delivery Partners Group | **Major Projects Canberra** | ACT Government
 M 0411 700 031 | E Liam.Lupton@act.gov.au
 GPO Box 158, Canberra ACT 2601





EDUCATION CAPITAL WORKS STEERING COMMITTEE #71 AGENDA

Time/Date: 10:30 AM – 12 PM | Tuesday 7 April 2020
Venue: Communication Teleconference - Webex

Attendees

Steering Committee		
Executive Group Manager– Business Services Division, Education Directorate (EDU) - <i>CHAIR</i>	David Matthews	DM
Executive Branch Manager – Business Services Division, Education Directorate (EDU)	Andrew Parkinson	AP
A/g Executive Branch Manager Enrolment and Planning, Education Directorate (EDU)	Vanessa Attridge	VA
Executive Group Manager, Infrastructure Delivery Partners and Chief Engineer –Major Projects Canberra (MPC)	Adrian Piani	AP
A/g Executive Branch Manager, Infrastructure Finance and Capital Works (IFCW), Commercial, CMTEDD	Rebecca Power	RP
Observers		
Senior Director – Infrastructure and Capital Works, EDU	John Nakkam	JN
Senior Director – MPC,EDU	Dylan Blom	DB
Legislation, Policy and Programs, JACS	Cherry Wang	CW
Economic, Budget and Industrial Relations,CMTEDD	Scott Hatton	SH
Senior Director – ICW, EDU	JohnW Ryan	JR
Director – ICW, EDU	Philip Busic	PB
Director – ICW, EDU	Ben Player	BP
Senior Director – Enrolments and Planning, EDU	David Jones	DJ
Senior Director – IDP, MPC	Erica Pilgram-Day	JH
Senior Director – IDP,MPC	Grant Johnston	GJ
Senior Director – IDP,MPC	Susu El Hussenini	SE
Senior Director – IDP, MPC	Barry Ingram	BI
Project Manager ACT Courts PPP, TREASURY	Skye Roland	SR
Senior Director – Treasury, Social Policy (SP), CMTEDD	Srimal Abeysekera	SA
Reporting		
Project Manager – Campbell Primary School Modernisation & Education Directorate Infrastructure Specification	Kelly Young	KY

Agenda Items		Lead
1. Confirm Agenda 2. Review Attachment 3_Decisions and Actions Register 3. Current projects – Discussion Items for each project: <u>Decision/Actions required</u> <ul style="list-style-type: none"> ▪ Refer to the Decisions and Actions Register <u>Project Status Update</u> <ul style="list-style-type: none"> ▪ Project Officer to provide a verbal update 		DM
Project Name	Delivery Due Dates	Lead
Meeting Agenda Items – Meeting No.71		
a. Campbell Primary School Modernisation	Feb 2022	KY
[REDACTED]		
e. Delivering A New Primary School at Throsby	Nov 2021	BE
[REDACTED]		
4. Other Business		DM
[REDACTED]		
5. Next Meeting		DM
Time/Date:	Tues 5 th May	
Venue:	Teleconference	



Education Capital Works Steering Committee Report No. 71

March 2020

Project Reports:

Campbell Primary School Modernisation



Delivering A New Primary School at Throsby



Campbell Primary School Modernisation - Project Control Group Report (Campbell Primary School Modernisation 81492)		Report – March 2020																																																								
Project Scope	Progress and Planned Action	Financial and Time Status																																																								
<p>Tier 2 Project: Campbell Primary School Modernisation – Stages 3 and 4.</p> <p>Capacity – 450 Students (new build), plus max 44 FTE in existing preschool. Total maximum school size is 494 students</p> <p>Site area – 32,462m²</p> <p>Gross floor area – approx. 2500m²</p> <p>Contract conditions – two phase GC21 and Construction Related Services Agreements</p> <p>Contracts –</p> <p>Construction Related Services Agreement – Architectural master planning – [REDACTED]</p> <p>PMA - [REDACTED] as variation to SIUP works for due diligence.</p> <p>D&C projected as a two phase GC21 contract – contractor TBA</p> <p>Scope –</p> <p>Master planning, design and construction of new learning and teaching areas for 450 students and associated facilities to replace the senior learning areas demolished in a previous stage.</p> <p>Refurbishment of the Hall and roof replacement on existing older buildings.</p> <p>Quality Management</p> <p>The Education Directorates Infrastructure Specification (EDIS) which is an update of the Output Specifications developed for the Sustainable Delivery of Public School Facilities (SDOPSF)</p> <p>Contractor quality management and WHS systems.</p> <p>Risk Management</p> <p>Risk workshops will be undertaken as part of the design process and as part of the GC21 StartUp Workshop.</p> <p>Ministerial Briefing</p> <p>Design and Construction funding was appropriated in the 2018-19 Budget for the construction of replacement learning spaces for 250 students, following demolition of 10 classrooms, along with major refurbishment of existing buildings. Consultation with community stakeholders is ongoing with community needs informing the design. Masterplans have been developed with the preference for a new building for the whole primary school of 450 students and demolition of the older classrooms which would otherwise require significant refurbishment. The project is currently at tender with two shortlisted tenderers to provide a design solution with their tender price.</p> <p>Attachments:</p> <p>1. Financial summary spreadsheet – March 2020</p>	<p>Progress of Work and Current Issues</p> <p>EDU advised Concept Master Plan 2 is the preferred option, which includes demolition of the Junior wing instead of refurbishment, and a new build for all learning communities for a 450 student school.</p> <p>Feedback of Community consultation from EDU</p> <p>An RFT was issued to a shortlist of two tenderers and closed on 23 January 2020.</p> <p>The tenders received indicate that a reduction in scope and a best offer will be required to align with the available budget before entering into contract.</p> <p>[REDACTED] a Tender Evaluation Report was issued to EDU 16/3/2020.</p> <p>The tender is currently being re-evaluated by a new TET.</p> <p>Planned Action</p> <p>Development of a Community consultation plan by EDU</p> <p>Comms and Media in consultation with school.</p> <p>TER approval by the delegate.</p> <p>Contract Award.</p>	<p>Financial</p> <table border="1"> <tr><td>Total Appropriation</td><td></td></tr> <tr><td>Current Commitment:</td><td></td></tr> <tr><td>Current Uncommitted</td><td></td></tr> <tr><td>Current Expenditure</td><td></td></tr> <tr><td>Current Forecast Cost to Complete:</td><td></td></tr> <tr><td>Forecast Residual at Completion:</td><td></td></tr> </table> <p>Appropriation: <i>More Schools Better Schools – Campbell Primary School Modernisation 2018-19 Budget.</i></p>		Total Appropriation		Current Commitment:		Current Uncommitted		Current Expenditure		Current Forecast Cost to Complete:		Forecast Residual at Completion:																																												
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PROJECT INFORMATION SUMMARY		Project Name: Campbell Primary School Modernisation		Report Month: Mar-20	
Client Directorate	Education Directorate	Total Original Appropriation		Risk Management	
Project Sponsor	David Matthews	Approved Variations to Appropriation		BRIEF SCOPE COST TIME WHS	
Project I 36057	Treasury/ Project No 81492	Current Approved Appropriation		Active Certification	
Project Manager	Kelly Young	Current Forecast Cost to Complete		Date Date Date Date Date Date	
Project Duration	Four years	Forecast Residual at Completion			
Reporting Month	Mar-20				

Item	Item Description	Project Budget Base Allocation			Committed Amounts			Uncommitted Amounts			Budget Risk	Contract Sum Paid by PCW		
		Base/Ed-Sum Budget	Transfers within the Original Project Budget	Adjusted Base Budget	Original Contract Sum (at let)	Approved Contract Variations	Current Contract Sum	Documented Variation Requests	Uncommitted Forecast Costs	Current Forecast Cost to Complete	Variance between Base Budget and Forecast Cost to Complete	Total Payments against the Current Contract Sum	% of Current Contract Sum Paid to Date	Balance of Current Contract Sum
		A	B	C=A+B	D	E	F=D+E	G	H	I=F+G+H	J=C-I	K	L=K/J %	M=I-K
PROJECT SUB-TOTAL (ex. GST)														
IDP Managed Costs														
1.0 Master planning/Design - direct costs (sub total)														
1.0.1	Architect													
1.0.2														
1.0.3	Cost Planner / QS-Tender													
1.0.4	Tender Copyright Amount													
1.0.5	Tree Assessment													
1.0.6	Technical Advice - Tender													
1.1 Design Costs - GC21 Contract Phase 1 (sub total)														
1.1.1	GC21 - PHASE 1 - DESIGN													
2.0 Construction Costs - GC21 Contract Phase 2 (sub total)														
2.0.1	GC21 PHASE 2 - CONSTRUCTION													
2.0.2	PF&E Provisional Sum													
2.0.3	Statutory Charges													
2.0.4	Escalation													
Design and Construction contractor costs (total of above)														
2.1 Construction Costs - direct Costs (sub total)														
2.1.2	Valuer													
2.1.3	Commissioning (OCA)													
2.1.1	WHS Active Certification Auditor													
5.0 Contingency (sub total)														
5.1	Design Contingency													
5.2	Construction Contingency													
5.3	Unallocated													
9.0 EDU Managed Project Costs and Overheads (Total)														
9.1	PAP Services													
9.2	EDU Capitalisation													
9.3	IDP Capitalisation													
9.4	Project Insurance													
9.5	SSACT													

Key project activities this month	
1	RFT closed 23rd January 2020.
2	Indications are that even with targeted cost savings the project is estimated to come in over budget.
3	Tender re-evaluation
4	
5	
6	
7	
8	
Project Risks and Workplace Health and Safety	
BRIEF	EDU Priorities from Community Consultations.
SCOPE	The current scope will need to be reduced.
COST	The project will require value management and is estimated to come in over budget.
TIME	
WHS	
QUALITY	
HR	
PROCURE	
COMMUN	

MILESTONE DATES	Baseline	Actual	Cash flow	Month												Totals
				July	August	September	October	November	December	January	February	March	April	May	June	
Master planning, review and consultation engaged	Nov 2018	13/11/2018														
EDC Design and Construct - commenced	Feb 2019	26/01/2019														
RFT Design and Construct - commenced (EC)	May 2019	30/10/2019														
Contract Awarded - Phase 1 Design	Feb 2020															
Phase 1 - Design development and documentation - end	April 2020															
Phase 2 - Building Approval/Construction - commence	May 2020															
Construction Complete - New Build	May 2021															
Construction Complete - Refurbishment	July 2021															

Delivering A New Primary School at Throsby		(Delivering Throsby P-6 - 81002)	Report – March 2020																																									
Project Scope	Progress and Planned Action	Financial and Time Status																																										
<p>Tier 1 Project: P-6 School in Throsby.</p> <p>Capacity – 516 FTE Students (TBC) Site – Block 1, Section 29, THROSBY Site area – 5.14ha</p> <p>Gross floor area – TBA</p> <p>Contract conditions – TBA</p> <p>Contract – One two-phase GC21 Contract</p> <p>Quality Management An initial Masterplan has been prepared by [REDACTED] which provided the briefing information for the Request for Expression of interest (Stage 1 of the procurement) for the new school.</p> <p>The Schools infrastructure Output Specification (SIOS) will be used as applicable and specific requirements defined by EDU.</p> <p>Risk Management Initial Risk Management plan has been prepared and approved as part of the procurement plan for the project. Further risk workshops will be held upon engagement of a contractor.</p> <p>Ministerial Briefing A Request for Expression of Interest has been issued to the market, this closed on 12 September 2019. The responses received are currently being evaluated for the shortlisting of two shortlisted tenderers to continue to the second stage of the procurement process.</p> <p>Background The scope of works for this project includes the delivery of a P-6 School and further master planning for an Early Childhood Education Centre in Throsby.</p> <p>EDU has identified that there will be enrolment demand for Preschool to Year 6 students from the suburb of Throsby, and the broader area. EDU's Five Year Enrolment projections indicate a future need for additional preschool to year 6 school facilities commencing in 2022.</p> <p>It is expected that the design for the Throsby P-6 School will incorporate the design principles established for recent ACT schools notably Margarete Hendry P-6 School.</p> <p>Attachments:</p> <p>1. Financial summary spreadsheet – February 2020</p>	<p>Progress of Work and Current Issues RFT closed on 12/03/2020.</p> <p>Consultant engaged to complete technical review of compliance of proposed services against the requirements of the Technical Specifications.</p> <p>Tender Evaluation complete, Tender Evaluation Report in the process of being drafted/ reviewed for approval.</p> <p>Planned Action Receive Tender Evaluation Report approval.</p> <p>(If necessary) enter into negotiations with a preferred tenderer.</p> <p>Enter into contract with preferred tenderer – commence Phase 1 of the contract.</p>	<p>Financial</p> <table border="1"> <tr> <td>Project Budget Appropriation</td> <td colspan="2"></td> </tr> <tr> <td>Committed to date</td> <td colspan="2"></td> </tr> <tr> <td>Uncommitted</td> <td colspan="2"></td> </tr> <tr> <td>Expenditure to date</td> <td colspan="2"></td> </tr> <tr> <td>Contingency (Design and Construction)</td> <td colspan="2"></td> </tr> </table>		Project Budget Appropriation			Committed to date			Uncommitted			Expenditure to date			Contingency (Design and Construction)																												
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PROJECT INFORMATION SUMMARY
Client Directorate: Education Directorate
Project Sponsor: David Matthews
PMARS/ Project No.: 81002
Project Manager: Ben Evans
Project Duration: 3 years
Reporting Month: March 2020

Project Name: Delivering a New Primary School at Throsby	
Total Original Appropriation:	\$
Approved Appropriation Variations to Project Budget:	\$
Current Approved Project Budget:	\$
Current Forecast Cost to Complete:	\$
Forecast Residual at Completion:	\$

Reporting Month: March 2020 DOCUMENT 25

Risk Management	Project Risk Indicators				
	SCOPE	SCOPE	COST	TIME	WHS
Active Certification	Active Certification Dates and Issues				

Item	Item Description	Project Budget Item Allocation			Committed Amounts			Uncommitted Amounts			Budget Risk		Contract Sum Paid	
		Sum/No. from Budget	Transfers within the Original Project Budget	Adjusted from Budget	Original Contract Sum (in \$M)	Approved Contract Variations	Current Contract Sum	Uncommitted Available Requests	Uncommitted Forecast Costs	Current Forecast Cost to Complete	Variance between New Budget and Forecast Cost to Complete	Total Payments Against the Current Contract Sum	% of Current Contract Sum Paid to Date	Balance of Current Contract Sum
		A	B	C=A+B	D	E	F=D+E	G	H	I=F+G+H	J=C-I	K	L=K/I%	M=F-K
PROJECT SUB-TOTAL (inc. GST)														
1.0 Procurement and Tendering Costs (sub-total)														
1.2	Technical Team (Mech, Elec, Hydro, Fire, Acoustic etc.) - Design Review													
1.3	Design Commission from Unsuccessful Tenderer													
2.0 Construction (sub-total)														
2.1	GC21 - Phase 1 (Design and Early Works)													
2.2	GC21 - Phase 2 (Construction Works)													
2.4	WHS Active Certification Audits													
3.0 EDU Managed Project Costs (sub-total)														
3.1	ICW Capitalisation (ACTPS Staff)													
3.2	ACT Insurance Authority													
3.3	ICT - Fibre Connection to Site													
3.4	ICT - Site Infrastructure													
3.5	Independent Commissioning Agent													
3.6	Independent Valuer													
3.7	Legal Services													
3.8	Escalation													
4.0 IDP (sub-total)														
4.1	IDP Capitalisation - (4% of Appropriation)													
4.2	RAIP Services													
5.0 Contingency (sub-total)														
5.1	Project Design Contingency													
5.2	Project Construction Contingency													

Key project activities this month:	
1	RFT closed on 12/03/2020.
2	Consultant engaged to complete technical review of compliance of proposed services with the Technical Specifications.
3	Tender Evaluation complete - Tender Evaluation Report in the process of drafting/ review.
4	
5	
6	

Project Risks and Workplace Health and Safety:	
BR/EP	Low Risk - no known risks
SCOPE	Low Risk - no known risks
COST	Low Risk - no known risks
TIME	Covid19 may cause delay/ difficulty in speed of finalising the procurement process/ start of the contract process.
WHS	Low Risk - there are no known significant WHS risks
QUALITY	Low Risk - no known risks
HR	Low Risk - no known risks
PROCUREMENT	Low Risk - no known risks
COMMUNIC'S	Low Risk - well established and successful lines of communication have been implemented

MILESTONE DATES:		
	Baseline	Actual
Functional Brief issued to IFCW		
Request for Infrastructure Procurement	12/06/2019	12/06/2019
Approval of Procurement Methodology	15/07/2019	15/07/2019
GPM Approval	02/08/2019	02/08/2019
RFI to market	13/08/2019	13/08/2019
RFI Report - Delegate Approval	29/10/2019	29/10/2019
RFT to market	08/12/2019	11/12/2019
RFT Report - Delegate Approval	10/04/2020	
Contract let	24/04/2020	
DA Approval	01/06/2020	
Construction commencement	01/08/2020	
Completion	01/12/2021	
School to commence operational readiness	01/01/2022	
Post Completion Period		
Final Completion		

EDUCATION Decisions_Actions Register
December

Closed Actions

No	Item	Issue	Closed	Action required	Responsible	Status
165	Campbell Primary Modernisation	Confirmation	3/12/19	EDU to confirm evaluation team member.	Kelly Young	EDU to follow up – Complete.

EDUCATION Decisions_Actions Register
December

No	Item	Issue	Closed	Action required	Responsible	Status
	Campbell Primary Modernisation	Confirmation	3/12/19	EDU to confirm evaluation team member.	Kelly Young	EDU to follow up – Complete.

Bowden, Julia

From: Blom, Dylan
Sent: Monday, 6 April 2020 5:59 PM
To: Power, Rebecca; Wright, SallyA; Patel, Pal
Subject: Re: Final Campbell PS Modernisation TER - for approval [SEC=UNCLASSIFIED]

I'll do my best to turn it around tomorrow. Can't promise anything.

From: Power, Rebecca <Rebecca.Power@act.gov.au>
Sent: Monday, April 6, 2020 5:55:18 PM
To: Blom, Dylan <Dylan.Blom@act.gov.au>; Wright, SallyA <SallyA.Wright@act.gov.au>; Patel, Pal <Pal.Patel@act.gov.au>
Subject: RE: Final Campbell PS Modernisation TER - for approval [SEC=UNCLASSIFIED]
 Thanks, it would be good to be able to release earlier than the Thursday before Easter? Any chance we could get it back tomorrow?
 We had discussed how fast we could get it back, four weeks sounds fine if that is ok with the overall program. Two weeks had been discussed, but I understand that the changes are more substantial than that time frame would allow.
 Thanks Dylan

From: Blom, Dylan
Sent: Monday, 6 April 2020 5:50 PM
To: Power, Rebecca <Rebecca.Power@act.gov.au>; Wright, SallyA <SallyA.Wright@act.gov.au>; Patel, Pal <Pal.Patel@act.gov.au>
Subject: Re: Final Campbell PS Modernisation TER - for approval [SEC=UNCLASSIFIED]
 We just need to set a new completion date for BAFO responses. Do we give 4 weeks? We originally had 21 April.
 The document needs clearance through John Nakkan then to Andrew. I'll try have it approved by Wednesday.

From: Power, Rebecca <Rebecca.Power@act.gov.au>
Sent: Monday, April 6, 2020 5:46:45 PM
To: Blom, Dylan <Dylan.Blom@act.gov.au>; Wright, SallyA <SallyA.Wright@act.gov.au>; Patel, Pal <Pal.Patel@act.gov.au>
Subject: RE: Final Campbell PS Modernisation TER - for approval [SEC=UNCLASSIFIED]
 Hi Dylan,
 I concur, as we discussed last week, it is appropriate that Kelly lead the BAFO process and that the new TET evaluate the new submissions. Your outline sounds just right. Do we have an ETA on the document from Andrew?
 I had hoped we could release the BAFO today using the document prepared by Kelly. Do you have any changes to the BAFO documents?
 Thanks
 Rebecca

From: Blom, Dylan
Sent: Monday, 6 April 2020 12:56 PM
To: Wright, SallyA <SallyA.Wright@act.gov.au>; Patel, Pal <Pal.Patel@act.gov.au>
Cc: Power, Rebecca <Rebecca.Power@act.gov.au>
Subject: RE: Final Campbell PS Modernisation TER - for approval [SEC=UNCLASSIFIED]

UNCLASSIFIED

Sal, Pal and Rebecca,
 I'd like to agree the next steps so we can brief Andrew and seek his approval as part of the TER signoff.
 My suggested way forward:

- BAFO process to be led by Kelly. I assume this is only releasing the documentation to both respondents, setting response times and managing clarifications/RFIs.
- Assessment of responses by current panel with input from Kelly as advisor.
- Current panel to finalise the post BAFO recommendation.
- Kelly undertake contract award etc once delegate approval received.

Thoughts?

Dylan Blom | Senior Director, Major Projects

Phone: 6207 1411 | Mobile: 0466 313 607 | Email: dylan.blom@act.gov.au

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From: Wright, SallyA <SallyA.Wright@act.gov.au>

Sent: Monday, 6 April 2020 10:26 AM

To: Blom, Dylan <Dylan.Blom@act.gov.au>; Patel, Pal <Pal.Patel@act.gov.au>

Cc: Power, Rebecca <Rebecca.Power@act.gov.au>; Johnston, Grant <Grant.Johnston@act.gov.au>

Subject: Final Campbell PS Modernisation TER - for approval [SEC=UNCLASSIFIED]

Importance: High

Hi Dylan and Pal,

Please find the TER for Campbell attached with all documents (I've sent it as a zip for ease). I've signed the TER, please let me know if you need anything else at this stage.

Next steps:

- Delegate approval;
- Confirmation of who will run the BAFO process
- Confirmation of who will review the BAFO outcome and provide final advice to the delegate.
- Final review and recommendation. Over to Kelly for contract award.

Anything else?

Thanks for all your support through this Dylan, Pal and Rebecca. And to Grant too for letting me off the hook on other jobs so I could get this done. Almost there!!

Kind regards

Sally

Sally Wright | Senior Project Manager

Infrastructure Delivery Partners Group | **Major Projects Canberra** | ACT Government

P: 02 6205 3530 | M: **0466 922 893** | E: SallyA.Wright@act.gov.au

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This document is not released in accordance with Section 17 of the *Freedom of Information Act 2016*
Schedule 2, 2.2 (a) (xi) and (xiii)

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Schedule 2, 2.2 (a) (xi) and (xiii)

This document is not released in accordance with Section 17 of the *Freedom of Information Act 2016*
Schedule 2, 2.2 (a) (xi) and (xiii)

This document is not released in accordance with Section 17 of the *Freedom of Information Act 2016*
Schedule 2, 2.2 (a) (xi) and (xiii)



UNCLASSIFIED

To:	Executive Group Manager – Business Services	TRIM No.:EDU20/457
		File Ref:
From:	Executive Branch Manager – Infrastructure and Capital Works	
Subject:	Campbell Primary School Modernisation -Tender Evaluation Report	
Critical Date:	8 April 2020	
Critical Reason:	To release the BAFO prior to Easter long weekend 2020	

Recommendation/s

That you approve the Tender Evaluation Team's recommendation to:

1. Agree to revise the project scope of work and request a Best and Final Offer from both tenderers by signing the Tender Evaluation Report (Attachment 1, Section 11);
AGREED/NOT AGREED/PLEASE DISCUSS
2. Agree to revise the Intellectual Property payments by signing the Procurement Plan amendment (Attachment G);
AGREED/NOT AGREED/PLEASE DISCUSS
3. Agree to the target construction budget of \$15,535,200.00 ex GST, and Best and Final Offer request closure date of 6 May 2020 as outlined (Attachment F);
AGREED/NOT AGREED/PLEASE DISCUSS
4. Endorse the section 34(1)(a) Confidentiality request by [REDACTED]
[REDACTED] (Attachment 1, Section 12);
AGREED/NOT AGREED/PLEASE DISCUSS
5. On completion of assessment of the Best and Final Offer, the Tender Evaluation Team will provide an updated recommendation for your consideration.
NOTED/PLEASE DISCUSS

Executive Group Manager, Business Service Division Comments:

Andrew Parkinson

//

Background

The ACT Government will invest \$18.819 million (ex GST) out of the 2018/19 Budget allocation to modernise existing school buildings at Campbell Primary School with permanent 21st century educational facilities designed for contemporary teaching and learning, disability access and environmental sustainability. The briefed works included the construction of three new learning communities providing an additional 450 enrolments for kindergarten to year 6 students. The modernisation project also includes the construction of amenities, canteen, roof replacement to existing facilities, refurbishment of the existing Hall, equitable access provisions, landscaping, and a new STEM centre.

A Request for Expressions of Interest (REOI) went to market on 30 July 2019 and closed on 27 August 2019. Six construction consortiums responded to the REOI. The Evaluation Team reviewed the six submissions and selected two preferred tenderers to proceed to Request for Tender (RFT) procurement phase.

The RFT was issued to both tenderers on 30 October 2019, with a closing date of 19 December 2019. During the RFT phase both tenderers participated in three individual Early Contractor Involvement (ECI) sessions. These sessions enabled the tenderers to pitch their concept design in order to further develop their submissions based on feedback provided by the Tender Evaluation Team (TET). In early December 2019, determination by the Tree Protection Unit was made that required two significant trees to be retained. As a result, the tender period was extended to 23 January 2020 to allow for a redesign by both tenderers. Both tenderers submitted compliant bids by the revised closing date.

Evaluation of the tender responses has been completed, A full summary of the evaluation is at [Attachment 1](#), the Tender Evaluation Report and its sub attachments (A-G)

Issues

Both tenderer's financial submissions exceeded the project's budget appropriation.

[REDACTED] An independent review of the both tenderers submissions was undertaken, with the advice that value management would be required to align with the project budget. A list of items has been identified to be removed from the project scope to help facilitate lower pricing.

[REDACTED] This will provide equal opportunity for both tenderers to ensure the best value for money for the Territory. In evaluating the weighted criteria scores, referee reports and quality of submissions provided by both tenderers, the TET agrees with the GSO that the tenderers be asked to complete a non-interactive BAFO. The proposed closing date for the BAFO will be 6 May 2020.

Funding Implications

The BAFO process will attempt to get the designed scope of works within the target construction budget which is being set at \$15.54M. As a contingency, Infrastructure and Capital Works are reviewing other sources of available funding with Strategic Finance in the event the market response cannot meet the target budget.

Consultations

MPC, Strategic Finance, GSO and external consultants.

[REDACTED]
John Nakkam

Executive Branch Manager Phone: 6205 1289
Infrastructure and Capital Works 7 April 2020

Attachments:

1. Tender Evaluation Report – Campbell PS
 - A. Procurement Plan Minute
 - B. Approval to revise the Tender Evaluation Team
 - C. Conformity of Tenders Schedule
 - D. Tender Evaluation Worksheet
 - D.1. [REDACTED] Cost Plan Tender Report
 - D.2. [REDACTED] Tender Assessment Report
 - D.3. REOI Evaluation Report
 - D.4. Referee Reports
 - D.5. Clarifications – [REDACTED]
 - D.6. Clarifications – Lendlease
 - E. [REDACTED]
 - F. Cost Adjustment Items in a Best and Final Offer
 - G. Procurement Plan Minute Amendment for BAFO



IMPORTANT NOTICE TO TENDERERS

BEST AND FINAL OFFER REQUEST FOR TENDER NO 81492-RFT-001 CAMPBELL PRIMARY SCHOOL MODERNISATION PROJECT

Please note the following additional information for the above Request for Tender (RFT):

Item 1. Important Information and Instructions

1. Under section 29.4 of the *Standard Conditions of Tender – Construction*, in achieving a value for money solution, the Territory may initiate a ‘Best and Final Offer’ (**BAFO**) process with one or more Tenderers with a view to establish a final ranking to determine a preferred Tenderer.
2. Tenderers invited to participate in this BAFO process are invited to revise their Tenders to the extent permitted in **Item 2** to take into account a revised scope of works, and with knowledge of the Territory’s budget.
3. Tenderers are notified that the Directorate’s **design and construction budget is \$15.5million** (excl. GST).
4. The revisions to the scope of works, and the specific matters to be addressed by the Tenderers are in **Item 2** of this request for BAFO.
5. **Payment to support BAFO.** In recognition of the additional workload and cost associated with this BAFO process, it has been agreed that Intellectual Property payments of \$75,000 excluding GST will be made to both respondents should they proceed with the BAFO. As per the conditions of the RFT a \$75,000 excluding GST payment will be paid to the un-successful respondent in addition to the BAFO payment.
6. **Tenderers may lodge a BAFO no later than 2pm on 6TH MAY 2020 Canberra time and should be submitted via TendersACT.**
7. The revised projected Contract Award is **May 2020**.
8. In providing a BAFO, the Tenderers may only address the matters in **Item 2**. They must not otherwise change any other component of their Tender.
9. Unless there is an apparent error in a Tenderer’s BAFO, which is in the Territory’s absolute discretion to determine, the Territory will reject any components of a BAFO that alter the Tenderer’s original Tender in any way.
10. A Tenderer is under no obligation to submit a BAFO. Should a Tenderer elect not to submit a BAFO the Territory will proceed with evaluation of the Tenderer’s original Tender.
11. Should a Tenderer’s BAFO not comply with any requirements in this request for BAFO, the BAFO will be deemed non-conforming, in which case section 6 (Non-Conforming Tenders) of the *Standard Conditions of Tender – Construction* apply with respect to the BAFO, including that the Territory may reject and not further consider the BAFO (in which case the Territory will proceed with evaluation of the Tenderer’s original Tender).

12. Subject to **Item 1.9** of this request for BAFO, submitted BAFOs become part of the Tenderer's Tender and are subject to the Tender validity period in the RFT.
13. All other conditions of the RFT apply to this request for BAFO, including those relating to late Tenders.
14. Unless otherwise defined in this Request for BAFO, capitalised terms have the meaning given to them by the RFT (including *Standard Conditions of Tender – Construction*).
15. If you have any questions, please submit them through TendersACT in accordance with section 5.3 of the *Standard Conditions of Tender – Construction*.

Item 2: Matters to address in the BAFO

2.1 General Instructions

1. Tenderers are requested to submit, as the Tenderer considers relevant:
 - (1) a revised response against weighted criteria WC3, WC4, and WC5; and
 - (2) a statement clearly identifying the changed or added sections, drawings, schedules and text it has made, to assist ease of review, in light of the notified budget, and to the extent only as detailed below.
2. The Tenderers are requested to review their response specifically against the matters outlined in **item 2.2** "Design Review" below, and generally conduct an overall review of their design response, so as to provide a best possible revised offer in cost and scope in light of the notified budget and the amendments to the Territory's brief in this **Item 2**.
3. The Territory's brief is amended such that the matters identified in **Item 2.3** "Potential Scope Adjustment Items", are now optional inclusions. The Tenderers may include any or all of the identified "Potential Scope Adjustment Items", listed below at **Item 2.3**, so as to provide a best possible revised offer in cost and scope in light of the notified budget.
4. The Territory's brief is amended to remove the scope set out at **item 2.4**.
5. The Tenderers are also requested to include their own value for money amendments while still conforming to the requirements of the brief (as modified by this **Item 2**).

2.2 Design Review

1. Review the design response provided in your Tender against the requirements of the brief so as to provide a best possible revised offer in cost and scope in light of the notified budget. The design review should include, but is not limited to:
 - a. Floor areas for internal and external circulation spaces. **Refer to: Volume 2, Education Directorates Infrastructure Specification (EDIS), Part B: Functional Brief, clause 5.5.4 and Table 6 Summary of Indicative Areas for Functional Areas.**
 - b. Toilet provision. **Refer to Volume 2, EDIS, Part B: Functional Brief, Table 7 Amenities Provision.**
 - c. Mechanical and electrical services solutions. **Refer to; Volume 2, EDIS, Part D: Technical Specifications, sections 8, 10 and 11.**
 - d. Landscape solution. To review the degree of treatment to the minimum area affected by the design proposal, including demolition area, while still addressing the performance requirement in the brief. **Refer to Volume 2, EDIS, Part B: Functional Brief, Section 7 Functional Units: Learning Neighbourhood External Learning Settings, External Learning Courtyard, Primary Small Group**

Program Unit (including Sensory Courtyard and Volume 2, EDIS, Part D Technical Specifications, Section 18.

2.3 Potential Scope Adjustment Items.

The following items in the brief are now optional.

- a. **Volume 2, EDIS, Part A, Project Specific Requirements, Objective or Scope of Works, section 3 b ii) and Volume 2, EDIS, Part A, Project Specific Requirements, Functional Areas, item 6** - Re-roofing of existing buildings apart from where re-roofing is a necessary result from your design. This includes installation of new insulation, batten replacement and new roof safety system to the extent specified in the brief, are optional items.
- b. **Volume 2, EDIS, Part A, Project Specific Requirements, Functional Areas, item 3** - All works to the Hall. If the Tenderer opts to remove these works, the RFT is also amended to remove the Provisional Sum for AV of \$50,000 and new HVAC requirements. However, if this is to be removed an allowance is to be included for minimal maintenance works to the existing A/C unit to be operational.
- c. **Volume 2, EDIS, Part A, Project Specific Requirements, Functional Areas, item 13** - Painting of existing buildings internally and externally, except where effected by asbestos removal and joining in of new works.
- d. **Volume 2, EDIS, Part A, Project Specific Requirements, Functional Areas, item 8** – Removal of all asbestos, as outlined in the brief, apart from where asbestos is disturbed or identified during the construction of the new facilities or demolition works. To be clear; asbestos disturbed during construction of the new facilities or during demolition are required to be removed.

2.4 Scope Amendments.


The following amendments to the RFT apply:

- a. **Volume 2, EDIS, Part A: Project Specific Requirements, Proposed Development, Development Application and Addendum Notice 04, item 2** - There is no longer a mandatory requirement for a Development Approval, subject to the design meeting all other planning authority requirements for DA exemption. To be clear, the requirement for DA reverts back to the original requirement in the original RFT issue. "Milestone 1 – DA Submission-or equivalent" will remain at 5 weeks after Letter of Award but the deliverables are reduced to Design Development drawings sufficient to demonstrate development of the design solution.
- b. **Volume 2, EDIS, Part B: Functional Brief, Table 7 Amenities Provision** - Regarding new student showers servicing the hall; the provision for showers for male, female and non-gender students is removed. Retained is the provision of a single accessible student shower that may be used by any gender.
- c. **Volume 2, EDIS, Part D: Technical Specifications, 18.2 Fencing** - The requirement for a new fence around the main playground is removed. The requirement for a secure area for sensory terraces and the Small Group Program Unit is retained.
- d. **Request For Tender, Annexure to Attachment 2 – Provisional Sums** - A new Provisional Sum of \$200,000 is included, for the provision of a substation and associated HV cabling work including EvoEnergy works and associated builders work.
- e. **Request For Tender, Annexure to Attachment 2 – Provisional Sums** – There was a calculation error in the Provisional Sum total in the RFT. Remove the existing Annexure to Attachment 2 – Provisional Sums (page 28 of the RFT) and replace with the following Provisional Sums that apply:

ANNEXURE TO ATTACHMENT 2 – PROVISIONAL SUMS

The Contract includes work the subject to provisional sums as follows. See Contract clause 59.5 of the *General Conditions of Contract*.

Phase 2 Provisional Sums

Item no.	Description of Provisional Sum	Provisional Sum (ex. GST)
1	Supply, delivery and installation of preliminary selections of FF&E items that support the design intent of the tendered design. These selections shall align with the Tenderer's proposed activation with furniture fittings and equipment of all accommodation within the new building development. Refer to Principals Documents Volume 2 Part E Loose FF&E Specification .	
2	Wayfinding signage	
3	Canteen fit-out (excluding grease arrester)	
4	Sub-station provision and associated HV cabling work including <u>EvoEnergy</u> works and associated builders work.	
TOTAL PROVISIONAL SUM		
OPTIONAL PROVISIONAL SUM		
5	Audio Visual Equipment and stage lighting to Hall	



Kelly Young
Senior Project Manager
Infrastructure Delivery Partners Group
tendersACT@act.gov.au
(02) 620 52074
7/04/2020

Bowden, Julia

From: Nakkan, John
Sent: Tuesday, 7 April 2020 6:07 PM
To: Parkinson, Andrew; Power, Rebecca
Cc: Blom, Dylan; ICW Directors Office
Subject: FW: For Discussion and Endorsement - Revised TER for Campbell PS Modernisation
Attachments: 1. Cambpbell PS Tender Evaluation Report (TER) .pdf; A. PPM Campbell Primary School - EGM BS signed.pdf; B. TET Approval.pdf; C. Tender Compliance Conformity Checklist RFT Campbell PS.pdf; D. Lendlease Assessment.pdf; D. [REDACTED] Assessment.pdf; D. Summary Assessment.pdf; D1 [REDACTED] Cost Plan Tender Report.pdf; D2. [REDACTED] Technical Review Tender Assesment.pdf; D3. REOI Report - Campbell Primary School EBM SIGNED.PDF; D4. Referee Reports.pdf; D5. [REDACTED] Tender Clarification Response Summary pdf; D6. Lendlease Tender Clarification Response.pdf; E. [REDACTED]; F. Campbell PS - BAFO Request.pdf; G. Procurement Plan Minute Amendment.pdf; Campbell PS Modernisation - BAFO - RFT TER v2.docx

Importance: High

UNCLASSIFIED Sensitive

Andrew,

Please see the recommendation from the Tender Evaluation Team in the attached brief "Campbell PS Modernisation – BAFO – RFT TER v2" for your consideration and approval.

Can you also sign Attachment G – Procurement Plan Minute Amendment on Page 2, following Rebecca's endorsement.

Rebecca,

Can you please sign Page 1 of Attachment G and return to Andrew.

Eli,

When Andrew and Rebecca have signed the documents, can you please update in TRIM container EDU20/457, noting that there are a number of documents that will require replacement as per attachments.

Regards,

John Nakkan | Acting Executive Branch Manager
 Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkan@act.gov.au
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 Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
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From: Blom, Dylan <Dylan.Blom@act.gov.au>
Sent: Tuesday, 7 April 2020 1:47 PM
To: Nakkan, John <John.Nakkan@act.gov.au>
Cc: ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: For Discussion and Endorsement - Revised TER for Campbell PS Modernisation
Importance: High

UNCLASSIFIED Sensitive

John,

For discussion this afternoon.

Can you please review and endorse prior to issuing to the delegate (Andrew) for approval to proceed with Best and Final Offer process.

Regards,

Dylan Blom | Senior Director, Major Projects

Phone: 6207 1411 | Mobile: 0466 313 607 | Email: dylan.blom@act.gov.au

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Bowden, Julia

From: Power, Rebecca
Sent: Tuesday, 7 April 2020 7:36 PM
To: Nakkan, John; Parkinson, Andrew
Cc: Blom, Dylan; ICW Directors Office
Subject: RE: For Discussion and Endorsement - Revised TER for Campbell PS Modernisation [SEC=UNCLASSIFIED, DLM=Sensitive]
Attachments: G. Procurement Plan Minute Amendment (002).pdf

Andrew – signed Attachment G. 😊

From: Nakkan, John
Sent: Tuesday, 7 April 2020 6:07 PM
To: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>; Power, Rebecca <Rebecca.Power@act.gov.au>
Cc: Blom, Dylan <Dylan.Blom@act.gov.au>; ICW Directors Office <ICWDirectorsOffice@act.gov.au>
Subject: FW: For Discussion and Endorsement - Revised TER for Campbell PS Modernisation
Importance: High

UNCLASSIFIED Sensitive

Andrew,

Please see the recommendation from the Tender Evaluation Team in the attached brief “Campbell PS Modernisation – BAFO – RFT TER v2” for your consideration and approval.

Can you also sign Attachment G – Procurement Plan Minute Amendment on Page 2, following Rebecca’s endorsement.

Rebecca,

Can you please sign Page 1 of Attachment G and return to Andrew.

Ell,

When Andrew and Rebecca have signed the documents, can you please update in TRIM container EDU20/457, noting that there are a number of documents that will require replacement as per attachments.

Regards,

John Nakkan | Acting Executive Branch Manager
Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkan@act.gov.au
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From: Blom, Dylan <Dylan.Blom@act.gov.au>
Sent: Tuesday, 7 April 2020 1:47 PM
To: Nakkan, John <John.Nakkan@act.gov.au>
Cc: ICW Directors Office <ICWDirectorsOffice@act.gov.au>

Subject: For Discussion and Endorsement - Revised TER for Campbell PS Modernisation
Importance: High

UNCLASSIFIED Sensitive

John,

For discussion this afternoon.

Can you please review and endorse prior to issuing to the delegate (Andrew) for approval to proceed with Best and Final Offer process.

Regards,

Dylan Blom | Senior Director, Major Projects

Phone: 6207 1411 | Mobile: 0466 313 607 | Email: dylan.blom@act.gov.au

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TENDER EVALUATION REPORT

Version 9.11 of 04 September 2017

**REQUEST FOR TENDER No 81492-RFT-001
FOR THE PROVISION OF DESIGN AND CONSTRUCTION OF THE CAMPBELL
PRIMARY SCHOOL MODERNISATION**

ON BEHALF OF

THE EDUCATION DIRECTORATE