



City of Ipswich

**IPSWICH
CITY
COUNCIL**

AGENDA

of the

COUNCIL SPECIAL MEETING

**Held in the Council Chambers
2nd floor – Council Administration Building
45 Roderick Street
IPSWICH QLD 4305**

On Tuesday, 4 June 2019
At 9.00 am

The purpose of the meeting is to consider:

1. Tender No. 13254 Ipswich Central Civic Project

BUSINESS

- A. OPENING OF MEETING:
- B. WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY:
- C. OPENING PRAYER:
- D. APOLOGIES AND LEAVE OF ABSENCE:
- E. OFFICER’S REPORT:
 - Tender No. 13254 Ipswich Central Civic Project..... 5

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ITEM: E.1
SUBJECT: TENDER NO. 13254 IPSWICH CENTRAL CIVIC PROJECT
AUTHOR: GENERAL MANAGER - COORDINATION AND PERFORMANCE
DATE: 30 MAY 2019

EXECUTIVE SUMMARY

This is a report concerning the outcome of the tender process for Tender 13254, the Ipswich Central Civic Project. The evaluation process of the tenders has been completed and a preferred tenderer has been recommended. The purpose of this report is to advise that the Hutchinson Builders is the preferred tenderer and to authorise the CEO to negotiate and finalise the terms of the contract to be executed by Council.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Hutchinson Builders are the preferred tenderer for Tender No. 13254, the Ipswich Central Civic Project.
- B. That Council (Interim Administrator of Ipswich City Council) enter into a contract with Hutchinson Builders.
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with Section 13(3) of the *Local Government Act 2009*.

RELATED PARTIES

Hutchinson Builders

ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

On 4th December 2018, invitations to tender for the Ipswich Central Civic Project were issued to an approved list of tenderers which included:

- Tenderer A: Hutchinson Builders

The scope of the Ipswich Central Civic Project comprises the following separable portions:

1. The Admin Building (including integrated fit-out)
2. Library (including fit-out)
3. Civic Plaza
4. Existing Car Park Upgrade
5. Nicholas Street / Union Place
6. Bremer Street ramps

The price for each separable portion is broken out separately but the total price is based on the efficiencies gained from awarding all the work together.

The tender process was governed by a Tender Evaluation and Probity Plan dated 28/11/2018. This plan identified in advance:

- The tender process
- Security and confidentiality arrangements
- The evaluation criteria
- Evaluation Committee members

Members of the Tender Evaluation Committee met with all tenderers in order to evaluate each tender in terms of price and non-price criteria and have received specialist technical advice from Quantity Surveyors (RLB), Lawyers (Clayton Utz) and Project Managers (Ranbury) as well as receiving independent Financial Assessment and QBCC Licencing checks.

The Tender Evaluation Committee has completed the Tender Evaluation Report including a recommendation of Hutchinson Builders as the preferred tenderer.

The tender evaluation report is included as a confidential attachment to this report.

An independent Probity Advisor has been engaged and involved throughout the entire tender process.

The probity report is included as a confidential attachment to this report.

The Project Steering Committee will meet on Monday 3rd June 2019 and consider the recommendation included in the Tender Evaluation Report and if agreed, will endorse the report and confirm the recommendation prior to the Council meeting.

FINANCIAL/RESOURCE IMPLICATIONS

The tender results were consistent with the budget allocation for this scope of work. One of the objectives of the next phase of negotiation is to implement value management options to further minimise budget risk and secure the best value for the Council.

RISK MANAGEMENT IMPLICATIONS

A risk management plan is in place for the project. There are risks associated with delay of this project and not proceeding to finalise the appointment of a preferred tenderer. This is the second tender process for this project, the tender validity periods have been extended but cannot be held open indefinitely. Failing to conclude the award may reduce confidence of the industry in this redevelopment and detract from Council's objectives of redeveloping the Ipswich Central site.

The services of Council's legal advisors will be required through the next phase to formalise the agreement for limited work to be performed by the Preferred Tenderer prior to award in order to conclude the tender process.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009

COMMUNITY AND OTHER CONSULTATION

Community consultation was conducted in the early stages of the design process for the civic project.

CONCLUSION

The tender process has now been completed in accordance with the tender evaluation and probity plan and it is recommended that Council adopt recommendations A to C.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

	CONFIDENTIAL
1.	Probity Report
2.	Tender 13254 Evaluation Report

Sean Madigan

GENERAL MANAGER - COORDINATION AND PERFORMANCE

I concur with the recommendations contained in this report.

David Farmer

CHIEF EXECUTIVE OFFICER

"Together, we proudly enhance the quality of life for our community"