A young tradie at the construction site, drinking his morning protein shake and talking about his bench press weight boasted that he could outdo anyone on site in a feat of strength. Sick of hearing the young bloke, the old site supervisor said “Why don’t you put your money where your mouth is! I bet you $100 I can haul something in a wheelbarrow over to that building that you won’t be able to wheel back.”

Looking around at the bricks and concrete mixer the young bloke said “You’re on, old fella.” The young bloke started flexing and warming up. “Let’s see what you got” he said.

The old site supervisor reached out and grabbed a wheelbarrow by the handles. Then he said to the young bloke, “All right. Get in.”
Building and Asset Services in the Central Queensland Region – CQ Industry Breakfast Rockhampton

Presenter: Mick Allen
Client Delivery Manager
Rockhampton
What is Building and Asset Services (BAS)?

- A division of the Department of Housing and Public Works.
- BAS was formulated through the amalgamation of Project Services and QBuild in July 2013.
- BAS procures the delivery of building, construction and maintenance for government departments seeking to effectively deliver programs of work and optimise value for money outcomes for all clients.
- BAS provides contract management services to ensure quality outcomes for all clients.
- BAS has become a one point of contact for clients for Design and Construction Services across government.
**BAS Core Services**

Our service offerings are based on strong and productive relationships with our customers. These are government departments, statutory bodies and local suppliers.

<table>
<thead>
<tr>
<th>Procurement Program management</th>
<th>Risk management Contract management</th>
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BAS acts as an ‘Enabler’ – to facilitate work to industry and local suppliers and has currently outsourced around 90% of work and this will continue to increase over time.

**Capabilities we have transitioned to industry:**
- majority of construction activities
- most maintenance services (around 90%)
- facilities management
- landscaping
- professional design services
Central Queensland BAS region

- Boundaries form around LGA’s
Working with BAS - Objectives

- Deliver overall ‘value for money’ - VFM
- Optimise client satisfaction through efficient and quality outcomes
- Support development of regional capability and capacity and encourages engagement of apprentices
- Ensure competitive local suppliers are afforded a full, fair and reasonable opportunity to supply to Whole of Government (WOG)
Working with BAS - Objectives

• Each client has differing needs and policy requirements. An example is that any asbestos work on schools requires a ‘B Class’ licence and no DETE personnel on school grounds. See ‘Conditions of Working with Building and Asset Services – Contractors’ policy

• Each agency has differing specifications for work – knowledge of the specifications is a must and available from links in tender packages or website.

• WHS requirements are a must – we have Principal WHS Advisors who will work with you on practical solutions, but our role is not to do it for you.

• Must have relevant licenses and certifications, Insurances, Cultural Awareness training, Asbestos Awareness, etc.
Working with BAS - Objectives

~90% of work is now outsourced through these Procurement Solutions

- SOA (Standing Offer Arrangements)
- Unplanned Maintenance
- Housing Vacants
- UMMUS
- Planned Maintenance Programs (DETE, Housing, GEH)
- Tendering – One off, specific works
- Tendering – Bulk volume (by trade/location)
- PQC (Pre-Qualified Contractors/Suppliers)
Workplace Health and Safety

The Queensland Government is committed to ensuring Zero Harm at Work for both people and the environment

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Zero Harm at Work

- Safety systems (WHSE legislation compliance)
- General construction induction training (white/blue card)
- Risk assessments
- Safe Work Method Statements (SWMS)
- BAS Safety Inspections (KPI Measure)
- BAS Online Safety Inductions
Upcoming Works – CP Area

BAS procures work for a number of different government agencies. We are in initial discussions and project proposal stages for the following clients specifically within the CP area of Central Queensland:

- Qld Health (CQHHS)
- Corrective Services (DJAG)
- Dept. of Housing (DPHW)
- Qld Govt. Accommodation Office (QGAO)
- Dept. of Education (DET)
- PSBA (Police/QFES)
- Government Employee Housing (GEH)
Upcoming Works – CP Area

QLD Health - CQHHS

BAS were involved in the project management of the Rockhampton Hospital upgrade, with an overall works value of $500M

BAS are also involved in hospital works in Gladstone, Biloela and Theodore

Future works include:

Building and Mechanical package in Gladstone – estimated value $1.7M

Maintenance works across CP region – overall value $1M in areas including Blackwater, Rockhampton, Biloela
Upcoming Works – CP Area

Corrective Services (DJAG)

Cabling, fencing and key-watcher works recently undertaken with value over $600,000

Future works include:

Fire Panel upgrade – estimated value $600,000

Sewerage Treatment Plant maintenance – estimated value $350,000

NB: Specific requirements are needed for working at the Capricornia Correctional Centre (Etna Creek). To be included in these works you must meet the criteria
Upcoming Works – CP Area

Dept. Housing & Public Works (including Woorabinda)

Regular new builds, maintenance and upgrade works for social housing, disability housing and indigenous communities. In 2014/2015 FY totalled $11.5M across CQ

Future works include:

New builds – Rockhampton area – estimated value $750,000

Woorabinda programmed works – maintenance, upgrades, disability modifications, new builds – estimated value $3.7M

Trades for all works include: Carpentry; Plumbing; Painting; Builders; Electricians
Upcoming Works – CP Area

Queensland Government Accommodation Office (QGAO)

QGAO own government buildings which are leased to different government departments. Maintenance, upgrades, new buildings and tenancy fitouts are majority of works

Future works include:

Replacement Chillers and associated works for two government buildings in Rockhampton area – estimated value $2.5M

PWD upgrades to government buildings – Rockhampton and Gladstone – estimated value $250,000

Tenancy fit-outs – estimated value $350,000

NB: Some government buildings are Heritage Listed
Upcoming Works – CP Area

Department of Education (DET)

Schools have individual budgets allocated to them for planned and unplanned work and have the choice to either use BAS or manage their works themselves (DTM). Across CP these works regularly exceed $8M per financial year. Additional programs are funded through the DET regional office or from a central state-wide fund and can exceed a further $6M p.a.

Future works include:

School Infrastructure Enhancement Program (SIEP) – for CQ region over $7M is allocated for the 2016/2017 FY

NB: DET undertake works using both BAS or through DET centrally managed programs, such as the Relocatable Program (Emu Park, Calliope)
Upcoming Works – CP Area

Public Safety Business Agency (PSBA)

PSBA are responsible for the facility management of emergency services, including Police, Fire and Emergency Services. Recent works include sheds for QFES; strong room for Rockhampton; re-roof of Mt. Morgan Police Station.

Future works include:

Regular maintenance and minor works opportunities

Air Conditioning works – CP area. Scope and value yet to be determined.
Upcoming Works – CP Area

Government Employee Housing (GEH)

GEH are responsible for housing associated with a number of government agencies including teachers, police officers, DNRM, Ambulance. The housing stock is located all across the CQ region, including Rockhampton, Gladstone, Emerald, Barcaldine, Longreach. We have experienced accelerated programs for assessment which will lead to maintenance, upgrades and new works towards the end of this financial year and into next financial year.

Future works include:

New builds – 3 bedroom houses – Baralaba and Emerald areas – estimated value $4M

Upgrades/ AC works – estimated value - $3M
Registering with BAS (http://hpw.qld.gov.au/pages/home/aspx)
Welcome to eTender, the electronic tender system.

Note: On 1 July 2013, the Department of Housing and Public Works’ QBuild and Project Services businesses merged to form Building and Asset Services. As a result, you may have been redirected to this updated site. Please take a moment to update your bookmarks, links or ‘favourites’ accordingly. If you have any questions, please email bas@hpw.qld.gov.au.

eTender enables you to:

- view current tender opportunities
- apply to tender on a project
- view tenders under review
- view accepted tenders
- view cancelled tenders

To submit a tender, you must either receive an invitation to tender or successfully apply to tender. Once you receive a login and password, you can log in to eTender to:

- view or download tender documents
- submit an electronic tender

Login to eTender

For Building and Asset Services eTender enquiries, please call 3008 2332 or email bas.tenders@hpw.qld.gov.au.

Welcome to the Queensland Contracts Directory

The Queensland Contracts Directory (QCD) provides information on whole-of-government and agency procurement arrangements for the Queensland Government.

Guided by the Queensland Procurement Policy (2013), arrangements are available for use by budget-sector agencies including other Queensland Government bodies, approved non-government organisations or federal, other state, territory and local governments.

In each arrangement listing, you will find information such as buyer guides, schedules and pricing information. Some agency arrangements may not be available across government. Please contact the agency’s procurement area directly if you are interested in using one of their arrangements.

For information and guidance about buying for Queensland Government, please visit the procurement website www.qld.gov.au/procurement.

Search for arrangements
To help you find an arrangement faster and easier, we recently added a new section called Search Arrangements, located in the top-menu bar. This easy-to-use page allows you to search using any criteria such as supplier name or arrangement category, with the system searching right-away – saving you time. Let us know what you think by completing this quick online survey.

Add or edit arrangements
To add a new arrangement on the QCD, please complete the Add Arrangement form (see left-hand menu).

To amend an existing arrangement of the QCD, please email the details to bsu@hpw.qld.gov.au.

Awarded contracts
The Queensland Government regularly publish details of awarded contracts over $10,000 on the QCD each month as well as the Queensland Government’s open data website each year.

Contact us
For more information or assistance to add or amend contract documents, please contact the help desk at bsu@hpw.qld.gov.au or phone 07 3215 3690.

Other BAS Opportunities

• BAS are committed to government policies that seek beneficial outcomes to the entire community. ‘Social Procurement’ is a strategy that will gain momentum through all levels of government.

• BAS recently called for Service Maintenance Contracts across the state, which were separated into ‘zones’ within each BAS region.

• Cleaning and Horticultural (Service Maintenance -Soft ) tender to be released on 4 April 2016 with a tender information session scheduled for late March.

• For further information, email your contact details asking for a return phone call or email to:

BASCQProcurement@hpw.qld.gov.au
THANKS FOR YOUR ATTENTION

PLEASE CLAP