



# Shire of Pingelly

## Attachments

Special Council Meeting  
29 February 2016



# **Attachment 1**

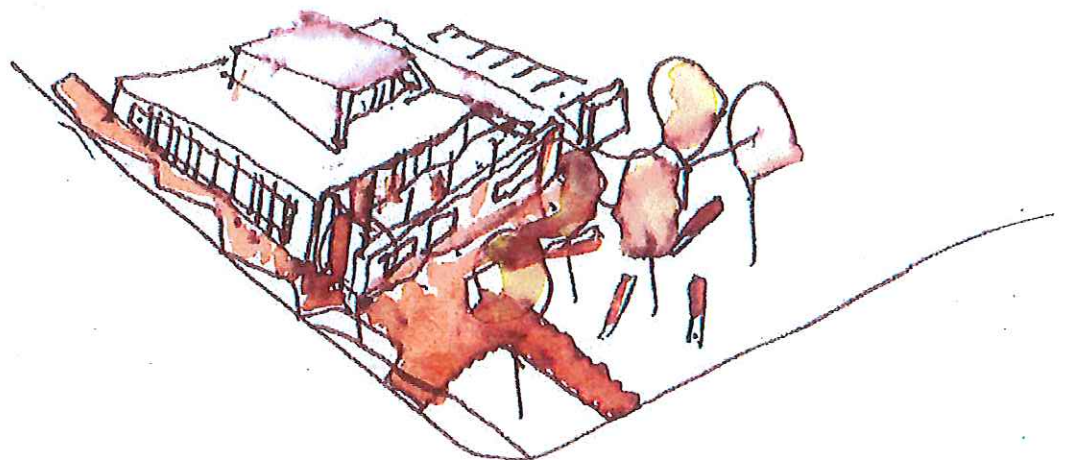
## **9.1.1 Tender for Architectural Services for the PRACC**

**Submission from Iredale Pedersen Hook Architects**





**RFT NO. 02 - 2015/16**  
**PINGELLY RECREATION & CULTURAL CENTRE**  
**IREDALE PEDERSEN HOOK ARCHITECTS**



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# 1.0 TENDER RESPONSE FORMS

## 5.0 TENDERER'S OFFER

### 5.1 FORM OF TENDER

The Chief Executive Officer,  
Shire of Pingelly  
17 Queen Street  
PINGELLY WA 6308

The consideration is for a Lump Sum Contract.


In response to this Request for Tender 02 – 2015/16 for the Architectural Services to:


1. Develop the Brief for the PRACC into architectural drawings and Specifications,
2. Liaise and coordinate with sub consultants,
3. Give reports and feedback to the Principal, and
4. Contract manage the delivery of the Works,

we wish to make a consideration of:

Amount of Tender (ex GST)	<u>\$249,173.33</u>
GST	<u>\$24,917.33</u>
Amount of Tender (incl. GST)	<u>\$274,090.67</u>

And I/we undertake to perform the work under the Contract in accordance with *Australian Standard 4122 General conditions of contract for engagement of consultants*, the Specification attached to this Request; which documents I/we have examined, and I/we agree that this Tender shall remain valid and open for acceptance for a minimum period of ninety (90) days from the Deadline or forty-five (45) days from the Council's resolution for determining the Tender, whichever is the latter unless extended on mutual agreement between the Principal and the Tenderer in writing.

Name of Tenderer (Registered Entity Name)	<u>IREDALE PEDERSEN HOOK ARCHITECTS</u>
Australian Business Number (ABN)	<u>70 290 955 007</u>
Registered Business Address	<u>SUITE 8, MURRAY MEWS</u> <u>329-331 MURRAY STREET, PERTH WA 6000</u>
Trading Name	<u>AS ABOVE</u>
Email address	<u>p@iredalepedersenhook.com</u>
Telephone Numbers	<u>08 9322 9750</u>
Signature of Authorised Officer	
Name of Authorised Officer (please print)	<u>MR. FINN PEDERSEN</u>
Date:	<u>19/02/16</u>



## 5.2 COMPLIANCE CRITERIA

Please complete this form, provide details as requested, and attach to Tender submission.

<p>Does your organisation have the ability to pay all debts in full as and when they fall due. (If NO, please provide details).</p>	<p>Tick YES <input checked="" type="checkbox"/> or NO <input type="checkbox"/></p>
<p>Does your organisation have any current litigation, claim or judgement as a result of which you may be liable for \$50,000 or more? (If YES, please provide details).</p>	<p>Tick YES <input type="checkbox"/> or NO <input checked="" type="checkbox"/></p>
<p>Will you co-operate with an independent financial assessor during the conduct of financial assessments. (If NO, please outline your reason why).</p>	<p>Tick YES <input checked="" type="checkbox"/> or NO <input type="checkbox"/></p>
<p>Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract? (If YES, please provide details).</p>	<p>Tick YES <input type="checkbox"/> or NO <input checked="" type="checkbox"/></p>
<p>Provide copy of registration as an architect.</p>	<p>Tick YES <input checked="" type="checkbox"/> or NO <input type="checkbox"/></p>
<p>Ability to deliver Requirements within required Time Schedule as per Section 2.4 above.</p>	<p>Tick YES <input checked="" type="checkbox"/> or NO <input type="checkbox"/></p>
<p>Ability to assist the Principal with the documentation and scheduling necessary to acquit the monies in accordance with the requirements of the funding body.</p>	<p>Tick YES <input checked="" type="checkbox"/> or NO <input type="checkbox"/></p>

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### 5.3 INSURANCE DETAILS

Please complete this form and attach to Tender submission.

MOTOR VEHICLE INSURANCE	
Insurer	Vero Insurance
Broker	Planned Cover
Policy Number	SMX018573935
Value (\$)	\$45,000 damage, \$30,000,000 legal liability (each vehicle)
Expiry Date	15 October 2016

PROFESSIONAL INDEMNITY INSURANCE	
Insurer	AAI Limited
Broker	Planned Cover
Policy Number	09SUN002245/11
Value (\$)	\$10,000,000
Expiry Date	19 June 2016

PUBLIC AND PRODUCTS LIABILITY INSURANCE	
Insurer	Berkley Insurance Company
Broker	Planned Cover
Policy Number	OPK-8198
Value (\$)	\$20,000,000
Expiry Date	30 April 2016

WORKERS COMPENSATION INSURANCE	
Insurer	QBE
Broker	Planned Cover
Policy Number	PE1804911GWC
Value (\$)	\$50,000,000
Expiry Date	30 April 2016

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#### 5.4 QUALITATIVE CRITERIA

Before answering the Qualitative Criteria, Tenderers shall note the following:

- (a) Failure to provide the specified information may result in elimination from the Tender evaluation process or a low score;
- (b) All information relevant to your answers should be contained within your Tender to each Criterion;
- (c) Tenderers shall assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
- (d) Tenderers shall provide full details for any claims, statements or examples used to address the Qualitative Criteria; and
- (e) Tenderers shall address each issue and complete each appendix outlined within a Qualitative Criterion.

<p><b>DEMONSTRATED EXPERIENCE – Weighting 30%</b></p> <ul style="list-style-type: none"> <li>• Demonstrate relevant experience in providing the same or similar products and services,</li> <li>• List your current and future projects including the percentage completed and the percentage of capacity that the projects represent to your organisation including this project; and</li> <li>• Demonstrate competency and proven track record including delivery of projects within budget and timeframe.</li> </ul>	<p><input checked="" type="checkbox"/> Tick if attached</p>
<p><b>SERVICES DELIVERY - Weighting 30%</b></p> <ul style="list-style-type: none"> <li>• Detail the procedures and processes intended to achieve the requirements of the Specification;</li> <li>• Provide an outline of the provisional Works Program, including anticipated commencement and completion timelines, in a Gantt Chart or time scaled bar chart.</li> <li>• Detail how you will engage with the Principal during the Works to ensure design considerations, product choice and budgetary restraints are managed.</li> </ul>	<p><input checked="" type="checkbox"/> Tick if attached</p>
<p><b>LOCAL CONTENT – Weighting 5%</b></p> <p>Detail the local content that you will utilise in conducting the required services including employees, any subcontractors, local maintenance providers, use of local business etc.</p>	<p><input checked="" type="checkbox"/> Tick if attached</p>
<p><b>SKILLS AND EXPERIENCE OF KEY PERSONNEL – Weighting 30%</b></p> <p>Tenderers should provide information of key personnel:</p> <ul style="list-style-type: none"> <li>• Copies of registration as architect (essential);</li> <li>• Brief overview of key project team personnel and experience from your organisation to be utilised in delivering the Contract;</li> </ul>	<p><input checked="" type="checkbox"/> Tick if attached</p>

<ul style="list-style-type: none"> <li>• Membership to any professional or business association;</li> <li>• Qualifications, with particular emphasis on experience of personnel in projects of a similar requirement; and</li> <li>• Any additional information.</li> </ul>	
<p><b>TENDERERS RESOURCES – Weighting 5%</b></p> <p>Attach your organisation profile.</p>	<p><input checked="" type="checkbox"/></p> <p>Tick if attached</p>

*The space below this text has deliberately been left blank.*

## 5.4 PRICE INFORMATION

### 5.4.1 PRICE SCHEDULE

Tenderers must complete the following Price Schedule. Before completing the Price Schedule, Tenderers should read the entire Request for Tender.

This Tender is a Lump Sum Contract. The Price Schedule is to determine the rates of items within that Lump Sum figure. These rates may be used in the assessment of Variations.

All prices for goods/services offered under this Request are to be fixed for the term of the Contract. Prices must include Goods and Services Tax (GST).

Unless otherwise indicated, prices Tendered must include delivery, unloading, packing, marking and all applicable levies, duties, taxes and charges. Any charge not stated in the Tender, as being additional will not be allowed as a charge for any transaction under any resultant Contract.

### SCHEDULE OF RATES

The prices entered shall fully cover all the obligations of the Contractor under the Contract. Please indicate other items and their associated rates and costs.

ITEM	RATE: per	RATE (ex GST)	GST	TOTAL (incl. GST)
Senior architect / Principal	Hour	\$225.45	\$22.55	\$248.00
Architect	Hour	\$189.55	\$18.96	\$208.50
Draftsperson	Hour	\$148.64	\$14.86	\$163.50
Secretary	Hour	\$123.00	\$12.50	\$135.30
Extra travel	Kilometre	\$0.75	\$0.075	\$0.825
Extra site visits	Ea	\$880.00	\$88.00	\$968.00
Extra plans (per set) - hardcopy	Ea	\$100.00	\$10.00	\$110.00
Extra plans (per set) - softcopy	Ea	\$20.00	\$2.00	\$22.00
Extra Specifications - hardcopy	Ea	\$100.00	\$10.00	\$110.00
Extra Specifications - softcopy	Ea	\$20.00	\$2.00	\$22.00
Other				





## 5.5 REFEREES

Please attach written references to your submission if you wish.

Please provide two referees to support your submission.

REFEREE ONE	
Name	TONI TONKIN
Position	Senior Project Manager
Telephone	92648917
Email	toni.tonkin@education.wa.gove.au
Address	151 ROYAL ST EAST PERTH 6004
Type of service provided	Full architectural services for children and family centres.
Describe the nature of the relationship and relevance to this Request.	Principle client contact for DoE for these regional community based childcare and community centres.

REFEREE TWO	
Name	MIKE HESSELL
Position	Asset Manager Planning & Procurement Dept. of the Attorney General
Telephone	92649698
Email	mike.hessell@justice.wa.gove.au
Address	LEVEL 11, 141 ST GEORGES TCE PERTH 6000
Type of service provided	Architectural services on the Kununurra Courthouse
Describe the nature of the relationship and relevance to this Request.	Principle client contact for DoTAG for Courthouse - award winning regional complex in remote location with extensive timber interior.

# RESPONSE TO QUALITATIVE CRITERIA

## 2.1 DEMONSTRATED EXPERIENCE – 30%

### PRACTICE INTRODUCTION

Iredale Pedersen Hook Architects is an internationally acclaimed Architectural firm solely owned by three iph Directors. Each Director has over 24 years of experience and is passionate about design excellence and how Architecture can make a positive impact on peoples lives and contribute to our communities, towns and cities.

IPH is one of Perth's most progressive architectural practices with an expanding body of work throughout Australia. Working at an urban and city level, each of our projects embodies a unique design response to the landscape and to the context it occupies.

Iredale Pedersen Hook Architects are driven by a belief that all people should have access to excellent affordable design in their homes, workplaces, schools, recreational and cultural precincts. We have a reputation for delivering projects of design excellence with a focus of triple-bottom-line sustainable design - that is; environmental, social and economically sustainable projects.

IPH are on the Department of Finance, Building management and Works Architectural Services Panel for complex projects in the Education, Health, Justice and General Building Categories and regularly receive direct commissions from this panel in for these building types in both urban, regional and remote areas. This repeat business demonstrates a high level of satisfaction in the services we provide by both BMW and their Agency Clients.

### Design Excellence

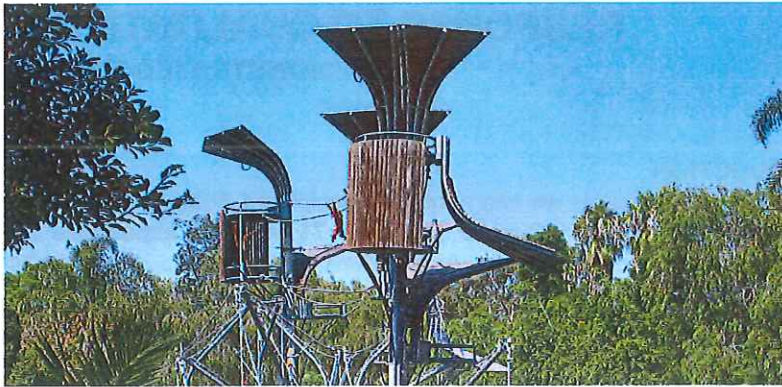
Our ambition for design excellence is demonstrated by the number and frequency of Architecture Awards and Commendations for design, including recently being awarded the 2015 AIA (WA Chapter) Colorbond Award for Steel Architecture for Walumba Elders Centre, and the 2013 National AIA David Oppenheim Award for Sustainable Architecture for the West Kimberley Regional Prison (in assoc. with TAG Architects).

IPH have won over 100 national and international design awards and our work has been exhibited in Tokyo, Seoul, Moscow, Toronto, New York, London and most recently at the 2014 Venice Architecture Biennale. Our design work continues to be published internationally in significant architectural press including A+U, The Architectural Review, Abitare, Architecture Australia, and Monument.

We note also that the PRACC is to be a timber building. IPH have extensive experience in timber buildings and have won a number of awards in the Australian Timber Design Awards as follows:

2015: Kununurra Courthouse with TAG Architects	Winner Excellence in the Use of Timber Products – Timber Veneers Finalist in Excellence in Timber Design – Interior Fitout Commercial
2015: Perth Zoo Orang-utan Exhibit	Finalist in Excellence in Timber Design – Stand-Alone Structure
2013: Casa 31 with Caroline di Costa	Finalist in Small Budget
2012: Florida Beach House	Runner up in Treated Pine
2009: Swan St Residence	Winner Best Western Region Award Winner Residential Class 1 Best Renovation
2009: Gooseberry Hill Residence	Winner Best Use of Timber Panels
2008: Sheep House	Finalist in the Overall Award





PERTH ZOO ORANG-UTAN EXHIBIT

Our design excellence is also demonstrated by the number of local, national and international Architecture Awards we have received including:

- 2015 Walumba Elders Centre- World Architecture Festival (WAF) 2015 Health Award, Singapore.
- 2015 Perth Zoo Orang-utan Exhibit- Jungle School- Shortlisted World Architecture Festival 2015 Awards, Singapore
- 2015 Walumba Elders Centre- Winner 'Best of the Best', BPN 2015 Australian Sustainability Awards.
- 2015 Walumba Elders Centre- Winner Multi-Residential Award, BPN 2015 Australian Sustainability Awards.
- 2015 Perth Zoo Orang-utan Exhibit- Jungle School- Shortlisted BPN 2015 Australian Sustainability Awards Multi Residential Category.
- 2015 Walumba Elders Centre- Honourable Mention The Plan Awards, Health Category 2015, Milan Italy.
- 2015 Kununurra Courthouse- Winner The Julius Elischer Award for Interior Architecture, AIA WA Chapter. With TAG Architects
- 2015 Walumba Elders Centre- Winner Colorbond Award for Steel Architecture, AIA WA Chapter.
- 2015 Kununurra Courthouse- Winner 2015 Best Regional Project Master Builders Association (MBA) Awards.
- 2015 Kununurra Courthouse- Winner 2015 Master Builders Association, Bankwest Best Commercial Building Building Excellence Award, Kimberley- Pilbara Region- Cooper & Oxley Builders Pty Ltd.
- 2015 Kununurra Courthouse- Winner 2015 Master Builders Association, Bankwest Best Commercial/ Industrial Building \$6,500,000 to \$25,000,000, Building Excellence Award, Kimberley- Pilbara Region- Cooper & Oxley Builders Pty Ltd.
- 2015 Kununurra Courthouse- Winner Lysaght Judges Innovation Award.
- 2014 West Kimberley Regional Prison- International Architizer A+ Award 2014 Typology Institutional: Government and Municipal Buildings, Police and Fire Station Category, New York. With TAG Architects.
- 2014 The West Kimberley Regional Prison- Australian Steel Industry 2014 Design Excellence Award WA Chapter, Buildings over \$5.0 million category. (with TAG Architects).
- 2013 West Kimberley Regional Prison- The David Oppenheim National Award for Sustainable Architecture, Australian Institute of Architects (AIA). With TAG Architects.
- 2013 West Kimberley Regional Prison- Public Architecture National Award, Australian Institute of Architects (AIA). With TAG Architects.



## Design Approach

Our experience in over 24 years in working in a broad range of project typologies has led to the development of a collaborative approach to engaging, affordable and sustainable architectural design. While we have a strong presence in regional practice, Iredale Pedersen Hook Architects are active across a range of building types, client groups, user groups, and architectural discourse and education. Our experience across a range of work has built an inherently collaborative approach to architecture, whereby we acknowledge the valuable contribution of other industry professionals, various stakeholders and user groups. Iredale Pedersen Hook approach each new project with fresh eyes, ears, and minds - keen to work on creating a significant outcome for each individual and unique project.

Each project is lead by a Director throughout the duration of the project and, as such, all decisions have the benefit of their collective experience. Furthermore the lead Director is fully accountable for the delivery of the scope of services under this contract and will be directly working on the project. A second Director is actively involved in the project and can step in as required.

Our commercial and public projects are all driven by:

1. A "Whole of Team" partnership - we ensure that the Client, stakeholders, occupants, and specialist sub-disciplines work together as an effective team and share the same understanding of goals and outcomes for the project.

2. An understanding of local context –the micro-climate, local patterns of living, working and travel, an understanding of the diverse needs of the end users, visitors and workers. Adrian Iredale has been a local Scarborough surfer for over 35 years, grew up in this area and clearly understands the micro-climate and environmental conditions of building and living on the coast.

3. Sensible and appropriate sustainability - by incorporating and implementing environmentally sustainable design as an integral part of the building fabric, we ensure that each project maintains it's ESD capabilities through out their life cycle, and can continue to provide comfort to the users, and minimal environmental impact. To this end we utilise 3D solar modelling techniques and life-cycle costing tools that assist in the life-cycle analysis and subsequently the cost benefit analysis of a material or system in a building.

iph won their first Sustainable Design Award in 2002 for a low budget coastal home and at a time when Sustainable Design was not recognised as a significant design consideration. Since this time iph has developed a national reputation for low cost and appropriate sustainable design winning over 10 national awards including Australia's most prestigious sustainable design award the 2013 David Oppenheim Award for Sustainable Architecture. iph currently have 2 projects short listed for the national sustainability design awards.

4. Constructability - we listen to local trades and builders and work closely with them to ensure at the outset that our design decisions and documentation are compatible with locally available trade skills and available materials. We programme the works and look at construction sequencing to ensure consistency with the project's programmed milestones.

5. Enduring, flexible and appropriate designs - our projects seek to respond to the local context- via formal qualities and how they respond to the local climate and living patterns. We design our projects to be flexible and adaptable, knowing that requirements may change, that occupants and tenancies



CASA 31



MOSMAN BAY HOUSE



## PROJECT SUMMARIES

IPH have a proven track record of delivering high quality projects within the budget and time constraints. In fact, IPH have been repeatedly engaged by the Housing Authority (HA) and the Department of Finance/BMW because of our reputation and capacity to deliver projects on complex site within very tight timeframes and budgets- such as the East Kimberley Development Project- Housing Component (HA) or the Warmun Community Post Flood Recovery Project (BMW).

The following selected relevant projects demonstrate IPH's experience in the execution of significant public architecture projects.

While the nominated projects vary in scale and budget, each is a building that is significant to the local and regional context in which they are situated. These three projects are:

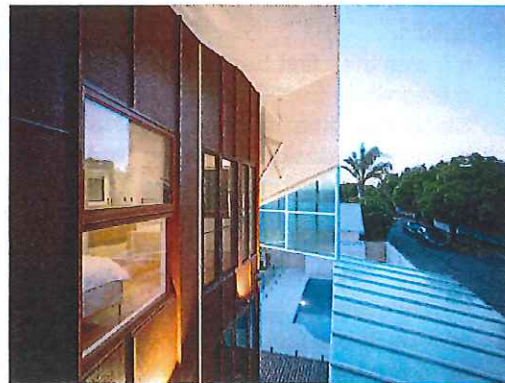
- (i) Yagan Square, Perth WA
- (ii) Kununurra Courthouse, Kununurra WA
- (iii) Perth Modern School Gymnasium

In addition to the above three projects, we have provided commentary in relation to additional projects relevant to community, building program and regional location. These include:

- Roebourne Children and Family Centre, Roebourne WA
- Kununurra Children and Family Centre, Kununurra WA
- Andrew McLauchlin Community Centre, Port Hedland, BHP Billiton and Shire of Port Hedland
- Various Primary and secondary school works including playing fields and courts.



SHEEP HOUSE



SWAN STREET RESIDENCE



**WALUMBA ELDERS CENTRE**, Warmun Community, Turkey Creek

**Finn Pedersen** - Director in Charge

**Adrian Iredale** - Design Architect

**Joel Fuller** - Project Architect

**Client** - Warmun Community and Building Management and Works

**Project Value** - \$9.6 million

**Project Status** - Completed 2014

**Awards** - Winner Health Category: World Architecture Festival 2015 Awards, Singapore. Winner 'Best of the Best', BPN 2015 Australian Sustainability Awards, Winner Multi-Residential Award, BPN 2015 Australian Sustainability Awards, Winner Colorbond Award for Steel Architecture, Commendation Award Public Architecture, Commendation Award Residential Architecture Multiple Housing Australian Institute of Architecture WA Chapter, Honourable Mention The Plan Awards, Health Category 2015, Milan Italy

**Relevance** - Aboriginal Consultation, Cultural Design Responses, design in flood zones, sustainable design, universal access, 4 Star "Greenstar" target design, "landmark" building celebrating Aboriginal Culture.

**Referee** - Richard Shallcross, Senior Project Director, BMW. tel (08) 6551 1860



The Walumba Elders Centre goes beyond the conventional requirements of an Aged Care Centre- it is a place for Community Elders to be celebrated and for Gija Culture to be taught and maintained in the community. The community view this facility as a community gathering space and is utilised for cultural events and celebrations.

Working directly with the community Elders, Council and the Home and Community Care staff, iph designed a new home for the elders based on their Cultural and social needs, while still complying with the requirements of an Aged Care Centre that can provide a range of services under the Commonwealth "flexible aged care provisions".

The community selected site was chosen to be close to the school and town centre to ensure social inclusion of the Elders and enable them to continue their role as educators and Cultural leaders. The site was within a 3m 1:50 year flood zone and as such the facility was designed to cope with these floods. The key strategy was to combine a retained earth berm and to lift the remaining building above the flood level on concrete columns. This added to the complexity of pedestrian and vehicular circulation to comply with the accessibility requirements of the centre.

The Centre performs several functions; it is the home for the residents and staff who have a range of living support needs, it provides a commercial kitchen for the residents, laundry, a common dining and activity area which is also a central meeting and celebration area for the community. Private activity areas to allow for gender specific Cultural activities to occur and a generous courtyard for the residents to enjoy.



The common area has a fire-pit to allow for the cooking of bush foods, and art troughs and space for a range of activities. This space is overlooked by the laundry – a drum-like feature and the administration area.

The form of the building responds to the dramatic landscape of Warmun - the two wings of the building create men's and women's spaces while the "beach-head" of the entry and common activity area anchors the building to the land. Staircases and folding ramps link the main level of the facility to the ground level landscape and activity space while the all encompassing roof defines generous verandah spaces, folding to provide shade and weather protection.

Finn Pedersen was project Director for this, and other significant Community renewal projects following the devastating flood that destroyed or damaged a large number of buildings through out Warmun in 2011. In his role as Director, Finn was responsible for the assessment of damaged buildings, the establishment of various project specific design briefs, the establishment of project committees and project control groups, and for the delivery of four new public buildings and the refurbishment of a number of others.

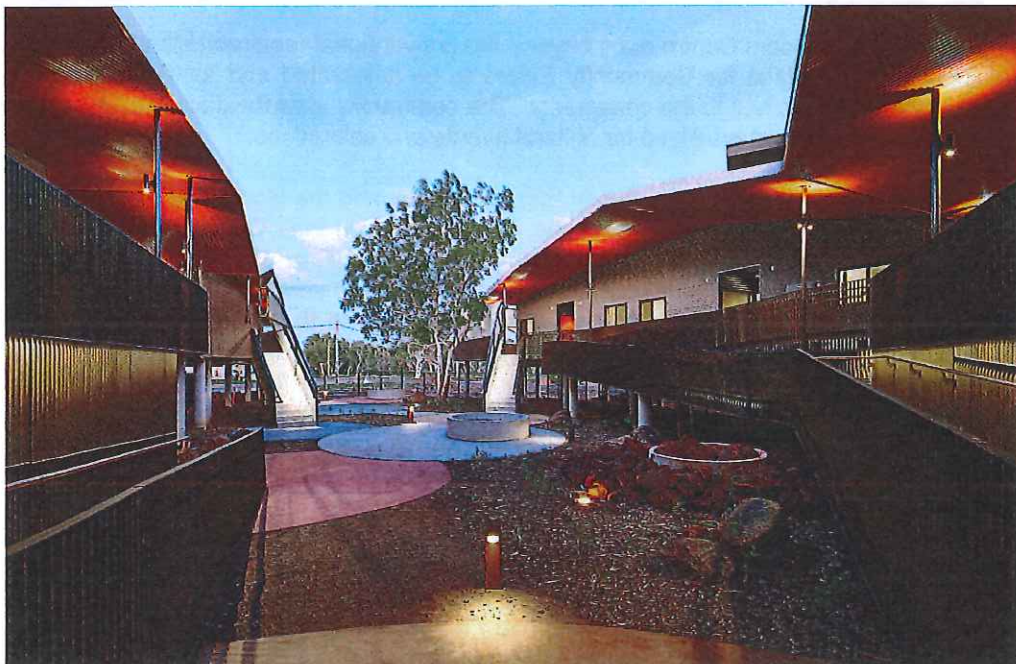
In undertaking this project, Finn developed regular, structured and clear consultancy strategies to encourage and foster collaboration. These enabled a range of stakeholders to be considered and reports published outlining decision making processes and outcomes.

During the project's early stages Finn and Adrian held regular design sessions tabling concepts and sketch design ideas for discussion. Together with key staff and sub consultants, these sessions allowed for the testing of concepts and form against our understanding of culture, site, construction and buildability

In his role as design architect, Adrian worked particularly closely with Finn to develop early concept and sketch design schemes. Adrian's ability to quickly develop clear, resolved architectural responses is crucial to the design process, particularly on public projects where the considerations of various stakeholders are to be taken into account.

Joel Fuller is a key member of the IPH Design team and. in conjunction with Finn, Joel was responsible for day to day coordination of Walumba Elders Centre, including attendance at all meetings and presentations. Joel has extensive experience performing this role in his time at IPH on projects for MRA, BMW, Department of Education and Department of Housing.

During construction, Joel continued his role as project architect and was in constant contact with the contractors, sub-contractors and project management.





There were a number of design issues that arose during the course of the project, particularly in relation to site, culture, planning and durability.

The Walumba Elders Centre has an intriguing relationship with its context. Due to recorded flood levels, requirements for universal access, extreme climate and existing site conditions, this building developed a unique external address to the street and other civic buildings. Internally, the building created a dialogue with its environment and surrounding landscape through apertures between pavilions and connections to ground level. It was through the understanding of, and designing within, existing constraints, that opportunities were identified and investigated.

Walumba Elders Centre houses a number of private individual and gender specific spaces, alongside public meeting and activity spaces. The development of the relationships of these spaces, to one another and to their surrounding context, allowed for a configuration that simultaneously encourages separation and inclusion where appropriate. This resolution was key to the realisation of a project that was considered and sensitive to staff, residents, families and the greater community.

In addition, the harsh climate and lack of access to on-going maintenance funding demanded a clear understanding of materials, systems and details that could withstand years of extreme conditions and continue to perform. Our understanding of working within extreme conditions over a number of years, including a number of coastal projects, has allowed iph to develop an understanding of building and material performance over time.



**YAGAN SQUARE, Perth WA**

**Adrian Iredale** - Director in Charge iph Perth (in association with Lyons Architects Melbourne)

**Finn Pedersen** - Design Architect, Art, ESD

**Client** - Metropolitan Redevelopment Authority

**Project Value** - \$65 million

**Project Status** - Construction due to commence September 2015, on programme.

**Referee** - Reid Ballantine Project Director, Perth City Link. tel 6557 0700

Iph architects in association with Lyons architects and Aspect Studio won an invited ideas competition in April 2014. The design seeks a unique solution that represents the culture, values and aspirations of the traditional owners and all Perth citizens. It aspires to create a new centre that welcomes traditional owners, residents and visitors in a sequence of spaces that are memorable, engaging, informal, playful and educational.

Yagan Square is a unique site bound by the heritage listed Horseshoe Bridge on three sides, large numbers of commuter traffic and an emerging multi-storey urban context to the west (City Link). It is a heavily contested site where servicing, safety and the capacity to accommodate large numbers require careful consideration and design.

Yagan Square includes a market place, restaurants, bars, children play areas, adult play areas and numerous places to meet and relax. This combination of programs is similar to the overall Scarborough Redevelopment project in that each function includes specific requirements that may often be in conflict, and design solutions for the SLSC will be required that identify and minimise potential conflicts.

Yagan Square is expected to become a key destination and will eventually become an asset managed in part by the local authority as will Scarborough for the City of Stirling. As a major stakeholder, they will seek solutions that are durable, functional and identify with existing wayfinding and signage, safety, DDA compliance, material palette and an economical life cycle costing. The City of Perth and the MRA expect solutions that appropriately represent Perth and Western Australia as a valuable asset with a unique position in Australia and the world.

The ongoing operation of Yagan Square will be managed by the MRA including minor and major events, managing the market place, delivery of goods, waste removal, policing (rangers) and providing information to visitors. It is expected that this complex mix of operation requirements will be similar to Scarborough Redevelopment and locally managed through the City of Stirling. Through our ongoing collaboration with MRA on Yagan Square we understand the complexity of the ongoing operational requirements and will seek solutions that reduce complexity, cost and risk. It is also anticipated that Yagan Square will operate on a 18/7 basis.

Yagan Square seeks integrated art solutions that enrich the total experience of the square. At present eight artists from various cultures are collaborating with the architects exploring ideas that are unique to Perth and the site, ideas that ultimately represent the broader community. Solutions range from interactive to passive, mysterious and abstract to direct, including lighting, sound, tactile, animation and water. The collaboration ensures that every piece of art has a natural and important place while being part of a considered 'family' or 'constellation'.

Yagan Square is a highly complex site and program with multiple stakeholders. To minimise the potential for issues to impact on the project Yagan Square required significant consultancy and a pro-active approach as follows:

Minimise the potential risk to existing primary transport networks (underground train tunnels),

Numerous meetings were held with the PTA in an open exchange of information. We took a pro-active role to produce drawings and reports and then presented these to the PTA for feedback and comments. This minimised the extent of work that was required by external stakeholders. External stakeholders will always have limited time to engage with project information.

PTA and other stakeholder reviews were listed in a schedule that clearly identified the issues and when and who were required to address these.

Minimise the potential risk to state heritage assets:

To minimise the risk of physical or historical damage to the state heritage listed Horseshoe Bridge early consultation commenced with the State Heritage officers to identify scope, design approach and flexibility to design and build around the state heritage asset. This resulted in a clear understanding of expectations for the design team and heritage officers. Maximise integration with the City of Perth policies and Urban Design objectives:

Yagan Square forms part of an evolving city plan developed by the City of Perth. It is also expected to be a unique destination point. To avoid conflict between the 'bespoke' design elements and the City of Perth standard specification we prepared clear diagrams identifying such areas and obtained preliminary written sign-off.

Maximise the potential for the integration of traditional owner (Whadjuk) culture, meaning and value:

Consultation with the Traditional Owners requires early organisation to allow for the time required to organise meetings and select the appropriate participants. Material to be presented must be clear and concise to enable quick and exact engagement and response. Presenters must be patient and prepared to listen, the most valuable information will be revealed when space is given for the Traditional Owners to engage and respond.

Minimise the risk of program extensions

The design team were pro-active in terms of providing sufficient information to all stakeholders ahead of scheduled requirements to enable a preliminary assessment to occur prior to formal submissions. This approach minimised the risk of additional information being required that could potentially impact on the program.

As per this project, the program was compressed and required fast tracking of stages in particular during the 120 day MRA Development Approval assessment period. Risk was minimised by early and reoccurring consultation with the MRA design review panel, DA assessment panel and all stakeholders

Maximise the integration of MRA aspirations.

iph architects fully appreciate the expectations of the MRA, stakeholders and broader community with a project such as the Scarborough Redevelopment Plan. iph have the skill base to consult in a manner that is inclusive of all parties, that identifies potential conflict between parties and stakeholders and to produce clearly legible documents that enable a thoughtful and complete understanding of the project.

Manage expectations within the project budget.

Cost reporting was performed on a monthly basis with any override being immediately discussed with the project manager accompanied with a proposed solution to rectify the overrun. This proved to be effective and flexible enough to enable all parties to manage the budget.

Additionally a close and continual line of communication between the design team and quantity surveyor emphasising the full scope of work and expected outcomes continued throughout the project.

The quantity of stakeholders and extent of risk with the Yagan Square project required us to rapidly build confidence with client and stakeholders in our ability to appropriately manage and minimise potential issues that could easily compromise the design and project. This trust was quickly developed in the competition winning proposal based on our



desire to respect the brief developed by the MRA and to propose a design that built ideas around this brief while demonstrating our understanding of the complexities of the site, stakeholders and brief.

We continually sought to exceed the expectations of the MRA and stakeholders while continually engaging with criticism and seeking additional solutions that address client and stakeholders parameters and feedback.







#### **KUNUNURRA COURTHOUSE**

**Adrian Iredale** - Director in Charge iph (in association with TAG Architects)

**Finn Pedersen** - Design Architect, Art, ESD

**Client** - Department of the Attorney General and Building Management and Works

**Project Value** - \$23.5 million, under budget 15%, on time.

**Project Status** - Completed 2014

**Referee** - Mike Hessel, Department of the Attorney General. tel (08) 9264 9698.

The design of the new Kununurra Courthouse, interprets local physical qualities to capture the uniqueness of Kununurra in a building that is dignified and welcoming yet establishes a sense of gravitas.

The architecture re-introduces the value of the regional courthouse with a civic, landmark building that will represent the local community and promote the role of the courthouse as a centre for dispute resolution.

The new facility has been constructed on the existing site and includes two courtrooms and an additional mediation/multi-function room. It has been designed for an economic design life of 50 years and incorporates a complex mix of facilities requiring careful design to achieve cultural sensitivity and security to all user groups.

Adrian Iredale was the Director in Charge of the project and involved with all meetings and consultation from commencement to completion. This project is nearing completion of the defects liability period. Adrian attended all user group, community and client meeting and continues to attend Project Co-ordination Meetings (PCG).

Finn Pedersen was responsible for the review and integration of culturally specific design responses ensuring the traditional owners unique cultural requirements were met with a sense of dignity and openness. He also managed the sustainable design aspirations ensuring a pragmatic approach to minimisation of energy consumption and appropriate selection of material.

This project recently won West Australia's prestigious Julius Elischer Award for Interior Architecture and The Australian Timber Design Association Best Use of Timber Veneer Panels and has been highly published nationally and internationally. It has also won an additional 5 building industry awards.

It has been stated by the Director General of the Department of the Attorney General and the WA Government Architect that this courthouse is the new benchmark for West Australian Courthouses, uniquely responding to the place of Kununurra creating a sense of place and atmosphere appropriate for a new landmark building of this program.

Significant issues to address during the project:



**Maintaining safety and security to all user groups:**

A courthouse includes diverse user groups that require specific paths of movement and security at all times. We also sought to achieve a sense of relationship to exterior courtyards, gardens and the surrounding community. Private and public worlds are carefully controlled without ambiguity or a sense of sacrifice to safety. We hosted a number of workshops with all user groups including our sub-consultants and following these, developed an interactive 3D model to enable future occupants to visualise the various spaces and assess risk to safety and security.

**Managing community expectations:**

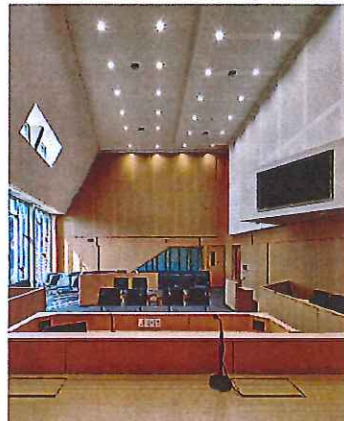
A number of workshops were held with the local community and local business owners to enable the community to engage and provide suggestions during the design development. Drawings and models were presented to the community representatives and then developed and later exhibited to the general public with the invitation to provide comments.

**Managing contested site:**

While this relates more to the construction methodology and organisation of the builder we were required to connect to an adjacent Police Station without compromising the day to day activities of the Police Station or safety. This impacted on our initial design approach in terms of maintaining the autonomy of the buildings enabling one to be constructed without any impact on the adjacent buildings or sites.

**Managing budget during design and construction:**

With a massive investment in security, an expected minimum 50 year life cycle, quality interior and exterior finishes, a tight and contested site, a remote site location and extreme weather conditions, this project had the potential to easily exceed budget expectations. From the beginning we were very particular to order where more cost should be allocated in terms of finishes and durability. This was primarily in the public areas (and persons in custody). This was a successful strategy with the building being awarded to the successful tender 29% under budget. This saving was maintained for the duration of the project with surplus funds allocated to renovate an additional 4 regional courthouse buildings.





## **PERTH MODERN SCHOOL GYMNASIUM:**

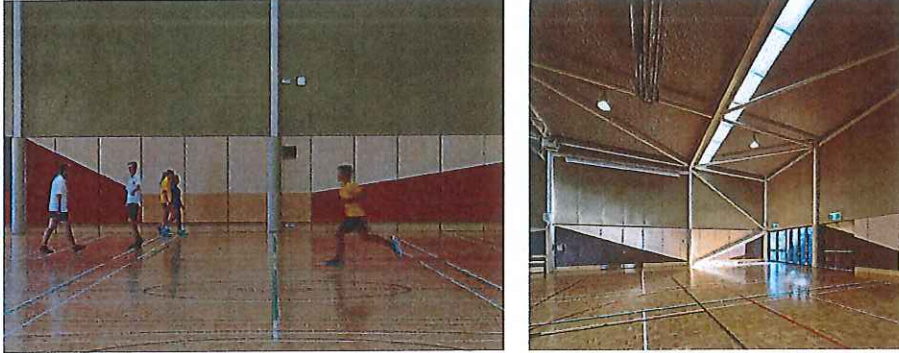
**Finn Pedersen** - Director in Charge

**Client** - Department of Education

**Project Value** - \$3.4 million, on time, on budget

**Project Status** - Completed 2015

**Referee** - David Muir, Dept. of Education. tel (08) 9264 4437



The design of the proposed sports hall was envisaged as a delicate shell structure, guided by the height parameters over playing surface. The east and west elevations draw influence from the illusionary works by Howard Taylor (a prominent WA artist and former student of the school) to appropriate the building scale to that of the inhabitants entering the main entry, located on the southern side of the building.

The interior spatial quality, proposed impact resistant plywood lining at low levels and shade cloth lining above, draw reference from the dark interiors (timber) linings from existing buildings on campus such as the existing gymnasiums and Hall.

The design of the new sports hall aims to create an iconic addition to the campus, which consolidates the existing play courts and buildings and support the sporting achievements of the school. At the same time, recognise the school's cultural heritage significance and desire to project a progressive and contemporary image. The new sports hall will have a strong presence on Subiaco Road and may be visible from Thomas Street. This provides an opportunity for the school to increase their visibility to Thomas Street during both day and night times.

### **SUSTAINABLE DESIGN**

The facility has been designed with an appropriate level of sustainable design that respects the occupants needs, the pragmatic functional requirements of the user groups and minimises operational and recurrent maintenance costs of the facility.

Initiatives include;

- Provision of breeze paths to allow for natural ventilation
  - Inclusion of Evaporative Cooling (within Preliminary Estimate). Mechanical Consultant to explore feasibility of using large-scale ceiling fans eg. Big Ass Fans and Evaporative Cooling at Design Development stage.
  - The use of low-energy lighting systems to minimise energy consumption
  - The use of low flow fittings for all tapware
  - Creation of functional outdoor spaces, effectively providing 'no-energy' activity areas
  - Wall and roof cladding from low maintenance Colorbond sheeting
- Building components designed to minimise waste by considering standard sheet sizes, steel lengths and to minimise specialised components and systems



### **Kununurra Children and Family Centre**

(\$3.5M - Completed February 2013, on time, in budget)

Key Personnel: Finn Pedersen, Adrian Iredale, Rebecca Angus, Melissa Loong, Khairani Khalifah & Vincci Chow

Project Outcomes: - 25% below the project budget, completed on time, building supported adjacent allied health providers for young women and children, community required a building that responded to the local cultural practices and climate and provided a central meeting place for local families for cultural activities and NAIDOC festivities.

The Kununurra Children and Family Centre is a multipurpose building that consists of a licensed day care facility catering for Children from 0 - 36+ months from Aboriginal families in the town, a "Family Centre" which functions as a parenting and training centre and a small health facility with 2 clinical rooms, toilets and a reception area to provide child and adolescent health services to augment the Ord Valley Aboriginal Health Centre nearby. This building has a degree of complexity due to the high level of community and allied Agency engagement – such as the health and educational providers in the town. IPH led the community engagement process and managed this within a tight timeframe generated by the Commonwealth Funding authorities.





**Roebourne Children and Family Centre**  
(\$4.7M - Completed January 2014 on time, in budget)

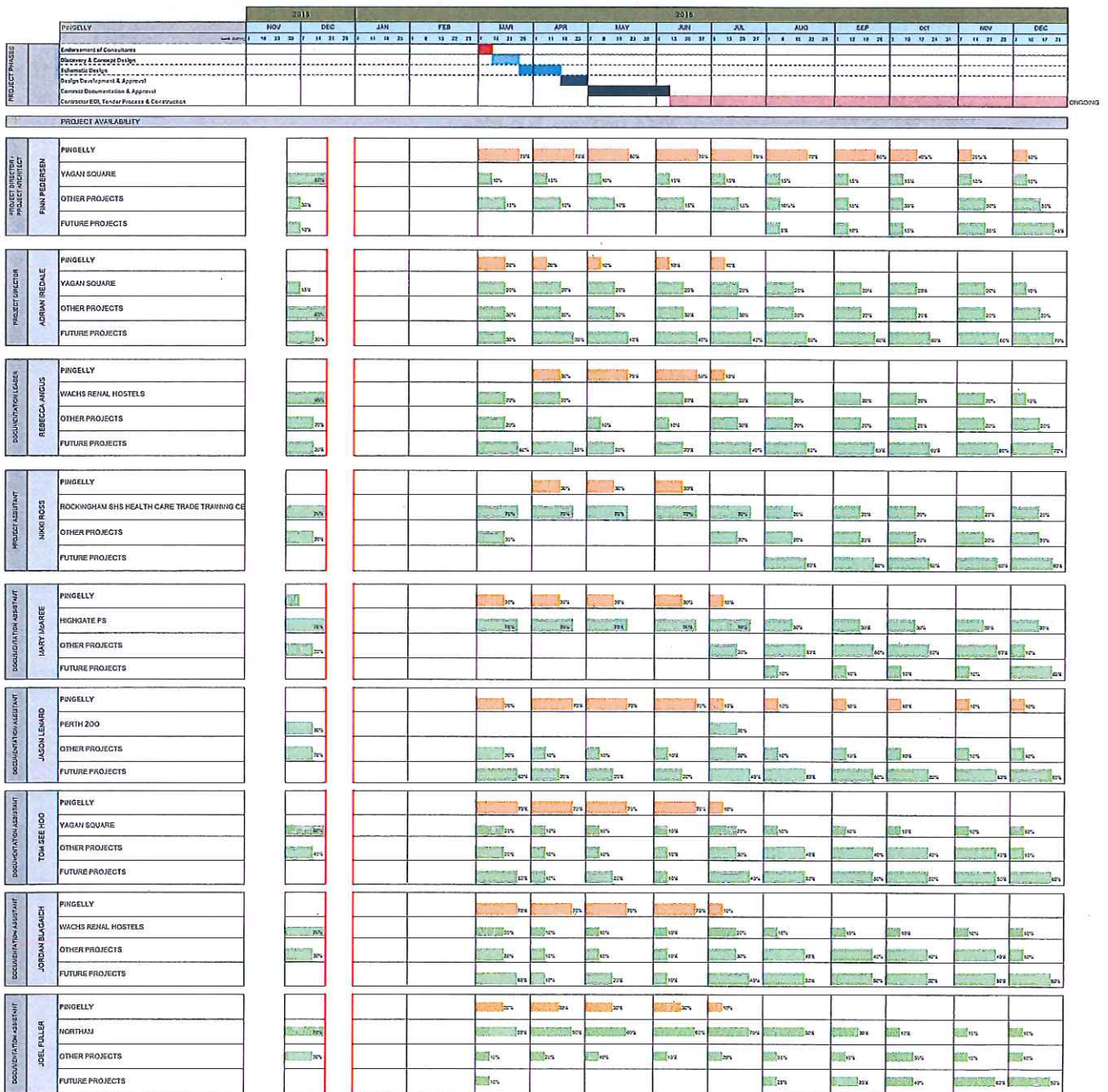
Key Personnel: Finn Pedersen, Adrian Iredale, Melissa Loong, Vincci Chow & Nikki Ross

The Roebourne CFC is a multipurpose building that consists of a licensed day care facility catering for Children from 0 - 36+ months from Aboriginal families in the town, a "Family Centre" which functions as a parenting and training centre, a crèche and a small health facility with 2 clinical rooms, toilets and a reception area to provide child and adolescent health services. This building has a degree of complexity due to the high level of community and allied Agency engagement – such as the health and educational providers in the town. IPH led the community engagement process and managed this within a tight timeframe generated by the Commonwealth Funding authorities.

## CURRENT UTILISATION

While the studio has been increasingly busy over the past two years, we have recently completed design and documentation on a number of significant projects and are now in an excellent position for new work of this scale.

Following the completion of a number of private residential projects and significant public projects in Kununurra, Warmun and Wickham at the end of 2014, the majority of work undertaken in the office in 2015 has been locally based design and documentation. We are in the process of tendering 4 Renal Hostels in Derby, Fitzroy Crossing, Carnarvon and Kununurra. For the remainder of this year and leading into 2016, we are in a unique position with a number of projects in Contract Administration phase. As a result, IPH are actively seeking new and exciting projects and have the staff and capacity available to appropriately service a key project such as the Pingelly Recreation and Cultural Centre. Please refer to the IPH staff capacity diagram for further detail directly relating to the nominated personnel.



## TIME AND BUDGET

IPH have a consistent record of delivering their projects within a tight time frame and within the project budget. To achieve this, we ensure that the project is closely managed in conjunction with the cost consultant and specialist sub-consultants. We will strictly adhere to project budget. Recent projects that attest to this success include;

Roebourne Children and Family Centre - *12% under budget and on time.*

Kununurra Children and Family Centre - *25% under budget and on time.*

Replacement Kununurra Courthouse - *29% under budget and on time.*

West Kimberley Regional Prison - *20% under budget without compromising buildability and quality.*

At an early stage the Project Control Group will discuss a construction methodology appropriate to the goals and constraints of the project and our design thinking stays within this philosophy to ensure that the project is cost effective and buildable. An adherence to the agreed briefed area and functions of the facility is critical to avoid "scope creep" and the possible associated cost over-runs. Clear understanding of, and agreement with, the briefed area and operational plan for the facility by the stakeholders ensures that any variations during construction are minimised.

The design team will work closely with the project manager, Shire of Pingelly, the appointed Builder and the cost planner to ensure that project delivery is achieved with the very best "value for money". We acknowledge that, like any project, there will be financial restrictions and limitations placed on the program and that efficient planning is critical. Similarly, priorities may have to be developed to achieve the best overall solution within the budget. We also understand that there is a key link between time, cost and quality. Methods of project delivery and project time lines play an important part in achieving a successful outcome.

The key to producing an outstanding product within program and budget is to consistently monitor design. Budget awareness should be observed at an early stage and continually assessed to ensure that the agreed cost plan is maintained. IPH have extensive experience providing the deliverables required, particularly those relating to time and cost.



# RESPONSE TO QUALITATIVE CRITERIA

## 2.2 SERVICES DELIVERY

IPH utilise a 'Design and Construction Management System' (DCM) that is tailored to suit the particular requirements of each project. This allows flexibility in the consultation, design and contract administration approach to suit the Client or Agencies particular needs. Additionally, this system incorporates our revised Office Manual and constitutes the basis of our Quality Assurance implementation and record keeping. Our DCM is provided as an Addendum to this document.

Our understanding and appreciation of the vision and objectives of this project are demonstrated by the following outlined key project elements. We constantly strive to meet and exceed our client's expectations by interrogating the key project elements and developing design strategies with our consultant team to address these elements.

### **Regulatory Frameworks and Authority Issues**

The Department of Water

Local Heritage clearance issues

Department of Fire and Emergency Services

Department of Planning requirements

Local Government Planning; Shire of Pingelly Local Planning Scheme

### **Physical Site Issues**

Micro-Climate Design for Pingelly – Hot, dry summers with warm nights and strong dusty easterlies, frequent, strong dusty SE, cool winters with frosts and main rain events during winter with some impact from tropical cyclone/ El Nino cycle rain in summer.

Possible site flooding is a consideration, as well as the risk of clays in the sub-soil conditions.

### **Design**

Master-planning to ensure a feeling of safety and security to the users and staff

Efficient use of the available land

Recognition of the variety of age groups that will inhabit the facility from families with very young children to the elderly.

Recognition of the staff requirements.

Ensure full level of accessibility beyond the BCA to meet requirements of the Disability Discrimination Act.

### **Life Cycle and Sustainability Elements**

Designing a practical and cost effective facility that meets the Principal's expectations within the restraints of the Project Budget.

We suggest utilising the GBCA "Greenstar" Public Buildings tool as a guide to target a 4 Star rating. Director Finn Pedersen has undergone Greenstar Training with the GBCA.

Providing a practical balance between budget and life-cycle costing.

Minimising recurrent maintenance costs.

Designing public spaces that can minimise staffing requirements and associated cost.

Designing a building that is adaptable and expandable

ensure an appropriate response to environmental, social and economic sustainability, IPH will seek to provide a clear return brief, against which progress can be measured throughout.

**Budget and Expectations**

Develop a functional brief that responds to all stakeholders. Our experience in community consultation is particularly valuable in clarifying the brief and in reviewing the operational planning of a facility thus managing expectations through an open and clear communication process.

Detailed cost planning with the projects Quantity surveyor at all stages of the project.

Integrated design between the Architectural and Consultant team will be critical in meeting the Principal's expectations.

## **Project Program**

iph have reviewed to program and indicative milestones outlined within the RFT and have prepared an outline program that attempts to capture this information, along with stakeholder, client and project management consultation.

The Project timeframe indicated is very tight- approximately 17 weeks to consult with the Shire and stakeholders to obtain agreement on core milestones, obtain Development Approval, design, engineer and document the project and coordinate all specialist sub-consultants.

This is a significant project risk as the compression of the timeframe is impacted by the amount of time service providers (Water Corp., DEFS and Horizon Power) take to respond to queries and submission, and the amount of time the external specialist consultants take to perform their services.. Highly desired consultants may not be able to deliver their services within the target time period making them unavailable to the project team.

While we are able to meet this program for our services, at this stage we would ask the Client to reconsider the indicated timeframes to de-risk the service consultants and essential service provider works, and provide time for a higher quality of design resolution and consultant coordination.

The key processes, such as authority and client approvals, as well as completing cost estimates, will require careful consideration and management to ensure that the process remains on program. In terms of design and documentation, these items have been considered and we have the ability, and capacity, to meet all nominated milestones.

In order to achieve this, however, it must be recognised that industry shutdown periods such as Christmas and New Years holidays will impact on scheduling and deliverables. It must also be acknowledged that in order to meet the time frames outlined, the entire project team will be responsible for efficiency of feedback, approvals and the arrangement of workshops and stakeholder consultation.

Another crucial programming factor will be the ability for the Shire of Pingelly to fast-track the Development Application review process to ensure any recommendations are able to be incorporated into the design within the timeframes nominated on the RFT.

IPH welcome client and stakeholder involvement in the development of a suitable and appropriate project program to meet various constraints and deadlines.



## **DELIVERY OF SERVICES**

Iredale Pedersen Hook Architects' innovation in design is backed by a strong management strategy that provides for successful outcomes in budget, time and user satisfaction. These methodologies and skills have proven effective during the West Kimberley Regional Prison, Kununurra Replacement Courthouse (both in assoc. with TAG Architects), Warmun Rejuvenation Project, the Roebourne and Kununurra Children and Family Centres and community housing projects in the Kimberley, Pilbara and Goldfields. This management strategy has also been employed for current projects including Yagan Square (in assoc. with Lyons) and Elizabeth Quay Food and Beverage Outlet 05.

### **Design and Construction Management**

IPH utilise a 'Design and Construction Management System' (DCM) that is tailored to suit the particular requirements of each project. This allows flexibility in the consultation, design and contract administration approach to suit the Client or Agency's particular needs. Additionally, this system incorporates our revised Office Manual and constitutes the basis of our QA implementation and record keeping.

IPH have a risk identification methodology as outlined in our DCM System. This is completed to identify the varying risks throughout the design, documentation, and construction stages of the project. During the design stage we also consciously identify any design decisions that may cause risk to the facility staff or maintenance personnel so that the final design has eliminated obvious risks.

## **MANAGEMENT METHODOLOGY**

The key to providing a successful and timely outcome for the Pingelly PRACC is to ensure that an appropriate, proven and effective design and project delivery methodology is utilised. We believe strongly in the concept of teamwork, where appropriate skills and resources are matched to managed outcomes and goal fulfilment. IPH Architects Client and Stakeholder Management methodology recognises a holistic concept of a Total Project Team.

We aim to integrate within a multi-skilled project team environment consisting of the Shire of Pingelly, Building Users, and other key stakeholders. Through this diverse team, we will collate, discuss and research key issues related to this project, and develop clear project roles and responsibilities. The integration of the Consultant Team - including the cost planners at an early stage in the project is critical to a successful outcome.

We understand that the University of Western Australia and Patrick Beale have done some significant works on this project and we would be pleased to work with or collaborate with his team.

## **CONSULTATION METHODOLOGY**

During all stages of the project the Design Team will perform intensive consultation with the Project Control Group and any other stakeholders as required. We recognise that design solutions require continued consultation and development to ensure that the right building and operational outcomes are achieved by consulting key user and community groups.

The proposed new building must not only contribute positively to the public realm, but as the long term occupants of the building, it must meet the functional and aspirational expectations of the Shire of Pingelly and building users.

### **Methodology**

At the beginning of the project a Communication Plan is developed, along side the Return Project Brief, that identifies key stakeholders and maps timeframes and milestones for their input into the relevant stages of the project. The creation of a building sub-committee will also greatly reduce potential conflicting briefing during initial phases. The subcommittee should be elected by the Shire of Pingelly and include representation for all key stakeholders.

Due to this project's role within the Shire of Pingelly, including its relationship with other civic buildings and the surrounding context, this component of the works will require consultation



with specialist design groups, service consultants and other organisations that may be unfamiliar to Iredale Pedersen Hook Architects. We acknowledge that open consultation and collaboration with a range of industry professionals will result in cohesive, coordinated and appropriate design solution.

In the initial phases, consultation with client groups and stakeholders, will be highly beneficial to the integration of the project. Given the time constraints for this project, it is critical that an open exchange of ideas and material occurs from commencement of the project.

### **Previous Projects**

As evidenced through recent and ongoing collaboration with TAG Architects (Kununurra Courthouse) and Lyons Architects (Yagan Square), IPH welcomes the opportunity to share ideas and work in partnership with the Interpretive Consultant, other client groups and design agencies.

As an example, the design process for Yagan Square included a fluid exchange of ideas between the architects, landscape architects, MRA and the traditional owners represented by the Whadjuk Working Party. The design team maintained a commitment to developing the 'Creative Template' to best encompass the values of all stakeholders while reflecting this in the emerging design.

### **Managing Meeting Expectations**

We understand that significant community and stakeholder consultation has been performed, but as we are not aware of the details of this consultation the following describes how we normally perform and community and stakeholder engagement.

To meet the project milestones and to perform the required community consultation and information gathering will require skilled management of the user groups. It is critical to the quality of the information gathered in the Design Stage that the groups have common members for each workshop to ensure decision making integrity. We recommend visits no further apart than 2 weeks to maintain the momentum of the design and consultation process.

Our proposal is based on our experience in delivering projects with high levels of client and stakeholder engagement in regional areas.

We propose that the design stage is managed through a series of workshops on site in Pingelly as follows:

The workshops will be led by IPH Director Finn Pedersen, assisted by another IPH team member.

#### **Introduction and Scoping Workshop**

Core Client briefing and development of a functional brief within the context of the varying budgets. Areas are given priority based on the importance to the project.

A cycle of meeting, drawing revision and follow-up meetings to move through the Design Stage of the project

Information gathered in stakeholder workshops will be documented in meeting summaries and provided to the Client team members for assessment and integration into the design. We have assumed that IPH will be leading these workshops and will be attending the meetings as an integrated consultant.

Critical to the management of information and discoveries in the stakeholder consultation is the prioritisation of outcomes with respect the core principals of quality, cost and time. We will endeavour to ensure that stakeholders are aware of the limits of the project in terms of cost and building performance, as well as the require milestones for the delivery of the project.

IPH will then actively engage with existing themes, research and designs to inform appropriate and meaningful architectural responses. Similarly, the interpretive design team will be viewed as valuable resources for concept and design review, acting as a marker against which we can review brief, program and outcomes.

We look forward to meaningful engagement with a number of key agencies to ensure the potential for this project is met and exceeded.

### **Track Record of Success**

Our good track record for successful communication with senior government personnel and a broad range of community stakeholders is best demonstrated through recent and on-going work with the Metropolitan Redevelopment Authority (MRA), the Department of Justice, WA Country Health Services, Department of Education and Department of Finance, Building Management and Works and the Housing Authority.

IPH are sensitive to the issues faced by senior government personnel including the sensitivity of public projects in key areas, the need for confidentiality of the whole project team, the pressures on personnel at a Ministerial level and via the media.

Our major projects such as the Kununurra Courthouse, The West Kimberley Regional Prison and the Warmun re-build all had senior staff involvement both from DoF/BMW and from the Agency Client group and/or Ministerial staff involvement. Our direct engagement for the role as Design Manager for the Department of Finance on the \$90M EKDP GMP contract- which involved ensuring that the State obtained value for money and a quality outcome under an alternative procurement system.

For Yagan Square we worked directly with the senior MRA Project Director for City Link-Reid Ballantine, as well as other senior MRA staff, Executives and Board Members.

### **DOCUMENTATION METHODOLOGY**

IPH Architects have established an industry reputation for providing our clients with comprehensive and thorough contract documentation and specifications for construction. We believe that a thorough approach to design and detail resolution during both the design development and documentation phases results in a better quality built product with reduced cost overruns.

During the project we will tailor the documentation to suit the various milestones, including workshops, presentations, cost assessment, reporting, planning approval, tender, and finally construction.

Ultimately we will produce a full set of drawings, technical specification, various schedules and any other supporting documentation required to meet the requirements of this project. Given that the successful tenderer may not be engaged for 'construction support services', we believe that it is essential to achieve an impeccable documentation package to ensure that the project is realised as per the design intent.

Key to this will be to identify and address potential design risk through frequent stakeholder meetings and detailed review of stakeholder policy with the intent of achieving DA approval with minimal additional conditions that could impact on documentation.

### **COST CONTROL**

We will work closely with the Client Team and Quantity Surveyor to ensure that the facility brief and the project budget are aligned. We will provide advice were to improve efficiencies in the planning and building form and will ensure that "scope creep" is kept to a minimum.

We have a track record of delivering similar projects within the time and cost constraints, and can work with the Client team to meet any key funding deadlines to secure funds.

We have measured the areas off the reference plan provide and populated the spreadsheet provided in the Tender Documents. We have then engaged a Quantity Surveyor, John Stanger Partnership, to provide an indication of expected rates for such a project – based on recent tender figures he is able to access from the Department of Finance, Building management and Works.

Due to assumptions made for external areas, and the lack of provision of any engineering drawings the cost plan is significantly higher overall than the indicated budget. The actual building components of the project do, however sit within the indicated budget at \$5.705M. It is expected that once the design is developed, and the unknown items are resolved, the cost estimate will reduce.

## RESPONSE TO QUALITATIVE CRITERIA

### 2.3 LOCAL CONTENT

IPH will provide all services from Western Australia and are a fully locally owned practice, which does not outsource any work interstate or overseas. We will support local Western Australian businesses by only inviting West Australian owned and operated Sub-consultants to provide submissions for this project. We will exclude multi-national Engineering companies from quoting on the specialist sub-consultants services. Our focus on sub-consultants will also include Wheatbelt based businesses where they have the skills and track record in providing these services- thus providing local employment and retaining skills in the region.

IPH contribute to the development of the WA construction industry by providing employment to interns and students, by providing lectures and presenting at conferences in the State and the country. This year IPH ran a design studio for 4<sup>th</sup> and 5<sup>th</sup> year Architecture students from the University of Western Australia, and Director Finn Pedersen presented WA Architectural Design at the 2015 AIA Risk Conference. Finn is a participating delegate at this weeks National Housing Conference held by the Australian Housing and Urban Research Institute. Finn also presented a lecture on sustainable design in Architecture for Environs Kimberley in Broome this year. This ongoing commitment to the development of the culture of design in the state is a critical part of our practice.

IPH provides pro-bono board membership to the Wyemando Trust and the Jimmy Pike Trust with Director Finn Pedersen's 5 years as a board member and now a vice chair. These trusts provide grants to Aboriginal Communities to support language and culture preservation, and the Jimmy Pike Trust provides an annual scholarship to Aboriginal Students to travel to Perth from remote communities to attend a 2 weeks Print scholarship workshop at Edith Cowan University.



# RESPONSE TO QUALITATIVE CRITERIA

## 2.4 SKILLS & EXPERIENCE OF KEY PERSONNEL

### **Project Director - Finn Pedersen, B Arch (Hons), M Arch, Reg. Architect, AIA.**

Finn has over 24 years experience in architectural practice. Finn has extensive experience in stakeholder consultation with a particular focus on Indigenous community engagement. He has extensive experience in a wide range of projects including projects for Department of Finance, Department of Education, the Housing Authority, WA Country Health Services, Department of Corrective Services and the Perth Zoo. Finn was the Project Leader for the WACHS Renal Hostels, Walumba Elders Centre and Warmun Post Flood Rejuvenation project which involved extensive community consultation and re-working of the community master plan to develop a town centre, and is the Project Director for the Perth Zoo Master Plan.

Finn has undergone GBCA Greenstar Training and will be leading the sustainability initiatives in the project. He will be available for the full duration of the project

Finn is a co-founder of Environs Kimberley Inc. – a NGO environment group in Broome, the Vice-Chairperson of the Wyemando and Jimmy Pike Trust who provide grants to support Aboriginal Language preservations and art based practices throughout WA.

### **Design Director - Adrian Iredale, B Arch (Hons), M Arch, Reg. Architect, AIA**

Adrian has over 24 years experience in architectural practice and has been involved in projects of all scales including civic master planning and urban design. Adrian has extensive experience in a wide range of projects for the Metropolitan Redevelopment Authority, Perth Transport Authority, Department of Housing, and through the Department of Finance and the Department of Education. Adrian has extensive experience in stakeholder management and engagement and was the Design Director for the Yagan Square, Kununurra Courthouse, Broome and Karratha Courthouse Renovations, and the Football West Stadium and Master Plan. Adrian will be available for the duration of the project.

### **Design Architect – Rebecca Angus, B Arch (Hons)**

Rebecca has over 21 years of experience in architectural practice. Rebecca has extensive experience in civic, commercial, education and residential projects both local and international. Rebecca has been a key member of Yagan Square, West Kimberley Regional Prison, Derby and Kununurra Renal Hostels and various education projects. Her experience in a range of complex projects gives her the skillset to excel in her role as Design Architect and translate the scope of works into a high quality building. She will be available for the duration of the project.

### **Design Architect- Joel Fuller, B. Arch (Hons), Reg. Architect**

Joel is a registered Architect with 9 years of experience who has been a key member of the IPH studio since 2012. Joel has worked on a range of projects including in the educational, health and recreation realm. Joel was the Design Architect on the Walumba Elders Centre and has extensive experience in design facilities on complex and flood prone sites. Joel is available for the duration of the project.

### **Assistant Architect- Mary McAree, Dip Arch, Reg. ARB,**

Mary has 10 years of experience in architectural practice. Mary is experienced in civic, commercial, education and community projects both locally and internationally. Mary was the Project Architect of the Perth Modern School Gymnasium, the master plan and Music Auditorium and the Children and Family Centers in Roebourne and Kununurra. Due to her experience on numerous complex buildings Mary has the knowledge and capability to understand the scope of works required in technical projects. She will be available for the duration of the project.

**Assistant Architect- Jason Lenard, B Arch (Hons), Reg. Architect, AIA,**

Jason has 4 years of post graduate experience in architectural practice and was an intern at IPH for 4 years prior to graduation. Jason was Project Architect on the Warmun Rejuvenation project, the Perth Zoo Master Plan and Orang-utan Jungle School. Jason worked closely with the Zoo interpretive designer on the Orang-utan project and is a key leader of other Zoo projects. He will be available for the duration of the project.

Other IPH staff will be drawn from the pool of available staff as required to provide drawing, research and documentation work.

**The Architects Board of Western Australia**

hereby certifies that

**Iredale Pedersen Hook Pty Ltd**

**T/As Iredale Pedersen Hook Architects**

is a licensed architectural corporation in Western Australia  
in accordance with the Architects Act 2004 for the period

1 July 2015 to 30 June 2016

**Licence Number      2170**

The following people have been submitted as  
responsible architect/s for this corporation

Architect	Registration No.
Adrian Steven Iredale	1533
Finn Tingleff Pedersen	1648



Registrar



**The Architects Board of Western Australia**

hereby certifies that

**Finn Tingleff Pedersen**

is registered in

**Division 1 - Practising Architect**

in accordance with the Architects Act 2004 for the period

**1 July 2015 to 30 June 2016**

Registration Number

**1648**



Registrar

# RESPONSE TO QUALITATIVE CRITERIA

## 2.4 TENDERER'S RESOURCES

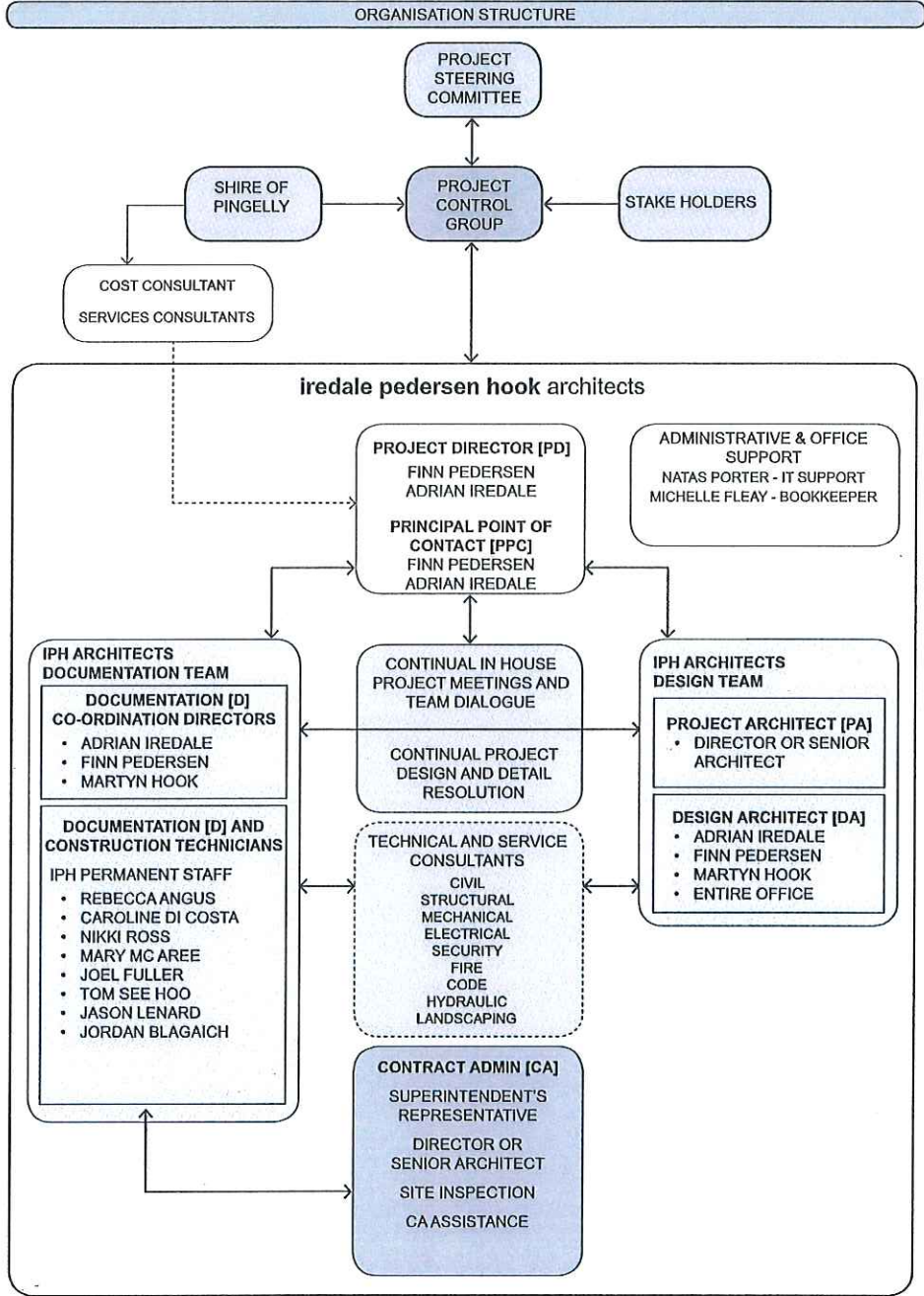
### ORGANISATIONAL CAPACITY

As indicated in our current organisational structure diagram and staff lists, IPH currently employs 15 staff, 13 of which are architectural staff directly involved in day to day running of various projects within the office. Lead by directors Adrian and Finn, and with design and strategy input from Melbourne director Martyn Hook, the office is run using a 'flat' organisational structure whereby all team members are encouraged to actively participate and contribute at various stages of each project. Regular office meetings allow for all staff to be kept up to date with project progress.

The studio employs a balance of senior and junior staff to allow for projects of a variety of scales. Medium projects, such as this one, allow for architects and graduates to learn and develop under the guidance of senior architects and associates of the practice.

As project director, Finn Pedersen will be intimately involved with all aspects of the project throughout each stage. In support, IPH employs a number of senior architects, to perform the role of Project Architect that have the experience and capacity to manage staff, service consultants and client groups on public projects of this nature.

Each role is to be undertaken by the nominated personnel for the duration of the project. If staff are unable to fulfil their roles due to unforeseen circumstances, the studio possesses the personnel and capacity to replace with staff of equal standing. Please refer to the IPH organisational structure diagram and current staff list for further detail.





**3.0 APPENDIX**  
**STAFF CV'S**



## FINN TINGLEFF PEDERSEN

M.Arch (RMIT), B.Arch (Hons), B.App.Sci. AAIA

### DIRECTOR

iredale pedersen hook architects

#### Personal Details

Date of Birth: 03.07.1969

Place of Birth: Perth, Western Australia

## Project Experience

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### HEALTH

<b>Health Care Trade Training Centre, Rockingham Senior High School, WA</b>	<b>Budget: \$2.30 M</b>
Government of Western Australia - Department of Finance, Building Management and Works	
<i>role</i> Principal Architect & Director-In-Charge	
<b>Warmun Community Aged Care Facility</b>	<b>Budget: \$9.60 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
<b>Renal Hostels, Carnarvon, Kununurra, Derby and Fitzroy Crossing</b>	<b>Budget: \$19.0 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
<b>East Kimberley Development Package Design Management Role</b>	<b>Budget: \$40.0 M</b>
<i>role</i> Director-In-Charge	
<i>project</i> Coolibah Health Centre, Patient Short Stay Accommodation & Kununurra District High School.	

---

### EDUCATION and TRAINING

<b>East Kimberley Redevelopment Package - Design Manager</b>	<b>Budget: \$40.0 M</b>
<i>project</i> Kimberley TAFE College Upgrades - John Holland Group GMP Contract, with Bateman Architects	
<i>role</i> Director Finn Pedersen was directly engaged by Building Management and Works to act as the Design Manager on the 11 Elements of this Guaranteed Maximum Price Contract between JHG and BMW. This role involved ensuring that the Project Elements were designed and built to a high standard of quality, and that the Novation of the Design Architects (Bateman Architects) did not compromise the final products. This unusual role demonstrates BMW's belief in IPH's high performance and professionalism and ability to apply a range of skillsets over a range of service categories focusing on Health and Education.	
<b>Roebourne Children &amp; Family Centre</b>	<b>Budget: \$4.70 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
<b>Kununurra Children &amp; Family Centre</b>	<b>Budget: \$3.80 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
Workplace design and fitout of offices, medical suits, childcare activity spaces and multifunction community centre.	
<b>Building Education Revolution (BER) Projects Works, 11 Schools, Perth</b>	<b>Budget: \$14.95M</b>
<i>role</i> Director of Design	
Interior fitouts including renovations to administration areas and teaching blocks and FFE coordination.	

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### LAW and ORDER

<b>Kununurra Replacement Courthouse in association with TAG Architects</b>	<b>Budget: \$38.1 M</b>
<i>role</i> Director of Design	
<b>West Kimberley Regional Prison, Derby in association with TAG Architects</b>	<b>Budget: \$120 M</b>
<i>role</i> Principal Architect & Director-In-Charge	

---

### PUBLIC BUILDINGS

<b>Yagan Square in association with Lyons Architects</b>	
Government of Western Australia Metropolitan Redevelopment Authority	<b>Budget: \$71.0 M</b>
<i>role</i> Director in Charge of Sustainability and Community Engagement	

<b>Food and Beverage Kiosks, Elizabeth Quay, Perth</b>		<b>Budget: \$3.50 M</b>
<b>Government of Western Australia Metropolitan Redevelopment Authority</b>		
<i>role</i>	Associate Director	
<b>Perth Zoological Gardens Great Ape (Orangutan) Exhibit Upgrades</b>		<b>Budget: \$5.00 M</b>
<i>role</i>	Principal Architect & Director-In-Charge	
<b>Warmun Rejuvenation Project</b>		<b>Budget: \$10.5 M</b>
<i>role</i>	Principal Architect & Director-In-Charge	
	Workplace design and interior fitouts, including flood-proof interior design fitout and furniture to allow for food proof interiors that are cleanable following future floods.	

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## Education

2008	Master of Architecture by Invitation, Royal Melbourne Institute of Technology
1991	Bachelor of Architecture (Honours) Curtin University of Technology
1989	Bachelor of Applied Science (Architectural Science) Curtin University of Technology
1989-1990	Extensive Architectural Study Tour (Europe + New York).

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## Academic Experience

2015	UWA 4 <sup>th</sup> / 5 <sup>th</sup> Year / Masters Studio Director
1991-2004+	University of Western Australia School of Architecture and Fine Arts guest lecturer and critic
2003	Curtin University of Technology PIAF Inside Australia Installation Minor Project Elective
1998	University of Western Australia School of Architecture and Fine Arts Studio Master (cross discipline studio of fine arts, architecture and landscape architecture) Karmulinunga Aboriginal Community Housing- Derby.
1996-2004+	Curtin University of Technology Department of Architecture, Design Lecturer (2nd, 3rd and 4th year studios), Guest Lecturer and Critic
1991-1994	Lecturer-Design and Techniques at Curtin University of Technology

---

## Professional Experience

2011+	Member, City of Vincent Design Advisory Committee.
2004	Jury Member for the WA Department of Housing and Works Broome Sustainable House Competition .
2002-03	Perth International Arts Festival- Antony Gormley s Inside Australia installation- Installation team supervisor.
1999+	Established Practice Iredale Pedersen Hook Architects
1997	Established Practice Finn Pedersen Architect
1992-96	NBC Aboriginal Corporation - An Aboriginal owned architectural consultancy based in Broome,WA. Project Architect
1994	Longley Architects. Position: Design Architect (5 months).
1994	Donaldson + Warn Architects (Cardiff Opera House Competition)
1991-98	School of Architecture and Fine Arts, University of Western Australia: Design Studio Master and guest critic
1990-91	Donaldson + Warn Architects Position: Intern.

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## Professional Bodies / Organisations

2014	Finn Pedersen is an expert reviewer on the Australian Building Codes Board for the BCA Energy Assessment for tropical and sub-tropical regions.
2004-07	RAIA Environment Committee
1998	Registration RAIA Archicentre, Architects Advisory Service, Member Architect
1995+	Architectural Registration, Architects Board of Western Australia no. 1648

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## Community Groups/ Professional Bodies/ Organisations

Current	Trustee of the Jimmy Pike Trust that oversees the Jimmy Pike Scholarship
Current	Vice-Chairperson of the Wyemando Harper Sisters Aboriginal Bequest
2011 +	City of Vincent Design Advisory Committee
1996-04	Co-founder and committee member- Environs Kimberley Inc. A Broome based an environmental group campaigning to protect the environmental and cultural qualities of the Kimberley region and to promote sustainability. Finn is currently an ordinary member and a lobbyist. <a href="http://www.environskimberley.org.au/">www.environskimberley.org.au/</a>
1999	Committee member of the 1999 Imagine World Environment Day fund raising concert.





## ADRIAN STEVEN IREDALE

M.Arch (RMIT), B.Arch (Hons), B.App.Sci. AAIA

### DIRECTOR

iredale pedersen hook architects

Associate Australian Institute of Architects (AAIA)

### Personal Details

Date of Birth: 16.09.1969

Place of Birth: Doncaster, England

## Project Experience

### HEALTH

<b>Warmun Community Aged Care Facility</b>	<b>Budget: \$9.60 M</b>
<i>role</i> Principal Architect	
<b>Fiona Stanley Pathwest Interior Fitout</b>	<b>Budget: \$310 K</b>
<i>role</i> Principal Architect & Director-In-Charge	
<i>project</i> Interior design - Workplace design and fitout to existing new hospital facility to match Pathwest s requirements.	
<b>Leederville Fire Station Medical Suites -Interior Fitout</b>	<b>Budget: \$1.50 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
<i>project</i> Workplace design and fitout to existing heritage Fire Station to convert into medical suits- to Design Development	
<b>Bunbury Regional Hospital The Buchan Group Architects (prior to IPH)</b>	<b>Budget: \$72.0 M</b>
<i>role</i> Senior Project Architect	

### EDUCATION and TRAINING

<b>Specialist Transportable Classrooms</b>	<b>Budget: \$10.0 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
<i>project</i> Interior fitouts to classrooms and FFE coordination, including specialist machines etc.	
<b>Nedlands Primary School</b>	<b>Budget: \$525 K</b>
<i>role</i> Principal Architect & Director-In-Charge	
<b>General Transportable Classrooms- Home Economic, Design and Technology and Science</b>	<b>Budget: \$4.00 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
<b>Nullagine Transportable Office Administration</b>	<b>Budget: \$250 K</b>
<i>role</i> Principal Architect & Director-In-Charge	
<b>Building Education Revolution (BER) Projects Works, Perth iredale pedersen hook architects</b>	<b>Budget: \$14.95 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
<i>project</i> Bentley Primary School, Carlisle Primary School, Curtin Primary School, Kewdale Primary School, Gibbs St Primary School, Manning Primary School, Queens Park Primary School, Wilson Primary School	

### LAW and ORDER

<b>Kununurra Replacement Courthouse in association with TAG Architects</b>	<b>Budget: \$38.1 M</b>
<i>role</i> Principal Architect & Director-In-Charge	
<b>Kununurra Police Station Alterations and Additions in association with TAG Architects</b>	<b>Budget: \$11.0 M</b>
<i>role</i> Principal Architect & Director-In-Charge- Concept Design	
<i>project</i> Workplace design, space planning of whole buildings including draft furniture layouts.	
<b>West Kimberley Regional Prison, Derby in association with TAG Architects</b>	<b>Budget: \$120 M</b>
<i>role</i> Director of Design	

---

## **PUBLIC BUILDINGS**

<b>Yagan Square</b> in association with Lyons Architects Government of Western Australia Metropolitan Redevelopment Authority <i>role</i> Director in Charge	<b>Budget: \$71.0 M</b>
<b>Food and Beverage Kiosks, Elizabeth Quay, Perth</b> Government of Western Australia Metropolitan Redevelopment Authority <i>role</i> Principle Architect and Director in Charge	<b>Budget: \$3.50 M</b>
<b>Public Transit Authority TransWA Kiosk, Perth</b> <i>role</i> Principal Architect & Director-In-Charge- Design Development Stage	<b>Budget: \$1.00 M</b>
<b>Public Transit Authority Information Centre, Perth</b> <i>role</i> Principal Architect & Director-In-Charge	<b>Budget: \$1.20 M</b>
<b>Public Transit Authority TransWA Kiosk, Perth</b> <i>role</i> Principal Architect & Director-In-Charge- Design Development Stage	<b>Budget: \$1.00 M</b>
<b>Perth Zoological Gardens Great Ape (Orangutan) Exhibit Upgrades</b> <i>role</i> Director of Design	<b>Budget: \$5.00 M</b>

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## **Education**

2004-2008	Masters of Architecture by invitation, RMIT University Melbourne
1995-1996	Invited Post Graduate Architectural Studies with Sir Peter Cook and the late Enric Miralles, Staatliche Hochschule fur Bildende Kunste (Stadelschule) Frankfurt, Germany.
1991	Bachelor of Architecture (Honours) Curtin University of Technology Perth, Western Australia.
1989	Bachelor of Applied Science (Architectural Science) Curtin University of Technology Perth, Western Australia.

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## **Academic Experience**

2015	UWA 4 <sup>th</sup> / 5 <sup>th</sup> Year / Masters Studio Director
2007-2010	Adjunct Professor School of Built Environment, Curtin University of Technology
2002+	University of Western Australia guest lecturer and critic
1996+	Curtin University of Technology Department of Architecture, Design Lecturer and Fifth Year Thesis Supervisor, Guest Lecturer and Critic

---

## **Professional Experience**

1999+	Co-Established Iredale Pedersen Hook Architects
1998	Established Practice Adrian Iredale Architect .
1996-1998	The Buchan Group Architects Perth , Western Australia: Senior Architect
1994-1995	Schiedhelm und Partner. Prof. Manfred Schiedhelm Berlin, Germany. Position: Project Architect
1993	Architectural Registration, Architects Board of Western Australia, reg no. 1533
1991-1993	Considine and Griffiths Architects Pty Ltd. Cottesloe, Western Australia. Position: Graduate Architect and later Architect.
1989-1991	Considine and Griffiths Architects Pty Ltd. Cottesloe, Western Australia. Student.

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## **Professional Bodies / Organisations**

2014+	City of Vincent Design Advisory Committee
2011-2014	Chair City of Vincent Design Advisory Committee (inaugural chair).
2008-2010	About Face Think Brick Competition Architectural Advisor.
2008-2010	Academic Advisory Board- Department of Architecture and Interior Architecture Faculty of the Built Environment Art + Design Curtin University of Technology, Perth
1993+	Architectural Registration, Architects Board of Western Australia no. 1533

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## MARTYN RICHARD HOOK

Phd.Arch (RMIT), MSc Arch. Design (Bartlett). B.Arch (Hons), B.App.Sci. AAIA

### DIRECTOR

iredale pedersen hook architects

Dean School of Media & Communication RMIT University, Melbourne

### Personal Details

Date of Birth: 15.02.1970

Place of Birth: Bristol, England

## Project Experience

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### EDUCATION and TRAINING

Centre for Work Place Cultural Change, Office Fitout  
*role* Principal Architect & Director-In-Charge

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### PUBLIC BUILDINGS

Yagan Square in association with Lyons Architects  
Government of Western Australia Metropolitan Redevelopment Authority Budget: \$71.0 M  
*role* Design Director

Vasse Felix Winery Renovations, Margaret River, WA iredale pedersen hook architects Budget: \$2.50 M  
*role* Principal Architect & Director-In-Charge  
*project* Office spaces, wine tasting area, heritage cellar and restaurant fitout

Innocent Bystanders Winemakers, Healesville, Victoria iredale pedersen hook architects Budget: \$6.00 M  
*role* Principal Architect & Director-In-Charge  
*project* Offices, winery and barrel store, restaurant and tasting area hospitality fitout.

Giant Steps Winery, Gruyere, Victoria iredale pedersen hook architects  
*role* Principal Architect & Director-In-Charge  
*project* Offices, winery and barrel store.

---

## Education

2008 PhD (Architecture by Project) RMIT University, Melbourne  
1994 MSc Architectural Design, Bartlett School of Architecture, University College London  
1991 Bachelor of Architecture (Hons), Curtin University of Technology, Western Australia  
1989 Bachelor of Applied Science (Architectural Science), Curtin University of Technology



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## Academic Experience

2012	Dean, School of Media and Communications. RMIT University
2009+	Associate Professor of Architecture, RMIT University
2009+	RMIT University Design Research Institute, Project Leader
2009+	GRC_EU Director, RMIT School of Architecture & Design European based PhD Program
2010	Guest Critic, (Smout Allen) Bartlett School of Architecture, University College London, UK
2009	Guest Critic, (marcosandmarjan) University of Westminster London, UK
2007	Guest Professor, Institut fur Gestaltung, Innsbruck University, Austria
2007	Guest Critic, (Marcos Cruz) Bartlett School of Architecture, University College London, UK
2007	Guest Lecturer + Critic Mackintosh School of Architecture, GSA, Glasgow, UK
2006	Visiting Lecturer in Design Research Studies and Critical Readings University of Brighton, UK
2006	Guest Critic, (Prof. Christine Hawley) Bartlett School of Architecture, University College London, UK
2005-09	Course Leader, RMIT Architecture, RMIT University
2003	Guest Lecturer, Guest Critic Institut fur Gestaltung, Innsbruck University Guest Lecturer, Guest Critic Fachbereich Architektur, Hochschule Wismar, Germany
2002-05	RMIT Architecture Program Director, RMIT University Treasurer, Association of Architecture Schools of Australasia
2001-03	Chair - RMIT School of A+D Facilities Committee
2002	Chair - RMIT School of A+D Selection Working Party
2001+	Chair - RMIT Architecture Program Staff Student Consultative Committee
2002-04	Bachelor of Design Steering Committee Member
1999-00	Guest Lecturer, Guest Critic Bartlett School of Architecture, University College London

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## Professional Experience

1999+	iredale pedersen hook architects; Director of Melbourne office
2010+	Melbourne Editor, ar Magazine
2001-07	Associate Editor, MONUMENT Magazine
1997-01	Architectural critic + Melbourne Contributing Editor MONUMENT Magazine.

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## Joel Fuller

B. Arch (Hons.1)

WA REGISTERED ARCHITECT 2592  
iredale pedersen hook architects

### Personal Details

Date of Birth: 14.06.1980

Place of Birth: Sydney, Australia

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### Education

2006 - 2007 Bachelor of Architecture (hons.1), University of Technology, Sydney  
2001 - 2005 Bachelor of Arts in Architecture, University of Technology, Sydney

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### Professional Bodies / Organisations

2012 Architectural Registration, Architects Board of WA, reg no. 2592  
2011 Architectural Registration, NSW Architects Registration Board, reg no. 8612

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### Professional Experience

2012 - current Architect, iredale pedersen hook architects, Perth  
2007 - 2012 Architect, Daryl Jackson Robin Dyke Architects, Sydney  
2008 + 2011 Tutor - Architectural Design, University of Technology, Sydney  
2005 - 2007 Architectural Student, Lippmann Partnership, Sydney

## PROJECT EXPERIENCE

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### HEALTH and RESEARCH

<b>Warmun Community Aged Care Facility, Warmun, WA</b> Government of Western Australia - Department of Finance role Project Architect	<b>Budget: \$9.60 M</b>
<b>The Poche Centre - Melanoma Institute of Australia</b> The Mater Hospital, Wollstonecraft, Sydney, NSW role Project Architect	<b>Budget: \$21.0 M</b>
<b>ANSTO Minerals Building, Lucas Heights, Sydney, NSW</b> role Architect	<b>Budget: \$12.0 M</b>

---

### EDUCATION and TRAINING

<b>Transportable School Buildings</b> Government of Western Australia - Department of Education role Project Architect	<b>Budget: \$15.0 M</b>
<b>Wickham Primary School Administration Building</b> Government of Western Australia - Department of Education role Project Architect	<b>Budget: \$1.50 M</b>
<b>ANSTO Childcare Centre, Lucas Heights, Sydney, NSW</b> role Architect	<b>Budget: \$15.0 M</b>

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**PUBLIC BUILDINGS**

Elizabeth Quay Food and Beverage Outlet 5  
*role* Project Architect

Budget: \$2.00 M

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**RESIDENTIAL**

ADVANX East Apartments, Rushcutters Bay, Sydney, NSW  
*role* Architect

Budget: \$80.0 M

10 Neptune St, Coogee, Sydney, NSW  
*role* Project Architect  
*project* Major Alterations and Additions

Budget: \$1.80 M

3 Steward St, Lilyfield, Sydney, NSW  
*role* Project Architect  
*project* Alterations and Additions

Budget: \$450 K

---

**SPORT and RECREATION**

New Fitness Centre, Royal Sydney Golf Club, Sydney, NSW  
*role* Architectural Graduate

Budget: \$13.0 M



# Rebecca Angus

B. Arch

SENIOR ARCHITECTURAL GRADUATE  
iredale pedersen hook architects

## Personal Details

Date of Birth: 12.03.1972

Place of Birth: Perth, Western Australia

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## Education

1990 - 1994 Bachelor of Architecture, Curtin University  
1989 Bachelor of Science, University of Western Australia

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## Academic Experience

1998 Design Tutor - Curtin University 3rd Year Architecture  
2008 Design Tutor - Curtin University 5th Year Architecture

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## Professional Experience

2005 - current Iredale Pedersen Hook Architects  
2001 - 2004 Cox Architects  
2001 Keith Williams Architects - London U.K.  
1999 - 2000 PRP Architects - London U.K.  
1998 - 1999 Stanford Eatwell Architects - U.K.  
1996 - 1998 James Christou Architects  
1995 Contract Work

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## PROJECT EXPERIENCE

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### HEALTH and RESEARCH

**Fitzroy Crossing WACHS Renal Hostel** Budget: \$6.50 M  
Government of Western Australia Department of Housing & WA Country Health Services  
role Team Member - Sketch Design to Documentation

**Derby WACHS Renal Hostel** Budget: \$6.00 M  
Government of Western Australia Department of Housing & WA Country Health Services  
role Team Member - Sketch Design to Documentation

---

### PUBLIC BUILDINGS

**Yagan Square, Perth, WA** Budget: \$71.0 M  
Government of Western Australia Metropolitan Redevelopment Authority  
role Team Leader Sketch Design to Completion

**Perth Zoological Gardens Orang-utan Enclosure - Completed 2009** Budget: \$2.00 M  
role Team Member Sketch Design to completion

**Perth Convention & Exhibition Centre - Completed 2004** Budget: \$250 M  
role Team Leader Halls and Exhibition Spaces Design Development to Completion

**Cottesloe Central Shopping Centre Refurbishment - Completed 2004** Budget: \$1.00 M  
role Team Member Design development to Documentation

**Unicorn Theatre London - Completed 2005** Budget: £11.0 M  
role Team Member Sketch Design

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**RESIDENTIAL****Sittingbourne Housing - Completed 2003****Budget: £5.00 M***role* Team Member Sketch Design**Essex Road Housing - Completed 2002****Budget: £15.0 M***role* Team Member Sketch Design to Documentation

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**LAW and ORDER****West Kimberley Correctional Facility including Educational Facilities, Derby, WA****Budget: \$140 M**

Government of Western Australia - Department of Treasury and Finance Completed 2012

*role* Team Leader Sketch Design to Completion

# Mary Mc Aree

## Dip Arch ARB

### SENIOR ARCHITECTURAL GRADUATE

iredale pedersen hook architects

#### Personal Details

Date of Birth: 02.11.1978

Place of Birth: Ireland

---

#### Education

- 2005 - 2006 Postgraduate Diploma in Professional Practice in Architecture University of Westminster UK (RIBA Part 3)  
2002 - 2004 Diploma in Architecture The Mackintosh School of Art Glasgow, Scotland  
1997 - 2000 Bachelor of Science in Architecture, Queens University Belfast, Ireland

---

#### Professional Experience

- 2013 - current Senior Architectural Graduate, iredale pedersen hook architects, Perth  
2009 - 2012 Senior Architectural Graduate, Bernard Seeber Ltd, Perth  
2008 - 2008 Graduate of Architecture, Cameron Chisholm Nicol, Perth  
2004 - 2007 Graduate of Architecture, Chapman Taylor, London  
2001 - 2002 Architectural Intern, Mitchell and Associates, Dublin

### PROJECT EXPERIENCE

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#### EDUCATION and TRAINING

- Highgate Primary School, New Classroom Block** Budget: \$4.50 M  
Government of Western Australia - Department of Finance  
role Senior Architectural Graduate
- Perth Modern School, New Sports Hall** Budget: \$3.40 M  
Government of Western Australia - Department of Finance  
role Senior Architectural Graduate

---

#### PUBLIC BUILDINGS

- Perth Zoo Orang-Utan Visitor Experience Boardwalk and Associated Works, Perth, WA** Budget: \$3.25 M  
Government of Western Australia & Perth Zoo  
role Documentation
- Hilton Community Centre Fremantle, WA** Budget: \$4.50 M  
City of Fremantle  
role Senior Architectural Graduate
- Warmarn Roadhouse, Turkey Creek Township WA** Budget: \$7.50 M  
role Senior Architectural Graduate design stage
- Princesshay Exeter, City and Shopping Centre Redevelopment, Exeter, UK** Land Securities Budget: £135 M  
role Graduate of Architecture

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#### RESIDENTIAL

- 'The Islands' Luxury Apartments, Fremantle, WA - Stockland** Budget: \$20.0 M  
role Documentation

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#### LAW and ORDER

- Roebourne Police Housing Complex - Roebourne, WA** Budget: \$6.50 M  
Government of Western Australia - Department of Housing  
role Senior Architectural Graduate



## Jason Lenard

M. Arch.

WA REGISTERED ARCHITECT 2731  
iredale pedersen hook architects

### Personal Details

Date of Birth 27.11.1988  
Place of Birth Perth, Australia

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### Education

2010 - 2011 Master of Architecture, Curtin University of Technology, Perth, Western Australia  
2007 - 2009 Bachelor of Applied Science - Architectural Science, Curtin University of Technology, Perth, Western Australia

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### Professional Bodies / Organisations

2013 Architectural Registration, Architects Board of WA, reg no. 2731

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### Professional Experience

2013 - Current Architect, iredale pedersen hook architects, Perth  
2012 - 2013 Graduate of Architecture, iredale pedersen hook architects, Perth  
2009 - 2011 Architectural Student, iredale pedersen hook architects, Perth

## PROJECT EXPERIENCE

---

### HEALTH and RESEARCH

**Warmun Community Aged Care Facility, Warmun, WA** Budget: \$9.60 M  
Government of Western Australia Department of Finance, Building Management and Works  
role Graduate Architect assisting in Brief Preparation, Sketch Design coordination & Design Development.

**Rockingham Senior High School Trade Training Centre, Rockingham, WA** Budget: \$2.30 M  
Government of Western Australia - Department of Education  
role Architect involved with Contract Documentation drawings and specification.

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### PUBLIC BUILDINGS

**Yagan Square, Perth, WA** Budget: \$71.0 M  
Government of Western Australia Metropolitan Redevelopment Authority  
role Architect assisting with Design and Documentation.

**Perth Zoo Orang-Utan Visitor Experience Boardwalk and Associated Works, Perth, WA** Budget: \$3.25 M  
Government of Western Australia Perth Zoo Zoological Parks Authority  
role Project Architect responsible for all stages of project, reporting back to Director-In-Charge, and liaising with Client and Contractor.

**Warmun Community Recovery Project Stage 2, Warmun, WA** Budget: \$4.20 M  
Government of Western Australia Department of Finance, Building Management and Works  
role Project Architect responsible for all stages of project, reporting back to Director-In-Charge, and liaising with Client and Contractor.

**Warmun Community Recovery Project Stage 1, Warmun, WA** Budget: \$2.00 M  
Government of Western Australia Department of Finance, Building Management and Works  
role Architectural Graduate Responsible for contract administration, coordinating with Director-In Charge, Client and Contractor.

**City of Perth Information Kiosk, Forrest Place, Perth, WA (unbuilt)** Budget: \$1.00 M  
City of Perth Local Government  
role Architectural Graduate, responsible for sketch design and competition submission.

---

**EDUCATION and TRAINING**

- Perth Zoo Consultancy and Master Planning, Perth, WA** **Budget: \$1.00 M+**  
Government of Western Australia Perth Zoo Zoological Parks Authority  
*role* Project Architect responsible for all stages of project, reporting back to Director-In-Charge, and liaising with Client and Consultants.
- Kununurra Childcare and Family Centre, Kununurra, WA** **Budget: \$3.50 M**  
Government of Western Australia - Department of Finance  
*role* Architectural Graduate assisting with contract document preparation (drawings).
- Nedlands Primary School Early Childhood Facility Refurbishment, Nedlands, WA** **Budget: \$650 K**  
Government of Western Australia Department of Education  
*role* Project Architect responsible for all stages of project, reporting back to Director-In-Charge, and liaising with Client and Contractor.

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**LAW and ORDER**

- Kununurra District Courthouse Refurbishment, Kununurra, WA** **Budget: \$38.1 M**  
Government of Western Australia - Department of the Attorney General  
*role* Architectural Student Intern assisting with Sketch Design phase.
- Generic Regional Courthouse Masterplan, WA** **N/A**  
Government of Western Australia - Department of the Attorney General  
*role* Architectural Student Intern assisting with Design.
- West Kimberley Correctional Facility, Derby, WA** **Budget: \$120 M**  
Government of Western Australia - Department of Treasury and Finance  
*role* Architectural Student Intern assisting Project Architects with Contract Administration.

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**RESIDENTIAL**

- New Residence, Glen Forrest, WA** **Budget: \$450 K**  
*role* Project Architect responsible for all stages of project, assisting Director-In-Charge, and liaising with Client and Contractor.
- New Residence, South Perth, WA** **Budget: \$1.65 M**  
*role* Architectural Graduate assisting with Sketch Design and Design Development drawing and documentation.
- New Residence, Nannup, WA** **Budget: \$1.40 M**  
*role* Architectural Student Intern assisting with Sketch Design, and Design Development drawing and documentation.

**3.0 APPENDIX**  
**TENDER COSTING TABLE**



Item	Description	Unit	Quantity	Rate	Amount
<b>1.0 BUILDING COSTS</b>					
1.1	<b>Bowls Bar Function Area</b>				
1.1.1	Bowls Bar - Key Item 1	m2	147.5	\$ 1,250.00	\$ 184,375.00
	<b>Sub-total Bowls Bar Function Area 1</b>	m2	147.5	\$ -	\$ 184,375.00
1.2	<b>Bowls Bar Area</b>				
1.2.1	Bowls bar - Key Item 2	m2	47	\$ 1,500.00	\$ 70,500.00
1.2.2	Bowls Bar Coolroom - Key Item 3	m2	14	\$ 2,250.00	\$ 31,500.00
1.2.3	Kitchenette - Key Item 4	m2	3	\$ 3,000.00	\$ 9,000.00
1.2.4	NOTE - Allowance for bar equipment will be addressed by Principal				
	<b>Sub-total Bowls Bar</b>	m2	64	\$ -	\$ 111,000.00
1.3	<b>Function Room Area</b>				
1.3.1	Function Room - Key Item 5	m2	218	\$ 1,200.00	\$ 261,600.00
	<b>Sub-total Function Room</b>	m2	218	\$ -	\$ 261,600.00
1.4	<b>Kitchen Kiosk Area</b>				
1.4.1	Kitchen kiosk - Key Item 6	m2	82.5	\$ 1,950.00	\$ 160,875.00
1.4.2	Cool food storage - Key Item 7	m2	12.5	\$ 1,950.00	\$ 24,375.00
1.4.3	Dry food storage - Key Item 8	m2	12.5	\$ 1,950.00	\$ 24,375.00
1.4.4	NOTE - Allowance for kitchen equipment will be addressed by Principal				
	<b>Sub-total Kitchen Kiosk</b>	m2	107.5	\$ -	\$ 209,625.00
1.5	<b>Main Entry and Memorabilia Room Area</b>				
1.5.1	Main Entry and Memorabilia Room - Key Item 9	m2	39	\$ 1,500.00	\$ 58,500.00
1.5.2	Managers/Football Club/Secretary office - Key Item 10	m2	25.5	\$ 1,500.00	\$ 38,250.00
	<b>Sub-total Main Entry and Memorabilia Room</b>	m2	64.5	\$ -	\$ 96,750.00
1.6	<b>Cultural Hall Area</b>				
1.6.1	Cultural Hall - Key Item 11	m2	98.5	\$ 1,250.00	\$ 123,125.00
	<b>Sub-total Main Cultural Hall</b>	m2	98.5	\$ -	\$ 123,125.00
1.7	<b>Lounge Area Crèche Area</b>				
1.7.1	Lounge Area / Crèche - Key Item 12	m2	97.5	\$ 1,200.00	\$ 117,000.00
1.7.2	Gass Fireplace - As shown on plan	Item	3.5	\$	\$ 20,000.00
	<b>Sub-total Lounge Area Crèche</b>	m2	101	\$ -	\$ 137,000.00
1.8	<b>Male and Female Toilets</b>				
1.8.1	Male toilets - Key Item 13	m2	15	\$ 3,000.00	\$ 45,000.00
1.8.2	Female Toilet - Key Item 14	m2	15	\$ 3,000.00	\$ 45,000.00
1.8.3	Universal access toilet - Key Item 15	m2	7	\$ 3,000.00	\$ 21,000.00
	<b>Sub-total Male and Female toilets</b>	m2	37	\$ -	\$ 111,000.00
1.9	<b>Storage Area</b>				
1.9.1	Cleaners Storage - Key Item 16	m2	9	\$ 1,000.00	\$ 9,000.00
1.9.2	Bar Dry Store - Key Item 19	Item	5.5	\$ 1,000.00	\$ 5,500.00
1.9.3	General storage - Key Item 20	m2	74.5	\$ 1,000.00	\$ 74,500.00
1.9.4	Passage - As shown on plan	m2	11.5	\$ 1,000.00	\$ 11,500.00
1.9.5	Secure loading zone/Service ramp and bin store - Item 41	m2	19	\$ 1,000.00	\$ 19,000.00
	<b>Sub-total Storage</b>	m2	119.5	\$ -	\$ 119,500.00
1.10	<b>Bowls Manager Area</b>				
1.10.1	Bowls manager office - Key Item 17	m2	13.5	\$ 1,500.00	\$ 20,250.00
1.10.2	Bowls Store - Key Item 18	Item	18.5	\$ 1,500.00	\$ 27,750.00
	<b>Sub-total Bowls Manager</b>	m2	32	\$ -	\$ 48,000.00
1.11	<b>Cultural Hall Garden</b>				
1.11.1	Cultural hall garden & outdoor area - Timber decking - Key Item 21	m2	69	\$ 800.00	\$ 55,200.00

	<b>NOTE - Allowance for Landscaping will be addressed by Principal</b>	0	0	\$	-	\$	-
	Cultural hall garden & outdoor area - Screening - Item 21	Item	n/a	\$		\$	10,000.00
						\$	-
	<b>Sub-total Cultural Hall Garden</b>	m2	69	\$	-	\$	65,200.00
<b>1.12</b>	<b>Changerooms and Toilets</b>						
1.12.1	Away/Female change rooms - Key Item 22	m2	62	\$	1,250.00	\$	77,500.00
1.12.2	Away/Female/Public toilets - Key Item 23	Item	23.5	\$	2,000.00	\$	47,000.00
1.12.3	Home/Male/Public toilets - Key Item 24	m2	23.5	\$	2,000.00	\$	47,000.00
1.12.4	Home/Male change rooms - Key Item 25	m2	62	\$	1,250.00	\$	77,500.00
	<b>Sub-total Changerooms and Toilets</b>	m2	171	\$	-	\$	249,000.00
<b>1.13</b>	<b>Sports Hall</b>						
1.13.1	Sports hall - Lower level - Key Item 26	m2	1023	\$	1,275.00	\$	1,304,325.00
1.13.2	Sports Hall - Upper level - Key Item 26	m2	421	\$	1,275.00	\$	536,775.00
1.13.3	Elevator - Key Item 45	Item	4	\$		\$	75,000.00
1.13.4	Commentary box	m2	3	\$	1,275.00	\$	3,825.00
1.13.5	Staircases	Item	17.5	\$		\$	20,000.00
	<b>Sub-total Sports Hall</b>	m2	1468.5	\$	-	\$	1,939,925.00
<b>1.14</b>	<b>Retractable Seating &amp; Storage</b>						
1.14.1	Retractable Seating & Storage - Key Item 27	m2	7	\$	5,000.00	\$	35,000.00
1.14.3	Storeroom - Key Item 28	m2	9.5	\$	1,275.00	\$	12,112.50
1.14.4	Service Fire/Water - Key Item 29	m2	7	\$	1,275.00	\$	8,925.00
1.14.5	Storeroom - Key Item 30	m2	9.5	\$	1,275.00	\$	12,112.50
	<b>Sub-total Retractable Seating and Storage</b>	m2	33	\$	-	\$	68,150.00
<b>1.15</b>	<b>Public Showers and Toilets</b>						
1.15.1	First Aid/Football managers office - Key Item 31	m2	6.5	\$	3,000.00	\$	19,500.00
1.15.2	Male public showers & toilets - Key Item 33	m2	19.5	\$	2,500.00	\$	48,750.00
1.15.3	Female public showers & toilets - Key Item 34	m2	19.5	\$	2,500.00	\$	48,750.00
	<b>Sub-total Public Showers and Toilets</b>	m2	45.5	\$	-	\$	117,000.00
<b>1.16</b>	<b>Gymnasium</b>						
1.16.1	Gymnasium - Key Item 35	m2	111.5	\$	1,500.00	\$	167,250.00
1.16.2	Universal access toilet and shower - Key Item 32	m2	6	\$	3,000.00	\$	18,000.00
1.16.3	Gymnasium change room male - Key Item 46	m2	12	\$	1,250.00	\$	15,000.00
1.16.4	Gymnasium change room female - Key Item 47	m2	12	\$	1,250.00	\$	15,000.00
1.16.5	NOTE - Allowance for gymnasium equipment will be addressed by Principal		0	\$	-	\$	-
	<b>Sub-total Gymnasium</b>	m2	141.5	\$	-	\$	215,250.00
<b>1.17</b>	<b>Netball/Tennis Clubroom</b>						
1.17.1	Netball/Tennis Clubroom - Key Item 36	m2	82	\$	1,275.00	\$	104,550.00
1.17.2	Kitchenette - Key Item 43	Item	2.5	\$	1,500.00	\$	3,750.00
1.17.3	Storeroom - Key Item 44	m2	10	\$	1,275.00	\$	12,750.00
	<b>Sub-total Netball/tennis Clubroom</b>	m2	94.5	\$	-	\$	121,050.00
<b>1.18</b>	<b>Netball Pavilion</b>						
1.18.1	Netball Pavilion - Key Item 37	m2	115	\$	1,275.00	\$	146,625.00
1.18.2	Storeroom - Key Item 38	m2	9	\$	1,275.00	\$	11,475.00
	<b>Sub-total Netball Pavilion</b>	m2	124	\$	-	\$	158,100.00
<b>1.19</b>	<b>BBQ/Playground Area</b>						
1.19.1	BBQ - Key Item 39	No	7.8	\$	500.00	\$	3,900.00
1.19.2	Children's playground & softfall only - Key Item 40	m2	84	\$	250.00	\$	21,000.00
1.19.3	Grass and reticulation	m2	n/a	\$	-	\$	30,000.00
1.19.4	Paving	m2	139	\$	100.00	\$	13,900.00
	<b>Sub-total BBQ/Playground</b>		223			\$	68,800.00
<b>1.20</b>	<b>Covered BBQ's</b>						
1.20.1	BBQ	No	n/a	\$	-	\$	10,000.00

1.20.2	Covered Shelters - 2 No	m2	n/a	\$	-	\$	15,000.00
1.20.3	Paving	m2	n/a	\$	-	\$	5,000.00
<b>Sub-total Covered BBQ's</b>							<b>\$ 30,000.00</b>
<b>1.21</b>	<b>Verandah</b>						
1.21.1	Verandah and paved foyer area - Key Item 42	m2	1129	\$	65.00	\$	73,385.00
1.21.2	Perimeter timber steps - m155	Item	82.5	\$		\$	7,500.00
	Ramp to function areas -m 14	Item	18.5	\$		\$	2,000.00
<b>Sub-total Verandahs</b>							<b>\$ 82,885.00</b>
<b>Sub-Total for Building Works</b>		<b>m2</b>	<b>4589.5</b>	<b>\$</b>	<b>984</b>	<b>\$</b>	<b>4,517,335.00</b>

<b>2.0</b>	<b>External Works</b>						
2.01	Site clearing after existing building is demolished and removed	Item	0	\$		\$	50,000.00
2.02	Filling under building to bring up to various levels	m2	5050		15	\$	75,750.00
2.03	Allowance for Shade Sails for children's playground equipment not Included in Item 1.19 above	m2	0	\$	-	\$	25,000.00
2.04	Allowance for fencing to children's playground equipment not Included in Item 1.19 above	m3	0	\$		\$	15,000.00
2.05	Allowance for site furniture - bins seats, water fountain	Item	0	\$		\$	20,000.00
2.06	Allowance for external signage	Item	0	\$		\$	10,000.00
<b>Sub-total for External Works</b>							<b>\$ 195,750.00</b>

<b>3.0</b>	<b>External Services</b>						
3.01	Allowance for stormwater drainage	m2	5050		35	\$	176,750.00
3.02	Allowance for sewer services	m2	5050		25	\$	126,250.00
3.03	Allowance for grease trap	Item				\$	15,000.00
3.04	Allowance for water services	m2	5050		10	\$	50,500.00
3.05	Allowance for fire service	m2	5050		20	\$	101,000.00
3.06	Allowance for fire tanks and pumps	Item				\$	150,000.00
3.07	Allowance for bottled gas service (gas bullet-hire only and fencing)	Item				\$	20,000.00
3.08	Allowance for electrical services upgrade	m2	5050		50	\$	252,500.00
3.09	Allowance for communications upgrade to building	m2	5050		10	\$	50,500.00
3.10	Allowance for Water Corporations Headwork's upgrade from existing 40mm meter	Item				\$	50,000.00
<b>Sub Total for External Services</b>							<b>\$ 992,500.00</b>

<b>4.0</b>	<b>Builder's Preliminaries</b>						
4.01	Allowance for Builder's Preliminaries including site supervision, insurances, small plant and equipment, site amenities etc, <i>Included in the Rates</i>	Item				\$	-
<b>Sub-total for Builder's Preliminaries</b>							<b>\$ -</b>

<b>Total Construction Costs</b>							<b>\$ 5,705,585.00</b>
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<b>5.0</b>	<b>CONTINGENCIES</b>						
5.01	Allowance for ESD initiatives	Item			2.5%	\$	142,639.63
5.02	Allowance for Design Contingencies	Item			5.0%	\$	292,411.23
5.03	Allowance for Contract Contingency	Item			5.0%	\$	307,031.79
<b>Sub Total for Contingencies</b>							<b>\$ 742,082.65</b>

<b>6.0</b>	<b>AUTHORITIES FEES</b>						
6.01	Development Application Fees	Item				\$	-
6.02	Building Permit	Item				\$	8,704.35
6.03	BCITF	Item				\$	12,895.34



	<i>Sub Total for Authorities Fees</i>			\$	21,599.69
7.0	FURNITURE AND FITTINGS				
	7.01 NOTE - Allowance for Furniture and Fittings will be addressed by Principal	Item		\$	-
	<i>Sub Total for Furniture and Fittings</i>			\$	-
8.0	PROFESSIONAL FEES				
	8.01 Allowance for professional fees	Item	12.5%	\$	808,658.42
	8.02 Allowance for project management fees (Not Required)	Item	0.00%	\$	-
	<i>Sub Total for Professional Fees</i>			\$	808,658.42
9.0	PUBLIC ART				
	9.01 NOTE - Allowance for Public Art will be addressed by Principal	Item	0%	\$	-
	<i>Sub Total for Public Art</i>			\$	-
10.0	DISTRICT ALLOWANCE				
	10.01 District Allowance for Pingelly (excluding professional fees)	Item	10%	\$	646,926.73
	<i>Sub Total for District Allowance</i>			\$	646,926.73
11.0	ESCALATION				
	11.01 Allowance for escalation	Item			Excluded
	<i>Sub Total for Escalation</i>			\$	-
	<b>TOTAL ESTIMATED COMMITMENT</b>			\$	7,924,852.49
	Goods & Services Tax		10%	\$	792,485.25

# **Attachment 2**

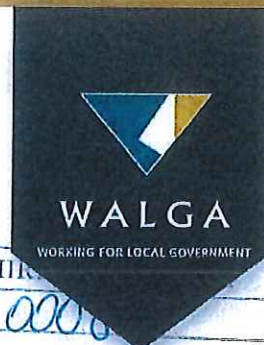
## **9.1.2 Emergency Assistance – Shire of Harvey Bush Fires**

**WALGA Info Page**





# INFOPAGE



To: Chief Executive Officer

From: Ricky Burges, CEO

Organisation: All Councils

Date: 13 January 2016

Reference: EMSP002

Priority: High

Subject: Emergency Support Program - Assistance for the Shire of Harvey

SHIRE
FILE 0000
DATE 15 JAN 2016
Officer ACEO
Copy to

## IN BRIEF:

Operational Area:	Office of the CEO
Key Issues:	<ul style="list-style-type: none"><li>WALGA's Emergency Support Program (ESP) has been activated to support the Shire of Harvey's recovery efforts.</li><li>The ESP enables Local Governments to provide support to other Councils recovering from natural disasters through provision of financial support, staff resources or plant and equipment that can assist with the recovery process.</li><li>Details of how Local Governments can register to support the Shire of Harvey are set out below.</li></ul>
Action Required:	Consideration of assistance for the Shire of Harvey.

## Background

The WALGA Emergency Management Support Program (ESP) was established in 2015 following Councils' requests that WALGA establish a program to facilitate assistance to Local Governments that have experienced disasters.

Each year several Local Governments in WA experience disasters that affect their communities and result in significant recovery operations. This can be due to fire, flood, cyclone and other natural or manmade hazards. During an event key State Government agencies and emergency response organisations provide assistance on the ground, however, many of these quickly depart and the affected Local Government is left to coordinate a significant recovery effort to get the community back to normal.

Whilst the Lord Mayor's Disaster Relief Fund is a mechanism for individuals and organisations to donate to affected community members, it is limited in its application as it is tied and must go direct to people who have suffered in an event.

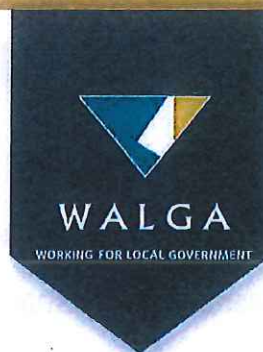
The ESP has been established to enable Local Governments to provide targeted support and assist each other with recovery efforts after an event through contributions of funding, staff resources or plant and equipment to an affected Council.

## Shire of Harvey – Major Bushfire

The Shire of Harvey has suffered significant losses as a result of a major bushfire that started last week and which is still live. The Shire is still in the process of determining losses and recovery requirements, however, it is apparent that additional staff resources and skillsets will be required during the recovery process.

The Shire has received many offers of support from other Local Governments, for which they are very appreciative. Given the ongoing status of the fire, the Shire of Harvey, CEO Michael Parker has asked WALGA for assistance with the facilitation and coordination of such offers of support.

Cont. over



## Staff Resources

Whilst specific details about additional staff requirements are not yet known, Local Governments with officers experienced in disaster recovery, environmental health and/or waste management, that are willing to provide staff on secondment for a period of time are requested to provide details to WALGA in the first instance. These details will be entered into a central database and provided to the Shire for consideration.

To register your offer of staff resources support, please forward the following details to John Lane at WALGA at [jlane@walga.asn.au](mailto:jlane@walga.asn.au):

1. Name of Officer
2. Position Title / Area of Expertise
3. Term Available
4. Contact Details

## Financial Support

Details about any financial support requirements will be advised once known.

## Emergency Support Program Arrangements

Eligible Incidents	Fire, Flood, Cyclone, Earthquake, other natural disaster
Affected Local Government	<ul style="list-style-type: none"> <li>➤ Provides details to WALGA of the type of support required Eg staff resources, financial assistance, plant</li> <li>➤ Provides details of Trust Account</li> </ul>
WALGA	<ul style="list-style-type: none"> <li>➤ Acts as Broker and advertises on behalf of affected Local Government</li> <li>➤ Identifies shortlisted applicants to back fill key staff, liaises between parties, provides Bank Account details if funds urgently required</li> </ul>
Other Local Governments	<ul style="list-style-type: none"> <li>➤ Advises WALGA of assistance offered eg staff, plant (note contributing Local Government to cover cost of staff on secondment, plant transfer)</li> <li>➤ Transfers financial donation to affected Local Government's bank account</li> </ul>

### For further information please contact:

Policy Manager Community, Jodie Holbrook on 0419 192 100 or email [jholbrook@walga.asn.au](mailto:jholbrook@walga.asn.au)