

J Hutchinson Pty Ltd

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Chair

Health, Communities, Disability Services
and Domestic and Family Violence Prevention
Committee (HCDSDFVP)
Parliament House

George Street
BRISBANE QLD 4000

Email: health@parliament.qld.gov.au**Attention: Mr Aaron Harper MP**

Dear Mr Harper,

Re: Inquiry into the Wynnum and Mermaid Waters Ambulance Station Projects

Thank you for your correspondence dated 22 November 2018 requesting a stakeholder report inquiry for the HCDSDFVPC committee to examine.

Hutchinson Builders are pleased to be involved with this inquiry and offer the below contribution with respect to the Wynnum Replacement Ambulance Station located at 30 New Lindum Road Wynnum West. This project procurement delivery was under a Ministerial Designation for Community Infrastructure reporting directly to the Minister.

Hutchinson Builders were engaged as Principal Contractor under the Australian Standard AS4300-1995 Design and Construct Lump Sum contract and were required to develop the Project Principle Requirements from inception to project completion.

The existing Wynnum Ambulance Station was operating from 105 Whites Road, Lota and provided a public service to the Wynnum constituents and greater community. As a result of a feasibility study identifying significant growth in this area the old freehold Moreton Bay Nursing Home site (Lot 2 on SP291067), owned by Metro South Hospital and Health Services provided a land parcel of 3,902m². This increased space met the modelling requirements of the QAS Standard Design Brief, which included a ten (10) bay plant room, and provided room to expand current operations within the ever growing / ageing local community.

Due to the Design and Construct nature of the project Hutchinson Builders estimate the documentation was at a preliminary stage for tenderers. There was minimal liaison with Municipal water, sewer, electrical and telephone infrastructure connections, in particular exiting capacity and expansion during this time. These inquiries were conducted concurrent with the design development and steering committee presentations as well as the approval process.

Hutchinson Builders received a *'Letter of Award'* on the 31 August 2017 accepting our tender submission dated 28 July 2017. This followed the open tender procurement process for the total contract amount of \$2.5 million (excl GST).

The final construction costs for the project was \$3.1 million (excl GST). The main increase on initial costs can be attributed to latent conditions, namely, asbestos remediation and fire main infrastructure upgrades.

The open tender procurement method for this project provided the stakeholders with the opportunity to evaluate the *'price'* and *'non price'* criteria for each of the tenderers. This assessment combination of reviewing costs, quality and sustainability provided the stakeholders with the most advantageous combination to achieve the best "value for money" for the project.

With respect to true value for money, the requirements to achieve the Queensland Ambulance Service (QAS) brief as well as providing a NCC compliant, fit for purpose facility, can be assessed under three (3) primary criteria:

1. Project Tender Costs – the open tender procurement process offered the stakeholder with a competitive price which was tested within the market place ensuring an up-front investment.
2. Value Engineering – early engagement of the principal contractor included value for money objectives and outcomes throughout design progression and construction.
3. Whole Life Costs – Section J compliance included, but was not limited to, solar power, sky lights, PE cells, light colour building fabric, external window furnishing for reduced headloads and thermal insulation.

The new ambulance station will provide QAS and the Wynnum community with the following benefits:

Community Benefit

- Improved ambulance services within a modern facility;
- Increased ambulance numbers resulting in efficient response times;
- Jobs associated with construction; and
- Job opportunities for the broader community.

Environmental Benefit

- Section J compliance;
- Water reuse for irrigation;
- Solar panels;
- On site water quality treatment;
- Drought tolerant plant selection; and
- Overland flow treatment.

Economic Benefit

This project allows the stakeholder to accurately anticipate maintenance costs from the point of acquisition whilst the facility fulfils its functional purpose. This provides a tangible benefit for QAS and provides a more effective facility, directly reducing ongoing maintenance costs.

The participation of public sector entities and private sector entities to deliver this project was essential throughout. From inception to handover and beyond the participation from all parties can be accredited equally.

The project delivery team was headed up by Savills Project Management Pty Ltd as the Superintendents' Representative. Savills were appointed by the Principle Project Officer, Department of Health, and, together with Hutchinson Builders (appointed as Principal Contractor) provided the private sector component of the project delivery team. This, in turn, provided a National Construction Code compliant facility.

The public sector representation came from the Department of Health (Principle Project Officer) who represented the Queensland Ambulance Service. Their role was to monitor compliance and progress of the project as well as provide support through ongoing communication with municipal assets departments for essential service supply, connections and site investigations typical with this type of construction.

The Department of Health's in depth knowledge of the construction process along with a comprehensive understanding of the QAS Brief was invaluable and can be directly attributed to the project success.

As principle Design and Construct (D&C) contractor for the project, Hutchinson Builders primary focus was on the procurement strategy for the design consultancy team to develop the initial conceptual design through to construction documentation and into the construction phase. Structured hold points for the steering committee, including relevant stakeholder presentations, were provided. This guaranteed the design progression was in accordance with the project brief.

The engagement of consultants was closely followed by the selection and engagement of subcontractors and suppliers. Previous experience undertaking a QAS and/or health facility was an important criteria in the selection process for Hutchinson Builders, as was the local content.

Practical completion of the project was achieved ahead of time and on budget. QAS attended site to undertake their own defect inspection which identified minimal defects, all of which were closed out in a timely manner prior to QAS commencing operations. Hutchinson Builders were able to facilitate the early set-up of the new station by allowing the end users to progressively move in. This greatly assisted with the smooth transition and decanting from the existing facility.

Clear concise communication was repeatedly exercised for the project by all parties. Applying an open collaborative approach to prioritise the best result for 'the project' ensured that the professional relationship of all stakeholders was maintained and project completion was compliant.

The above summary reflects the high quality project delivery which was achieved. This is reflective in the minimal defects encountered since handover, noting that we are now six (6) months into the defects liability period. The response from the Wynnum Ambulance Station operational staff has been overwhelming.

I trust the above information is satisfactory to your requirements, however, should you require any additional information please do not hesitate to contact the undersigned on [REDACTED] or email [REDACTED]



CY MILBURN

Team Leader

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