

Construction Management Arrangement Building the Education Revolution in Queensland State Schools Fact Sheet 3

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This Fact Sheet is intended to provide an overview of the Construction Management procurement arrangement being used for the implementation of the *Building the Education Revolution* (BER) program in a number of Queensland state schools.

Preliminary Overview

The Department of Education and Training (DET) is responsible for implementing the BER program in Queensland state schools.

The Department of Public Works (DPW) is leading the development of the overall procurement framework and models of delivery for the BER program.

School principals are responsible for identifying their needs with reference to the Australian Government's BER guidelines and priorities; seeking agreement for project scope and changes from the school community via the Parents and Citizens Association (P&C); and keeping the school community informed of key decisions and milestones.

Implementation Overview

The funding provided for school projects is outlined in the Australian Government's BER guidelines and is based upon each schools' enrolments.

The funding for the school projects allocated by the Australian Government is to cover the cost of the construction of the facilities and all other associated project specific development costs, such as statutory charges.

The Australian Government has provided additional separate funding of 1.5% of the total BER program value to the State for program administration. The cost of BER Project Coordinators working through regions across the state and of staff in central office managing the program planning, delivery and reporting are all met by the program administration funding. This does not form part of the funding approved by the Australian Government for school projects.

The vast majority of planning and construction works will be undertaken by the private sector, with various sectors of the construction consultant and contracting being engaged.

QBuild, the construction and maintenance division of DPW, will only be used to deliver small components of the BER program where contractors are unavailable or unable to deliver the project at a reasonable price. Examples of this may be where commercial contractors may not be prepared to work with local labour in remote areas of Queensland, or it may be economically beneficial to schools to use QBuild.

Implementation of the Primary schools for the 21st Century element

There are a number of key roles involved in the building process as follows:

- **Project Coordinator** – a DET employee whose role is to represent DET and the school in all facets of the delivery of the construction project and be the interface between the consultants and contactors and school representatives.
- **Construction Manager**- A major contacting organisation whose role is to oversee the delivery of an Australian Government approved school project; drive project outcomes including design and construction ensuring that designs meet the agreed brief and budgets; and regularly report to DET on progress on matters such as time, cost, quality and scope.
- **Building Contractor and Trade Contractor**- Private Sector Prequalified registered builder/ sub-contractor whose role is to undertake the physical construction component of the project.
- **Quantity Surveyor** – Private Sector Prequalified consultant whose role is to provide an assessment of school projects costs to ensure projects are value for money. This latter role is in addition to quantity surveyors engaged centrally out of the 1.5% program administration funds to undertake further value for money cost reviews to ensure consistent benchmarking of costs are achieved across the program.

Role of Construction Manager

Primary Schools for the 21st Century element and Science and Language Centres for the 21st Century Secondary Schools element

Construction managers are being engaged to undertake the majority of Round 2 and part of Round 3 of the P21 element. They may also be engaged on a small portion of the Science and Language Centre for the 21st Century Secondary Schools element.

The construction managers will be required, where possible, to deliver major packages of work through local builders and trade contactors registered with QBuild.

The Construction Managers competitively tender the various contract packages required to deliver the construction works including professional design services.

Design consultants, including architects, engineers and other design disciplines, will be engaged by the Construction Managers in the delivery of projects at Queensland state schools.

The Construction Managers responsibilities under BER extend to providing overall project management, design management and cost management services, as well as ensuring compliance with all relevant work place health and safety requirements at schools.

The Construction Manager will obtain a design; cost estimate and program for each school project allocated to them and will be required to consult extensively with schools and their P&C committees through the design and construction phase of the projects. Regular planning and design meetings will be held with schools and their P&C to prepare the scheme design and full scoping documentation, including detailed cost estimates and project program that form the Project Definition Plan.

The Construction Managers have an overall obligation to meet the program and budget for each school project.

The role of the Principal's Representative will be undertaken independently of the Construction Manager. The primary responsibility of the Principal's Representative is to undertake the day-to-day administration of the contract on behalf of government. The principal's representative will maintain ongoing liaison with the Construction Manager ensuring client expectations are being met in line with contractual obligations.

A detailed sample Construction Management cost plan showing the various project cost elements is included for information.

Email

inquiries.ber@deta.qld.gov.au

Website

www.education.qld.gov.au/infrastructure/strategy/ber

For further information on the Australian Government's BER program:

<http://www.deewr.gov.au/Schooling/BuildingTheEducationRevolution/Pages/default.aspx>

Contractors seeking work can view major tender opportunities and awards at:

<http://www.nationbuilding.qld.gov.au/tenders/Pages/default.aspx>

For further specific information on delivery and cost issues schools should contact your DET Project Coordinator. If you don't know the name or contact details of your Project Coordinator contact the DET BER Project Director's office on 323 70008.