

Expression of Interest (EOI) Process Summary Report

Community Facility

600-660 Elizabeth Street, Redfern



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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This document has been prepared by:	This document has been reviewed by:
	

Jacob Dwyer	1 November 2023	Brendan Hoskins	1 November 2023
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This EOI Process Summary Report has been reviewed and endorsed by the EOI Selection Panel, which comprises:



1/11/2023

Paulo Macchia FRAIA (Chair)



1/11/2023

Ingrid Mather FAILA



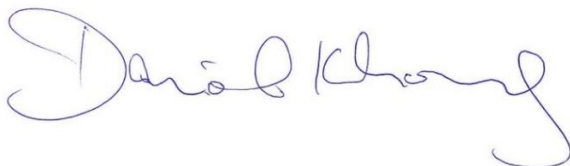
1/11/2023

Graham Jahn AM LFRAIA



1/11/2023

Emily Wombwell



1/11/2023

Daniel Khong

Contents

- 1.0 Introduction 5**
- 1.1 Design Excellence Strategy.....5
- 1.2 600-660 Elizabeth Street, Redfern5
- 1.3 Invited Firms.....5
- 1.4 Selection Panel6
- 1.5 Observers.....6
- 1.6 EOI Process Manager6
- 2.0 EOI Process Outline 7**
- 2.1 Timeline7
- 2.2 Evaluation Criteria7
- 2.3 Scoring Process7
- 3.0 Selection Panel Scoring and Decision..... 8**

Appendices

Appendix	Author
A. EOI Brief	<i>Ethos Urban</i>
B. EOI Evaluation Spreadsheet	<i>Bridge Housing</i>

1.0 Introduction

This EOI Process Summary Report has been prepared by Ethos Urban on behalf of Bridge Housing (the Proponent), for the Expression of Interest (EOI) Process undertaken for the community facility building at 600-660 Elizabeth Street, Redfern.

This Report should be read in conjunction with the EOI Brief (the Brief) provided at **Appendix A**. The EOI Process was conducted in accordance with the Brief which was prepared in consultation with the Office of the NSW Government Architect (GANSW). The Proponent also consulted with the City throughout the process.

Following the deliberations of the Selection Panel and price/non-price scoring, **Architecture AND were selected as the winning architect**. An overview of the process is outlined in the following sections of this Report.

1.1 Design Excellence Strategy

The EOI Process was undertaken in accordance with the endorsed Design Excellence Strategy, dated 30 June 2023. The Design Excellence Strategy was prepared to define the location and extent of the EOI site and the key elements of the EOI process.

1.2 600-660 Elizabeth Street, Redfern

The redevelopment of 600-660 Elizabeth Street, Redfern will physically comprise four (4) buildings and is divided into the following components, comprising:

- **Portion 1** – Community Facility: A planned 3,500m² community facility which will replace the existing PCYC located on the site.
- **Portion 2** – Market and Key Worker Housing: A single building comprising approximately 180 apartments.
- **Portion 3** – Social Housing: A single integrated building containing approximately 109 social housing apartments to be owned by LAHC.
- **Portion 4** – Bridge Affordable, Specialist Disability Housing (SDA NDIS) and ancillary commercial floor space: A single integrated building containing approximately 39 affordable housing apartments to be owned and managed by Bridge Housing, 10 disability support (plus one carers) units, ancillary commercial office space to be occupied by Bridge Housing and Community Hub to support the local community.

The EOI Process relates to the Portion 1 Community Facility building.

1.3 Invited Firms

The architectural firms invited to participate in the EOI Process were (in alphabetical order):

- **AJC**
- **Architecture AND**
- **EMBECE**
- **Kaunitz Yeung Architecture**
- **Tribe Studio**

1.4 Selection Panel

The Selection Panel was formed in accordance with the Design Excellence Strategy. The Selection Panel comprised a total of five (5) members, with two nominated by GANSW, each of whom have no pecuniary interest in the development or involvement in the development approval process, one nominated by the City of Sydney, and two nominated by the Proponent. The Selection Panel comprised the following members:

- Two (2) nominated by GANSW:
 - **Paulo Macchia FRAIA** (Chair) – Director Design Governance, GANSW.
 - **Ingrid Mather FAILA** – Director, JMD Design.
- One (1) nominated by the City of Sydney:
 - **Graham Jahn AM LFRAIA** – Director, City Planning Development and Transport, City of Sydney.
- Two (2) nominated by the Proponent (Bridge Housing):
 - **Emily Wombwell** – Director, SJB.
 - **Daniel Khong** – Director, Capella Capital.

The substantial breadth and depth of experience across the Selection Panel ensured there was informed debate and rigour applied during the deliberation and selection process.

1.5 Observers

The Department of Planning and Environment (DPE) and GANSW appointed impartial observers to oversee the EOI Process.

Bridge Housing also appointed an observer.

1.6 EOI Process Manager

Ethos Urban (Jacob Dwyer) was engaged by the Proponent to act as the EOI Process Manager.

2.0 EOI Process Outline

2.1 Timeline

An outline of the key events in the EOI Process and their timing is provided in **Table 1**.

Table 1 Key Events in the EOI Process

Date	Event	Description
18 September 2023	Commencement of EOI Process	EOI Brief issued to invited firms. EOI Process begins.
5 October 2023	EOI submissions due	Invitees submit their responses via email to the EOI Process Manager.
11 -13 October 2023	Clarifications requested and received from invitees	Clarifications were sought from competitors regarding the assumptions and scope of their fees.
17 October 2023	Evaluation and scoring of EOI submissions and selection of winning architect	Selection Panel met in-person to evaluate the non-price component of the EOI Submissions and oversee the price scoring. Winner selected.
November 2023	Notification to invited firms of decision	Notification of the winner was issued to the invitees via email.

2.2 Evaluation Criteria

The EOI Submissions were evaluated with regard to both price and non-price criteria. The weighting between the price and non-price categories was as follows:

- Price: 40%
- Non-price: 60%

The non-price criteria, which the Selection Panel were evaluating and scoring submissions against, were as follows:

- Quality of understanding and appreciation of the opportunity and importance of the community facility (worth 20% of the overall non-price score, equating to 12% of the overall score).
- Proposed approach and methodology for the design of the community facility, including an approach to Connecting and Designing with Country (worth 40% of the overall non-price score, equating to 24% of the overall score).
- Quality and relevance of past experience and demonstrated capability relevant to the scale, complexity and multi-stakeholder nature of the project (worth 40% of the overall non-price score, equating to 24% of the overall score).

2.3 Scoring Process

Each Selection Panel member completed individual scoring against the non-price criteria ahead of the deliberation session. At the deliberations, the Selection Panel discussed each score as part of their deliberations and agreed a consensus score for each response under each of the non-price evaluation criteria. The Selection Panel did not have access to the price submissions while they were evaluating the non-price component. After the consensus scores were agreed, the price scoring was evaluated and combined with the non-price scoring to arrive at a winner. The Selection Panel then confirmed their scoring and the final decision. One firm was excluded from the price evaluation since their fee was deemed too far below the pre-tender estimate and expectations for a project of this type to accurately reflect the work and time required to undertake the task.

A summary of the consensus, price and overall scoring is provided in the Evaluation Spreadsheet at **Appendix B**.

Clarifications

Clarifications were sought from all invitees prior to the deliberation and scoring date. The clarifications in some cases resulted in adjustments to the proposed fees. The clarifications related to the following items:

- Consideration of the application of the *Design and Building Practitioners Act 2020* to the project.
- Insurances.
- Assumed construction timeframe and budget.
- Hourly rates.

3.0 Selection Panel Scoring and Decision

The Selection Panel acknowledged the quality of all submissions. Following deliberations, the Selection Panel scored Architecture AND as the highest in the non-price criteria. After price evaluation, and in light of the overall combined scores, Architecture AND were selected as the winning firm.

The Selection Panel noted the following in regard to the winning submission:

- The acknowledgement of Connecting with Country, the understanding of the site and the broader context, including the urban design setting, was outstanding.
- The inclusion of the specific team that would be working on the project was appreciated.
- The project-specific response and diagram was appreciated and was a sophisticated response.
- The submission proposed a commendable methodology and provided a variety of project experience.

The final scoring spreadsheet is provided at **Appendix B**.