



James Cook University

Matthew Joyce



Celebrating
50
YEARS
1970 - 2020













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UNIVERSITY
AUSTRALIA

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Australian Industry Participation Plan (AIPP)

- For eligible Commonwealth projects (**TIC & TSA**)
- Outlines the actions an organization will undertake to familiarise themselves with the capabilities of Australian industry and provide Australian industry with full, **fair and reasonable** opportunity to supply goods and services to the project and integrate into global supply chains.
- The plan demonstrates how organisations will **not rely on existing supply chains** and will communicate the supply opportunities in a transparent manner so that capable Australian industry can bid.
- **Opportunities** for Australian Industry Involvement
- **Communication strategy**- ICN gateway, press releases industry forums (via webinars- in Covid19 environment)
- **Opportunities through all tiers** of supply and in all stages of the project- Project design specifications will be based on Australian goods, standards and codes
- JCU and its principal contractor will implement standard contractual arrangements with suppliers to give **Australian industry opportunities to participate**
- <https://www.industry.gov.au/regulations-and-standards/australian-industry-participation>

Indigenous Engagement Strategy (IES)

Obligations

- **3% target** for Aboriginal and Torres Strait Islander employment applied to these major projects.
- The project employment target is measured as a **proportion of employment over the entire workforce**.
- Establish a database of **local indigenous businesses** to directly contact when opportunities arise through for example - Supply Nation, Black Business Finder and ICN
- Construction **contracts will contain provisions** to ensure monitoring of targets specified in the IES and tender proposals
- ICN engaged to host a project page on the **ICN Gateway**. This will include a section on the AIPP and IES obligations

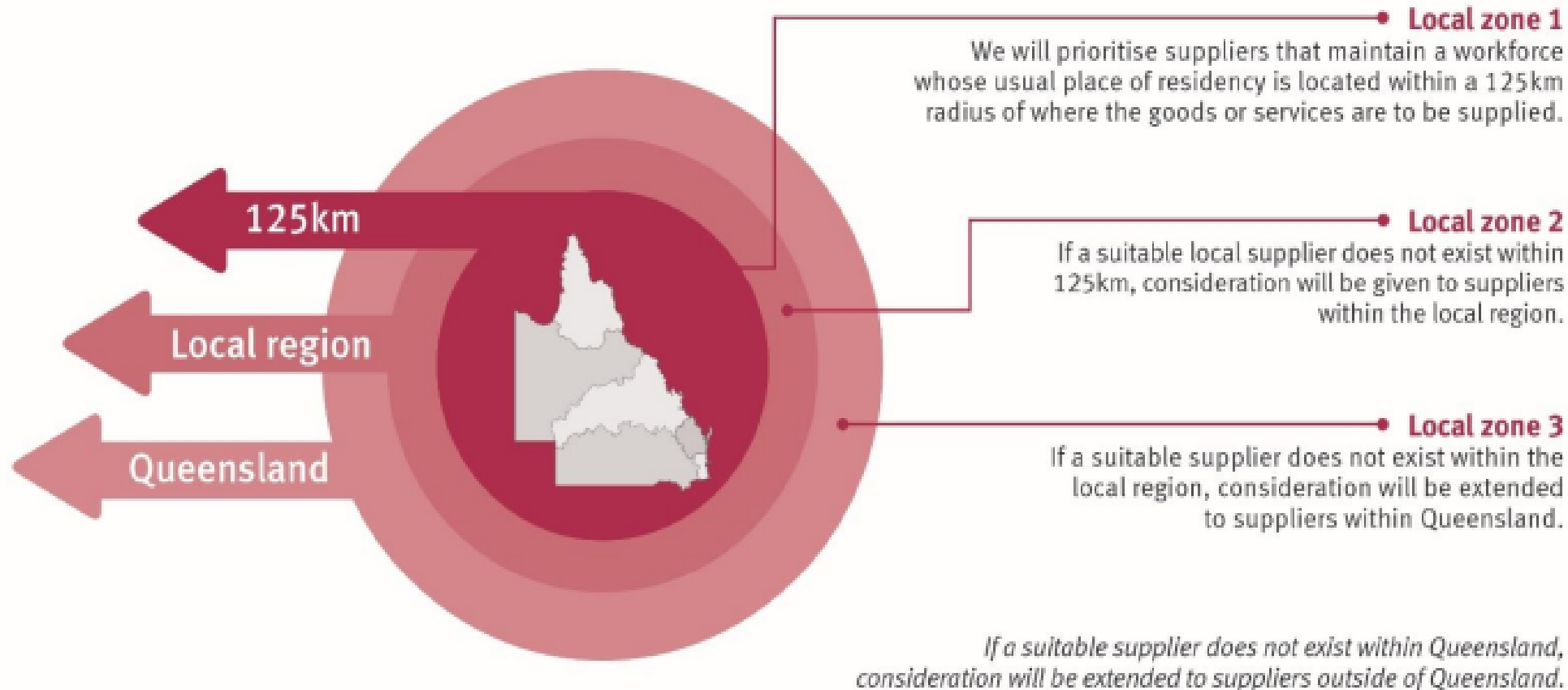
Local Participation

Goods and Services

- As a Queensland Government Statutory Body JCU is required to apply the **local benefits test** to our procurement activities
- The purpose of the test is to evaluate the **benefits that any supplier would bring to the local area**
- A supplier who is located outside the local area **could still provide a benefit** by using a local workforce or by using local businesses including manufacturers in the supply chain
- Other elements such as **capability, quality and price remain critical** – however, factors such as
 - stimulating employment (particularly in regional areas),
 - increasing socioeconomic development within regions, including employment and training; and
 - supporting social objectives should be considered among the decision-making criteria.

Local Participation continued

Figure 1: Local zones



Local Participation – Townsville Student Accommodation Trade Packages Awarded – 60%



185 people inducted 14% of these are apprentices and 8% indigenous.



4471 total hours worked to date, 14% of these hours are apprenticeship hours.



Source of Manufacture is 90% Regional Queensland



\$28,045,516 worth of products sourced from Regional Queensland which equates to 85.5%

Notes:

Hutchinson Builders will continue to target between 85 – 90% for Regional Queensland with respect to contestable goods and services associated with the TSA.
The figures for the Source of Supply and Source of Manufacture are exported from the Queensland Charter for Local Content – Project Outcome Reporting.

Local Participation – Recently Completed Projects



Out of this 83% were located in Townsville



1217 workers were inducted to the site. 1077 of these workers had a Townsville address (88.5%)



90% of Contractors onsite were local (Townsville)



70% of Subcontractors were located in Townsville



85.5% of Construction hours were local subcontractors.



78% of trade packages let to local sub contractors and suppliers



Indigenous Employment 11.6%



240 businesses in extended supply chain were located in North Queensland

Snapshot - Major Projects Update

1. Technology Innovation Complex (TIC)

- **\$93.5M** project value - funded by NAIF loan
- To be completed October 2022

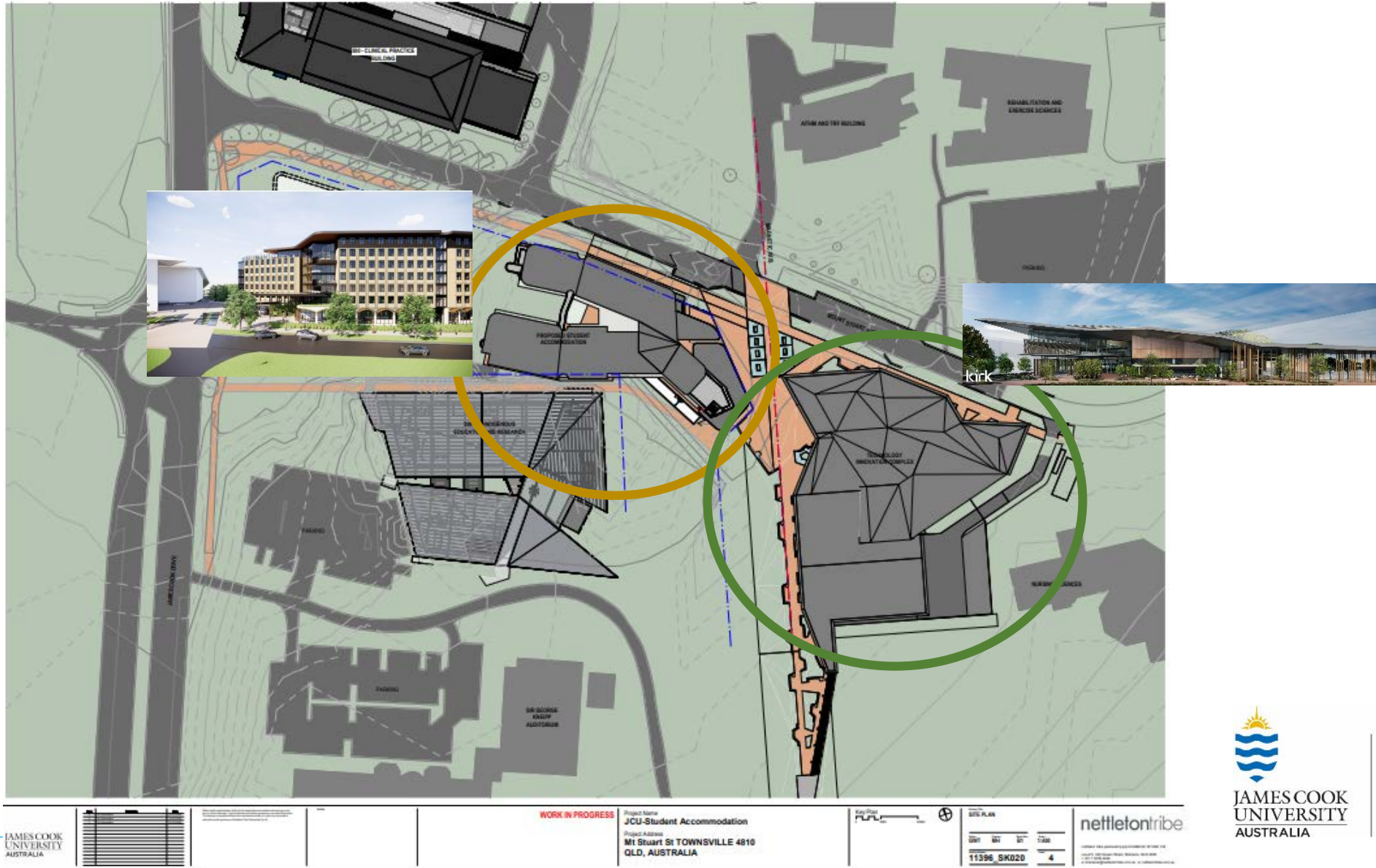
2. Townsville Student Accommodation (TSA)

- **\$54.4M** project value - funded by NAIF loan and JCU
- To be completed December 2021

3. Townsville Campus Renewal (TCR)

- **\$73M** funded from JCU Capital & Infrastructure Plan 2017-2026
- Still some capacity for other capital projects during the life of this project

Project Sites

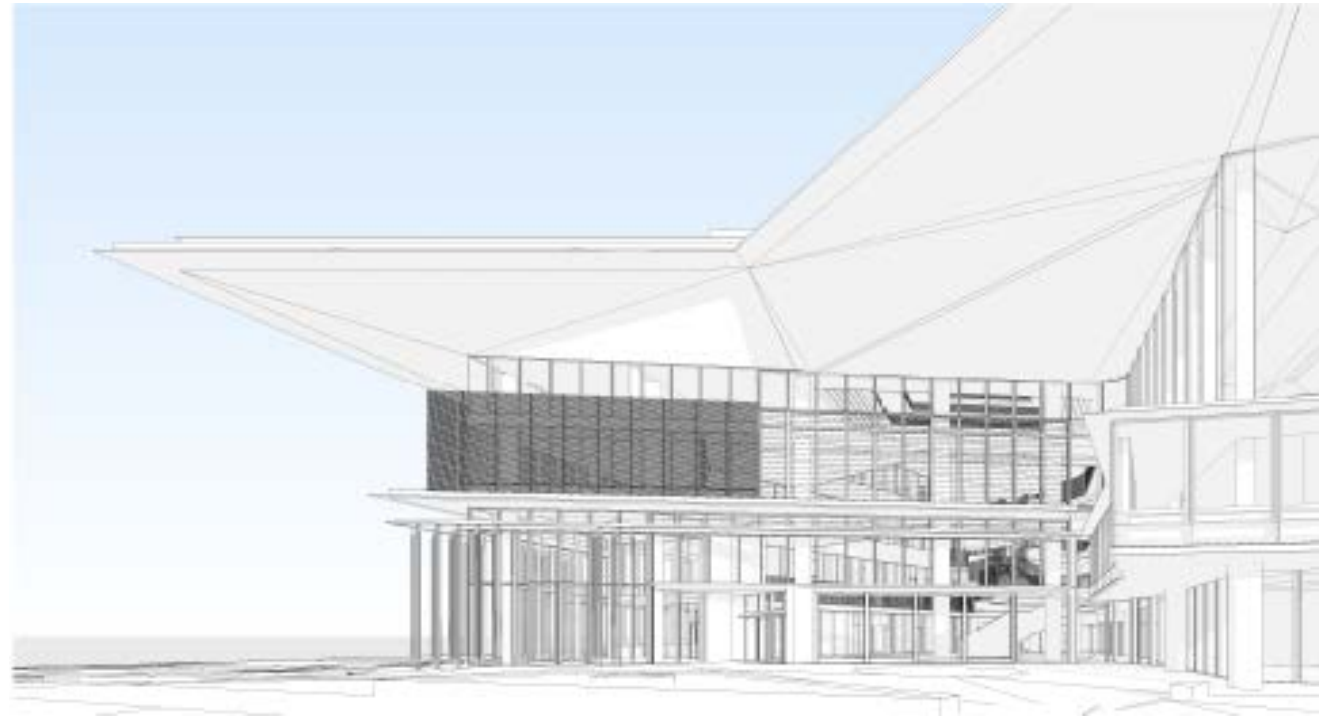


Technology Innovation Complex (TIC)

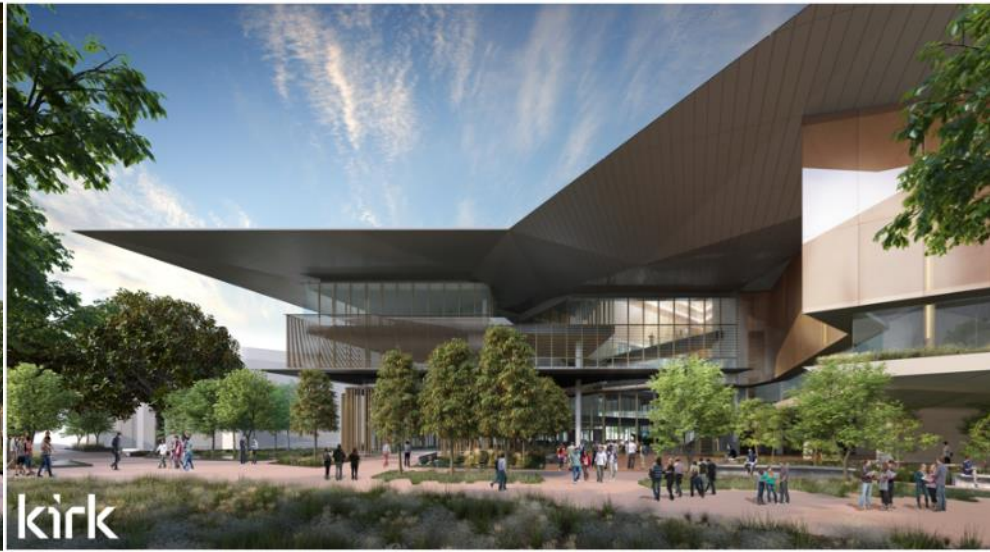


Project Details

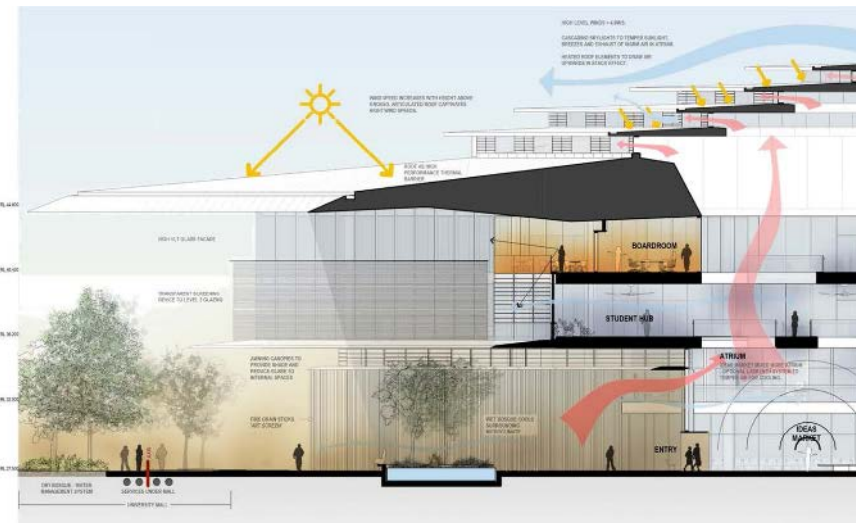
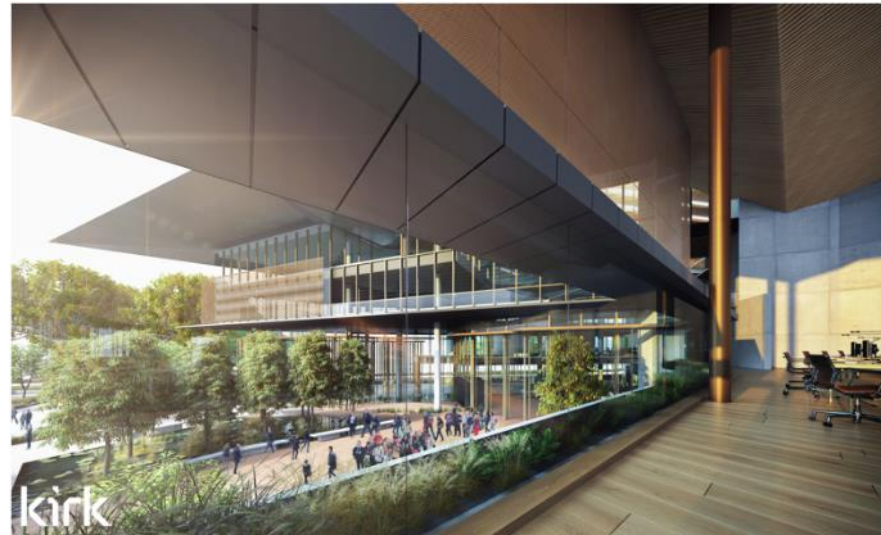
- **Project budget:** \$93.5M
- **Construction circa:** \$70M
- **Building height:** Ground + 3 levels
- **GFA:** 9,400m²
- **Sustainability:** Targeting LEED Gold
- **Featuring:** Tropical Design, Public Art, Civic Landscape
- **ICN:** Dedicated project page (ICN presenting at the end)



Developed Design

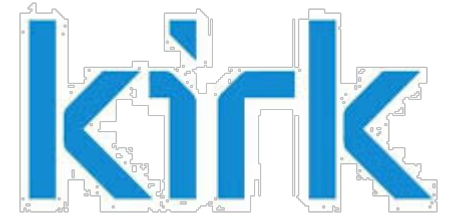


Developed Design Cont.



Current TIC Procurement Strategy

- Principal Design Consultant – Richard Kirk Architects, i4 and CWA
 - (sub-consultants already engaged through PDC)
- Enabling Works – CES Civil
- Principal Contractor – shortlisted for RFT (Tender closes today 8th December)
 - **CPB Contractors**
 - **Hutchinson Builders**
 - **Lend Lease**
 - **Watpac**
- Fully Documented Traditional Lump Sum- AS4000 with JCU amended conditions



Shortlisted Proponents - Contact Details

CPB

Hannah Gander

CPBNQ@cpbcon.com.au



Hutchinson Builders

Rebecca Cayzer

townsville.estimating@hutchies.com.au



Lend Lease

Karl Brooke

JCU-TIC@lendlease.com



Watpac

Emma Howard

tvltenders@watpac.com.au



TIC Principal Contractor Procurement Schedule

- Industry breakfast and Sub-Consultants Forum 2018
- Townsville Industry Breakfast Presentation Feb 2020
- EOI- Advertisements in Papers May 2020
- EOI Process May- June 2020
- Shortlist Recommendation Aug 2020
- Expected Release RFT 14th Oct 2020
- Expected RFT Close Date 8th Dec 2020
- Expected Award Mid Dec 2020
- Construction Dec 2020- Oct 2022
- Commissioning/Occupation Oct 2022- Jan 2023
- Defects Liability Period Oct 2022- Oct 2023

Opportunities for Australian Industry Involvement

Expected opportunities for industry involvement in the provision of key goods and services

Building Construction Services example packages:

- Ground works
- Concrete
- Waterproofing
- Masonry
- Structural steel
- Metalwork Woodwork
- Joinery
- Furniture and fittings
- Drainage
- Mechanical services
- Wet fire services
- Lift/escalators
- Hydraulics
- Landscaping and external works
- Signage and wayfinding
- Miscellaneous hardware
- Façade
- Glazing
- Sunshades
- Doors and hardware (internal/external)
- Partitions
- Wall lining and cladding
- Roofing and external wall cladding
- Resilient finishes
- Painting

Opportunities Cont.

Information Technology and AV Services

- Computer workstations, monitors and peripherals
- Data cabling
- Data cabinets
- Security devices
- Cable carriers
- Monitors
- AV display equipment
- Audio equipment
- Control systems
- Signal routing equipment
- Video conference equipment
- Cabling
- Audio systems
- Control systems and programming
- Associated hardware

Townsville Campus Renewal (TCR)



TCR Procurement Strategy

- Design & Construct Lump Sum (generally novating in DD)
- AS4902 with JCU amended conditions

or

- Fully Documented Traditional Lump Sum
- AS4000 with JCU amended conditions

<https://qtenders.hpw.qld.gov.au/qtenders/>

TCR Program

Total Area to be Refurbished	18,964m ²
Total Area Being Demolished	57,495m ²
Active Floor Area Reduction	25,400m ²
Program Duration	10 years
Staff Moving Into New or Refurbished Space	712+
New and Refurbished Learning and Teaching Spaces	1,400 m ² +
Staff Growth Capacity	200+
Density	Halved campus core area

TCR Program – Refurbishment Projects

Building	Estimated Commencement	Contractor/Status	Scale
B300, 301, 303 & 303	Jul-17	Completed	\$ 4,473,657
B028	Jan 19	Completed	\$ 5,309,855
B005	Feb-21	Pending	708m ²
B027	Dec-20 Mar-21	Pending	3773m ²
B004	Jun-22	Pending	4673m ²
B025	May-24	Pending	5329m ²
B043	May-24	Pending	2631m ²
B041	May-24	Pending	2150m ²
B001	Jan-25	Pending	3582m ²

Subject to COVID 19

TCR Program – Demolition Projects

Building	Estimated Commencement	Contractor/Status	Scale
B030 & 033	Dec-22	Pending	1677m ²
B008	Apr-21	Pending	240m ²
B002	Jan-22	Pending	1560m ²
B003	Jun-21	Pending	3303m ²
B009	Jan-21	Pending	229m ²
B012	Jan-23	Pending	1919m ²
B017	Jan-25	Pending	5237m ²
B014	Jan-24	Pending	3363m ²
B015	Jan-24	Pending	6228m ²
B016	Jan-24	Pending	188m ²
B034	Jan-26	Pending	6366m ²
B019	Jan-27	Pending	1754m ²

Subject to COVID 19

2020-2022 Building 27 Refurbishment

- Principal Design Consultant - Counterpoint Architecture and Cox Architecture
 - (sub-consultants already engaged through PDC)
- Design & Construct
- Principal Contractor – still to be advertised
- Third refurbishment within the TCR project
- Approximate \$10M total project budget
- 2020 Early Works (internal demolition– tender separately)



C O U N T E R P O I N T



Subject to COVID 19

Building 27 Procurement Schedule

Principal Contractor

- Open Expression of Interest: 2021
- Close Expression of Interest: 2021
- Shortlist: 2021
- Request for Tender: 2021
- Award Construction: 2021

Subject to COVID 19

Other Helpful Information



Contact Details – Estate Directorate

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