



**Australian
Institute of
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Andrew Chesterman
Chief Executive Officer
Redland City Council
PO Box 21
Cleveland QLD 4163
c/o e. rcc@redland.qld.gov.au

22 December 2021

Dear Andrew,

Re: Concerns over procurement and the expenditure of public money

*Project: Redland City Council's (2032 Olympics White Water Rafting Venue) RCASP Concept
Visualisation VP reference Number: VP284590 Buyer reference Number: 2.10.01*

As part of our continuous review of requests for services, from around the state, we have become aware of the above request and we would like to raise genuine concerns regarding the proposed conditions, which we believe need to be addressed.

For the sake of clarity, we have provided a summary of your request's key dates and requests for services, as follows:

Tender opening (21.12.21)

Queries cease (24.12.21 i.e. 3 days after opening)

Decision date (05.01.22 This occurs after the contract start date?)

Contract start date (03.01.22 Refer decision date?)

Contract time frame: 6 weeks.

Services outline: Develop the (master plan and building) design for an Olympic canoe/kayaking/aquatic facility to a point that allows the deliverables to be produced. The work includes attending a mandatory consultation process.

Deliverables: 5 number concept visualizations/3D renders and master plan.

Council's request is concerning at several levels. Specifically for the following conditions:

- The time frame for the request is occurring over a period of traditional annual leave and during a time frame with an unusually high number of public holidays.
- The short time frame for the proposed level of service considering the potential financial value, level of investment and cultural importance of the work.

The combination of above circumstances puts your current request for quotation at odds with the following guidelines:

- Engaging and managing contractors and consultants. (Queensland Government. Office of the Chief Advisor – Procurement)
- Invitation and Selection Process Consultant PQC (Queensland Public Works)

- Queensland Procurement Policy (Queensland Government) *
- The AIA's Guidelines (Expressions of Interest and requests for tender for architectural services) **

Conditions such as the ones currently proposed are not conducive to ensuring the best consultants are found for your project (and therefore are not conducive to ensuring the best design outcomes are achieved). This places question marks over the assessment of value for money for the process you have nominated. In addition, it should be noted, processes such as this tend to be heavily weighted towards any incumbent consultant(s) with prior knowledge of the work. (I note that there are current tender queries about the scale and size of the work which remain unanswered because the information is currently being labelled as "confidential") This prevents an informed tender and further limits assessing both the value and validity of specific submissions.

It is also worth noting that the process as currently described is unlikely to meet any of the criteria required to attract either state or federal funding. Consideration of a feasibility study, (if one does not exist?) in parallel with the selection of a design team and the development of your design would also assist council in any formal process to attract funds.

Based on what we know about the work described, the Australian Institute of Architects current recommendation would be to consider either:

1. A two stage selection process EOI/RFP
or
2. A one/two or three stage Remunerated Design Competition as per the AIA guidelines, i.e. An EOI followed by an Ideas based submission with or followed by a RFP. With suitable remuneration determined according to the level of detail/deliverables.

In all instances price should not be the determining factor but quality and value.

The Institute of Architects is always happy to provide guidance on better procurement practice, in the interests of obtaining better outcomes for the public as well as for local authorities and government agencies.

If you would like to discuss what alternative procurement conditions might assist Redland City Council obtain the best outcome in this instance, please contact the undersigned.

I note that the Institute has, for the past 18 months, been working with Hon Mick de Brenni, the Minister for Energy, Renewables and Hydrogen and Minister for Public Works and Procurement, on better procurement practices for services throughout the state. We have been doing this in the interests of improving processes and getting better project outcomes. This is of particular interest in the context of an Olympic project. In the interests of ensuring value for the public purse and improved procurement processes, in addition to writing to you I have also raised this request for services process with the Minister's office for review.

Regards,



Dr Michael Lavery FRAIA
Queensland Chapter President
Australian Institute of Architects



Footnotes.

**This AIA document is based on extensive consultation at a national level with both government (at all levels) and industry clients to ensure that the policy brings value to the client. This includes recognising that paying for the professional services of the tenderer recognised as best placed to provide the services is actually in the best interests of the client and the public. (Refer AIA document "Research - Procurement of Architectural Services)

Link: https://www.architecture.com.au/archives/policy_campaigns/procurement

*Queensland Procurement Policy (Principle 4: Leaders in Procurement Practice) states

4.2 Agencies will adopt a cost-effective market engagement strategy for a procurement, taking into account whole-of-government objectives and the activities of other government buyers in the market, to maximise procurement outcomes for the benefit of buyers and suppliers.