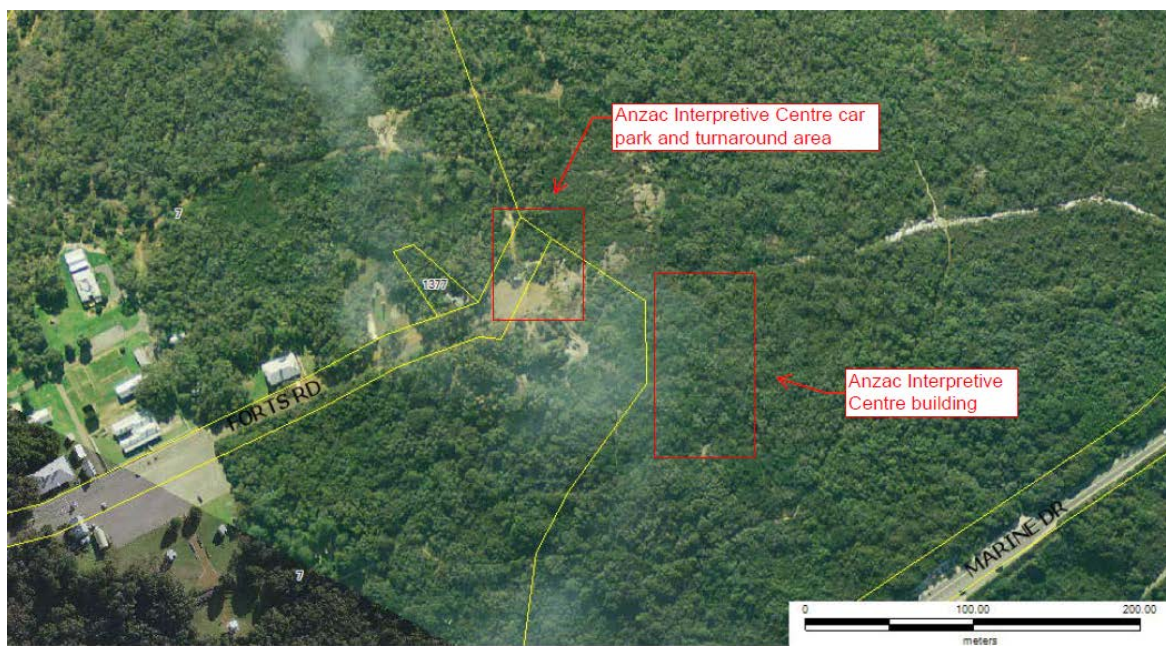


**1.7: ANZAC INTERPRETIVE CENTRE DESIGN SERVICES - TENDER AWARD**

<b>Land Description</b>	: Princess Royal Fortress, Mount Adelaide R27068 & R38226
<b>Proponent</b>	: Albany Centenary of ANZAC Alliance
<b>Owner</b>	: Crown Land vested in the City of Albany
<b>Business Entity Name</b>	: City of Albany & Returned and Services League WA Branch
<b>Attachments</b>	: Tender Submission & Tender Review Report
<b>Appendices</b>	: Nil
<b>Councillor Workstation</b>	: Nil
<b>Responsible Officer(s)</b>	: Faileen James – Chief Executive Officer

**Maps and Diagrams:**



*Proposed Location - ANZAC Interpretive Centre*

**IN BRIEF**

- To gain approval for awarding the contract for design services of the ANZAC Interpretive Centre, as funded by the Federal Government.
- Contract C11014 – ANZAC Interpretive Centre Design Services be AWARDED to SIA Architects.

## **RECOMMENDATION**

**ITEM 1.7: COMMITTEE RECOMMENDATION  
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED COUNCILLOR HORTIN  
SECONDED COUNCILLOR BOWLES**

**THAT Council, as a partner in the Albany Centenary of ANZAC Alliance, and as agreed by the Albany Centenary of ANZAC Alliance Board on 9 December 2011, the City (on behalf of the Albany Centenary of ANZAC Alliance) awards both concept and detailed design phases of the ANZAC Interpretive Design Services tender to SIA Architects, contract C11014.**

**CARRIED 11-0**

## **BACKGROUND**

1. The City of Albany and Returned & Services League (RSL) formed the Albany Centenary of ANZAC Alliance (ACAA) in 2009 to plan for Albany's part in the National ANZAC Centenary events in 2014-18.
2. There is significant investment proposed for the ANZAC Centenary in 2014/15. Albany will be a key focus, attracting world-wide attention.
3. As a key recommendation of the ANZAC Centenary Commission, the projects will involve an upgrade of the Albany Heritage Park as a world class visitor destination; delivering improved physical infrastructure, civic amenity and heritage interpretation.
4. The most significant infrastructure project will be the ANZAC Interpretive Centre. This Centre will be of great importance to the region and community and should attract large visitor numbers and economic benefits well into the future.
5. The Federal Government committed \$250,000 towards the scoping of an ANZAC Interpretive Centre atop Mount Adelaide, with additional funding of \$1.3 million to ensure detailed design work can be completed.
6. The Albany Centenary of Anzac Alliance Board tendered for consultant services for design of the ANZAC Interpretive Centre with tenders closing on the 21 November 2011.
7. The timeframe for design and construction of the infrastructure is now critical, and the tender must be awarded as soon as possible to meet timeframes.

## **DISCUSSION**

8. Design services need to be initiated immediately to meet Federal Government budget processes early next year. This requires indicative cost and preliminary design to be completed by the end of March 2012 at latest.
9. A total of 89 tender documents were downloaded from the City of Albany website.

10. Ten completed tender documents were submitted on or before the stipulated closing date and time. The following table summarises the complying tenders and overall evaluation scores applicable to each submission based on an assessment of the papers.
11. There were no non-conforming tenders.

<b>Tenderer</b>	<b>Total Evaluation Score</b>
Paradigm	575.50
Griffiths Architects	573.13
SIA Architects	537.24
Bateman Architects	535.63
Cameron Chisholm Nicol	529.95
Bollig Design Group	522.86
MCG Architects	488.95
Mulloway Studio	473.77
Roberts Gardiner Architects	461.28
Proteus	389.20

12. The tender documents included tender evaluation criteria using the weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall point score for each tender. The criteria are tabled below:

<b>Criteria</b>	<b>% Weight</b>
Cost	30
Demonstrated Understanding	25
Relevant Experience	25
Key personnel skills and experience	20
<b>Total</b>	<b>100</b>

13. At the request of the ACAA Board, an independent evaluation of the ten submissions was undertaken by experts in design and engineering.
- Will Lakin – Associate of Hassell Perth Studio, Bachelor of Architecture.
  - Lex Ross – Independent Civil Engineer and Project Manager, Bachelor of Engineering.
  - Anthony McEwan – City of Albany Manager, Major Projects, with expertise in landscape architectural design
14. This evaluation process determined a shortlist of three consultants. Considering the experts' opinions, the ACAA Board met on 9 December 2011, where individual interviews with those three consultant firms were conducted.

#### **GOVERNMENT CONSULTATION**

15. Peter King, the Deputy Commissioner of the Department of Veterans' Affairs, was invited to join the ACAA Board and has accepted the offer as the Federal Government's representative of the lead agency, Department of Veterans' Affairs. Mr King was involved in the decision-making regarding the preferred tenders.
16. ACAA Board representatives presented to Canberra dignitaries on the 5 December 2012 in Canberra.

## **PUBLIC CONSULTATION / ENGAGEMENT**

17. A request for tenders was published as follows:
- West Australian on 28 October 2011
  - Great Southern Weekender on 27 October 2011
  - Albany Advertiser 1 November 2011
  - The Australian Friday 4 November 2011

## **STATUTORY IMPLICATIONS**

18. Regulation 11 of the *Local Government (Functions and General) Regulations 1996* requires Council to publicly tender if the contract is, or is expected to be, more, or worth more, than \$250,000.
19. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
20. Regulation 19 of the Regulations requires Council to advise each tenderer in writing the result of Council's decision.

## **STRATEGIC IMPLICATIONS**

21. This item directly relates to the following elements of the 2011 City of Albany Strategic Plan:
- **Key Focus Area – Lifestyle and Environment**
    - A Built Environment for Active Lifestyles
      - Incorporate into future plans, infrastructure in parks that encourages activity for all ages and abilities
    - Preservation of Albany's Uniqueness
      - Retain Albany's unique heritage aspects
      - Preserve Albany's heritage buildings through incentives and advocacy
  - **Key Focus Area - Sustainability & Development**
    - Tourism Development
      - Improve and expand tourism infrastructure and attractions
      - Support large scale local events, festivals and markets to attract tourists

## **POLICY IMPLICATIONS**

22. The City of Albany Tender Policy and Regional Price Preference Policy are applicable to this item.

**RISK IDENTIFICATION & MITIGATION**

23. The risk identification and categorisation relies on the City's Risk Management Framework.

<b>Risk</b>	<b>Likelihood</b>	<b>Consequence</b>	<b>Risk Analysis</b>	<b>Mitigation</b>
Infrastructure construction fails to meet deadlines before commemorative period beings	Possible	Extreme	Extreme	Award tender immediately to allow as much construction time as possible.
Albany fails to meet expectations for being a military and heritage destination for ANZAC	Unlikely	Extreme	Extreme	Ensure consultant is aware of Albany's significance and adhere to vision and timeframes in tender.
Budget Overview	Possible	Extreme	Extreme	Contract is fixed price. Ensure time (with penalties after deadlines) is adhered to. Contingencies in place for potential variations.

**FINANCIAL IMPLICATIONS**

24. The preferred consultant's fees are within budget and will be totally funded by the Federal Government.

**LEGAL IMPLICATIONS**

25. Nil

**ALTERNATE OPTIONS**

26. Council can accept or reject the tenders as submitted.

**SUMMARY CONCLUSION**

27. On reviewing the submissions and completion of interviews, the ACAA Board assessed SIA Architects as being the most suitable tenderer across the evaluation criteria in terms of cost, demonstrated understanding, relevant experience and key personnel, skills and experience.

<b>Consulted References</b>	Local Government (Functions and General) Regulations 1995 Council Policy – Purchasing (Tenders & Quotes) Council Policy – Buy Local (Regional Price Preference)
<b>File Number (Name of Ward)</b>	C11014
<b>Previous Reference</b>	OCM 20.09.11 - Item 16.2