

**CM13.6. Albury Entertainment Centre Convention Wing Redevelopment Contract No. 20/01334**

<b>DATE</b>	18 May 2020	<b>FIL REFERENCE</b>	FIL20/01334-02
<b>CONFIDENTIAL</b>	No		
<b>FURTHER ENQUIRIES</b>	Andrew Lawson City Projects	<b>PHONE</b>	6023 8111
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**Purpose of Report**

To recommend a preferred consultant to progress the concept design (Option 2C) for the Albury Entertainment Centre (AEC) Convention Wing Redevelopment.

**Background**

Albury/Wodonga combined forms the 20<sup>th</sup> largest city in Australia, servicing a broader regional catchment area of 195,000 people. Albury/Wodonga has seen exceptional growth in business and tourism in recent years and is uniquely positioned to cater to large scale regional conferences and events.

The AEC Theatre Wing was constructed in 1964 and Convention Wing in 1972. A major refurbishment was undertaken in the late 1980s, with a further \$4.5M refurbishment of the Theatre Wing completed in 2010 with assistance from the Commonwealth Government.

The AEC Theatre Wing provides a high-quality auditorium for performing arts with fixed seating for 818 patrons (495 patrons in the Main Auditorium and 323 in the Gallery) and hosts a function room on the first floor that can accommodate approximately 60 patrons.

The AEC Convention Wing provides seating for 990 patrons (580 patrons in the Banquet Hall, 210 patrons in the Elizabeth Room, and 200 patrons in the Theatrette). The last major redevelopment of the AEC Convention Wing was in 1993.

The 2015/16 Operational Plan included \$40,000 to investigate the feasibility of upgrading the AEC to increase the capacity of the venue to cater for larger business/conference events and functions of between 800-1,000 patrons. The primary purpose of the preliminary feasibility study was to provide an overview of future development options, with concept designs, indicative capital and operating costs, an economic impact assessment and cost benefit analysis.

The study was undertaken by consultants AEC Group and was completed in mid 2017.

A report was presented to the Planning and Development Committee in relation to the above on 19 June 2017, following which the Committee recommended that Council:

- a. *Receive and note the findings of this report;*
- b. *Undertake more detailed research into the design and capital cost of redeveloping the Albury Entertainment Centre Convention Wing, including its capacity to operate independently from the Theatre building; and*
- c. *Continue to invest in asset renewal of the Albury Entertainment Centre and utilise temporary hoekers, marquees or the Lauren Jackson Sports Centre for large scale business events where required.*

Council endorsed the Committee's recommendation at its meeting on 26 June 2017.

Teilion Architects were subsequently engaged to undertake the work which was finalised in February 2018. In addition, Council's in-house design team prepared some further options building on Teilion's concepts.

A follow-up report was provided to Council on 26 March 2018. The report provided an analysis on five options: Option 1, 2A, 2B, 3A and 3B, with the following recommendation endorsed by Council:

*"That Council:*

- a. *Endorse 2B and 3B as the preferred design options; and*
  - i. *Obtain independent structural engineering advice on 2B, and make any adjustments to the design as a result, which may include removing the first floor connection to the Theatre;*
  - ii. *Obtain independent quantity surveyor estimates of 2B and 3B to confirm costs;*
  - iii. *Update the previous preliminary feasibility study financial and economic analysis to reflect revised construction costs and venue capacity identified in both options to test which has the potential to deliver the best return on investment; and*
  - iv. *Present a further report to Council detailing the outcome of further investigations.*
- b. *Include a \$5M capital allocation in the Four-Year Delivery Program to enable project progression and support any grant funding applications in the event the cost benefit analysis is positive. "*

Staff subsequently made minor refinements to Option 2B to address identified design challenges and reduce construction costs, which was presented as concept Option 2C. Options 2B and Option 2C were subject to assessment and advice by a structural engineer. Quantity surveyor estimates were also prepared for all three options, together with a new build option to enable a full comparison.

A further report was presented to Council on 10 September 2018, providing an update on the endorsed recommendations from Council meeting of 26 March 2018. The conclusion of this report noted:

*"The economic analysis has shown that Option 2C is the most financially desirable option, delivering a positive Net Present Value and Benefit Cost Ratio greater than 1 across all discount rates, and the strongest Internal Rate of Return (10.7%).*

*The total estimated cost of Option 2C is \$18,529,068 and will offer a total seating capacity of 1,992 patrons, including a cabaret room with capacity for 860 seated guests."*

At this meeting, Council also accepted the following recommendation:

*"That Council:*

- a. Endorse Option 2C as the preferred design option for the future expansion of the Albury Entertainment Centre Convention Wing; and*
- b. Actively pursue State and Federal Government funding to support project progression."*

The next step to progress the project is to seek Development Consent, which will assist and enable Council to actively pursue State and Federal Government funding, and to support further progression of the project.

Furthermore, given the inherent complexity of a major redevelopment for an existing building, this project includes site investigations and consultation with subject matter experts in order to ensure the redevelopment will be fit for purpose and within financial expectations. It is with this same understanding, that the project further considers preliminary design elements, to identify and address any currently unknown engineering and construction challenges. Moreover, it is preferable, both from a financial and a design perspective, to address these aspects as early as possible in the redevelopment lifecycle.

The scope of the works includes three phases, with a hold point at the completion of each phase before progressing to the next phase. The deliverables under each phase are as follows:

#### Phase 1 - Site Investigation & Final Concept Design

- Design meetings;
- Stakeholder engagement;
- Geotechnical investigations;
- Site feature survey;
- Underground utility service mapping;
- Archaeological assessment;
- Hazardous building materials audit;
- Preliminary building advice;
- Commercial food service consultation;
- Venue/event operations consultation;
- Building acoustics consultation;
- Final concept design;
- Preliminary cost estimate; and
- Design report.

#### Phase 2 – Preliminary Design

- Preliminary design, including:

- Civil;
  - Structural;
  - Mechanical;
  - Electrical; and
  - Hydraulic.
- Safety in design report;
- National Construction Code (NCC) assessment;
- Fire Safety Engineering (FSE) assessment;
- Environmentally Sustainable Design (ESD) assessment;
- Access consultant assessment;
- Fixture, Fittings and Equipment (FF&E) schedule;
- Commercial food service design assessment;
- Building acoustics assessment;
- Detailed cost estimate; and
- Cost-Benefit Analysis (CBA).

#### Phase 3 – Development Application

- Development Application (DA);
- Statement of Environmental Effects (SEE);
- Statement of Heritage Impact (SHI);
- Cost of Works Estimate;
- Drawings; and
- Expert reports.

Progressing the design to a DA stage and obtaining Development Consent will further assist Council in securing funding from both State and Federal Governments. It is anticipated that Development Consent will be obtained in mid/late 2021. Pending future funding, the project could be subsequently progressed through detailed design and construction drawing stages; to obtain a construction certificate and be “shovel ready” by late 2022.

Tenders were invited for Contract No. 20/01334 – Albury Entertainment Centre Convention Wing Redevelopment and were advertised in the Border Mail, Sydney Morning Herald and on Tenderlink. Tenders closed at 12 noon on Tuesday 7 April 2020.

The contract duration is estimated at 66 weeks and will be completed in the first quarter of the 2021/22 financial year.

The allocated budget for this next stage of the project is \$610K including GST. This is the amount recommended by the quantity surveyor and was based on a percentage of the estimated cost of Option 2C.

#### **Tender Assessment**

At the close of tenders, six submissions were received from the following companies:

- ARM Architecture (Melbourne, VIC);
- Group GSA Pty Ltd (Sydney, NSW);
- NBRIS & Partners Pty Ltd (Milsons Point, NSW);
- Peddle Thorp Melbourne Pty Ltd (Melbourne, VIC);
- Tonkin Zulaikha Greer Pty Limited (Surry Hills, NSW); and
- Williams Ross Architects (Fitzroy, VIC).

All tenders were evaluated in accordance with Council's Procurement Policy and Guidelines. The assessment panel for the tender comprised Team Leader AEC – Brendan Maher, Team Leader Project Delivery – Anthony Bisignano, Coordinator Procurement and Contract Management – Gerard Coyle, Senior Strategic Planner – Luke Stein and Design Engineer – Alex Carroll.

Given the significance of the redevelopment, an additional qualitative evaluation component was included in the tender assessment. This was in the form of a presentation and was documented in the Request for Tender (RFT) provided to all tenderers. Furthermore, the RFT outlined the conditions of the presentation and highlighted that a maximum of four tenderers would be shortlisted as part of the evaluation process and would be invited to provide a presentation.

To ensure the additional evaluation process was within probity requirements and would not be considered to compromise the Local Government (General) Regulations 2005 or Council's Procurement Policy, an independent external probity advisor was engaged. The probity advisor's role was to review all documentation, observe all panel assessments and deliberations, vendor presentations and provide guidance where appropriate.

### Conformity Check

A conformity assessment was undertaken to ensure all submissions received were in accordance with the contract documentation and specification.

Company	Pricing Details	Supporting Information	WHS Documentation	Comment
ARM Architecture	Yes	Yes	Yes	Complies
Group GSA Pty Ltd	Yes	Yes	Yes	Complies
NBRIS & Partners Pty Ltd	Yes	Yes	Yes	Complies
Peddle Thorp Melbourne Pty Ltd	Yes	Yes	Yes	Complies
Tonkin Zulaikha Greer Pty Limited	Yes	Yes	Yes	Complies
Williams Ross Architects Pty Ltd	No	Yes	Yes	Non-conforming

As indicated above, all submissions except for Williams Ross Architects Pty Ltd were assessed as conforming tenders.

The submission from Williams Ross Architects Pty Ltd included a conditional term that reserved the right for the company to vary their fee should the target estimate, of \$18.5M, alter by more than 5%. Given the project is currently at a concept stage, and that the estimate is to be revised by the successful consultant following the final concept design development, the panel deemed that the inclusion of this condition would result in the submission not meeting the tender conditions of being

lump sum, but in fact be subject to rise and fall conditions. Clarification was sought from Williams Ross Architects Pty Ltd regarding this aspect of their submission and it was confirmed there would be no change to the proposal.

As the submission from Williams Ross Architects Pty Ltd was not considered to be in line with the conditions of the request for tender, the submission was deemed non-conforming and was therefore not considered further in the assessment process.

Peddle Thorp Melbourne Pty Ltd is the only tenderer currently WHS registered with Council. All other companies have provided sufficient information to indicate that they are capable of meeting Council's WHS requirements.

### **Quantitative Assessment**

The lump sum tender prices and ratings relative to the lowest price are tabulated below.

<b>Company</b>	<b>Estimated Contract Value</b>	<b>Rating (100)</b>
<b>Peddle Thorp Melbourne Pty Ltd</b>	\$389,012.25	100
<b>Group GSA Pty Ltd</b>	\$570,361.00	68
<b>NBRS &amp; Partners Pty Ltd</b>	\$700,250.10	56
<b>ARM Architecture</b>	\$766,755.00	51
<b>Tonkin Zulaikha Greer Pty Limited</b>	\$809,193.00	48

The budget allocation for the project is \$610K including GST, with only two submissions being within the allocated budget.

As detailed above, the submission from Peddle Thorp Melbourne Pty Ltd was the most favourable from a cost perspective, being \$181K (47%) more favourable than Group GSA Pty Ltd, and between \$311K (80%) and \$420K (108%) more favourable than the other submissions.

The submission received from Tonkin Zulaikha Greer Pty Limited included a significant number of exclusions compared to the other tender submissions including the exclusion of negotiations with community and other stakeholder groups and development approval lodgement services, being a key aspect of the scope of works. Furthermore, the submission included a condition which would attract an additional 15% fee (based on their total fee) should only part of the scope of works be undertaken at the request of Council.

Notwithstanding the above, the tender panel considered the submission from Tonkin Zulaikha Greer Pty Limited in full, however deemed clarification of these exclusions would only lead to an increase in costs associated with their submission. Considering this and that their submission was already the least favourable from a cost perspective, they were not further considered in the assessment process.

The panel also acknowledged that the submission received from Peddle Thorp Melbourne Pty Ltd was significantly lower than the other submissions and the budget estimate. As such, they were asked to provide clarification on several aspects of their submission. The response received was

considered acceptable and provided the assessment panel with confidence that Peddle Thorp Melbourne Pty Ltd had a clear understanding of the requirements of the contract and the scope of works to be delivered and that they were capable of delivering the project for the provided lump sum.

### Qualitative Assessment

The qualitative assessment for this project was undertaken in two parts, including an assessment of the submission component, making up 70% of the qualitative score and a presentation component, for the shortlisted tenderers, making up 30% of the qualitative assessment score.

### Submission

A qualitative assessment of the submission considered a range of issues including:

- past performance – including referee checks, relevant experience and expertise in performing same or similar projects;
- methodology and program – project methodology and proposed program;
- capacity – current and future commitments and workload;
- capability – including availability of resources, equipment and contract management capabilities; and
- benefit to local region – social and community benefit to the Albury/Wodonga region.

The maximum scores for each category have been adjusted to account for the additional presentation evaluation requirement and weighting. There has been no change to the weighting for Local Benefit.

Company	Past Performance (25)	Methodology & Program (20)	Capacity (5)	Capability (10)	Local Benefit (10)	Total (70)
NBRS & Partners Pty Ltd	22	18	4	9	1	54
ARM Architecture	23	17	4	8	1	53
Peddle Thorp Melbourne Pty Ltd	20	16	4	8	1	49
Group GSA Pty Ltd	21	12	4	7	1	45

**NBRS & Partners Pty Ltd** is based in Milson's Point, NSW. The company has recently completed design services for the Parraween Street Redevelopment in Cremorne, NSW; the Epicentre and Convention Centre for Hillsong Church in Baulkham Hills, NSW; the Taronga Institute of Science and Learning at the Taronga Zoo, NSW; and the Knox Grammar School Performing Arts Centre in Wahroonga, NSW.

They are currently undertaking a large number of design projects, most notably, the Regional Arts and Aquatic Centre in Batemans Bay, NSW (due for completion in 2021), the Sutherland Entertainment Centre in the Sutherland Shire, NSW (due for completion in 2021), and the Waves Aquatic Centre in Baulkham Hills, NSW, for the Hills Shire Council (due for completion in 2022).

Referee information typically indicated that NBRS & Partners Pty Ltd was a very capable and experienced architect who is focused intently on design outcomes.

NBRS & Partners Pty Ltd has previously provided design services to Council, completing the detailed design of the Murray Art Museum Albury (MAMA) and additionally providing construction services as the project superintendent during its redevelopment.

The methodology provided is highly detailed, including descriptions for each key element of the scope of works, including project specific site analysis and stakeholder engagement. The delivery program follows a logical sequence aligned with the required phases, indicating a total delivery period of 32 weeks to complete required works and a further six months allowed for the Development Application (DA) to be processed.

NBRS & Partners Pty Ltd has received a number of awards in recent years, including awards for their Sutherland Entertainment Centre design as part of the 2019 World Architecture Awards; for the Taronga Institute of Science and Learning, and heritage work on the NSW State Library as part of the 2019 AIA NSW Awards.

Local benefit was deemed by the panel to be minimal based on the scoring criteria, however, NBRS & Partners Pty Ltd has nominated two sub consultants from the local area.

**ARM Architecture** is based in Sydney, NSW. The company has recently provided design services for the Monash University Chancellery for Monash University, Clayton, VIC; Caulfield Village Stage 1 for Beck Property Group; and the Relocation of the Sydney College of the Arts for the University of Sydney. The company has also completed relevant projects including the Geelong Library and Heritage Centre for City of Greater Geelong and the Blacktown International Centre for Training Excellence for Blacktown City Council.

Their current work commitments include a large number of design projects, with notable projects including the Home of the Arts Gallery redevelopment for Gold Coast City Council (due for completion in 2021), Sydney Opera House Concert Hall Renewal for the Sydney Opera House Trust (due for completion in 2021) and the Geelong Arts Centre Redevelopment for Development Victoria (due for completion in 2022).

Referee information indicated that ARM Architecture was highly capable, and that their work had a solid basis in providing practical solutions within a budget. Their designs are often simple but include unique elements that provide exceptional value.

ARM Architecture has previously provided design services to Council, completing the detailed design of the Albury Library Museum. The Albury Library Museum received numerous state and national award for architecture and urban design.

The methodology of works provided outlined key milestones, was clear and succinct, including new innovative technologies, however, did not highlight project specific challenges. The delivery program submitted indicated a delivery period of 22 weeks and included an allowance of six months for the DA process.



ARM Architecture has received numerous awards in recent years. These include awards for their Home of the Arts Outdoor Stage, Gold Coast as part of the 2019 AIA QLD Awards and for their design work on the Melbourne Shrine of Remembrance Redevelopment in the 2015 AIA VIC Awards.

If successful, ARM Architecture has nominated several local consultancy groups as part of the project team, however, the local benefit was assessed as minimal based on the scoring criteria.

**Peddle Thorp Melbourne Pty Ltd** is based in Melbourne, VIC. The company provided a unique submission that included a co-lead design partner, Furlong and Kain Pty Ltd, which is a recently formed company by Julianne Furlong and Gavin Kain, which is based in Sydney, NSW.

The submission included recently completed projects and highlighted experience for both companies. Peddle Thorp Melbourne Pty Ltd having recently completed the Port Pirie Sports Centre & Precinct for Port Pirie City Council; Western Sydney Wanderers Elite Training Centre for Blacktown City Council; and the Gurri Wanyarra Leisure & Wellness Centre for City of Greater Bendigo. It further highlighted the considerable experience of Gavin Kain, from Furlong and Kain Pty Ltd, as a convention centre specialist and former Woods Bagot's Global Convention Centre Leader and former Managing Principal of Warren and Mahoney Architects, attributing recent projects including the Launceston Convention Centre Albert Hall Redevelopment; the Adelaide Convention Centre Stages 1 and 2; and the Whangarei and Christchurch Convention Centres, both in New Zealand.

The current works commitments for Peddle Thorp Melbourne Pty Ltd include Hawthorn FC Kennedy Community & Training Centre (due for completion in 2022), Rosebud Aquatic Centre Development for Mornington Peninsula Council (due for completion in 2022) and works for the Toyota Motor Corporation (due for completion in June 2020). Furlong and Kain is currently undertaking the Tamaki Innovation Hub Masterplan in Auckland, New Zealand (due for completion in October 2020) and the Canberra Civic Masterplan for the Canberra Renewal Authority (due for completion in June 2020).

Referee information indicated that Peddle Thorp Melbourne Pty Ltd were a highly experienced team, who were able to produce better than expected results, with great in-house resources and utilise sub consultants with whom they have well established relationships, formed over many years.

Peddle Thorp Melbourne Pty Ltd has also recently completed design services for the Uiver International Museum, for Council.

The methodology was comprehensive, including specific considerations for the development of convention centres, key performance metrics, industry trends, key challenges, and considerations for developing the local experience. The delivery program was simplified, however followed a logical sequence aligned with the required phases, indicating a timeframe of 40 weeks to submission of a DA.

Peddle Thorp Melbourne Pty Ltd has been professionally recognised and awarded the Project of the Year, for the Cairns Aquarium by the Master Builders Association (MBA) in 2018; Renovation/Modernisation over \$2 Million from the Association of Learning Environment Australasia in 2017; Building of the Year, from the Gold Coast/Northern Rivers Regional Architecture Award in

2017 and the Public Space Award in 2017 at the Australian Interior Design Awards, held by the Design Institute of Australia. Several additional awards were also attributed to Gavin Kain from Furlong and Kain, most notably the Jack McConnell Award for Public Architecture, for the Adelaide Convention Centre Stage 2 East Building in 2018, by the SA Institute of Architects.

Based on the scoring criteria, local benefit from Peddle Thorp Melbourne Pty Ltd was deemed minimal. However, if successful, Peddle Thorp Melbourne Pty Ltd propose to engage four local sub consultants as part of the project team.

**Group GSA Pty Ltd** is based in both Melbourne, VIC and Sydney, NSW. The company has recently undertaken design works for the North Fitzroy Library and Community Hub for the City of Yarra, VIC; Greythorn Community Hub for the City of Boroondara, VIC; Collaroy Tourism Accessibility Precinct for Waverly Council, NSW; and Hurstville Plaza for Georges River Council, NSW.

Their current work commitments include several major design projects. Notable projects include the Cairns Airport for Corval, QLD (due for completion in August 2020), Hurstville and Queanbeyan Police Station for the NSW Police Force (due for completion in December 2020) and the Keysborough South Community Hub for City of Greater Dandenong, VIC (due for completion in March 2022). Group GSA Pty Ltd are also currently undertaking a review and detailed design of the Albury Riverside Precinct for Council.

Referee information indicated that Group GSA Pty Ltd were highly capable and able to deliver superior design outcomes and were a great organisation to work with.

The methodology provided was reasonable, however limited in detail and tended to focus on urban design elements and the wider precinct site context rather than on the building design aspects of the project. The program was logical and sequenced, allowing 39 weeks to complete works prior to submitting the DA.

Group GSA Pty Ltd has received a number of awards in recent years, including awards for their work on the North Fitzroy Library as part of the 2018 AIA VIC Awards and for their design work on the Camden Council Administration Building in the 2018 Asia Pacific Awards.

Based on the scoring criteria, the local benefit was deemed minimal. However, Group GSA Pty Ltd have nominated one local consultant to form part of the delivery team with an intent to engage approximately 20% of their subcontractors from the Albury/Wangaratta/Shepparton area if successful.

From the information provided all companies demonstrate the required management systems, experience and resources to undertake the project and were therefore all shortlisted to the presentation stage of the tender assessment.

## **Presentation**

The presentation assessment required the tenderers to prepare a response to a number of pre-provided questions to address the following key areas:

- tenderer's experience in similar projects;
- tenderer's work with local governments in regional Australia;
- project understanding and budget appreciation; and
- cultural fit and alignment with AlburyCity values.

Company	Presentation (30)
NBRS & Partners Pty Ltd	24
ARM Architecture	23
Peddle Thorp Melbourne Pty Ltd	26
Group GSA Pty Ltd	17

**NBRS & Partners Pty Ltd's** presentation was of a high standard. They demonstrated their experience in similar projects by talking about the Sutherland Entertainment Centre, its similarities with the AEC, and outlined its challenges and learnings. They also highlighted a substantial history working with local governments in regional Australia, mentioning their previous work with those shires along the eastern seaboard of Australia.

**ARM Architecture's** presentation was of a high standard. They demonstrated their history of similar projects by highlighting the Geelong Library & Heritage Centre. They spoke of its successes, challenges and learnings, and how these can be applied to the AEC. They demonstrated their history working with local governments in regional Australia by focusing on the Wanagkura Stadium in Port Hedland.

**Peddle Thorp Melbourne Pty Ltd's** presentation was of a very high standard. With a focus on functionality and business opportunities for the AEC, they spoke of the similarities between it and their previous work on the Adelaide Convention Centre. They clearly demonstrated their history working with local governments in regional Australia and highlighted "more with less" is of importance in a rural setting.

**Group GSA Pty Ltd's** presentation was of a good standard. With a focus on their food and beverage offerings, they spoke of the North Fitzroy Community Hub as a similar project. They demonstrated their history working with local governments in regional Australia, highlighting that government work is their main client base.

#### Combined Qualitative Score

The following table combines the scores from both the submission and presentation evaluations and provide a total qualitative score for each.

Company	Submission (70)	Presentation (30)	Total (100)
NBRS & Partners Pty Ltd	54	24	78
ARM Architecture	53	23	76
Peddle Thorp Melbourne Pty Ltd	49	26	75
Group GSA Pty Ltd	45	17	62

As indicated above, all tenderer submissions received were of a high quality, with NBRS & Partners being the most favourable from a qualitative perspective.

From the information provided throughout the qualitative assessment, all companies demonstrated the required management systems, experience, resources and availability to provide AlburyCity with a quality product.

## **Risk**

- **Business Risk** – The AEC Convention Wing is an ageing asset that requires capital investment to enable it to meet and capitalise on market demand. In addition, the AEC Convention Wing plays a key role in contributing to the local visitor economy through the attraction of business and industry events. Given the complexity and significant financial risk when undertaking major redevelopment works of an existing building, the scope of works includes additional requirements that will help identify and evaluate engineering and construction challenges. Early identification of these challenges is critical in developing the final construction estimate to mitigate serious financial risk during later design and construction stages of the redevelopment.
- **Corporate Risk** – Albury 2030 clearly sets out community expectations in relation to the priority to be applied to the provision of Council facilities and assets that contribute to the visitor economy and cultural experiences available in the city. To an extent these priorities can be met through ongoing asset renewal of the existing venue and utilisation of alternatives to support specific large-scale event opportunities when they arise, however, the redevelopment of the Convention Wing provides an opportunity to enhance its capacity to contribute to the visitor economy and improve the liveability of the city, while still delivering an economically desirable outcome. There is a risk that community expectations in relation to project progression will be high. It is important that all communications highlight that the realisation of the vision for this facility is subject to the attraction of State and Government funding to complement that already committed by Council.
- **WHS and Public Risk** – WHS risks due to the site investigation works will be controlled in accordance with AlburyCity procedures. The consultant will be WHS registered with AlburyCity and will be required to implement relevant Safe Work Method Statements and safety inspections.
- **Environmental Risk** – The AEC Convention Wing resides within an area of known heritage and as such, this project includes investigation and assessment of the heritage impact that any future development may pose.
- **Delivery Program Risk** – The risk to the delivery program is assessed as low. The delivery programs provided are realistic, however, at this time, there are some unknown elements due to the ongoing COVID-19 outbreak. It is also difficult to estimate the time required to assess the Development Application, given the application will need to be reviewed by the NSW Joint Regional Planning Panel (JRPP). Currently this is estimated at six months.

## Community Engagement

This tender is relevant and closely linked to both the Albury 2030 and the Two Cities One Community Strategic Plans, both of which have included extensive community consultation and engagement.

The scope of works identified as part of the AEC Convention Wing Redevelopment includes stakeholder and community consultation as part of Phase 1 of the project. This will ensure both key stakeholders and the broader community are consulted during the project.

Additionally, to keep the community informed of the project's progression, it will be included in the Major Projects section of the AlburyCity website, updates through News from AlburyCity and via social media.

Furthermore, this project has also been included in the current works program which was placed on public exhibition prior to adoption by Council.

## Summary

The scoring for the quantitative and qualitative assessment is summarised in the following table:

Company	Quantitative (/100)	Qualitative (/100)
Peddle Thorp Melbourne Pty Ltd	100	75
NBRS & Partners Pty Ltd	56	78
ARM Architecture	51	76
Group GSA Pty Ltd	68	62

From the qualitative assessment, all companies have the required management systems, experience, resources and availability to successfully undertake this project.

From a quantitative perspective the submission from Peddle Thorp Melbourne Pty Ltd was assessed as being the most advantageous. The submission was between \$181K (47%) and \$378K (97%) more favourable than the other submissions.

Therefore, based on the qualitative and quantitative assessments, it is deemed that the submission from Peddle Thorp Melbourne Pty Ltd provides the best value for Council to deliver the project.

## Conclusion

Council invited tenders for Contract 20/01334 - Albury Entertainment Centre Convention Wing Redevelopment and received six submissions.

The purpose of the project is to progress the design and to obtain Development Consent for the ultimate redevelopment of the Albury Entertainment Centre Convention Wing. Progressing the project to this stage will assist Council in actively seeking grant funding from both State and Federal

Governments. Subsequently, Council will be able to confidently progress the redevelopment to a “shovel ready” stage and undertake construction works.

Redevelopment of the Albury Entertainment Centre Convention Wing would enable the venue to cater to a single event of 818 patrons, with a total capacity for 2000 patrons, securing its future as a convention centre in regional Australia and its contribution to the local visitor economy.

The scope of works considers the complexity of a major redevelopment for an existing building, delivering the works in the following three phases:

- Phase 1 – Site Investigation and Final Concept Design;
- Phase 2 – Preliminary Design; and
- Phase 3 – Development Application.

Additionally, the scope of works includes preliminary design elements, which will further provide understanding of design, engineering and construction challenges that may remain unknown. Further increasing the level of confidence that Council can have in the cost estimates at this early stage of the redevelopment lifecycle.

A quantitative and qualitative assessment indicated that Peddle Thorp Melbourne Pty Ltd was the most favourable submission. Their tendered price of \$389,012.25 including GST is within the budget allocation of \$610K including GST.

### **Recommendation**

That Council accepts the tender from Peddle Thorp Melbourne Pty Ltd for Contract No. 20/01334 - Albury Entertainment Centre Convention Wing Redevelopment for the lump sum amount of \$389,012.25.