



Competitive Design  
**TEMC Deakin IISRI, Waurin Ponds Campus**

Development of a research building to consolidate research and research project work undertaken by IISRI into one location at the Waurm Ponds Campus

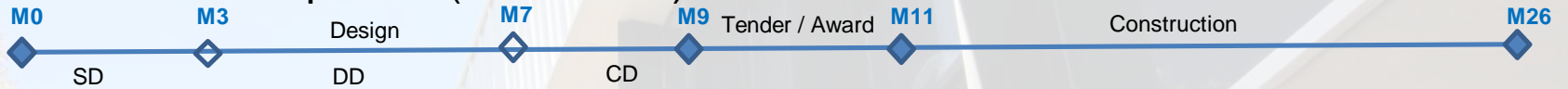
**Project areas**

- Research Space 1,470m<sup>2</sup>
- Project Space 940m<sup>2</sup>
- Staff &HDR Space 710m<sup>2</sup>

**Project Budget / Construction:** \$14.0M

**Project Completion:** T1 2020

### Traditional Lump Sum (26 months):



### Traditional Design & Construct (22 months):



### Competitive Design & Construct (19 months):





## **Procurement Approach**

- Options Developed
- Competitive Design Tender Process
- Design and Construct Contract

## **Process**

- Two stage tender process
- Client documentation provided
- Competitive Design Period
- Tender submission

## **Initial Area Estimates/ & Establish Budget**

- Functional Area Estimates
- External Works and Services Estimates
- Three Development Options

## **Define and Refine Preferred Scheme & Budget**

- Workshop with Architects
- Areas of Focus
- Preparation of Detailed Cost Plan
- Risk Contingencies
- VM / Staging Options

## **Tender submission**

- Fixed Price
- Design Resolution to Tenderer's discretion

## **Review period**

- Evaluation Matrix - weighted & non weighted
- Stakeholders Involved

## **Timeframe**

- Tender preparation to Tender release
- Tender period
- Award from Tender Close

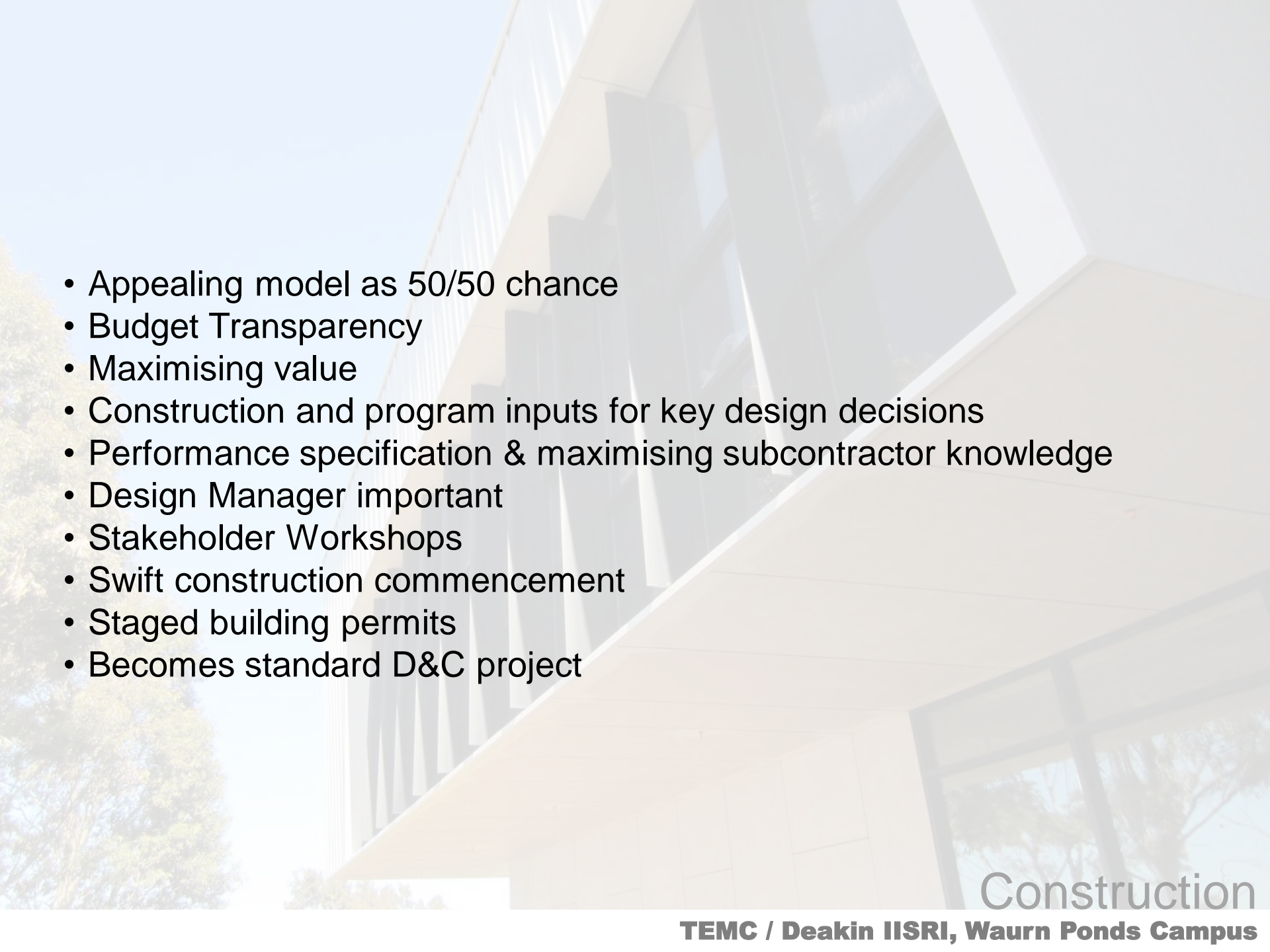


## **Tender Evaluation**

- Detailed Elemental & Sub-Elemental Pricing Matrix
- Functional Area Schedules
- Exclusions and Clarifications
- Apples with Apples Comparison
- Value Add Options

## **Tender Cost Result**


- Two Prices around Budget

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- Appealing model as 50/50 chance
  - Budget Transparency
  - Maximising value
  - Construction and program inputs for key design decisions
  - Performance specification & maximising subcontractor knowledge
  - Design Manager important
  - Stakeholder Workshops
  - Swift construction commencement
  - Staged building permits
  - Becomes standard D&C project

Construction

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- Importance of workshops and team weekly project reviews
  - Access to Contractor's estimators and subcontractors
  - Resolving commencement design issues
  - Access to Stakeholders and knowing Budget
  - Development of the design to reduce contingencies
  - Winnability and renumated competitive phase advantages

Design

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Process Suitability

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# Process Improvements & Learnings

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