



**LOCAL TRADE SUBCONTRACTORS FOR NEW HERVEY BAY LIBRARY AND ADMINISTRATION CENTRE (INCLUDING DISASTER RESILIENCE CENTRE) – HINKLER REGIONAL DEAL**

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## INFORMATION PACK FOR TRADES AND SUBCONTRACTORS

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### 1. INTRODUCTION

The Fraser Coast Regional Council (FCRC) (Council) has recently endorsed the Hervey Bay City Centre Master Plan 2021-2041 which provides a vision for the Pialba business district. This Master Plan forms the strategic foundation for the Hervey Bay components of the Hinkler Regional Deal Program of projects, specifically within the City Centre Redevelopment (CCR).

The CCR includes a new Library and Administration Building (incorporating a Disaster Coordination Centre). The program is funded in part by the Federal Government as part of the Hinkler Regional Deal.

### 2. BACKGROUND

#### Hinkler Regional Deal

Commonwealth and Local Government representatives signed the Hinkler Regional Deal Statement in March 2019 with a formal announcement made on 17 July 2019 of the approved program of projects for the Fraser Coast region.

Since the announcement of the Hinkler Regional Deal, FCRC has engaged an external Program Manager (Savills), to oversee the program of works for the Hervey Bay CCR (including project management of the Library and Administration Centre incorporating Disaster Resilience Centre). A multi-disciplinary team of design consultants (including Cottee Parker Architects) was appointed and has progressed through the first four stages of the project including Due Diligence, Functional Brief, Urban Master Plan and Concept Design, respectively.

### 3. BENEFITS

The Hinkler Deal and CCR Investment Logic Map articulate the following expected benefits:

#### 3.1 Hinkler Regional Deal

To achieve our vision, commitments leverage the region's comparative advantages with a focus on:

##### Economic Development

- a. Invest in job creation.
- b. Promote business growth.
- c. Develop a skilled workforce.

##### Resilience

- a. Enhance the resilience of the community and the environment.

### **Liveability and Community**

- a. Build strong and cohesive local communities.
- b. Ensure the area is a destination of choice for generations to come.

## **3.2 CCR Investment Logic Map**

### **Accessible integrated & contemporary council services**

- a. Service efficiency.
- b. Staff engagement and professionalism.
- c. Amenity for community, visitors and council staff.
- d. Local disaster response co-ordination and capability.

### **More attractive and liveable Fraser Coast Region**

- a. Attraction and retention of highly skilled knowledge workers.
- b. Creation of a central and iconic public realm and place-making destination.
- c. Confidence in the Region brand and identity.
- d. Multi-modal connectivity.
- e. Education, learning and retraining opportunities locally.

### **Economic Growth**

- a. New investment.
- b. Regional job creation (building and operational).

## **4. KEY FEATURES**

The Hervey Bay Library and Administration Centre (incorporating a Disaster Resilience Centre) project includes the following general scope of works:

- Demolition of existing buildings and carpark, in addition to site clearing.
- Early civil works such as Ergon undergrounding and service realignment.
- Earthworks, including site remediation and general cut to fill level creation.
- The construction and fit-out of the building (accommodate approximately 9,000sqm of total functional building area and targets 150 car parking spaces). The key functional building elements including:
  - Basement parking to accommodate a targeted 150 vehicles.
  - Regional Library.
  - Customer service centre.
  - Disaster resilience centre.
  - Council chambers.
  - Administration offices.
- Associated and supporting building engineering services infrastructure.
- A landscaping and public realm scheme for the site including soft and hard landscaping, external lighting, external features, and wayfinding signage.
- Art and public internal wayfinding and signage inclusive of indigenous components.
- External activation of the street scape areas and entrances into the facility.
- Integration of the building/site with the Master Plan concepts and scenarios.

## 5. CURRENT STATUS

FCRC has recently initiated the early procurement process in seeking a Construction Contractor (“Head Contractor”) for the Early Contractor Involvement (ECI) as well as Design and Construction (D&C) of the Hervey Bay Library & Administration Centre (incorporating a Disaster Resilience Centre) – the Project.

A three-stage procurement process will be undertaken to appoint the successful Head Contractor:

- Stage One – Expressions of Interest (EOI) to potentially shortlist three (3) plus Respondents (Currently out to open market through QTender website - Expression of interest No. EOI001 – 21/22 Closes 3 June 2022).
- Stage Two – Selective Tender process may be undertaken with the shortlisted Respondents (Anticipated release July 2022).
- Stage Three – Early Contractor Involvement (ECI) process undertaken with preferred Tenderer (Anticipated start January 2023).
- It is expected that if the preferred Tenderer is successful in ECI process a Design and Construct contract may be entered into in May/June 2023.
- Construction anticipated to be undertaken from June 2023 to January 2025

### 5.1 Canvassing

Businesses are not to engage with Council including its employees, Councillors, consultants, or agents to discuss any aspect of this process, other than the nominated contact for the process. If Councillors, Council employees, consultants or agents acting on behalf of Council are contacted by businesses or their representatives, it may disqualify you from the process. Councillors and Council employees, consultants or agents are to notify the procurement team/probity advisor immediately if they are approached by businesses in this manner.

## 6. REGISTRATION FOR LOCAL SUBCONTRACTORS (TRADES)

If you would like to register your company and attend the presentation to this project you will need to register your interest through Fraser Coast Regional Council website [here](#).

Once registered, your information may be provided by Council to the shortlisted applicants for their consideration.

Read more about the Hervey Bay City Centre Master Plan [here](#).

## 7. TRADE REGISTRATION OF INTEREST (ROI)

This Trades Registration of Interest invites organisations to register their interest to supply trades (only) to the successful tenderers for this Project. Council will make available the list of subcontractors “Interested Trades List” to the shortlisted tenderers for the (Stage 2) Selective Tender phase to enable them to source potential local subcontractors for trades they may require.

It should be noted that the Successful Tenderer will run its own independent procurement program amongst the various trades and other entities that it may wish to engage.

Subcontractors are to register their interest in providing the following relevant trades (not exhaustive):

Trade	Trade	Trade	Trade
BMS Contractor	Hydraulics Contractor	Electrical Contractor	Ergon Accredited Service Provider
IT / Communications Contractor	Mechanical Contractor	Security Services Contractor	Concrete Placement Contractor
AV Contractor	Fire Services Contractor	Masonry (Blockwork)	Formwork Contractor
DAS Contractor	Carpet Flooring Contractor	Vinyl Flooring Installer	Steel fixing Contractor
Excavation Contractor	Roof Installation	Timber Flooring Contractor	Demolition Contractor
Tiling Contractor	Painting Contractor	Linemarking Installer (Road/Carpark)	Piling Contractor
Plasterboard Contractor	Concrete Rendering Contractor	Signage Installer	Specialist Contractor FF&E
Door Hanging and Door Frame Installation	Landscape Contractor	Lift Installer	Waterproofing Contractor
Door Hardware Installation (Locksmith)	Window and Glazing Installer	Joiner	Waste Management Contractor
Metalwork Contractor	Gate and Fencing Installer	Bathroom Partitions Installation	Cleaning Contractor
Handrails and Balustrades Contractor	Roller Shutter Installer	Stair Contractor	Scaffolding Contractor
Road and Civil Works Contractor	Tactiles Installer	Hoarding / Temporary Fencing Contractor	Other

## 7.1 Information Required by Council as part of the Registration of Interest

As part of the Registration of Interest the following submissions will be requested:

- Legal Entity Detail (Including ABN/ASIC).
- Contact Details (name, position, Mobile, email).
- Location of Business.
- Capability and capacity (Largest Project Size \$ Value).
- Experience Working on a Library or Commercial Project (Yes/No).
- Number of Personnel.
- Current Insurances.
- Qualifications/Licences/Accreditations (QBCC, WHS, Commonwealth Codes etc).

**IMPORTANT NOTICE:** Goods and Services for the project are not part of this ROI and will be advertised separately once Selective Tenderers are known.

## 8. REGISTRATION OF INTEREST PROCESS

Council encourages local industry interested in supplying trades to the project to complete a Registration of Interest (ROI) through the Fraser Coast Regional Council webpage.

**Please ensure that:**

- You register your interest as a full or partial scope subcontractor (where applicable);
- You respond to all project and trade-specific questions; and
- Registration of interest **closes COB Monday 27 June 2022.**

### 8.1 ROI Steps:

1. Trades complete the Registration of Interest online including questions.
2. Council summarises and transmits final local Trade Subcontractor list to Selective Tenderers as part of the selective tender (Stage 2).
3. Selective Tenderers can then invite companies from the local Trade Subcontractor list for further procurement and contracting process at their absolute discretion. (**Important Note:** Council will be assessing the Selective Tenderers offer for Stage 2 of the Procurement Process against Local Benefit see section 7 of the [Procurement Council Policy](#)).

Council may, at its absolute discretion, exclude any business from progressing any further for any reason, or decide not to proceed with the registration process for the Project.

Council gives no representation or undertaking that, any business submitting a ROI will be contacted by a potential selective tenderer/s or successful tenderer. Furthermore, even if your business is registered this does not guarantee any volume of orders.

Only businesses that can demonstrate the selective tenderers requirements in accordance with the Project's standards and Commonwealth qualifications may be asked to quote by the selective tenderers.

By submitting a ROI, you acknowledge and agree that Council will not be liable for any claim arising out of, or in any way in connection with this ROI.

## 9. LOCAL SUBCOTRACTORS OPPORTUNITIES

Council will present on a range of issues including Information on the project scope, Registering of interest requirements, and how to register your interest and offer attendees the opportunity to ask relevant questions.

We encourage local organisations to express interest in supplying trades to the project by undertaking a Registration of Interest (ROI) process. Access the portal to register as a supplier.

## 10. LOCAL SUBCONTRACTOR BRIEFING

Council invites Local Trade Subcontractors to a briefing event in Hervey Bay to learn about supply chain opportunities:

Description	Date	Time	Location
Local Trades briefing session	Monday 13 June 2022	5:00pm	TBA

If you would like to attend the Local Trade Subcontractors briefing you will need to register through Fraser Coast Regional Council website [here](#).