

DEPARTMENT OF HUMAN SERVICES

KEW RESIDENTIAL SERVICES REDEVELOPMENT

EXPRESSIONS OF INTEREST (EOI)

Pre-qualification of Companies or Consortia for the staged redevelopment of the Kew Residential Services (KRS) facility (formerly known as 'Kew Cottages') and the construction of new on-site houses for KRS residents.

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Expression of Interest No.: E-2982

Date of Issue : 13th March, 2004.

Date of Return : 1st April, 2004. (2pm.)

Place for lodging : Tender Box,
Level 11, 589 Collins Street

1) Background to the Project

In May 2001, the State Government announced its commitment to the redevelopment of the Kew Residential Services (KRS) facilities at Princess St. Kew, (formerly known as Kew Cottages).

Over 130 former KRS residents will have moved to the community by July 2004 and work is well underway on the provision of new purpose built houses for the greater majority of remaining KRS residents at new locations throughout both Melbourne and regional centres of Victoria. It is, also intended that an additional 100 existing KRS residents should remain on the Kew site in new houses that are constructed on the site and integrated within a planned new residential neighbourhood to be progressively developed on the existing Kew (KRS) site.

The successful company or consortia will undertake the tasks of both constructing new homes for those residents who will be remaining on the Kew site, and redeveloping the balance of the site as a planned, integrated and appropriately staged development which meets the requirements of the Government and those people with disabilities remaining on site.

At this time the Government is seeking Expressions of Interest from those who may wish to be considered for this project with a view to establishing a pre-qualified short-list of companies and consortia for participation in the next (detailed submissions) part of the process.

The site has been rezoned to Residential 1. The Minister for Planning as the Responsible Authority for the site has adopted a Planning Scheme Amendment for the site and the Amendment includes an Urban Design Framework, which will need to form the basis of future development proposals for the site.

The redevelopment of Kew Residential Services is about providing better community based accommodation options for people with disabilities.

The Department of Human Services is continuing to consult with residents, their families and advocates to ensure the best outcomes for KRS residents as the redevelopment progresses.

The successful company or consortia will need to work closely with the Department to ensure the development meets the needs of those residents with a disability that remain on the site. This will include ensuring that the development is one that promotes community inclusion of people with a disability and that the built environment and public spaces are exemplars of accessibility for people with multiple and complex needs. Minimising disruption and ensuring access for residents remaining on the site during the development phase will be key considerations.

2) Project Scope and Program

When redeveloped, the 27ha Kew site will be required to accommodate approximately 100 existing KRS residents in around 20 newly constructed homes distributed over the site. While some of these homes may be loosely grouped, others will be individually integrated among private houses elsewhere on the site. The external appearance of the 20 homes, for which a range of internal layout plans have been developed, will be such that they are essentially integrated into the design and streetscapes of the overall development in a manner which does not immediately distinguish them from other homes in the development.

It is intended that the 20 new homes for existing residents be completed on a staged basis with progressive handover to DHS during the 9 to 12 months leading up to mid 2006, by which date all 20 houses are to be completed.

In order to meet the above project timeframes, site availability and the construction of the new on-site houses must be managed by the successful developer to take account of both the placing and staging of the 20 new houses for KRS residents remaining on the Kew site and the DHS client relocation strategy governing progressive moves of all KRS residents to new accommodation off and on the KRS site. The client relocation strategy is driven by commitments given to key stakeholders that the worst units will be decommissioned first and that residents' internal moves will be minimized. The successful developer must

- Minimize disturbance and disruption to existing KRS residents;
- Complement the current DHS managed program for the staged closure and decommissioning of outdated facilities and accommodation on the site;
- Mitigate the costs and risks arising from both the possible need for temporary reticulated services and installations etc. and the removal of existing and/or redundant services and infrastructure both underground and overhead as the site is prepared, in stages, for new development; and
- Secure and protect those outstanding heritage and environmental features of the site that have been identified for retention within the redeveloped site.

It is not a requirement that the overall residential redevelopment of the site should be completed by late 2006 unless this is the wish of the selected developer. It will, however, be important that the 20 houses for the KRS residents on the site are eventually integrated as part of the broader housing development.

Careful planning and staging should be used to ensure that the new houses each have a finished and landscaped street address from the time they are occupied and are not subject to undue disturbance from building works, noise and dust once they are occupied.

Finally, the Government is interested to ensure appropriate funds are raised from the disposal of the site to deliver better housing in the community for KRS

residents. The Government will ensure that any additional capital raised from this development is invested in the provision of better services for Victorians with a disability.

3) Pre-qualification Criteria

In May 2004, the Government will invite a number of pre-qualified companies or consortia to submit detailed proposals for the redevelopment of the Kew site. Those responding to this pre-qualification advertisement and brief will need to provide satisfactory responses as assessed by the Department in its absolute discretion, to the information requirements set out below to be considered for short listing to submit fully detailed proposals for this important and challenging project.

Companies and Consortia wishing to register for the prequalification process should supply the following information before 2pm on Thursday 1st April 2004:

- 1) A brief statement and demonstrated evidence of capability and experience in delivering large scale integrated residential developments in excess of 350 units and pointing to a proven record in other relevant projects. Parties will need to demonstrate a capacity to work with communities with diverse needs.
- 2) A statement of experience, supported by documented evidence, in the management of staged developments on sites where existing uses have required continuity of access and services during a prolonged period as new infrastructure and facilities are concurrently developed on the site.
- 3) Verifiable information on the Company or Consortia's financial capacity, sufficient to maintain the cash flows for the KRS redevelopment project.
- 4) A brief summary of the corporate structure of the Company or Consortia and its intended members and / or shareholders. This summary should include financial statements for all major participants or other parties who will offer corporate and financial guarantees to secure delivery of the project in a timely manner.
- 5) Information on the demonstrated experience and capacity of the Company/Consortia to maintain and market the project over an extended staged development timeframe.
- 6) Demonstrated experience in delivering projects which meet strict accessibility, environmental and design standards and which

involve significant consultation with a diverse range of stakeholders.

- 7) Consent to any reference or probity checks that may be deemed necessary.

4 Project Timing

Pre-qualification registrations will close at 2pm on Thursday April 1st 2004. Consideration of responses will be at the complete discretion of the Department. In that context the Department reserves the right to consider those responses that may be incomplete or deemed to be non-conforming with the requirements of this EOI.

The Department also reserves the right to reject without further consideration, those responses that are deemed to be non-conforming or incomplete.

In May this year, the Government's selected shortlist of pre-qualified Companies and Consortia will be invited to provide detailed responses to a comprehensive Development Brief, which will set out the Government's detailed requirements and objectives for the project.

The Brief will provide some background information about the site and existing infrastructure and facilities. It will also outline the current program for existing KRS residents to move into new houses in off-site locations and the progressive decommissioning of existing facilities on the site. It is anticipated that responses to this comprehensive Brief will be required early in July 2004.

It is anticipated that the submissions will be evaluated between early July and mid-August 2004. This evaluation process may involve one or more requests for clarification and/or a requirement for respondents to present their bids or aspects of their bids to one or a combination of the Evaluation Team, key process decision-makers, the Department's external advisors and selected stakeholders and interested parties. The Department reserves the right to alter its stated evaluation process as necessary in the event of changes in government policies and requirements.

At the end of the assessment process, a preferred Company or Consortia may be selected or a shortlist finalized. In the event of a shortlist arising from the 'detailed proposals' process, the Government will work with the short-listed parties to further develop their submissions within a strict probity framework until a decision is finalised by no later than August/September 2004.

It is the Government's intention that construction works on the new houses for Kew residents should commence in time so that the 20 new houses are completed by mid 2006, ready to be occupied by KRS residents.

5 Prequalification Terms and Conditions

- Only Companies and Consortia, which register in response to this prequalification process and are deemed to have satisfied the stated criteria and any other evaluation requirement, will be invited to submit detailed proposals to redevelop the Kew (KRS) site.
- Prequalification submissions from Consortia must identify the lead consortia member and the appointed contact person. Any changes in consortium composition occurring after the lodgement of a response to this EOI should be immediately notified in writing to the Department's contact.
- The Department reserves the right at its absolute discretion to delete, add to or amend the information, criteria and terms set out in this Expressions of Interest document. Respondents will have no claim against the State or its officers, employees or advisors with respect to the exercise of such right.

The issue of this EOI and the submission of a response by the Respondent do not create any obligation on the Department.

The Department is not liable for any costs or expenses incurred by a respondent in preparing and lodging their response irrespective of whether the EOI is successful or not.

The Department is not bound to accept any response to this EOI and reserves the right to vary, suspend or abandon the process at any time.

Respondents must make their own investigations and enquiries, they must not rely on the information provided by the Department. The Respondent must make all necessary investigations and must take responsibility for the interpretation and relevance and the adequacy of information provided by the Department.

Any information provided by the Department is provided in good faith.

Respondents may request clarification or elaboration from the Department of this EOI or any information provided. This must be done via email and all contact must be directed to Ian Leong at ian.leong@dhs.vic.gov.au carbon copied to Rob Fisher at rob.fisher@dhs.vic.gov.au. No other avenue of contact will be allowed. The closing date for questions will be 29 March 2004 and respondents must be aware that questions and answers will be circulated to all known interested parties.

In the event that respondents consider that circulation of their question may affect the protection of their intellectual property or competitive advantage, they should indicate this when they lodge their question. A probity advisor has been appointed and contact details can be supplied in the event that the respondent wishes to raise any probity

issues. For this reason, the Department does not guaranteed that all questions will be answered.

6 Prequalification Registrations

Prequalification Expressions of Interest Registrations (**3 copies**, each not exceeding 10 A4 sides excluding attachments such as relevant Company reports or statements) should be sealed, marked (Kew Residential Services Redevelopment) and placed in the Tender Box located on Level 11 at the Department of Human Services, at 589 Collins Street, Melbourne 3000.

The closing date and time for the receipt of Prequalification Expressions of Interest Registrations is 2.00pm on Thursday 1st April 2004.

Registrations received after the closing time will be recorded as such, with the time and date of receipt noted on the envelope, and will be returned to the sender by Registered Post. If a third party is required to deliver the Prequalification Registration, eg: Australia Post or a commercial courier, the responsibility remains with the submitter to ensure that the prequalification documentation has arrived by the closing time.

All Prequalification Expressions of Interest Registrations and accompanying documents become the Property of the Department of Human Services. Notwithstanding any copyright or other intellectual property right that may subsist in the submitted documents, the tenderer licenses the Department to reproduce the whole or any portion of the submitted documents for the purposes of evaluation.