



**Fraser Coast**  
**REGIONAL COUNCIL**

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

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## INFORMATION PACK FOR LOCAL SUPPLIERS

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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 a 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. GOODS/SUPPLIES/SUPPLIERS

It will be the responsibility of Suppliers to contact the successful shortlisted tenderers from the selective tender (stage 2). Council will provide their details of Shortlisted Tenderer/s publicly through Council's website and social media.

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

Below are some of the supplies that may be required for this project, but not an exhaustive list:

Good/Service	Good/Service	Good/Service	Good/Service
Structural Steel	Doors and Door Frames	Building Insulation	Workplace Furniture Supply
Steel Reinforcement	Door Hardware	Plants and Planting Material (Plant Nursery)	Other Furniture Supply
Timber (Formwork)	Electrical Fixtures and Fittings	Fencing and Fencing Materials (Including Gates)	Computers and Telecommunications
Paint	Lighting Supply	Roller Shutters	Specialist AV Equipment
Glazing	Dry Fire Fixtures and Fittings	Road/Pavement Materials	Security Fixtures and Fittings
Concrete	Hydraulic Fixtures and Fittings	Statutory Signage	ICT Fixtures and Fittings
Masonry (Blockwork)	Mechanical Services and Ductwork	Directional/Wayfinding Signage	Children's Play Equipment
Waterproofing	Fire Sprinklers and Wet Fire Fittings (Including Fire Hose Reels)	Lifts and Lift Materials	Windows Awnings and Blinds
Timber (Flooring)	Plasterboard and Framing	Joinery	Scaffolding
Vinyl (Flooring)	Ceiling Tiles	Bathroom Partitions	Temporary Fencing
Carpet (Flooring)	Metalwork	Tactiles	Temporary Accommodation
Tiles (Floors and Walls)	Roofing Materials	Office Furniture Supply	Other

## 7. LOCAL SUPPLIER BRIEFING

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

Description	Date	Time	Location
<b>Local Supplier briefing</b>	Tuesday 14 June 2022	5;00pm	TBA

Council will present on a range of issues including Information on the project scope, explain the process and provide the attendees the opportunity to ask relevant questions.

We encourage local organisations to express interest in supplying goods and services to the project to attend this briefing.

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