

16 CONFIDENTIAL ITEMS**16.1 COMMUNITY INFRASTRUCTURE PROJECT – AWARDING OF CONTRACT**

Responsible officer: Coordinator Community Infrastructure Project

Attachments Confidential

Executive summary

The Commonwealth Government offered Council up to \$1 million of funding under the Drought Communities Programme in late 2018. The Commonwealth Government approved the full amount of \$1 million for Council's nominated Southern Mallee Community Infrastructure Projects (SMCIP).

Council has progressed to the procurement stage for the development of modular buildings for both childcare centres. This report seeks to exempt Council from its usual procurement process and award the contract for establishment of the Pinnaroo and Lameroo childcare developments.

RECOMMENDATION

That Council exempts itself from the usual requirement to seek tenders for the Community Infrastructure Projects under the Drought Communities Programme 2018, in accordance with the Exceptions Clause 7.3 of the Procurement Policy, on the basis that the pressures of time are such that an open call is not feasible.

MOVED COUNCILLOR TREVOR HANCOCK
SECONDED COUNCILLOR REBECCA BOSELEY

That Council exempts itself from the usual requirement to seek tenders for the Community Infrastructure Projects under the Drought Communities Programme 2018, in accordance with the Exceptions Clause 7.3 of the Procurement Policy, on the basis that the pressures of time are such that an open call is not feasible.

CARRIED.

Background

Council at its meeting on 21 November 2018 endorsed the development of the Pinnaroo and Lameroo childcare developments and the Pinnaroo and Lameroo swimming pool upgrades as the projects to be funded by the Commonwealths Government's up to \$1 million funding under the Drought Communities Programme.

The new Coordinator Community Infrastructure Project commenced in February and is progressing the SMCIP to meet tight timelines with all funding expenditure to be completed by 30 June 2019.

The Pinnaroo and Lameroo childcare centres have been progressed as priority projects due to demand for childcare exceeding our current capacity for childcare service delivery.

Modular buildings are the preferred building option as both developments are occurring on third party land, namely the Pinnaroo Primary School and Lameroo Regional Community School.

Context

The new childcare developments will increase capacity for care in both Pinnaroo and Lameroo from 2 up to 5 days per week. Available daily places for childcare will increase from 19 to up to 35 children.

The additional availability will enable increased education and care to the children within our community and provide further employment flexibility for working families.

The childcare projects provide direct and indirect economic benefits to the district and respond well to the requirements of the Commonwealth drought funding.

Policy and statutory Implications

Council has a procurement policy however, we are seeking to use the exception clause of the policy to exempt projects approved in the Drought Communities Programme 2018 from usual procurement processes.

The exceptions clause states:

Exceptions

Generally, open and fair competition is best achieved by undertaking a full public tender call so all interested parties have an opportunity to bid on the call. However, there may be procurements in which a full public tender will not necessarily deliver best value for money and other market approaches may be more appropriate. Council may be exempt from the requirement to seek tenders or quotations, if:

.....

7.3 the pressures of time are such that an open call is not feasible, such as where there has been an unanticipated Council or Government policy decision

All Council purchases must be carried out in compliance with the Local Government Act 1999 (the Act). Section 49 (a1) of the Act requires Council to develop and maintain procurement policies, practices and procedures directed towards:

- Obtaining value in the expenditure of public money, and
- Providing for ethical and fair treatment of participants, and
- Ensuring probity, accountability and transparency in the procurement process.

Issues

Council has multiple sources of funding for this project. There is Commonwealth Department of Education and Training funding of \$179,438.69 (from previous years operational surplus and vehicle sales), and Commonwealth Drought Communities Programme funding of \$870,000 (most of the \$1m million allocated to the childcare developments). This amounts to a total of \$1,049,438.69

All sources of funding are bound by funding agreements which outline that the project must be executed by 30 June 2019. There has been delays in the announcements of the successful applications of the Drought Community Program which has resulted with Council having limited time to complete the project.

Council is able to exempt its self from the usual procurement process on the basis that the pressures of time are such that an open call is not feasible. In this case an open procurement process would result in significant time delays and likely risk the loss of substantial amounts of external funding.

Alternate options

This project is under a restricted timeline as per the funding agreements and other options, such as an open call, are considered inferior options due to the risk of not meeting the deadlines.

Financial implications

The SMCIP and in particular the two childcare developments are wholly funded by external funding sources. The Community Infrastructure Project is facing a shortfall for the total cost of the childcare developments due to the recovery of \$111,580.18 of surplus operational funding from the 2017-2018 financial year by the Department of Education and Training. Despite early indications that this funding could be allocated to capital works, this has since been retracted leaving Council with a shortfall in the budget.

Work health and safety implications

Work, health safety is one of the assessment criterion and will be addressed within the supplier's contract.

Consultation

Council approved the SMCIP projects at its November 2018 meeting and the Commonwealth Government subsequently approved the suite of projects and the whole \$1 million Drought Communities Programme funding that was available to Council.

RECOMMENDATION**That:**

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of Jason Taylor (Chief Executive Officer), Hayley Kirkbright (Coordinator Community Infrastructure Project), Tony Secomb (Manager Corporate Services), Matthew Sherman (Manager Infrastructure Services), Shilo Wyatt (Manager Property and Development Services), Sheryn Bennier (Coordinator Executive Services), Vanessa McDonald (Finance Consultant) and Shona Hyde (Minute Secretary), be excluded from attendance at the meeting held on Wednesday 20 March 2019 for Agenda Item 16.1 Community Infrastructure Project – Awarding of Contract;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 16.1 Community Infrastructure Project – Awarding of Contract is:
 - information the disclosure of which would involve the unreasonable disclosure of tenders for the supply of goods, the provision of services or the carrying out of works.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 16.1 in confidence.

**MOVED COUNCILLOR PAUL IRELAND
SECONDED COUNCILLOR REBECCA BOSELEY****That:**

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of Jason Taylor (Chief Executive Officer), Hayley Kirkbright (Coordinator Community Infrastructure Project), Tony Secomb (Manager Corporate Services), Matthew Sherman (Manager Infrastructure Services), Shilo Wyatt (Manager Property and Development Services), Sheryn Bennier (Coordinator Executive Services), Vanessa McDonald (Finance Consultant) and Shona Hyde (Minute Secretary), be excluded from attendance at the meeting held on Wednesday 20 March 2019 for Agenda Item 16.1 Community Infrastructure Project – Awarding of Contract;
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 - information the disclosure of which would involve the unreasonable disclosure of tenders for the supply of goods, the provision of services or the carrying out of works.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 16.1 in confidence.

CARRIED.

RECOMMENDATION**That Council**

1. awards the contract for development of the Pinnaroo and Lameroo childcare developments to Ausco for a contract price of \$1,121,180.00 (excluding GST)
2. notes the difference between the project budget income (\$1,049,438.69) and the project budget expenditure (\$1,176,488.92) of \$127,050.23 and agrees to consider how this funding shortfall amount can be covered when it considers Budget Review 3 in May 2019.

**MOVED COUNCILLOR REBECCA BOSELEY
SECONDED COUNCILLOR TREVOR HANCOCK****That Council**

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CARRIED.**Attachments**

1. Ausco proposal
2. District Council Karoonda East Murray Procurement Process letter

It is noted that the District Council of Karoonda East Murray has undertaken a thorough procurement assessment for a very similar childcare development in that council area. This process included an open expression of interest process and involvement of the Local Government Association of SA. As a result of that process District Council of Karoonda East Murray awarded the contract to for the Karoonda Childcare Development to Ausco as per attachment 2. Council has reviewed this process and is satisfied with their choice and reasoning. The process provided fair treatment of participants and was undertaken with appropriate probity, accountability and transparency. We do not consider that undertaking a separate procurement process would achieve a different outcome to the one concluded by District Council Karoonda East Murray. In addition a lengthy open process would jeopardise the availability of funding and likely result in the project being abandoned or developed at a much greater cost to Council.

Financial implications

Council has placed considerable reliance on the District Council Karoonda East Murray's procurement process due to time restrictions for the project.



Ausco Modular Pty Limited
ACN 010 654 994 ABN 14 010 654 994

Friday, March 15, 2019

Mr. Jason Taylor
Chief Executive Officer
Southern Mallee District Council
Day Street (PO Box 49)
Pinnaroo SA 5304

Dear Jason,

Re: EOI Childcare Centres – Lameroo and Pinnaroo

Ausco is pleased to provide the following Expression of Interest submission for the design, manufacture and construction of a Childcare Facilities in the towns of Lameroo and Pinnaroo.

Ausco Modular Pty Limited has been in operation at Edinburgh North for over 55 years and has worked closely with industry leaders across Education, Sporting, Government, Mining, Transport, Construction, and Agriculture sectors to develop and create modular solutions for education facilities, accommodation villages, offices, learning centres, ablutions, toilets, change rooms, lunch rooms and general multi-purpose facilities.

Ausco Modular is an industry leader and pioneer in providing permanent modular educational and learning facilities across Australia. Our fundamental capabilities in design and engineering, manufacturing construction, safety, project management and asset management have been refined over many years.

Ausco Modular is the Australian market leader at the forefront of prefabricated building design and construction. Our standard or customised designs cater for a wide range of building applications and incorporate a choice of external and internal finishes and options.

The strength of Ausco's execution model for the installation of our permanent modular buildings is to engage with local subcontractors for the works on site. This model will provide a highly cost effective solution for the council. Ausco is excited to work closely with the council to determine suitable sub-contractors and appropriate scopes of work.



A 16-20 Barfield Crescent, Edinburgh North SA 5113 Aust. P 08 8282 1111 F 08 8282 1166 W
ausco.com.au





Ausco Modular Pty Limited
 ACN 010 654 994 ABN 14 010 654 994

Ausco understands the very tight time constraints for the council with regards to this project, and we are confident the project can be completed within the timeframe. Given time is of the essence, there will need to be a highly collaborative process early in the project to ensure there is no slippage.

The Ausco concept design, contained within the body of the submission, captures all of the considerations within the EOI document. It also includes an option for a larger facility should the council budget be extended. Ausco would be pleased to work closely with the council on the detailed specification, scope of work and value engineering initiatives, to ensure the council gets the best outcomes for the budget.

Ausco's indicative pricing is based on the specification and scope of other similar projects we have completed. To provide formal pricing we would need to workshop and clarify the scope of work and specification to confirm Ausco inclusions and exclusions. There are many items and options to be discussed and clarified, including potential cost savings to be made, prior to Ausco providing an official quotation.

Indicative Pricing GST EX:

Base Building Option (244.8sqm)	
Building	\$318,240
Transport	\$ 17,400
Installation	\$224,950
Total	\$560,590

Total for both buildings \$1,121,180

Please note that our indicative pricing is based on building two building, one at Lameroo and one at Pinnaroo.

The following items are currently excluded from the Ausco offer and will be raised as part of the Scope of Works discussion:

- Permanent site fencing
- Site landscaping
- Playground equipment
- Service connections
- Council approval fees
- Geotechnical report
- Rock excavation
- Vacuum suction of excavations around any identified services

Ausco understand the need for a modular solution to provide excellent value for money permanent solution for the Childcare Centres. Providing a modular solution will provide the council with surety of cost and program, also reducing the disruption to the towns.



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Ausco Modular Pty Limited
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The building is 90% constructed at the Ausco factory and delivered to site for final installation and commissioning, reducing the on-site construction time to a fraction of a conventional site-built structure.

Please do not hesitate to contact me if you require any clarification or further information.

Regards

A handwritten signature in black ink that reads "Nigel Stevens".

Nigel Stevens
Business Development Manager

CONFIDENTIAL



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ausco.com.au



Southern Mallee
District Council
Construction of two
Child Care Facilities
Lameroo & Pinnaroo

Spaces to
Learn and
Grow



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1.0 Education Construction Specialists

Ausco Modular ABN 14 010 654 994 is an industry leader and pioneer in providing modular educational and learning facilities across Australia.

Our fundamental capabilities in design and engineering, manufacturing, construction, safety, project management and asset management have been refined over 50 years of firsthand customer experience.

When engaging with Ausco Modular you are choosing to work with a global leader. We are a member of the world's largest modular space and secure storage companies, Algeco..

With operations and affiliates in 38 countries, Algeco's global scale and local market expertise enable us to provide exceptional value to our customers. Ausco Modular is a highly experienced and robust modular building company, with an annual turnover of over \$500 million

Ausco Modular has the capability and capacity to deliver innovative educational facilities.

Our key areas of include:

- Being a long term supplier to the education sector both nationally and within SA, with a track record of collaboration and high service, we have a solid base to deliver a material and demonstrably beneficial model that will deliver the right solution
- Designing and engineering sophisticated, sustainable, aesthetically stimulating and fully compliant learning environments with the assistance of our NATA accredited in-house testing facility, the only one of its kind in the industry; and in so doing, challenging existing standards and raising the bar wherever feasible
- Manufacturing capabilities that are strategically located around Australia to efficiently and effectively service our customer nationally.
- A factory controlled production process with stringent quality, safety, cost, waste and due diligence controls.

- Project management expertise that benefits from over 50 years of working with the operational requirements and site constraints that is often unique to a school environment.

- End to end capability - entire construction process from planning approvals, design and engineering, manufacturing, project management, on-site construction, commissioning and handover, all delivered by experienced personnel.



*We're like the perfect student.
Punctual, smart, quiet and trouble free.*

ALGECO

As a member of the world's largest modular building and secure space solutions group, Algeco, Ausco Modular is part of a strong, forward thinking and internationally capable organisation that leads the modular space by driving product innovation, manufacturing techniques, safety, project management and industry representation in the geographic markets in which it operates, for the ultimate benefit of its global customer base.

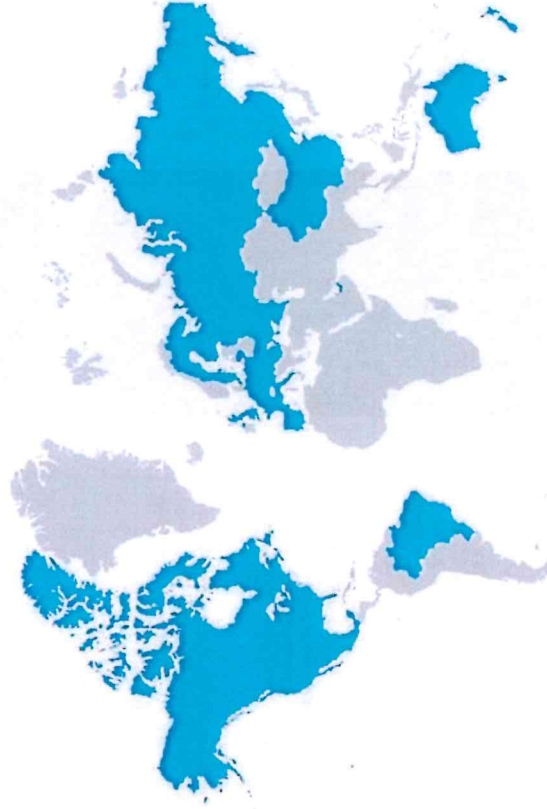
With a presence spanning 38 countries across the UK, Europe, UAE, Canada, US, Australasia and South America, Algeco global scale and local market expertise enable us to provide exceptional value to our customers.

Operating as, Elliot in the UK, Ausco Modular in Australia, Portacom Building Solutions in New Zealand and Algeco in Europe, the Group's global scale and local market expertise is unmatched with over 310,000 modular and storage units servicing 70,000 customers globally and 9,000 owned & operated workforce accommodation rooms in Australia & the US.

The company's legacy is grounded in its reputation for exceptional customer service, effective management of business operations and consistent product innovation.

www.algeco.com/

Other geographic companies in the Group:



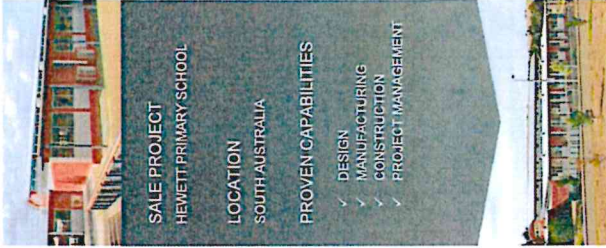
3.0 Experience & Capability

South Australia's Education Department was faced with a problem familiar to many schools around Australia – requiring new school buildings quickly.

Ausco Modular designed a permanent modular school solution that incorporated finishes and materials expected from any first-class learning facility. Its research into classroom acoustics, climate and lighting, adds significant value to customers.

Working closely with its national procurement chain to source specially-designed acoustic ceilings, it also provided an innovative fresh-air/heat exchange system that was integrated with the air-conditioning. High ceilings with clerestory windows were incorporated to bring in natural light.

Within just 27 weeks of receiving approval, Ausco Modular handed over the new classroom block incorporating eight classrooms, information technology facilities and teacher preparation areas.



SALE PROJECT
HEWETT PRIMARY SCHOOL

LOCATION
SOUTH AUSTRALIA

PROVEN CAPABILITIES

- ✓ DESIGN
- ✓ MANUFACTURING
- ✓ CONSTRUCTION
- ✓ PROJECT MANAGEMENT

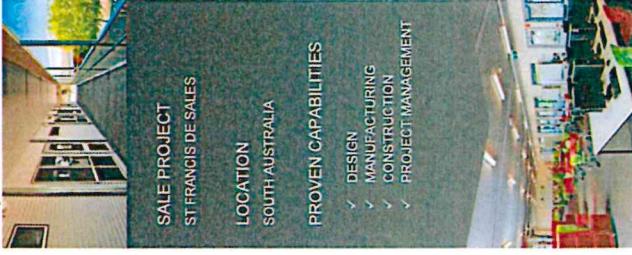
Challenging site leads to an outstanding double storey design

St Francis de Sales required an immediate upgrade of its facilities for its growing Senior School before the start of the 2012 school year.

The new building was to be located in a tight corner of the site, with a very acute angle. As such, Ausco Modular designed the last two modules of the building at a raked angle and clad the walls facing the road in cement sheet to maximise the space available and to provide an attractive façade. In maximising the site space, the front wall was only 3.0 from the street boundary and created the perfect canvas to showcase the schools logo and maxim.

Working with the Catholic Schools Office and the School's representatives to ensure that all requirements were met, a flexible open-plan centre was designed on the upper floor, while the ground floor featured four conventional classrooms and restroom facilities. Each area was fitted with appropriate infrastructure to support the growing use of technology in the learning environment.

Ausco Modular's ability to provide accurate preliminary budget pricing and concept drawings was instrumental in gaining approval for the project to proceed. Transparent costs, detailed plans and guarantees set Ausco Modular apart from its competitors.



SALE PROJECT
ST FRANCIS DE SALES

LOCATION
SOUTH AUSTRALIA

PROVEN CAPABILITIES

- ✓ DESIGN
- ✓ MANUFACTURING
- ✓ CONSTRUCTION
- ✓ PROJECT MANAGEMENT



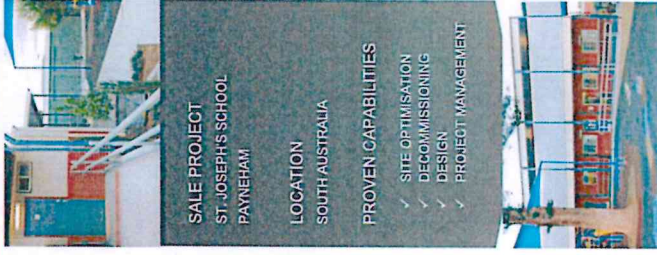
School gets a facelift for Christmas

With only a three month on-site construction window, St Joseph's School Payneham needed to decommission four old classrooms and increase the classroom space on a restricted site to allow for the schools' growing enrolments.

While maintaining the same footprint, Ausco Modular was able to increase the current facilities to six classrooms and provide a new amenities block by using a two storey complex building design. A link from the second storey to the adjacent building was incorporated to allow safe and easy access for students.

Careful planning and a strict project programme allowed the successful removal of existing transportable classrooms and installation of the new classrooms before the school reopened for the start of the academic year.

St. Joseph's School highlights the buildings ability to blend in with the existing infrastructure as a key feature. The quality of the internal finishes makes it difficult to believe the buildings are factory built.



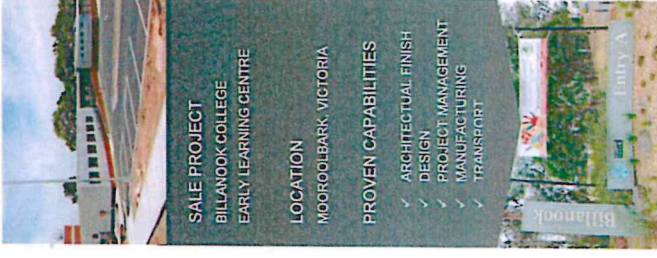
Architectural Design Aesthetic for Learning Centre

Established in 1980, Billanook College is an exclusive private school on the north eastern outskirts of Melbourne catering for students from Prep to Year 12. The College also includes an early learning centre for pre-prep education, which was due for expansion to accommodate a greater intake of students at the beginning of the 2013 school year.

Billanook College contracted Ausco Modular to provide the expanded early learning centre in September 2012, with a critical requirement that the building be delivered and installed prior to the beginning of the new school year in January 2013. The client's also required the building's aesthetic design complimented the architecture and finishes of the existing school buildings that would surround the new learning centre.

Ausco Modular delivered the building within the required time frame, encountering no challenges or incidents throughout the project.


The school's staff held initial reservations over the suitability of a portable, modular building for their school, however, on completion, were very pleased with the cost effectiveness of the build, the speed of the install and how the final product integrated with the rest of the college.



Custom designed school

Two Storey School Building

- Fast growing area required a solution for school expansion.
- Total of 1997m2 (approx.) (1015m2 Ground Level and 982m2 Upper Level)
 - Incorporates Ausco's Patented Concrete Column Complexing System.
 - Stairs and Ramps and an External Lift for Persons with Disabilities. Meets relevant Australian Standards (including AS1428.1 for PWD)
 - Integrated Concrete Central Corridor to both levels.
 - Modern, aesthetically pleasing and durable finishes, both internally and externally.
 - Full height Feature Screen to street view.
 - Forty Nine Floor Modules creating:
 - 11 Open space Class Rooms
 - 2 Science Class Rooms
 - Science Preparation Room
 - 6 Teachers Offices – both small and large
 - Canteen with Cold Storage
 - Open space Music Classroom
 - 2 Specialised Music Rooms
 - Chemical Storage Room
 - Cleaners Room
 - Large Server Room
 - Open space Economics Room with Equipment
 - Large Pantry Room
 - Open space Industrial Arts Room
 - Machine Room with appropriate Extraction Fans
 - Store Room for required materials
 - 2 Central Corridors

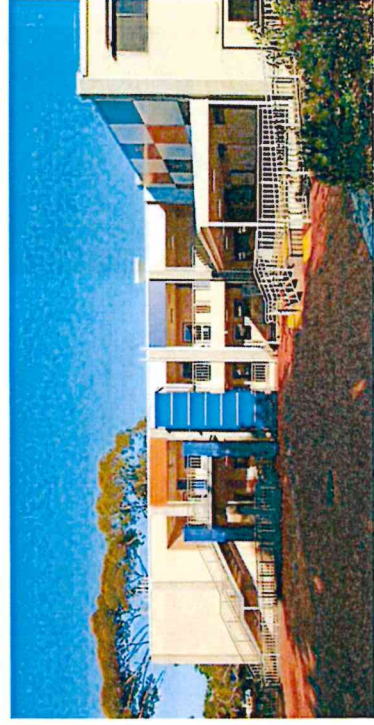


SALE PROJECT
DALE CHRISTIAN COLLEGE

LOCATION
ARMADALE WA

PROVEN CAPABILITIES

- ✓ DESIGN
- ✓ MANUFACTURE
- ✓ INSTALLATION
- ✓ PROJECT MANAGEMENT
- ✓ DOUBLE STOREY



A fun place to play Custom designed school


Early Childhood Learning Centre

Ausco was delighted to work with Lendlease on the delivery of a 100-place childcare centre, located on level 7 of the main-deck carpark for the new Sunshine Coast University Hospital.

- This project came with several key challenges:
- A requirement to work alongside other trades on-site;
 - Meeting working at heights safety regulations; providing a seamless blend between the existing façade and the design of the child care centre;
 - Remaining flexible with construction timelines.

The flexibility of the modular product meant Ausco was well placed to provide the right services for the unique project, which included a full turn-key installation.

As with all of Ausco's products, the child care centre was built off-site which minimised any impact on the construction site. The construction process took only eight weeks and was cost-effective and efficient for the client.



SALE PROJECT
SUNSHINE COAST UNIVERSITY HOSPITAL CHILD CARE FACILITY

LOCATION
SUNSHINE COAST QLD

PROVEN CAPABILITIES

- ✓ DESIGN
- ✓ MANUFACTURE
- ✓ INSTALLATION
- ✓ PROJECT MANAGEMENT
- ✓ MULTITUDE FACILITY



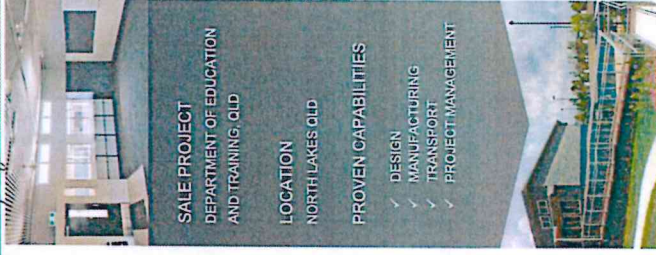
Cost effective and innovative designs secure project.

Full Turnkey Multiple Classroom Project

Bounty Boulevard State School North Lakes Queensland required additional classrooms as the surrounding areas that filter into the school pocket have experienced a population increase.

Ausco Modular was able to manufacture, deliver and install multiple buildings and connect them with ramps and decking to provide the school with the additional expansion rooms it required with the intake of students.

Ausco installed four T2010 Design Buildings, each classroom has been designed and the fit-out to ensure optimum utilisation of space and included, high ceilings, natural light, breezeways, partitions and furniture equipped for small children.



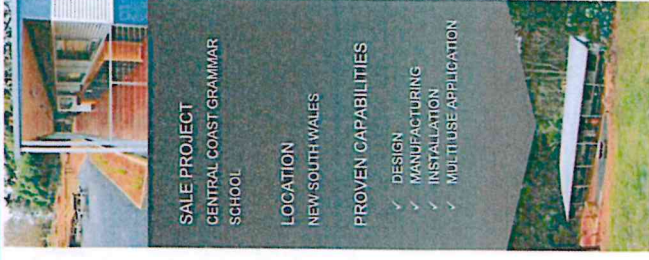
Simple, safe and speedy school buildings.

This 290 square metre study and recreation facility for Central Coast Grammar School, a primary and secondary college with a growing student population, provided much sought after flexible additional space to support the school's daily activities.

Ausco Modular's design team worked closely with the school to understand its multi-faceted requirements, including adequate space for recreation, study, computers and exam facilities as required.

By opting for a modular building, Ausco Modular provided a permanent solution that was cost effective, built quickly and installed in a fraction of the time of conventional construction methods, delivering significantly less interruption to the school's routine.

The external finishes of the building have the look and feel of a permanent structure. The polished wooden veranda offers a durable but warm feature. The interior of the building features modern finishes with hard wearing carpets, coloured feature walls and comfortable down lighting, amongst its key features. A kitchenette and breakout areas were also incorporated to maximise flexibility.



4.0 Full Turnkey Service

We develop project-specific Protocol for Engagement at the outset of each project, unique to the needs, specifications, timing, site requirements and other project demands, and ensure this Protocol is agreed to by all parties whilst maintaining transparency and reporting throughout the project.

Our management plans are based on the principles of effective stakeholder engagement, and in accordance with Best Practice.

Our expertise in Education covers

- ✓ Design Collaboration
- ✓ Manufacturing
- ✓ Delivery
- ✓ Site Construction
- ✓ QA and controls

We deliver:

- ✓ Seamless delivery process
- ✓ Safety management
- ✓ Single contact for the whole service
- ✓ Cost control and budgeting
- ✓ Certification service

Our approach recognises the careful balance required between ensuring satisfaction with the delivered building for the early learning centre, and ensuring budget, programme and quality constraints are met.

To support this, we have the following capabilities:

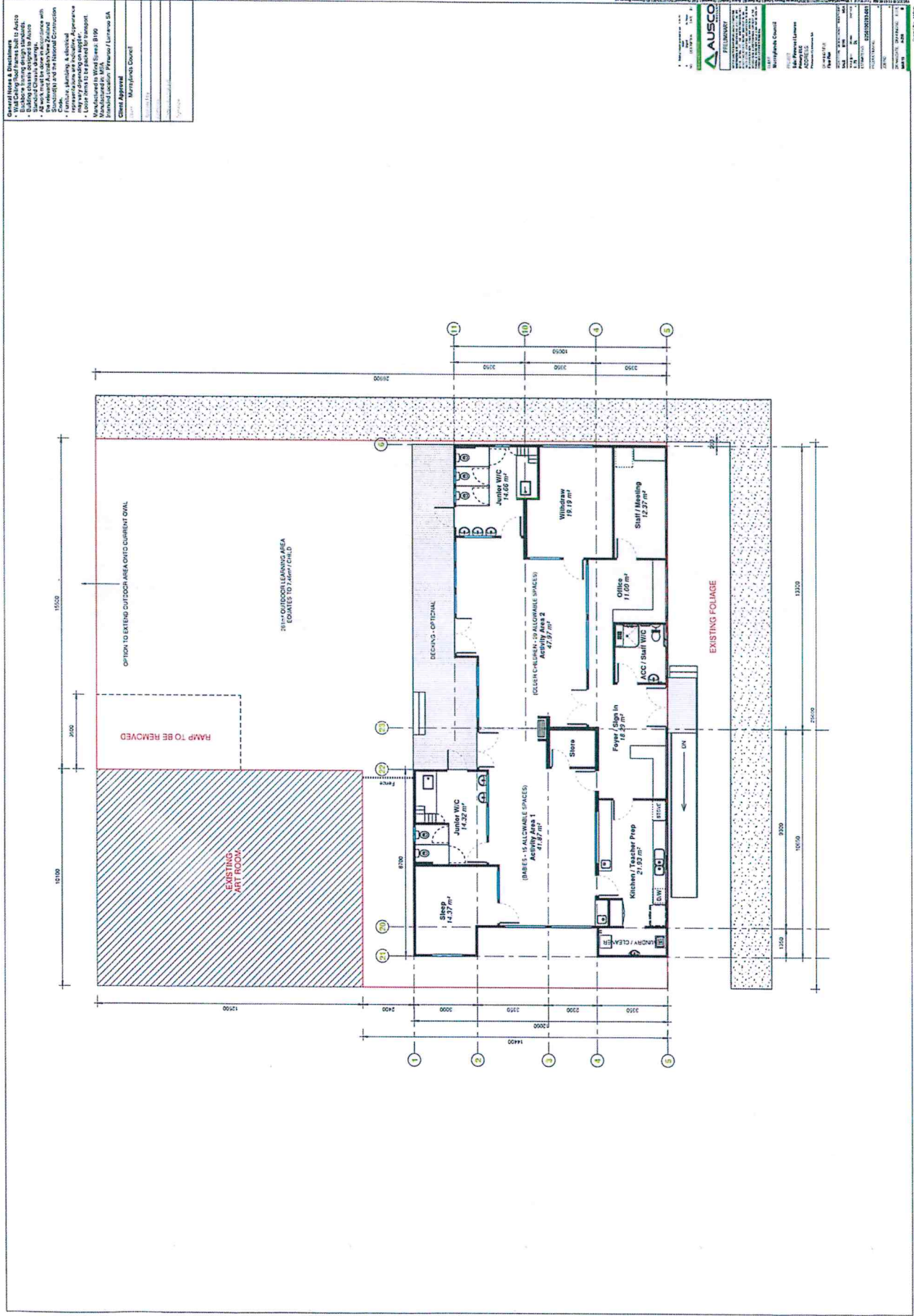
- Technical design and estimating functions
- Site project and OHSE & QA management teams
- ISO 9001 – Quality accredited
- AS4801 - Safety accredited
- ISO 14001 – Environmental accredited
- Turnkey install - water, wastewater, recreation, gym, landscaping, patios, etc
- Only Australian modular company with a NATA approved testing lab and dedicated R&D
- In-house engineering and interior designers

Safety is an underlying fundamental element in the delivery of a successful project.

- **Design** - All areas of the finished works in which may have an impact on safety have been designed in accordance with BCA and Australian Standards. It also includes detailing of the finished works to avoid such safety hazards as slip areas, raw edges of metal etc. Many of these details are not covered by AS or BCA however our experience working with schools and young children has led to a sound recognition of the risks and we address them in our design details.

- **Construction** - The Safety of our own construction personnel, students, parents, teachers and the wider school community is paramount. We induct all workers on-site with training in compliance with Ausco Modular. Prior to mobilisation and at commencement of each new phase of works, a Construction Risk Assessment Workshop (CRAW) will be undertaken and approved by the Client and/or site Systems Safety Plan and will work to create and manage a safe work culture which we trust will set high standards for the ongoing project construction.





7.0 Next Step

For more than 50 years, Ausco Modular has been the company that the education industry turns to when modular learning spaces are required, delivering them on time, to specification & to budget.

Benefits include:

- Time schedules: slashed due to predominately off site construction.
- Design and engineering flexibility
- More stringent controls – quality, safety, cost, project, scheduling, resource and due diligence
- Determination: We get the job done...
- Experience: Past project experience in Education both Private and Government. Ausco was invited to be part of the Qld DETE PSA 100233 Design Opportunities Presentation Group.
- Safety performance: An embedded culture of Zero Harm.
- Holistic solutions: 'Owning' the process allow us to control the quality and efficiency.
- Committed to Customer Value: We believe that a premium experience doesn't have to come at a premium price.

We invite you to contact us any time to discuss our capabilities and projects further, as well as how we can work together on future education projects.

CONTACT DETAILS

Nigel Stevens
Business Development Manger
 P: 08 8282 1181
 M: 0418 816 556
nigel.stevens@ausco.com.au
www.ausco.com.au





District Council of
Karoonda East Murray

ABN 36 186 937 991

11 Railway Terrace
Karoonda SA 5307

Correspondence to:
PO Box 58
Karoonda SA 5307

Phone 08 8578 1004
Fax 08 8578 1246

council@dckem.sa.gov.au

www.dckem.sa.gov.au

28th February 2018

Jason Taylor
CEO – Southern Mallee District Council
PO Box 49
Pinnaroo SA 5304

Dear Jason,

RE: Early Childhood Centre and Community Hub

I am writing to you as discussed to clarify the process that we undertook at District Council of Karoonda East Murray to select a provider to deliver our new community facility being funded under the Drought Communities Fund.

Knowing the extremely tight timeframes that we had to work within, we were accepting of the fact that a standard procurement process would not be suitable in this situation.

On Tuesday 20 November Council resolved to authorise the CEO to undertake the necessary steps, including where required to make public calls for expressions of interest or tender to finalise the scope and costs for the Karoonda Early Childhood Centre and Community Hub.

On 7 December 2018, a two page Expression of Interest (EOI) document was distributed publicly and the story of our call for builders was published in the Advertiser on Saturday 8 December 2018. Several onsite briefing sessions were made available to prospective providers and EOIs were to be received by 9am on Monday 17 December 2018.

Council received five (5) expressions of interest from a range of providers both local and Adelaide based for construction types including modular/transportable and constructed on site.

Council held a special meeting of Council on Tuesday 18 December and heard presentations from four of the five providers and then selected two providers for the CEO to complete due diligence checks on (conducted via LGA Procurement) and authorised the Mayor, Deputy-Mayor and CEO to finalise the design and scope of works and to execute a contract for design and construction subject to a successful funding application for the project under the Drought Communities Fund - Extended (DCF).

The due diligence checks undertaken by LGA Procurement assessed the inherent risk of engaging the providers including assessment of WHS, financials, company governance, experience, quality management, technical ability, corporate citizenship and ultimately capacity to deliver within the strict timeframes.

As a result of the processes above, Ausco Modular emerged as the preferred provider, and as such was engaged to finalise the design and then to commence construction of the Karoonda Early Childhood Centre and Community Hub.

Although the project is not yet delivered, I can at this stage advise that we are very confident that we will meet our deadlines and the quality standards for the

facility and would recommend Ausco Modular on this basis. They are a very professional organisation, committed to good customer outcomes.

Kind regards,



Matthew Morgan
Chief Executive Officer

CONFIDENTIAL

RECOMMENDATION

That having considered agenda Item 16.1 in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer’s report and all minutes be retained in confidence. This order is to be reviewed at or before the Ordinary Council Meeting to be held in January 2020, as to if this order is to continue in operation.

**MOVED COUNCILLOR NEVILLE PFEIFFER
 SECONDED COUNCILLOR TREVOR HANCOCK**

That having considered agenda Item 16.1 in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer’s report and all minutes be retained in confidence. This order is to be reviewed at or before the Ordinary Council Meeting to be held in January 2020, as to if this order is to continue in operation.

CARRIED.

17 URGENT BUSINESS

The inclusion of matters at a meeting on which there has been no public notification, no relevant report from officers and possible subsequent decisions of Council is not in keeping with the provisions or the tenor of the Act. The practice should be restricted to matters of urgency.

The Regulations provide that a member may, with leave of the meeting, raise a matter of urgency. In most circumstances it would be the principal member who seeks leave to introduce an urgent matter to the meeting.

Late items that the meeting does not resolve to be a matter of urgency should be deferred to the next meeting or a special meeting to allow time for public notification of the matter and for relevant input from officers and due reading time and consideration by members.

Nil.

18 MEETING CLOSED AT 7.40 PM

These minutes are to be taken as read and confirmed at the meeting of Council on Wednesday 17 April 2019.

MAYOR CR

DATED Wednesday 17 April 2019

