



ARCHITECTURAL DESIGN BRIEFING

George Town
Aquatic, Health,
and Wellbeing Centre

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COMMERCIAL
PROJECT
DELIVERY

Project + Development +
Construction Management

Client: George Town Council
Project: Aquatic Centre

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1. PROJECT DESCRIPTION

1.1. OVERVIEW

In 2022 George Town Council secured funding for the development of a new Aquatic, Health, and Wellbeing Centre to enhance community infrastructure and provide year-round aquatic facilities, and equal access to health and wellbeing services not currently offered within the municipality.

In late 2023 and early 2024 very high-level feasibility testing was undertaken to test the capacity of the project scope to be delivered within a construction budget of \$16m.

Council is aware that the project budget is extremely tight and therefore encourages architects to identify and investigate innovative initiatives to deliver the project through use of materials, adoption of new technology and nuanced design.

1.2. SITE HISTORY & INFORMATION

History

The project site is the current location of the George Town Swimming Pool located at 24 William Street, George Town. The current facility uses approximately 11,000m² of land space, with a 90m frontage onto William Street. The current facility includes a 300m² brick building comprising of 140m² for two changerooms/toilets areas (70m² each), 120m² of foyer/office/canteen/storage areas, and 40m² of indoor space for plant with access to an external plant/storage area of 150m². The outdoor aquatic facilities include an 8-lane 25m pool, a 12m x 8m learn to swim pool, a small waterplay area and waterslide. The outdoor aquatics are complemented by a large area of green space with shade cloths with a small playground area.

Whilst much loved and well used, most aquatic facilities are nearing end-of-life, and the offered services no longer meets the needs or demands of the community.

Location

The George Town Swimming Pool is located at 24 Williams St, George Town.



<https://maps.app.goo.gl/cVrhUBddSCu7umZJ9>



2. DESIGN SERVICE SUBMISSIONS

2.1. TENDER OVERVIEW

This RFQ is a two-stage process. Stage 1 is an expression of interest with submissions being evaluated and shortlisted, with shortlisted candidates invited to participate in Stage 2. Stage 2 is the Concept Design Stage where shortlisted candidates will be paid a fee for service to provide high level concepts and present to the tender evaluation panel. The successful candidate from Stage 2 will be offered engagement as the project Architect.

STAGE 1 - SUBMISSIONS REQUIREMENTS

Requirements

Suitable submissions should include:

All items requested in George Town Council Request for Tender document including but not limited to:

- List of relevant projects undertaken including a portfolio of exterior and interior designs of past projects and details of any relevant challenges that were overcome.
- Proposed project team (identify and include key sub consultants required to deliver stage 2 of this tender as well as sub consultant disciplines that will need to be engaged at a later stage).
- Estimated project programme including completion of concept design, design development, development application, construction documentation, building application, tender package documentation, and as-built plans.
- Percentage based fee proposal based on construction budget of \$16m. Fee should include any key sub consultants required to deliver stage 2 of this tender. Supplementary Sub consultants that will need to be engaged at a later stage should be identified but not included.

Note: The above % is deemed to include all design co-ordination and other fees associated with being principal consultant. No additional margin will be charged on fees of subconsultants engaged.

The fee proposal is expected to be itemised to outline the below structure,

Fee Proposal Structure

- Concept Design (Fee %).
- Schematic Design to Development Application Docs (Fee %).
- Detailed Design (Fee %).
 - o Building approval and tendering docs.
- Construction Issue Documentation (Fee %).

Please note fees are only required to be submitted for Architect Services & Design Co-ordination and key sub consultants. Supplementary sub-consultants will be awarded once the Architect and key sub consultants have been engaged and the concepts are better understood.

Note: DWG files to be issued to Principal Contractor for purposes of shop drawing preparation and O&M manuals

Design Role

The Architect will take the role of Lead consultant. They will be required to engage and co-ordinate all sub consultants required to deliver the project (Excluding Town planning, Building Surveyor & QS).

Subconsultants will be engaged by the Architect throughout the design process. After award of tender, no subconsultants are to be engaged without prior written approval from George Town Council. To engage sub-consultants throughout the project, the successful Architect will submit price proposals and a recommendation for engagement of each discipline to George Town Council for approval. Where possible a minimum 2 prices should be provided. George Town Council reserve the right to request further information or pricing be sought and will provide final approval of their engagement at their sole discretion (such approval would not be unreasonably withheld).

Design Scope

The Architect as principal consultant will provide all relevant documentation and complete the phases of the project as listed below but not limited to:

- Concept Design.
- Design Development.
- Development application documentation.
- (Town Planning & D.A lodgement by others).
- B.A and tendering documents.
- Construction Issue Documentation.
- As built Drawings and DWG files upon completion and where required by contractors.
- Allowance for all site inspections throughout the design period, where required.
- Attendance of fortnightly meetings during design.
- All relevant sub consultant documentation, drawings and relevant reports (fee to be provided in stage 2 portion of tender).
- Construction period advice, consultation and attendance at Fortnightly site meetings (At an Hourly rate, not included in fee % submitted).

Selection Criteria

Submissions will be assessed against the following criteria in order to select the shortlisted tenderers (likely to be three or four only):

- Relevant Experience.
- Capacity and resources to deliver project.
- Project team and capabilities.
- Price.
- Commerciality and contract acceptance.

In the event that there are multiple tenders with a similar score / risk profile, the tender panel reserves the right to request interviews with tenderers. These interviews will contribute to the finalisation of the successful shortlisted candidates.

2.2. STAGE 2 – SHORTLIST CONCEPT DESIGNS

**Shortlist
Engagement**

Based on the above process, shortlisted Architects will be invited to participate in concept design submissions based on stage 1 Tender scoring outcomes.

These Architects will be commissioned to submit design concepts on a commercial basis with up to \$15,000 (ex GST) to be paid by George Town Council to produce detailed concept designs.

Timing

Each architect shortlisted will be given an opportunity to have a Q & A session with the Client Team. These times will be arranged with each party by invitation. The intent of this is to ensure that each party is proceeding with clarity and making sure the design brief is responded to as thoroughly as possible. Further question may be asked through Sam Tucker beyond this point.

The final submission is to be made on Friday 2nd August 2024. It is expected you would present your submission in person in the week commencing Monday 5th August 2024, TBC.

It is expected that a decision will be reached, and all tenderers notified of the outcome in August 2024.

Requirements

Mandatory requirements that must be met include submission of all deliverables as set out in this document below by the specified closing dates

	and which are consistent with the Design Brief and Budget, plus returning all relevant Tender return schedules from the Tender Package.
Respect for the conditions	By responding to and submitting Tenders accordingly, this is deemed as acceptance of all the conditions of the Tender as issued.
Copyright	Is per AS4122 General Conditions of Contract for Consultants. Alternative 1 in clause 21.3
Moral right	AS4122 General Conditions of Contract for Consultants. Clause 22.
Disqualification	A Tenderer faces disqualification of a submission that fails to meet the mandatory requirements set out in the Tender Package general conditions. It is the Panel Chair's role to disqualify submissions that fail to meet the conditions. The Chair is yet to be nominated.
Authority of the Panel	All parties involved will be bound by the panel's decision.
Appointment of Architect	The successful architect will be offered the opportunity to prepare plans and coordinate a design team in preparation for completion of the project. Please note these works will commence immediately upon award of this Tender.

PROJECT DESCRIPTION

3. THE DESIGN BRIEF

Project Aims	<p>Tender submissions should demonstrate project delivery within the specified budget, meet project milestones and timeline, and with consideration given to the project principles, objective and priorities listed in the Functional Design Brief (provided as Appendix 3), and with consideration for objectives and priorities listed in the Proposed Services Brief (provided as Appendix 4).</p> <p>Refer Appendix 3 of the Tender Package for the Functional Design Brief Refer Appendix 4 of the Tender Package for the Proposed Services Brief</p> <p>“Tender Package” refers to RFQ 05/2024 - Architectural Services - GEORGE TOWN AQUATIC, HEALTH, AND WELLBEING CENTRE.</p>
Construction Budget	<p>The construction component must be delivered within a hard budget of \$16m excluding GST.</p>
Stage 1 Fee Proposal	<p>Architects are required to list all the specified subconsultant disciplines that they intend to engage on the project and clearly indicate if their engagement is included as part of this submission or if they will be engaged later in the design process. Specific subconsultant details such as company & experience are only required for highly specific suggestions or where they may provide crucial input to the project.</p> <p>The engagement of general subconsultants can be undertaken with the successful architect post award.</p>
Site Visit & Contact Information	<p>To arrange a site, visit please contact Sam Tucker of Commercial Project Delivery on 0429 025 518 or email sam@cpdelivery.com.au</p>

4. PROJECT TIMELINE

Project Strategy

The project timeframes are indicated below.

Project Milestones

Submission of Stage 1 EOI – 2:00pm Friday 14th June 2024

Notification of shortlisted tenderers – Monday 24th June 2024

Submission of Stage 2 (concepts) for shortlisted tenderers – 2:00pm Friday 2nd August 2024

Architect & Design Team and key Sub consultants engaged – August 2024

Development Application Submitted – November 2024

Engagement of ECI contractor – September / October 2024

Confirmation of Construction Cost – July 2025

Construction Commencement – October 2025

Construction Completion – October 2026

Please note: dates are indicative and will be dependent on final design outcomes

5. STAGE 2 SUBMISSION REQUIREMENTS

Drawings

Hard copies of drawings are not required. Digital files in .pdf format of the following documents are required:

- Concept plans to all levels (if any part is more than 1 floor)
- Elevations
- Sections demonstrating key components where required

Renders

Pdf files of the following renders:

- Exterior and interior renders sufficient to give sense of the overall design and how it links with existing building and landscape

Explanatory Drawings, Diagrams or Statements of Design Philosophy

Explanatory drawings or diagrams and a statement of design philosophy will be viewed as a helpful part of the submission as well as options that show consideration of opportunities and identifying risks. High level sustainability initiatives and the challenges, impact of energy consumption. Of particular interest is how operational and customer requirements have been considered. This information should include any consultation that has occurred during concept stage.

Construction and Innovation

Tenderers are asked to provide information on innovation and technology that could be implemented and well as construction methodology of their design.

Programme

Tenderers must provide an estimated project programme including completion of concept design, design development, development application, construction documentation, building application, tender package documentation, and as-built plans.

Fee Proposal

Tenderers must provide a fee proposal to include Architectural Fee only and should identify but not include the fees of all relevant sub consultants that will be required for the project.

Fee proposal should be set out as presented in stage 1 and the relevant fee submission form.

Confidentiality

The submissions of a tenderer must not be disclosed to any other tenderer during the tender period.





CONTACT

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