

**Albany Creek
State High
School**

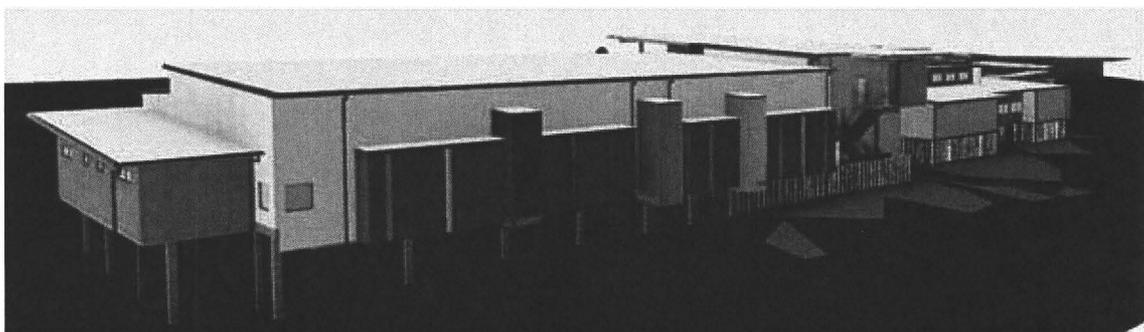
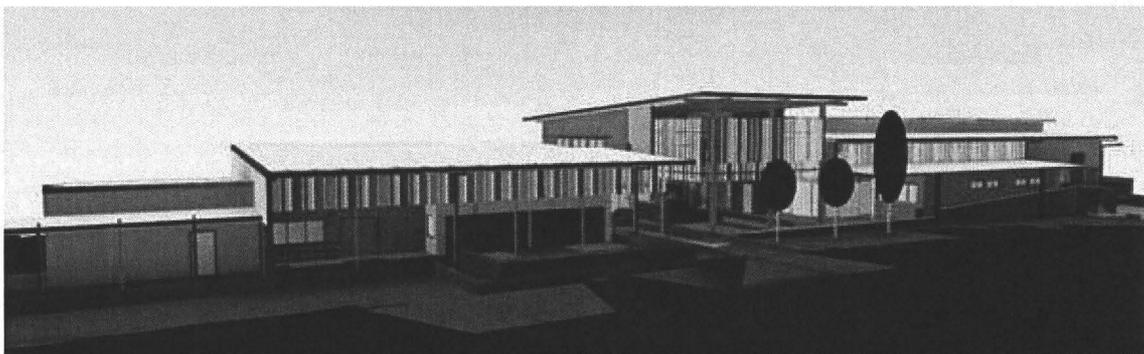
Request to Proceed to Construction Stage

Tender Recommendation

Albany Creek State High School Performing Arts Addition

**Project Number - 34-141239 (Year 7 Funding)
34-141240 (Capital Works)**

Revision 1.0, 21 July 2013



1. Contents

2.	Revision Log.....	3
	Quality Assurance	3
3.	Introduction.....	4
	3.2. Distribution.....	4
4.	Project Scope	5
	4.1. Project Description	5
	4.2. Facilities.....	5
	Early Works.....	5
5.	Tender Result and Recommendation.....	5
6.	Limit and Estimate of Cost	6
7.	Environmental Study	6
8.	Local Industry Policy	6
9.	Risk Management	6
10.	Programme.....	7
11.	DETE Approval.....	7
12.	Report Addendums	8
	12.1. Tender Review Details	8
	12.2. Tender Estimate (Budget)	10
	12.3. Project Programme.....	12
	12.3. Post Tender Meeting Minutes (<i>Nairn Constructions Pty Ltd</i>).....	14

2. Revision Log

Revision	Changes Made	Date	Editor / Author	Approved By
1.0	Original Version	21/07	Aaron Tomsett	Greg McDonald

Quality Assurance

This report has been checked in accordance with our Quality Management System audited to ISO9001:2008 and is authorised for issue when signed below.

Aaron Tomsett

.....

Beacon Consulting Pty Ltd



AS/NZS ISO 9001
 Certified

3. Introduction

Following completion of the tender process for the Albany Creek State High School Performing Arts Addition we are pleased to seek approval for the next stage of this project:

- Tender Acceptance and;
- Proceed to Construct

3.2. Distribution

The following report has been distributed to:

Name	Title	Date of Issue	Version
David Sullivan	Director, Infrastructure Delivery DETE	05 June 2013	1.0
Eric Beedle	Manager, Infrastructure Delivery Unit	05 June 2013	1.0
Greg Diflo	Project Coordinator, DETE	05 June 2013	1.0

4. Project Scope

4.1. Project Description

Albany Creek SHS's proposed new Performing Arts Centre is to provide a quality performance facility for the school and the existing community of Albany Creek and its environs.

The project funding comes from both the Year 7 Infrastructure Programme and the Capital Works Programme.

4.2. Facilities

The Albany Creek State High School Performing Arts Centre will provide the following facilities to support the school's curriculum and accommodate future student growth:

- A new Performance Arts Centre measuring 1,194sqm, accommodating 5 learning spaces, a multi-media centre a main auditorium and associated stage area, dressing and storage rooms
- A new Music Centre measuring 460sqm accommodating 6 learning spaces and associated instrument storage areas and faculty staff room.
- A new Outdoor Performance Court incorporating the existing Memorial Grove.

New Build

Functional Spaces	No. Spaces	FECA (m ²)
Music Centre	1	460
Performance Centre	1	1,194
Total Full Enclosed Areas	-	1,654

Early Works

- No early works anticipated\

Demolition Works:

- Remove existing tree's within footprint of building

5. Tender Result and Recommendation

Tenders were called on 7th June 2013 and closed on 5th July 2013. Eight tenders were received and have been detailed within the report addendums. We summarise as follows;

Low Tender Nairn Constructions Pty Ltd	> \$ 5,087,800 (Recommended Tender)
Average Tender Value	> \$ 5,736,579
High Tender s.47(3)(b) - Contrary to Public Interes	> \$ 6,420,481
Beacon Consulting Pre Tender Cost Estimate	> s.47(3)(b) - Cont

On 17th July 2013, the Queensland Building Services Authority (QBSA) provided a satisfactory financial report for Nairn Constructions Pty Ltd.

Evaluation of tenders has been undertaken in accordance with the Queensland Government's State Procurement Policy and the tender received from Nairn Constructions Pty Ltd as outlined above for the value of \$5,087,800 (excl GST) is considered to be the most advantageous offer and represents value for money.

Beacon Consulting recommends that the tender offered by Nairn Constructions Pty Ltd for the amount of \$5,087,800 (excl GST) be accepted for this project.

6. Limit and Estimate of Cost

The forecast final Gross Project Cost issued at Pre Tender Stage was estimated at s.47(3)(b) - Co (excluding GST).

Based on the recommended tender, the forecast final Gross Project Cost is estimated at s.47(3)(b) - Co (excluding GST).

7. Environmental Study

An Environmental study has been carried out based on information available. We have no adverse comments and do not anticipate project disruption.

8. Local Industry Policy

The Local Industry Policy (LIP) requires all agencies and Government Owned Corporations to report annually to DEEDI (Department of Employment, Economic Development and Innovation) on levels of local industry involvement in projects. LIP applies to projects with a gross project cost including GST of over \$5M.

Due to the forecast Gross Project Cost LIP will apply to this project. A strategy will be developed through the Tender Process.

9. Risk Management

The Albany Creek Project is categorised as a moderate risk, with the main risk being programme overrun. This was a factor when increasing the projects PQC rating to level 3.

9.1 Time

Programme contingencies have been put in place making adequate allowance for programme slippage. This has helped mitigate the risk involved with programme overrun.

9.2 Cost

The estimate prepared for this project indicates that adequate funds are available within the budget allocation.

A s.47(3) contingency has been allowed to see the project to practical completion. This is due to the high level of services throughout the facility and a reaction to the low tender price.

10. Programme

The project team are ready to commence the construction phase. A complete set of contract documents will be compiled by 07 June 2013 ready for award and site mobilisation. It is proposed that the contractor will have a presence on site by mid-August.

A project programme has been attached to this document.

Sign off to go to accept tender is requested of DETE by 07 June 2013.

Action Required	Urgency	Required By
Client Approval to Accept Tender		26 th July 2013
Contract Award		9 th Aug 2013
Contractor site mobilisation commence		19 th Aug 2013

 Required  Urgent

The new facility will be ready for occupation by End May 2014.

11. DETE Approval

To enable Beacon Consulting to progress to Tender this project on behalf of DETE we require a formal response relating to the following:

- Approval to award contract to Nairn Constructions Pty Ltd
- Approval to commence Construction stage
- Proposed Programme (attached)
- Approval of Beacon Consulting Tender Estimate (attached)

We trust this proposal meets your requirements and look forward to your response. In order to maintain the current programme we would like to award the contract on 9th August 2013.

12. Report Addendums

12.1. Tender Review Details

The following Tender Review along with supplementary information referenced throughout this report forms the basis of our recommendation.

Tender Review

The tenders appended below have been reviewed. The tender (excluding GST) submitted by Nairn Constructions Pty Ltd. For the sum of \$5,087,800 (Five Million, Eighty Seven Thousand and Eight Hundred Dollars) is considered low in comparison to the Pre Tender Estimate of **s.47(3)(b) -**

However following a review of the tenders submitted and post tender meetings with both Nairn Construction Pty Ltd. and ICD Group the project team consider the tender to be value for money and is recommended for acceptance.

Tenderer	Tender Sum	GST	Total Tender Sum	Addenda Acknowledged	Qualifications	Status
Nairn Constructions	5,087,800	508,780	5,596,580	Yes	No	Recommended
s.47(3)(b) - Contrary to Public Int	5,435,060	543,506	5,978,566	Yes	No	Reviewed
	5,559,093	555,909	6,115,002	Yes	No	Reviewed
	5,625,000	562,500	6,187,500	Yes	Yes	Reviewed
	5,798,508	579,851	6,378,359	Yes	No	Reviewed
	5,967,000	596,700	6,563,700	Yes	No	Reviewed
	5,999,688	599,969	6,599,657	Yes	Yes	Reviewed
	6,420,481	642,048	7,062,529	Yes	No	Reviewed

Comparison with Pre-Tender	\$	%(+ or -)
Nairn Constructions	5,087,800	s.47(3)(b) -
Beacon Consulting Pre-Tender Estimate	s.47(3)(b) - C	0.00%

Comparison with three lowest	\$	%(+ or -)
Lowest Tender Sum (Nairn)	5,087,800	s.47(3)(b) -
Second Tender Sum s.47(3)(b) -	5,435,060	
Third Tender Sum s.47(3)(b) -	5,559,093	
Beacon Consulting Pre-Tender Estimate	s.47(3)(b) -	0.00%

Averages and Statistics	\$	%(+ or -)
Average Tender Sum	5,736,579	s.47(3)(b) -
Median Tender Sum	5,754,141	
Beacon Consulting Pre-Tender Estimate	s.47(3)(b) -	0.00%

1.58%

Proposed Programme - three lowest

Tenderer	Time - days	Time - weeks	Time - months
Nairn Constructions	198	36	8
s.47(3)(b) - C	176	32	7
	275	50	15

12.2. Tender Estimate (Budget)

Tender Estimate (Budget)

We have prepared a Tender Review for the proposed construction of the Albany Creek SHS Performing Arts Centre development located at Albany Forest Drive, Albany Creek.

No	Description	\$ / m2	Total This Cost Plan Estimate	Year 7 Funding	Capital Works Funding
				50.77%	49.23%
1	Construction Costs	s.47(3)(b) - Contrary to Public Interest			
	Building Works				
	CONSTRUCTION ESTIMATE EXCL. GST				
	Client Fit-out Costs				
	Loose Furniture and Equipment				
	Education Resources and Equipment				
	Specialist Supplier				
	Site/Building Identification Signage				
	Telephone System				
	COSTS OUTSIDE THE CONTRACT EXCL. GST				
	Statutory Fees & Charges				
	Building Act Compliance				
	Water and Sewage Fees				
	Fire Services Levy (QFRS)				
	QBSA Financial Review				
	OHS Audit Fee				
	Q-Leave Levy				
	Workplace Health & Safety				
	Supply Charges				
	Local Authority Charges				
	STATUTORY FEES & CHARGES EXCL. GST				
	Professional Fees				
	Geotechnical Fees				
	Contour Fees				
	Principal Consultant				
	Project Manager				
	AV Additional Fees (Base Build)				
	Componentisation Fee				
	PROFESSIONAL FEES EXCL. GST				
	Post Contract Contingency				
	Construction Contingency (12.5%)				
	TOTAL RECOMMENDED BUDGET EXCL. GST				

12.3. Project Programme

4156 - Albany Creek SHS Performing Arts Addition



ID	Task Name	Duration	Start	Finish	
1	Part B Project Timeline	645 days	Mon 22/07/13	Fri 8/01/16	
2	Client	76 days	Mon 22/07/13	Mon 4/11/13	
3	Client Group Review, Sign-offs and Approvals	76 days	Mon 22/07/13	Mon 4/11/13	
4	Review Tender Analysis and Recommendations	5 days	Mon 22/07/13	Fri 26/07/13	
5	Sign-off Approval of Contractor and Approval to Award Building Contract	1 day	Fri 26/07/13	Fri 26/07/13	26/07/13
6	Open for Business	1 day	Mon 12/08/13	Mon 12/08/13	12/08/13
7	Project Team	550 days	Mon 22/07/13	Fri 28/08/15	
8	Project Manager	550 days	Mon 22/07/13	Fri 28/08/15	
9	Constructor Procurement	102 days	Mon 22/07/13	Tue 10/12/13	
10	Issue Tender Analysis to Client	1 day	Mon 22/07/13	Mon 22/07/13	22/07/13
11	Sign formal instrument of agreement with Constructor	1 day	Mon 12/08/13	Mon 12/08/13	12/08/13
12	Issue Construction Documents to Constructor	5 days	Mon 12/08/13	Fri 16/08/13	16/08/13
13	Project Management	530 days	Mon 19/08/13	Fri 28/08/15	
14	Contractor	515 days	Mon 12/08/13	Fri 31/07/15	
15	Contractor Construction Period	210 days	Mon 12/08/13	Fri 30/05/14	
16	General Conditions	6 days	Mon 12/08/13	Mon 19/08/13	
17	Receive notice to proceed and sign contract	1 day	Mon 12/08/13	Mon 12/08/13	12/08/13
18	Submit insurance documents	5 days	Tue 13/08/13	Mon 19/08/13	19/08/13
19	Prepare and submit project schedule	5 days	Tue 13/08/13	Mon 19/08/13	19/08/13
20	Mobilize on Site	14 days	Mon 19/08/13	Thu 5/09/13	
21	Mobilise on site	10 days	Mon 19/08/13	Fri 30/08/13	30/08/13
22	Building Construction	200 days	Mon 26/08/13	Fri 30/05/14	
23	Construction and Fitout Phase	36 wks	Mon 2/09/13	Fri 9/05/14	9/05/14
24	Commissioning Phase	10 days	Mon 19/05/14	Fri 30/05/14	
25	Defects Liability Period	261 days	Fri 30/05/14	Fri 29/05/15	
26	Defects Liability	260 days	Mon 19/05/14	Fri 15/05/15	Defects Liability

12.3. Post Tender Meeting Minutes (*Nairn Constructions Pty Ltd*)

**Post Tender Meeting Agenda
Albany Creek SHS, Performing Arts Addition**



Location	s.78(b)(2)(e)
Time and Date	
Attendees	
Overall Meeting Goals	

Tender / Meeting Item	Further Recorded Notes	Confirmed
s.78(b)(2)(e)		

Brisbane +617 3123 4374 Cairns +617 4032 2947 Townsville +61 7 4401 5080 Port Moresby +61 7 4032 2947

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**Post Tender Meeting Agenda
Albany Creek SHS, Performing Arts Addition**



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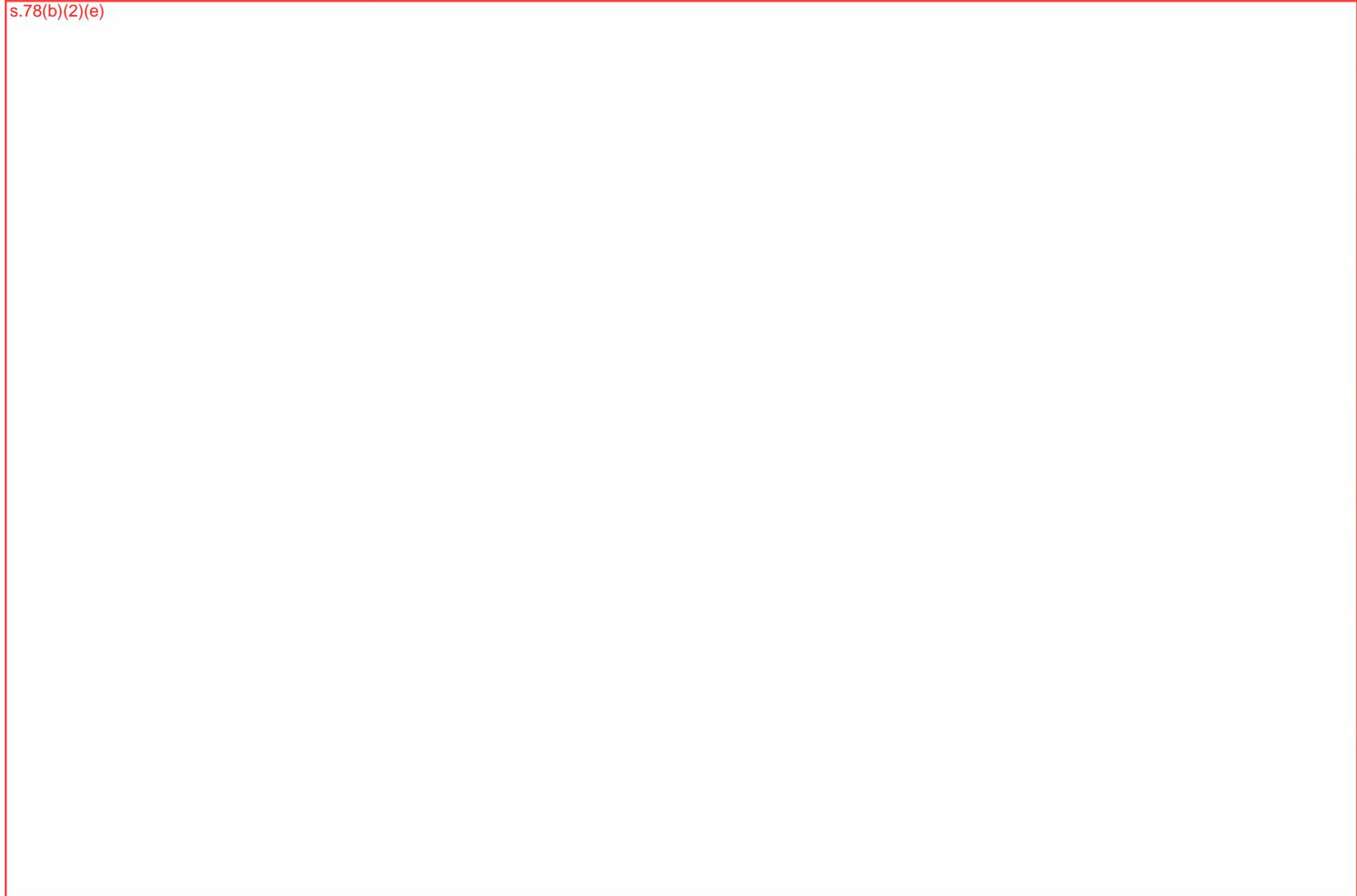
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Albany Creek SHS, Performing Arts Addition**



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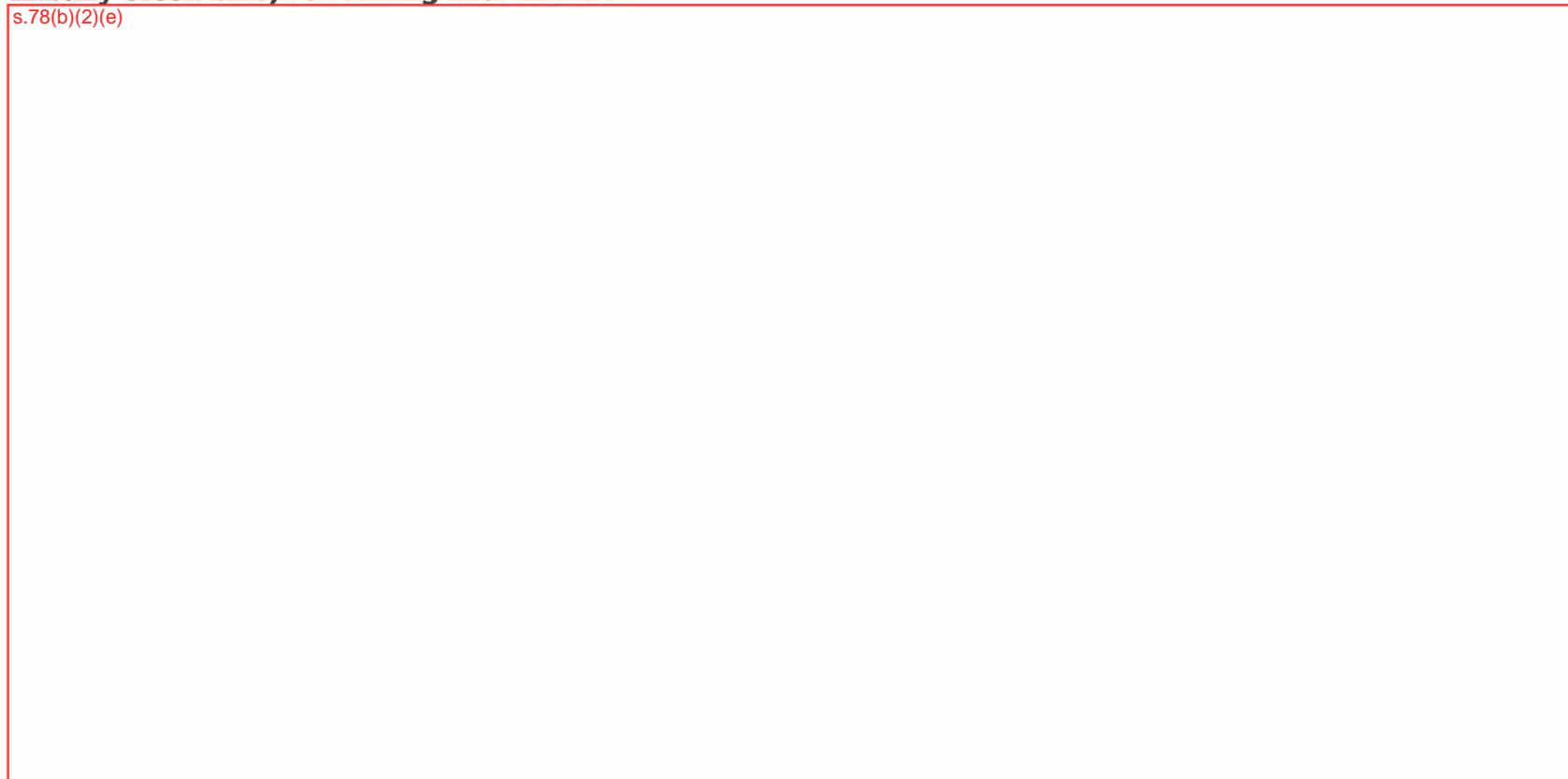
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Bremer State High School

Department of Ed, Training & Employment (DETE)

**Bremer State High School
Year 7 Project**

Construction Contract

Tender Evaluation Report

6th December 2013

1. Introduction

Tenders for the Construction of the Bremer State High School – Year 7 project closed at 2:00pm on Tuesday, 3rd December 2013 at Decipha. Evaluation was carried out by Steve Watkins (RPM), Martin Cooper (RPM) & Bob Johnston (DETE).

2. Invitation

Tenders were advertised on DETE e-tender site.

- s.47(3)(b) - Contrary to Public In
- [Redacted]
- Carmichael Builders
- s.78(b)(2)(e)

3. Offer

3.1 Receipt and Opening

Submissions were lodged at Decipha by 2:00pm on Tuesday, 3rd December 2013. Opening of tenders occurred on 4th December 2013. Submissions were received from all tenderers, as below:

- s.47(3)(b) - Contrary to Public In
- [Redacted]
- Carmichael Builders
- s.78(b)(2)(e)

3.2 Information

Tender documentation consisted of:

- Notice to Tenderers
- Form of Tender
- Conditions of Tender
- General Conditions of Contract
- Special Conditions of Contract
- Pricing Schedule
- Specification
- Drawings
- Geotechnical Report and Site Survey
- Principal's Project Requirements
- Guidelines
- Project Definition Plan
- Four (4) Addenda's were issued during the course of tender.

4. Evaluation

4.1 Evaluation Committee

Tenders were evaluated by the following persons:

- Steve Watkins, Ridgemill Project Management (Chair of Committee)
- Bob Johnston, DETE
- Martin Cooper, Ridgemill Project Management

No member of the Evaluation had any vested interest in the result of the evaluation which was carried out collectively and impartially.

4.2 Evaluation Procedures and Criteria

The tenders were evaluated against the following criteria and weighting:

- Tender Sum - 70 points
- Methodology & Project specifics – 10 points
- Resources – 10 points
- Local Industry Policy – 5 points
- Program – 5 points

4.3 Offers

All offers were generally conforming and provided differing levels of information.

The submitted tender sums were as follows:

Tenderer	Submitted Tender Sum (excl GST)
s.47(3)(b) - Contrary to Public Interest	\$3,516,497
	\$3,384,636
	\$3,159,588
Carmichael Builders	\$3,216,234
s.78(b)(2)(e)	\$2,982,455

Non-price criteria was scored and consensus achieved by all Evaluation Committee members.

The price and non-price criteria scores were combined with the following total tender score results:

Tenderer	Total Tender Score (highest score denotes best tender)
s.47(3)(b) - Contrary to Public Interest	5
	4
	3
Carmichael Builders	1
s.78(b)(2)(e)	2

The full Tender Score Sheet is contained in Appendix 1.

The Tender Form of the highest scoring Tenderer is contained in Appendix 2.

Project cost plan based on the highest scoring tender is contained in Appendix 3.

4.4 Budget Impact

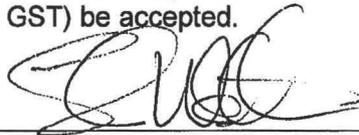
s.47(3)(b) - Contrary to Public Interest

4.5 Statement of Competitive Neutrality

None of the tenderers is a government business and accordingly, these forms were not applicable.

5. Recommendation

That the competitive tender offer by Carmichael Builders in the amount of \$3,216,234 (exclusive of GST) be accepted.



Steve Watkins
Ridgemill Project Management

6-12-13

Date

Bob Johnston
DETE


Martin Cooper
Ridgemill Project Management

Date
6/14/13

Appendix 1 - Tender Score Sheet

Project: Bremer State High School
 Price Quality Method (PQM) of Tender Evaluation
 PHYSICAL WORKS CONTRACTS

Evaluation of Suppliers (non-price attributes)												Determination of Supplier Quality Premium (SQP)			
Criteria	Methodology		Resources		LIPP		Programme			Weighted sum of the non-price attribute grades (WS)	WS margin (WS - lowest WS)	Supplier Quality Premium (SQP) (dollars)			
Tenderer	Grade	Index	Grade	Index	Grade	Index	Grade	Index	Grade	Index					
s.47(3)(b) -	2	3.33	0	0.00	1	0.67	2	1.67	0.00	0.00	5.67	0.00			
	1	2.00	2	4.00	1	1.00	2	2.33	0.00	0.00	9.33	3.67			
	3	5.00	2	4.67	3	3.17	3	2.67	0.00	0.00	15.50	9.83			
	4	8.33	3	5.33	3	3.33	3	2.67	0.00	0.00	19.67	14.00			
s.78(b)(2)(e)	2	4.67	2	4.67	2	2.33	3	2.67	0.00	0.00	14.33	8.67			
	[scores out of 5]														
Estimate - excluding any amount fixed by the tendering authority (dollars)	3,630,000.00 (see calculation below)														
Notes:	1 Weighted Score for each criterion = Criterion score (0-100)/100 x weighting (0-40) 2 Weighted Sum = sum of all Weighted Scores 3 Weighted Sum Margin = Tenderers Weighted Sum - lowest Tenderers Weighted Sum 4 Quality Premium for each tender = tender estimate x Weighted Sum Margin / 80 5 For the purposes of the tender evaluation only, the Quality Premium thus established for each tender will be subtracted from the tendered price of that tender and the tenders compared accordingly														
TENDER COMPARISON															
Management Fee	Stg 1	Contractors: s.47(3)(b) - Conroy Ltd										Carmichael	s.78(b)	Tenderer 6	Tenderer 7
Off-site fee	Stg 1	3,516,497	3,384,636	3,159,588	3,216,234	2,982,455	INSERT \$	INSERT \$	Excl. GST						
On-site Fee	Stg 2														
Consultants fee	Stg 2														
Provisional delay allowance	Adjustment as advised by QS														
ACS estimate=	Totals	\$3,516,497	\$3,384,636	\$3,159,588	\$3,216,234	\$2,982,455	\$0	\$0							
ESTIMATED TENDER FEES	(as per QS Estimate at time of tender) (all GST inclusive)														
Management Fee	Stg 1														
On-site Overheads	Stg 2														
Off-site Overheads & profit	Stg 2														
Consultants Fees	Stg 1+2														
Provisional Delay Allowance	\$x/day														
Total		0	(for calculation of PQM above)												

Check the sum of all weights 100

Sum of all weights must equal 100

Determination of Preferred Tender			Ranking
(SQP + ATP) for each tender (dollars)	Tender prices (dollars) - Adjusted as per schedule below	Tender price less (SQP + ATP) (dollars)	
0.00	3,516,497.00	3,516,497.00	1
190,142.86	3,194,493.14	3,194,493.14	2
509,928.57	2,649,659.43	2,649,659.43	3
726,000.00	2,490,234.00	2,490,234.00	4
449,428.57	2,533,026.43	2,533,026.43	5
	Lowest tender price less (SQP + ATP)	2,490,234.00	



Tender Form – cont'd

Schedule of Agreed Damages for Delay

The Tenderer's attention is drawn to Clause 36 Alternative 2 of the Conditions of Contract. This provides for the Contractor to be paid "agreed damages", calculated by reference to the Delay Rate contained in this schedule, in respect of delays caused by an event described in Clause 35.5(b) of the Conditions of Contract, where the conditions precedent set out in Clause 36.1 Alternative 2 have been satisfied.

Where Clause 36 Alternative 2 applies, the Tenderer may price this schedule by submitting a Delay Rate or, if for any reason whatsoever the Tenderer does not price this schedule, the following formula shall apply and the rate so calculated shall be deemed to be the Delay Rate.

$$R = 6.5\% \text{ of the Tender Sum (exclusive of GST)} \\ \text{Contract Time} \times 5$$

where -

"Contract Time" is the period (in weeks) allowed in the Tender documents for Practical Completion; and

"R" is the Delay Rate, exclusive of GST.

Description of portion of contract to which Delay Rate applies	provisional no. of delay days	Delay Rate (exclusive of GST)	Provisional Delay Allowance (exclusive of GST)
Whole of Contract	..20delay days	x \$2000.00/day	= \$40,000.00

The provisional number of delay days stated in this schedule, multiplied by the Delay Rate (whether submitted by the Tenderer or calculated according to the formula set out above) shall be the Provisional Delay Allowance. The Tenderer acknowledges that the Tender Sum at Item 2 of the Tender Form includes both the Provisional Delay Allowance plus the GST component in relation to the Provisional Delay Allowance.

Where a Tenderer tenders a rate for the provisional number of delay days stated in this schedule and a higher rate for delay days thereafter then, for the purposes of evaluating tenders only, the Tender Sum shall be adjusted by deducting the Provisional Delay Allowance plus GST and adding the total of the provisional number of delay days multiplied by the higher tendered rate plus GST.

The provisional number of delay days is not included in the Contract time, nor shall it be taken as an anticipatory breach and nor shall it prevent the Principal from exercising its rights under the contract or at law.

Schedule of Provisional Quantities

The Tenderer shall price this schedule and the total of the provisional quantity(ies) stated multiplied by the tendered rate per item shall be a provisional allowance(s). The Tendered rate(s) in this schedule shall be the rate exclusive of GST. Notwithstanding, the Tenderer acknowledges that the Tender Sum at Item 2 of the Tender Form includes both the provisional allowance(s) plus the GST component(s) in relation to the provisional allowance(s).

Description of Work	Provisional Quantity	Tendered Rate /Unit (exclusive of GST)	Provisional Allowance (exclusive of GST)
		\$.....	\$.....
		\$.....	\$.....
		\$.....	\$.....
		\$.....	\$.....

Where the tenderer fails to submit an amount against a quantity, for any reason whatsoever, the Tenderer shall be deemed to have included in the tendered sum an allowance for the Provisional Quantity(ies) of the item(s) as stated in this schedule. Any adjustment to the Provisional Quantity(ies) shall be valued pursuant to clause 40.5 of the Conditions of Contract. In the event that the provisional allowance does not equal the provisional quantity multiplied by the tendered rate /unit per item, the tendered rate /unit per item shall prevail and the provisional allowance shall be adjusted to equal the tendered rate / unit per item multiplied by the provisional quantity.



Tender Form – cont'd

Warranty to Comply with Apprentice/Trainee Policy

By its signature on this Tender Form, the Tenderer warrants that, if awarded a Contract for this project, it will comply with the training requirements of clause 29.1A of the Special Conditions of Contract and acknowledges that this warranty is given in addition to any of the terms of the General Conditions of Contract.

Calculation of GST Component of Tender Sum

Net Tender Sum (Tender Sum exclusive of GST)	\$ 3,216,334.00
GST Component of Tender Sum	\$ 321,623.00
Tender Sum (as per Item 2 of Tender Form)	\$ 3,537,957.00

Privacy Statement

The Principal is collecting the personal information on this Tender Form for the purposes of tender evaluation and any subsequent contract that may arise. The information may be used in accordance with the provisions of the Tender Documents. Any personal information included on this Tender Form may be disclosed to the Tender evaluation panel and their advisors but will not be disclosed to any other third party without the Tenderer's consent unless authorised or required by law or stipulated in the Tender Documents.

Appendix 3 - Tender Cost Plan

Project Cost Estimate		Revision:
		6/12/2013
Project Name:	Bremer SHS	Locality Index: s.47(3)(b) - Con
Project Number:		FECA:
PM Project Number:		UCA:
WIC Number:		GRA:
		FECA Rate:
Construction Costs:		
Demolition		
New Amenities		
Storage Sheds		
Water Tank		
Landscaping		
External Works		
External Plumbing and Drainage		
Drainage and Water Services		
External Mechanical Services		
External Electrical Services		
Total Construction Cost - Estimate (BPI: #)		3,216,234
BPI Escalation - Tender Date: ##		0
Total Construction Cost - Tender (BPI: #)		3,216,234
Costs Outside the Contract:		
Other Costs:		
Geotechnical Fees		
Contour Survey Fees		
Temporary Accommodation		
Relocation Costs		
Loose Furniture and Equipment		
Plug-in Equipment (external to contract)		
Education Resources and Equipment		
Network Hardware		
Telephone System		
Total Other Costs		s.47(3)(b) - Con
Statutory Fees & Charges:		
Building Act Compliance		
Water and Sewerage Fees		
Fire Services Levy (QFRS)		
QBSA Financial Review		
OHS Audit Fee		
Portable Long Service Leave/Training Levy		
Workplace Health and Safety		
Supply Charges		
Local Authority Charges		
Telephone Charges		
Total Statutory Fees & Charges		
Professional Fees & Disbursements:		
Professional Fees - Part A		
Professional Fees - Part B		
Componentisation Fee		
Disbursements		
Total Professional Fees & Disbursements		
Total Costs Outside the Contract		
Total Project Cost (Excluding Contingency)		
Construction Contingency Allowance (10%)		
Gross Project Cost (Excluding GST)		
GST Allowance		
TOTAL PROJECT COST (Including GST)		

Evaluation Plan

Bremer State High School – Year 7 Tender for Construction

December 2013

Introduction

1. Tenders for the construction of works at Bremer State High School close at 2:00pm on Tuesday, 3rd December 2013. A total of four (4) Addenda were issued during the tender process.
2. This Evaluation Plan has been prepared to determine the successful Tenderer/s. The objectives of the Evaluation are to:
 - 2.1 Ensure that decisions taken during the Evaluation process are defensible; and
 - 2.2 Ensure that adequate records are kept of the evaluation process to provide an audit trail.

Invitation Process

3. Offers were invited through a PQC accredited select tender list prepared by Department of Public Works.

Tender Evaluation Committee

4. The evaluation will be carried out by the following persons:
 - 4.1 Steve Watkins, Ridgemill Project Management (Chair of the Committee)
 - 4.2 Bob Johnston, DETE
 - 4.3 Martin Cooper, Ridgemill Project Management

Evaluation Process

5. The evaluation and negotiation will be conducted in accordance with the following process:
 - 5.1 **Two Stage Process**
 - 1 The Committee will review and score non price criteria first as detailed in Section 5.2 below.
 - 2 Upon completion of the non price criteria scoring, the pricing details will be analysed.
 - 5.2 **Initial Acceptance/Rejection of Offers:**

Upon receipt, each offer will be initially assessed as follows:-

 - 5.2.1 Each offer will be checked to ensure that it has been properly submitted. Where an offer has not been properly lodged, the Evaluation Committee may reject that offer without any further consideration.
 - 5.2.2 Each offer will be assessed to ensure that the mandatory requirements of the offer have been met. Any offer that does not meet the mandatory requirements will be rejected unless all offers fail to meet the mandatory requirements.

5.3 Evaluation of Offers:

Offers not rejected as non-conforming will be evaluated as follows:

- 5.3.1 Each Tender Evaluation Committee Member will complete a Score Sheet (Attachment 1) for each offeror. The Committee Member will separately assess each offeror and allocate scores (0-5 as per the Scoring Criteria in Attachment 2).
- 5.3.2 The Committee will then discuss via conference call or meet (as required) to assess each offeror as a group and collate results in the Tender Score Sheet (Attachment 3). The Committee will allocate scores against each criterion and criteria weightings will be applied to the scores and a total score for each offeror calculated. The Committee may:-
 - i) request further information from offerors;
 - ii) undertake product tests;
 - iii) request a formal presentation/s from offeror/s;
 - iv) undertake site visits; and/or
 - v) make reference checks.
- 5.3.3 Based on the Evaluation scores, the Committee can decide to:
 - i) reject all offers;
 - ii) shortlist more than one offeror for further evaluation; or
 - iii) appoint preferred/successful offeror.
- 5.3.4 The Committee is to prepare a Tender Evaluation Report. This report should document - as a minimum:
 - i) Any offers rejected prior to the shortlisting phase and the reasons why
 - ii) For each offeror, the scores and supporting justification for each criterion
 - iii) The total weighted score for each offeror
 - iv) Which offerors were shortlisted and why, or which offeror is recommended as the preferred/successful offeror and why.

5.4 Evaluation of Shortlisted Offerors (if applicable)

Where a decision has been made to shortlist offerors, the Evaluation Committee will undertake further more detailed evaluation of the shortlisted offerors. This may include:

- 5.4.1 Requests for further information from offerors
- 5.4.2 Product tests (if applicable)
- 5.4.3 A formal presentation/s from offeror/s
- 5.4.4 Reference checks of current clients.

Scores allocated during the initial shortlisting phase will be modified by the Evaluation Committee through consensus based on the additional information gained on shortlisted offerors. The Committee will produce a final report for approval by the DETE.

This report should document - as a minimum:

- i) Changes to the individual criterion scores in the original report and the reasons why
- ii) The final total weighted score for each offeror
- iii) Which offeror is preferred/successful and the reasons why.

Requests for Additional Information

6. If at any stage further information is required from offerors, requests for this information are to be made via email, fax or post. Requests and responses are not to be made verbally.

Maintenance of Records

7. The Evaluation Committee is to maintain all documentation supporting the Evaluation process and final recommendation. This includes the progressive scores given throughout the process.

Security

8. The Chair of the Evaluation Committee is responsible for the security of offers submitted.
9. The Evaluation is to be fully recorded and all information and documentation treated as "Commercial in-Confidence".

Evaluation Plan

**Bremer State High School – Year 7 Project
Tender for Construction**

December 2013

Tender Evaluation Committee Member's Name:

Company:

Tenderer:

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	
3.	Criterion 3 – Resources	10	
4.	Criterion 4 - Value Adding • Program	5	
5.	Criterion 5 – Local Industry Policy	5	
	TOTAL	100	

Signed by Tender Evaluation Committee Member:

Date:

Evaluation Plan

**Bremer State High School – Year 7 Project
Tender for Construction**

December 2013

Allocation of point scores in the range of 0 - 5 should be in accordance with the following:

Criteria Score	Numerical Score	Description	Interpretation
Unsatisfactory	0	Unacceptable	Has not demonstrated any capability
	1	Marginal	Has barely demonstrated adequate capability
Satisfactory	2	Acceptable	Demonstrated capability is adequate without any enhancement
	3	Good	Has demonstrated more than adequate capabilities
Exceeds Requirements	4	Very Good	Has demonstrated more than adequate capabilities and additional factors which sets it apart
	5	Excellent	Outstanding in all respects



Attachment Three - Scoring Criteria

Evaluation Plan

**Bremer State High School – Year 7 Project
Tender for Construction**

December 2013

INSERT TENDER SCORE SHEET XLSX FILE

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

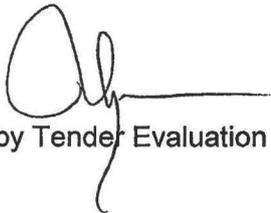
December 2013

Tender Evaluation Committee Member's Name: *M. COOPER*

Company: *RIDGEMILL*

Tenderer: *CARMICHAEL*

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics <i>s.47(3)(b) - Contrary to Public Interest</i>	10	<i>4</i>
3.	Criterion 3 – Resources <i>s.47(3)(b) - Contrary to Public Interest</i>	10	<i>3</i>
4.	Criterion 4 - Value Adding • Program <i>s.47(3)(b) - Contrary to P</i>	5	<i>3</i>
5.	Criterion 5 – Local Industry Policy <i>Good response</i> <i>s.47(3)(b) - Contrary to Public Interes</i>	5	<i>3.5</i> <i>4</i>
	TOTAL	100	

Signed by Tender Evaluation Committee Member:


Date: *4/12/13*

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

Tender Evaluation Committee Member's Name: *M. Cooper*

Company: *RIDGEMILL*

Tenderer: s.47(3)(b) - Cont

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics <i>Very generic. Not job specific</i>	10	<i>1</i>
3.	Criterion 3 – Resources <i>Basic, minimalist response</i>	10	<i>2</i>
4.	Criterion 4 - Value Adding • Program <i>Compliant</i>	5	<i>3</i>
5.	Criterion 5 – Local Industry Policy <i>Pretty good response</i>	5	<i>4</i>
	TOTAL	100	

Signed by Tender Evaluation Committee Member:

Date:

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

Tender Evaluation Committee Member's Name: *M. COOBL*

Company: *RIDGEMILL*

Tenderer: s.47(3)(b) - Contrary to P

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics <i>Very Poor</i>	10	<i>1</i>
3.	Criterion 3 – Resources <i>Average.</i>	10	<i>2</i>
4.	Criterion 4 - Value Adding • Program <i>Can reduce</i>	5	<i>3</i>
5.	Criterion 5 – Local Industry Policy <i>Poor</i>	5	<i>1</i>
	TOTAL	100	

Signed by Tender Evaluation Committee Member:

Date:

32 WEEKS
Now → Late July 14



Attachment One - Score Sheet

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

Tender Evaluation Committee Member's Name: M. COOKE

Company: RIDGEMILL

Tenderer: s.47(3)(b) - Contrary to Pul

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics <i>Very poor. Generic</i>	10	1
3.	Criterion 3 – Resources <i>Delayed response</i>	10	0
4.	Criterion 4 - Value Adding • Program COMPLIANT, LATE START.	5	3
5.	Criterion 5 – Local Industry Policy <i>Very poor</i>	5	0
	TOTAL	100	


Signed by Tender Evaluation Committee Member:

Date: 11/2/13

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

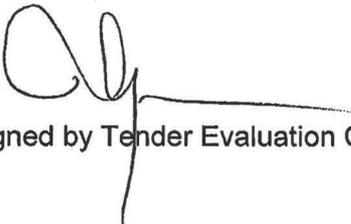
December 2013

Tender Evaluation Committee Member's Name: *J. COOPER*

Company: *Ridgemill*

Tenderer: s.78(b)(2)(e)

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics <i>Very Generic</i>	10	<i>2</i>
3.	Criterion 3 – Resources <i>No site manage. Q&A response.</i>	10	<i>2</i>
4.	Criterion 4 - Value Adding • Program <i>Compliant</i>	5	<i>3</i>
5.	Criterion 5 – Local Industry Policy <i>Reasonable</i>	5	<i>3</i>
	TOTAL	100	


Signed by Tender Evaluation Committee Member:

Date: *4/12/13*



Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

Tender Evaluation Committee Member's Name: *Bob Johnston*

Company: s.78(b)(2)(e)

Tenderer:

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	3
3.	Criterion 3 – Resources	10	3
4.	Criterion 4 - Value Adding • Program	5	3
5.	Criterion 5 – Local Industry Policy	5	2
	TOTAL	100	

Signed by Tender Evaluation Committee Member:

[Signature]
5/12/13

Date:

Evaluation Plan

**Bremer State High School – Year 7 Project
Tender for Construction**

December 2013

Tender Evaluation Committee Member's Name: *Bob Johnston*

Company: *Connick*

Tenderer:

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	<i>4.5</i>
3.	Criterion 3 – Resources	10	<i>3</i>
4.	Criterion 4 - Value Adding • Program	5	<i>3</i>
5.	Criterion 5 – Local Industry Policy	5	<i>3</i>
	TOTAL	100	

Signed by Tender Evaluation Committee Member:

[Signature]
8/12/13

Date:

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

Tender Evaluation Committee Member's Name: *Bob Johnston*

Company: s.47(3)(b) - Contrary to Pub

Tenderer:

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	1
3.	Criterion 3 – Resources	10	2
4.	Criterion 4 - Value Adding • Program	5	0
5.	Criterion 5 – Local Industry Policy	5	2
	TOTAL	100	

Signed by Tender Evaluation Committee Member:



Date:

5/12/13

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

Tender Evaluation Committee Member's Name: Bob Johnston

Company: s.47(3)(b) - Contrary to Pub

Tenderer:

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	3.5
3.	Criterion 3 – Resources	10	3
4.	Criterion 4 - Value Adding • Program	5	3
5.	Criterion 5 – Local Industry Policy	5	2.5
	TOTAL	100	

Signed by Tender Evaluation Committee Member: 

Date: 5/12/13

**Evaluation Plan
Bremer State High School – Year 7 Project
Tender for Construction**

December 2013

Tender Evaluation Committee Member's Name: Bob Johnston
 Company: s.47(3)(b) - Contrary to Public Interest
 Tenderer:

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	2
3.	Criterion 3 – Resources	10	0
4.	Criterion 4 - Value Adding • Program	5	0
5.	Criterion 5 – Local Industry Policy	5	2
	TOTAL	100	

Signed by Tender Evaluation Committee Member: 
 Date: 5/12/13

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

Tender Evaluation Committee Member's Name: *Steve Watkins*

Company: *Ridgemill*

s.47(3)(b) - Contrary to Publ

Tenderer:

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	2
3.	Criterion 3 – Resources	10	0
4.	Criterion 4 - Value Adding • Program	5	2
5.	Criterion 5 – Local Industry Policy	5	0
	TOTAL	100	

Signed by Tender Evaluation Committee Member: *[Signature]*

Date: *4.12.13*

Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

Tender Evaluation Committee Member's Name: *Steve Whitings*

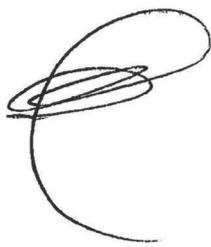
Company: *Ridgemill*

Tenderer: s.78(b)(2)(e)

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	<i>2</i>
3.	Criterion 3 – Resources	10	<i>2</i>
4.	Criterion 4 - Value Adding • Program	5	<i>2</i>
5.	Criterion 5 – Local Industry Policy	5	<i>2</i>
	TOTAL	100	

Signed by Tender Evaluation Committee Member:

Date: *4.12.13*



Evaluation Plan

Bremer State High School – Year 7 Project
Tender for Construction

December 2013

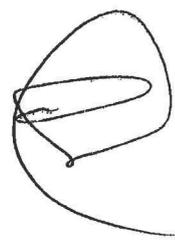
Tender Evaluation Committee Member's Name: *Steve Watkins*

Company: *Ridgemill*

Tenderer: *Cambridge*

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	<i>4</i>
3.	Criterion 3 – Resources	10	<i>2</i>
4.	Criterion 4 - Value Adding • Program	5	<i>2</i>
5.	Criterion 5 – Local Industry Policy	5	<i>3</i>
	TOTAL	100	

Signed by Tender Evaluation Committee Member:

Date:  *4.12.13*

Evaluation Plan

**Bremer State High School – Year 7 Project
Tender for Construction**

December 2013

Tender Evaluation Committee Member's Name:

Steve Watkins

Company:

Ridgemill

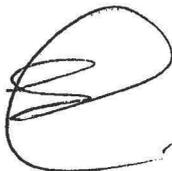
Tenderer:

s.47(3)(b) - Contrary to Pub

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	<i>3</i>
3.	Criterion 3 – Resources	10	<i>2</i>
4.	Criterion 4 - Value Adding • Program	5	<i>2</i>
5.	Criterion 5 – Local Industry Policy	5	<i>3</i>
	TOTAL	100	

Signed by Tender Evaluation Committee Member:

Date:



4.12.13

Evaluation Plan

**Bremer State High School – Year 7 Project
Tender for Construction**

December 2013

Tender Evaluation Committee Member's Name: *Steve Warren*

Company: *Riparian*

Tenderer: s.47(3)(b) - Contrary to Public

No.	Criterion	Weighting	Score (Range 0 - 5)
1.	Criterion 1 - Tender Sum	30	
2.	Criterion 2 – Methodology and Project Specifics	10	1
3.	Criterion 3 – Resources	10	2
4.	Criterion 4 - Value Adding • Program	5	2
5.	Criterion 5 – Local Industry Policy	5	0
	TOTAL	100	

Signed by Tender Evaluation Committee Member: *[Signature]*

Date: *4.12.13*

32 weeks
Now → late July

Blenel

New Price Criteria

s.78(b)(2)(e)

Methodology	2	-	cust & pasic.
Resources	2	-	Compliant ^{MANAGEMENT}
LIP	2	-	Compliant ^{CUST & PASIC}
Prog	2	-	Compliant

COMMUNITAL

Methodology	4	-	Good
Resources	2	-	Compliant
LIP	3	-	Good
Program	2	-	Compliant

s.47(3)(b) - Contrary to

Methodology	3	-	Good
Resources	2	-	CUST & PASIC
LIP	3	-	use ICM - Good
Program	2	-	Compliant

s.47(3)(b) - Contrary to Public

Methodology	2	-	Basic
Resources	0	-	PISS POOR
LIP	0	-	PISS POOR
Program	2	-	Compliant

s.47(3)(b) - Contrary to Public

Methodology	1	-	POOR
Resources	2	-	Simple
LIP	0	-	No Policy / No Repairs
Program	2	-	Compliant

	s.47(3)(b) -	s.47(3)(b) -	s.78(b)(2)	s.47(3)(b) -	Carmichael
Methodology	2 s.47(3) -	1 s.47(3) -	3 o.k	3.5 s.47(3) -	4.5 Good ✓
Resources	0 s.47(3)(b) -	2 s.47(3) -	3 o.k	3 s.47(3) -	3 o.k
Lip	0 s.47(3)(b) -	0 s.47(3)(b) -	3 o.k	3 s.47(3)(b) -	3 o.k
Program	2 s.47(3)(b) -	2 s.47(3) -	2 o.k	2.5 s.47(3)(b) -	3 Good

Corinda State High School

**DEPARTMENT OF EDUCATION TRAINING AND
EMPLOYMENT**

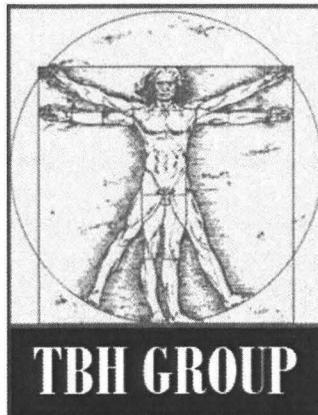
Tender Assessment Recommendation

DETE Project Number:

34- 137856

For Contractor

**CORINDA STATE HIGH SCHOOL
TRADE TRAINING CENTRE**



25 JULY 2013

1 INTRODUCTION and RECOMMENDATION

Invitations of Offer for Building Contractors for this project were issued on 17 June 2013 and closed on 12 July 2013.

On the basis of the issued Terms of Reference, the tenderers' responses, and the agreed evaluation criteria, the Evaluation Committee recommends the appointment of:

Nairn Constructions Pty Ltd

For the Lump Sum of:
\$ 799,870(exclusive of GST)

The TBH Quantity Surveyors Pre Tender Cost Plan included a total constructions cost estimate of **s.47(3)(b) - C**(excl GST) and a revised sum by the QS Tender report of **s.47(3)(b)** (excl GST) Individual project costs excluding GST are:

	Pre Tender Cost Plan	Tender	\$ Difference	% Difference
Corinda State High School TTC	s.47(3)(b) - Co	\$799,890.00	s.47(3)(b) -	s.47(3)(b)

The recommended tender is below the Pre Tender Construction estimate. This results in an increase in project contingency with no further funding being required. We would recommend that the contingency is retained in full until the risk of variations pass.

2 PROJECT DETAILS

TBH has been engaged by the Department of Education, Training and Employment (DETE) to Project Manage the construction of the Trade Training Centre at Corinda State High School. The Trade Training Centre will provide training opportunities in Sampling and Measurement leading to Certificate III in Laboratory Skills focusing on industrial and food technology. The new facility is to be constructed in time for occupation in the 2014 school year.

The proposed scope of works for Corinda State High School Trade Training Centre:

- Industry Sampling & Electro-tech Laboratory
- Food Sampling Laboratory
- Staff Preparation and Store Room
- Training Room
- Chemical Store Room
- Locker Alcove
- Data Cupboard
- Cleaners and Hot Water System Cupboard
- Roofed Verandah

Associated Works Include:

- Provide a path access for pedestrians including persons with a disability to connect the new building to existing school facilities including toilets and to PWD parking bay in existing staff/ visitor parking area
- Trees removal

Tenders were called and submissions evaluated for the Construction component in the role of the Traditional Contractor based on the design documents prepared by Group H Architects for the project.

3 PROJECT DEFINITION PLAN

DETE commissioned TBH to prepare the Project Definition Plan (PDP) for the project. The design progressed to 100% completed for construction plans along with supporting specifications. These documents represent the objectives set out within the PDP.

4 TENDER PERIOD KEY DATES

Invitation to Offer: 17/06/2013
Invitation to Offer closed: 12/07/2013

A total of five (5) Tender Addenda were issued during the tender period.

5 OBJECTIVES OF EVALUATION

The objectives of the evaluation are to:

- a. Determine the preferred Contractor and submit for approval;
- b. Ensure that decisions taken during the evaluation process are defensible; and
- c. Ensure that adequate records are kept of the evaluation process to provide an audit trail.

6 FORM OF REQUEST

Invitation to offer documentation was developed by Tracey Brunstrom & Hammond Pty Ltd in accordance with DETE standard requirements.

This included:

- Letter of Invitation;
- Notice to Tenderers;
- Special Conditions of Contract;
- Designs and Consultant Reports;
- Complete set of tender plans;
- Specifications;

DETE's preferred timeframe for completion was advised to the Tenderers.

7 HOW THE INVITATION LIST WAS DETERMINED

An open tender was requested by DETE with the only requirement being a PQC Rating of 2 or higher.

8 TENDER SUBMISSIONS

Submissions for Corinda State High School were as follows:

- s.47(3)(b) - Contrary to Public Int
-
- Nairn Construction Pty Ltd
- s.47(3)(b) - Contrary to Public Interest

- s.47(3)(b) - Contrary to Public Interest
-
-

9 EVALUATION COMMITTEE

The Chairperson of the Evaluation Committee and the person collating the Consolidated Assessment Matrix and this Report was:

- Damon O'Donahoo - TBH Senior Consultant

As this tender was weighted 100% on Price, no members of the Evaluation Committee were required to assess Non-Price Criteria.

The Quantity Surveyor undertaking assessment of the tenders received was:

- Richard Kennedy – TBH Associate Director

10 EVALUATION COMMITTEE RECOMMENDATION

The Evaluation Committee and Quantity Surveyor have determined the preferred Contractor to be:

Nairn Constructions Pty Ltd

This determination was on the basis of: "value for money" as per the Criteria specified in the Conditions of Tendering.

11 EVALUATION PROCESS

The following aspects were addressed by the Evaluation Committee through the evaluation process:

- a. Probity Issues – There is no probity issues to declare due to the evaluation based on 100% price criteria.
- b. Assessment of Tenders (Costs) (Price Criteria) – Assessment of tenders received was undertaken by TBH Quantity Surveyor Richard Kennedy. The Report is attached as Appendix 3.
- c. Agreement on Preferred Tenderer – Assessment Panel members agreed the Preferred Tenderer as outlined in Section 1.
- d. The completed Tender Form from the recommended tenderer is included in Appendix 2.

12 SECURITY

The security of the submissions is the responsibility of the Chairperson of the Evaluation Committee.

The evaluation has been fully recorded and all information and documentation has been treated as "Commercial-In-Confidence".

13 SCHEDULE

Activities and milestones for tender and evaluation are attached at Appendix 1.

14 EVALUATION ASSUMPTIONS/METHODOLOGY

The assumptions and logic underpinning the decision making.

1. A total seven (7) submissions were received within the designated Tender Period.
2. An initial assessment was made as to whether tenderers had submitted all required documentation and if tenders were conforming.
3. Any required clarifications were advised to the Chairperson who sought and obtained clarifications from the tenderers as necessary.

15 Tender Evaluation Summary

Total difference between the tendering parties being approximately \$360,000 suggests the current tender submission competitiveness and represents fair market value.

Rank	Tendering Parties	Adjusted price (Excl GST)	Addendum	Exclusions/ Clarifications
1	Nairn Construction	\$799,870	1-5	Y
2	s.47(3)(b) - Contrary to Public	\$862,323	1-5	Y
3		\$942,742	1-5	N
4		\$951,192	1-5	Y
5		\$1,066,660	1-5	Y
6		\$1,090,909	1-5	N
7		\$1,160,075	1-5	Y
	Net Project Budget	s.47(3)(b) - C		

Following the Review of Tenders, TBH recommend Nairn Construction Pty Ltd as the awarded Contractor for Corinda State High School Trade Training Centre.

16 REPORT SIGN OFF



.....
Damon O'Donahoo
Chair of Evaluation Committee
25 July 2013

Appendix 1

Tender Milestones

Invitation to Offer:	17 June 2013
Tender Addenda 1	20 June 2013
Tender Addenda 2	25 June 2013
Tender Addenda 3	5 July 2013
Tender Addenda 4	8 July 2013
Tender Addenda 5	9 July 2013
Tenders Closed:	12 July 2013
Assess Offers:	12 July 2013
Complete QBSA checks Requested	25 July 2013
Complete Tender Assessment recommendation:	25 July 2013
Tenderer Approval:	Pending DETE Approval
Letter of Acceptance / Non Acceptance issued:	Pending DETE Approval

Note that the tender is not able to be awarded prior to the designation response from the Minister being obtained.

Appendix 2

Tender Form from Recommended Contractor

1.1	BUILDING WORKS Preliminaries (includes management of consultants) Bored Piers Concrete Formwork Reinforcement Masonry Structural Steel Metalwork Woodwork and Carpentry Joinery Glazing Hardware Partitions and Linings Roofing and Claddings Suspended Ceilings Windows Doors Operable Walls Sheet Flooring and Carpet Painting Hydraulics (internal) Drainage (internal) Electrical Services (internal) Mechanical Services (internal) Fire Services (internal)
1.2	SITE WORKS & CIVIL WORKS Earthworks Detailed Excavation
1.4	LANDSCAPING Hard Landscaping (excluding paths etc) Soft Landscaping
1.5	COVERED LINKS Covered Links (including foundations, slab, structure, cladding)
1.6	UNCOVERED LINKS Paths etc
1.7	SITE SERVICES including upgrades Hydraulics (external) Drainage (external) Electrical Services (external) Fire Services (external) Other Trunk Services

Tender Validity Period

Tenders shall remain valid for a minimum period of 90 days after the Time for Close of Tenders.

Privacy Statement

The Principal is collecting the personal information on this Tender Form for the purposes of tender evaluation and any subsequent contract that may arise. The information may be used in accordance with the provisions of the Tender Documents. Any personal information included on this Tender Form may be disclosed to the Tender evaluation panel and their advisors but will not be disclosed to any other third party without the Tenderer's consent unless authorised or required by law or stipulated in the Tender Documents.

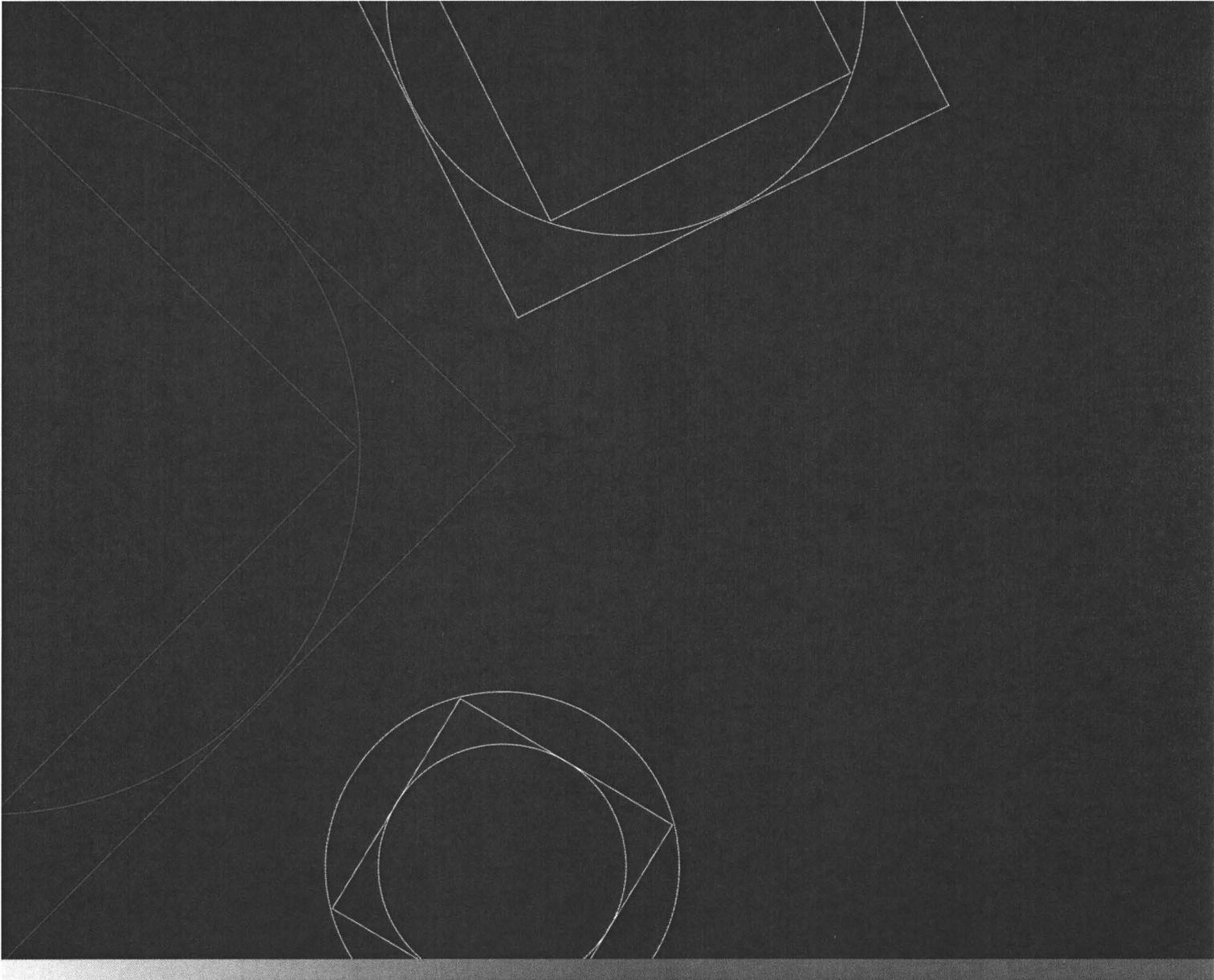
Brief Estimate Summary

Job Name : <u>T 646 - FINAL</u>	<u>Job Description</u>
Client's Name:	

Trd No.	Trade Description	Cost/m2	Trade Total
1	A: PRELIMINARIES	s.78(b)(2)(e)	
2	B: DEMOLITION		
3	C: CIVIL WORKS		
4	D: CONCRETE WORKS		
5	E: TERMITE TREATMENT		
6	F: STRUCTURAL STEEL		
7	G: PRE-CAST PANELS - NIL		
8	H: CARPENTRY		
9	I: WINDOWS & DOORS		
10	J: MASONRY		
11	K: HYDRAULICS		
12	L: ELECTRICAL		
13	M: PLASTERING		
14	N: MECHANICAL		
15	O: WATER PROOFING		
16	P: SCAFFOLD		
17	Q: ROOFING		
18	R: RENDERING - Nil		
19	S: PAINTING		
20	T: APPLIED FINISHES		
21	U: METALWORK		
22	V: LANDSCAPING		
23	W: FITTINGS FIXTURES & EQUIPMENT		
24	X: PC & PROVISIONAL SUMS		
GFA: 283 m2.		3,109.00	879,857
		Final Total :\$	879,857

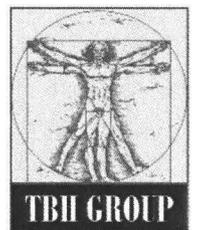
Appendix 3

Quantity Surveyors Tender Assessment Report



CORINDA STATE HIGH SCHOOL TRADE TRAINING CENTRE
Quantity Surveyors Tender Report

24 July 2013
001



TRACEY BRUNSTROM & HAMMOND
PROJECT and STRATEGIC MANAGEMENT SERVICES

CORINDA STATE HIGH SCHOOL TRADE TRAINING CENTRE

Quantity Surveyors Tender Report

Department of Education Training and Employment

24 July 2013

001

Tracey Brunstrom & Hammond Pty Ltd

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Fortitude Valley QLD 4006

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TBH Ref. No: 120184

CONTENTS

	Page
1. EXECUTIVE SUMMARY	1
2. TENDERERS COMMERCIAL REPORT	1
2.1 s.47(3)(b) - Contrary to Publi	1
2.2	1
2.3	2
2.4 Nairn Constructions	2
2.5 s.47(3)(b) - Contrary to Public Intere	3
2.6	3
2.7	3
2.8 Other Observations	4
3. REVIEW OF BUDGET AGAINST ADJUSTED TENDERS	4
4. COMPLETED PRICE QUALITY METHOD SCORING	4
5. CONCLUSION AND RECOMMENDATION	4

APPENDICES

APPENDIX A

Contract Award Cost Plan

APPENDIX B

PQM Scoring Sheet (not applicable)

Document Control

Date	Status / Version	Author Initials	Review Initials	Description
23/07/13	001	RK	DO	Initial issue
24/07/13	002	RK	DO	Table in Section 3 corrected

1. EXECUTIVE SUMMARY

- The net budget as per the PTE was \$1,045,630
- The lowest tender, after levelling, was Nairn with \$799,870
- No adjustment for the Price Quality Method (PQM) was required as the tender was 100% price criteria

2. TENDERERS COMMERCIAL REPORT

2.1

s.47(3)(b) - Contrary to Public

s.47(3)(b) - Contrary to total initial tender was \$1,066,660 excluding GST.

There were a number of queries sent to the tenderer (as written – further notes and response in []):

- s.47(3)(b) - Contrary to Public Interest

There has been no need to make any adjustments to the tender (by the tenderer or for levelling).

The reviewed tender is therefore unadjusted at \$1,066,660 excluding GST.

s.47(3)(b) - Contrary appears to have allowed for the total scope and have included for the various Tender Addenda (1 to 5).

2.2

s.47(3)(b) - Contrary to Publ

s.47(3)(b) - Contrary to total initial tender was \$854,816 excluding GST.

There were a number of queries sent to the tenderer (as written – further notes and response in []):

- s.47(3)(b) - Contrary to Public Interest

- s.47(3)(b) - Contrary to Public Interest
-
-
-
-
-
-
-
-
-
-

The reviewed tender after adjustment due to the above is \$862,323 excluding GST.

s.47(3)(b) - Contrary to Public Interest appear to have allowed for the total scope and have included for the various Tender Addenda (1 to 5).

2.3

s.47(3)(b) - Contrary to Public Interest

s.47(3)(b) - Contrary to Public Interest total initial tender was \$951,192 excluding GST.

There were a number of queries sent to the tenderer (as written – further notes and response in []):

- s.47(3)(b) - Contrary to Public Interest
-

There has been no need to make any adjustments to the tender (by the tenderer or for levelling).

The reviewed tender is therefore unadjusted at \$951,192 excluding GST.

s.47(3)(b) - Contrary to Public Interest appear to have allowed for the total scope and have included for the various Tender Addenda (1 to 5).

2.4 Nairn Constructions

Nairn Construction’s total initial tender was \$799,870 excluding GST.

There were a number of queries sent to the tenderer (as written – further notes and response in []):

- Please confirm that your Tender price includes allowance for the provision of addenda designated 1-5. [I can confirm our tender price includes allowances for Addendums 1 – 5]

- Please confirm that the brief Estimate Summary total of \$879,857 is inclusive of GST [I can confirm that the Brief Estimate Summary total of \$879,857.00 is inclusive of GST.]

There has been no need to make any adjustments to the tender (by the tenderer or for levelling).

The reviewed tender is therefore unadjusted at \$799,870 excluding GST.

Nairn Constrictions appear to have allowed for the total scope and have included for the various Tender Addenda (1 to 5).

2.5

s.47(3)(b) - Contrary to Publ

s.47(3)(b) - Contrary to total initial tender was \$1,156,900 excluding GST.

One query was sent to the tenderer (as written – further notes and response in []):

- s.47(3)(b) - Contrary to Public Interest

The reviewed tender after adjustment due to the above is \$1,160,075 excluding GST.

s.47(3)(b) - Contrary to appear to have allowed for the total scope and have included for the various Tender Addenda (1 to 5).

2.6

s.47(3)(b) - Contrary to Public Interest

s.47(3)(b) - Contrary to Public Inte total initial tender was \$942,742 excluding GST.

- No queries were required.

The reviewed tender is therefore unadjusted at \$942,742 excluding GST.

s.47(3)(b) - Contrary to Public Int appear to have allowed for the total scope and have included for the various Tender Addenda (1 to 5).

2.7

s.47(3)(b) - Contrary to

s.47(3)(b) - Contrary to total initial tender was \$1,090,909 excluding GST.

- No queries were required.

The reviewed tender is therefore unadjusted at \$1,090,909 excluding GST.

s.47(3)(b) - Contrary to appear to have allowed for the total scope and have included for the various Tender Addenda (1 to 5).

2.8 Other Observations

There have been a number of other observations arising from the review which do not affect individual tender values but are worth noting.

- There appears to be a significant difference in the values for Preliminaries between the lowest (Nairn) and the Median (s.78(b)(2) vs \$155,201). Although this project is small it could be questioned whether Nairn had allowed sufficient resource/cost or simply whether they were keen to win the work
- Major items of differences between Nairn (lowest) and s.47(3)(b) - C(median) include Steelwork (\$s.78(b) vs \$s.47(3)(f)) and Metalwork (\$s.78(b)(2) vs \$s.47(3)(h))

These major differences may be of concern in that Nairn may seek to recover costs via Variations but this will have to be strictly monitored and there is no specific ability under the State Procurement Policy to exclude them (or any others) from the tender process.

3. REVIEW OF BUDGET AGAINST ADJUSTED TENDERS

After making the necessary adjustments noted above, the comparison of budget versus tenders is as follows.

	s.47(3)(b) - Contrary to Public Interest			Nairn	s.47(3)(b) - Contrary to Public Interest			
A Base Tender	\$1,066,660	\$854,816	\$951,192	\$799,870	\$1,156,900	\$942,742	\$1,090,909	\$1,045,630
1 Offsite disposal of soil	s.47(3)(b) - Contrary to Public Interest			N/A	s.47(3)(b) - Contrary to Public Interest			
2 Hydraulic inspection fees	s.47(3)(b) - Contrary to Public Interest			N/A	s.47(3)(b) - Contrary to Public Interest			
3 QLEAVE	s.47(3)(b) - Contrary to Public Interest			N/A	s.47(3)(b) - Contrary to Public Interest			
4 Incorrect Delay Rate	s.47(3)(b) - Contrary to Public Interest			N/A	s.47(3)(b) - Contrary to Public Interest			
B Adjusted Tender	\$1,066,660	\$862,323	\$951,192	\$799,870	\$1,160,075	\$942,742	\$1,090,909	\$1,045,630
C Difference to PTE	s.47(3)(b) - Contrary to Public Interest							
D Difference to Median	\$115,468	-\$88,869	\$0	-\$151,322	\$208,883	-\$8,450	\$139,717	\$94,438
E Rank	5	2	4	1	7	3	6	

The general tender spread was within the range noted and suggested in the Pre-Tender estimate report.

4. COMPLETED PRICE QUALITY METHOD SCORING

The Tender was on a 100% Price Criteria basis and therefore no PQM scoring was required.

5. CONCLUSION AND RECOMMENDATION

TBH recommends that, based on adjusted price, Nairn should be awarded the project in the sum of \$799,870 excluding GST and the QBSA check undertaken immediately.

In the event that Nairn are not suitable according to the QBSA, the second lowest Tenderer s.47(3)(f) should be awarded the work and it would therefore be prudent to obtain a QBSA check for them along with Nairn to save time in this event.

The Project Manager should however take note of issues raised in Section 2.8.

Project contingency is adjusted to s.47(3)(b) - as per the attached Contract Award Cost Plan. It is recommended that this be retained in full until the risk of Variations has passed.

**CORINDA SHS - TTC
POST AWARD COST PLAN**

						Project Summary	
Date: 23-Jul-13 School: Corinda SHS Design Stage: Post Award Extent of Work: Addition of TTC						total \$ s.47(3)(b)	
						Project Funding Limit [Excl GST]	
	Description					Cost	
1	<u>CONSTRUCTION WORKS</u>						
1.1	BUILDING WORKS	GFA		Rate/m ²			
1.1.1	TTC	364	m ²	\$ 2,169.97	\$	789,870.00	
1.2	SITE WORKS & CIVIL WORKS						incl
1.3	ROADS AND CARPARKS (INTERNAL TO SITE)						incl
1.4	LANDSCAPING						incl
1.5	COVERED LINKS						incl
1.6	UNCOVERED LINKS						incl
1.7	SITE SERVICES including upgrades						incl
1.8	ESD INITIATIVES						incl
1.9	ICT - CONTRACTOR'S RESPONSIBILITY						incl
1.10	DECANTING ALLOWANCE						incl
1.11	HYDRAULIC COMPLIANCE FEES						incl
1.12	LOCAL AUTHORITY FEES [Inspection Fees]						incl
		Nett Building Works Cost 0.525% of building cost				\$	789,870.00
1.13	Q-LEAVE LEVY						incl
1.18	PROVISIONAL DELAY ALLOWANCE	10	days	\$1,000	\$	10,000.00	
	CONSTRUCTION WORKS COST					\$	799,870.00
2	<u>CONSTRUCTION COSTS OUTSIDE</u>						
2.1	DESIGN CONSULTANTS FEES FOR PDP	Part A Fees			\$	s.47(3)(b)	
		Part B Fees	4.21%		\$		
		DDA Consultant			\$		
		Consultant Disbursements (incl)			\$		
2.2	SITE SURVEY					\$	
2.3	GEOTECHNICAL INVESTIGATION					\$	
2.4	OH&S AUDITOR					\$	
2.5	QUEENSLAND FIRE & RESCUE SERVICE					\$	
2.6	WATER PRESSURE CERTIFICATION	Not required				\$	
2.7	TOWN PLANNING FEES					\$	
2.8	CULTURAL HERITAGE COST	Not required				\$	
	SUB-TOTAL NON-CONSTRUCTION COSTS					\$	
3	<u>OTHER COSTS OUTSIDE THE CONTRACT</u>						
	<u>FF&E</u>						s.47(3)(b) -
3.1	FURNITURE, FITTINGS & EQUIPMENT [FF&E]	Equipment - as per 6/9/12 schedule			\$		
		Furniture - as per 6/9/12 schedule			\$		
3.2	CLEANING EQUIPMENT	schools to supply			\$		
3.3	PLUG-IN EQUIPMENT	schools to supply			\$		
3.4	NETWORK HARDWARE	As per Brief			\$		
3.5	DATA				\$		
3.6	TELEPHONES	As per Brief			\$		
	Sub-Total					\$	
4	<u>CONSULTANT FEES</u>						
4.1	PM CONSULTANT FEES [Part A]					\$	
4.2	PM CONSULTANT FEES [Part B]	1.95%	of note 2 items		\$		
4.3	DISBURSEMENTS/PTE					\$	
	Sub-Total					\$	
5	<u>OTHER</u>						
5.1	QBSA CONTRACTOR AUDIT COMPLIANCE					\$	
5.2						\$	
	Sub Total					\$	
	SUB-TOTAL - OTHER COSTS OUTSIDE THE CONTRACT					\$	
6	6.1 PROJECT CONTINGENCY ALLOWANCE			35%	\$		
	GROSS PROJECT COST [Excluding GST]					\$	
7	7.1 GST					\$	
	GROSS PROJECT COST [Including GST]					\$	
8	<u>ANCILLARY PROJECT OPTIONS</u>						
8.1	Upgrade of Stormwater system as per CWA advice 8/10/12						included
8.2							

note: 1 All cost values must have a \$ value added (simply putting incl. or excl. will not be accepted)
2 PM Fees are to be calculated based on the "Project Cost On Site" for those items noted as "Refer note 2".
 PC fees

\$ **s.47(3)(b) - 0**
 \$

Pages 79 through 83 redacted for the following reasons:

s.47(3)(b) - Contrary to Public Interest