

NOTICE TO TENDERER



EGMONT
DIXON

PROJECT	45 Kitchener - Te Rauā – Tātau Tātau o Te Wairoa	NTT NO.	01 - Vertical
ISSUE TO	Vertical Tenderers	FILE REF	ED Projects\ - TATATU TATAU O TE WAIROA\Wairoa_45Kitchener_0426\4. Procurement\ 4.3 RFT Vertical
ISSUE DATE	7 November 2022	NO. OF PAGES	01 (no attachments)

Dear Tenderer

Please find below Notice to Tenderer No. 1 advising of 2 items.

1. Please note the change in tender closing date from Sunday 13 November 2022 to 3:00 p.m. Tuesday 15 November 2022. This is so that the closing date does not fall in the weekend. Updated table below.
2. Please note that as part of the tender process, the principal may request a site visit to a number of tenderer's offices or current construction sites before any decision to award is made. The likely date of site visit will be the 28th November. Please advise in your tender if this date is *not* feasible.

Release Date:	13 October 2022
Deadline For Questions:	26 October 2022
Deadline For Proposals:	13 November 2022 3:00 p.m., 15 November 2022
Date of Site Visit	28 November 2022
Notification Of Proposal Outcome:	20 January 2023

Should you require any further information or clarification towards the above, please do not hesitate to contact the undersigned.

Please confirm receipt of this Notice to Tender by return email.

Yours sincerely
EGMONT DIXON LTD

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EGMONT
DIXON

REQUEST FOR TENDER

TE RAUĀ - 45 Kitchener St, Wairoa

10 OCTOBER 2022

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1. KEY DATES

Release Date:	10 October 2022
Deadline For Questions:	27 October 2022
Site Visit	Vacant site – Please notify Egmont Dixon contacts below before entering during tender phase.
Deadline For Proposals:	4:00pm 08 November 2022
Notification Of Proposal Outcome:	Within 4-6 weeks of tender closing
Proposal Submitted To:	aford@egmontdixon.com and koughton@egmontdixon.com
Validity Period	3 Months
Contact:	Andrew Ford 027 284 4050 or Kayla Oughton 021 111 3432

2. THIS PROJECT AND WHO WE ARE

2.1 SUMMARY OF TĀTAU TĀTAU O TE WAIROA DELIVERY MODEL

Tātau Tātau o Te Wairoa is what is generally described as Post-Treaty Settlement Governance Entity. It is made up of four distinct parts which work together to deliver on a common vision and strategy aimed at improving the wellbeing of its registered beneficiaries, ngā iwi and hapū o Te Wairoa. The entity comprises of:

- A corporate trustee which is a company that acts as the trustee of a trust.
- A charitable trust that delivers charitable activities.
- A commercial company.

[More information can be found here.](#)

Our vision and journey of mana motuhake revolve around building a strong foundation for whānau to flourish into the future. We have two key strategies that work together to accelerate our social and economic development, Horticulture and Housing. Homes are needed to address both the growing health and social disparities, and to support the development of our horticulture industry and workforce.

2.2 EGMONT DIXON (DEVELOPMENT & PROJECT MANAGERS)

- Offering end-to-end delivery mechanisms for property projects. Their expertise they offer a range of disciplines from Development Management, Project Management, Planning, and Consultancy & Advisory across these disciplines.

- Working with a broad range of clients from Iwi & hapū entities, private institutions, government, local government, developers, corporate, and non-government organisations (NGO's).
- Their team is highly experienced in understanding client needs and requirements and applying risk management strategies to ensure any potential risks to the client and/or project are mitigated at the outset.

2.3 TE RAUĀ PROJECT

Te Rauā is the cornerstone residential development for Tātau Tātau O Te Wairoa (TToTW), the first in a series they hope to build on urban and rural Māori land either owned by (TToTW) or by Kāhui (Iwi and hapū entities).

Guided by the four Pou of Mana Māori, Tāngata, Taiao and Te Pātaka, their vision is to create a safe and affordable living environment for a wide range of whānau and kaumātua households that promotes intergenerational wellbeing and whānau ora.

At the heart of the development is an innovative kaumātua housing solution, Tokotoko, that allows pākeke to live well in the community. This includes a large, supported living whare and smaller standalone homes offering a continuum of housing support that keeps pākeke well and connected to whānau.

Around their kaumātua are family homes, mostly three and four bedrooms on separate lots. These are connected through a scheme plan that encourages whānau activities across ages and with the environment.

The development programme is focused on affordable rental housing but, over time, the TToTW Board hopes to create pathways to home ownership via rent to own shared home ownership initiatives.

Te Rauā presents an opportunity to partner with TToTW, to deliver a project that directly aligns with the Government's Māori housing policy objectives, and targets those most in need in our community. We hope that Te Rauā will set a benchmark for future affordable housing projects in Wairoa, and for Māori-led mixed housing developments in other rohe.

3. THE OPPORTUNITY

3.1 DESCRIPTION

Egmont Dixon are requesting tenders on behalf of Tātau Tātau o Te Wairoa from experienced Earthworks and Civil Construction companies to help be part of delivering this cornerstone project in Wairoa.

Located

at 45 Kitchener Street, Wairoa, the site occupies an area located within the Residential Zone of the Wairoa District Plan. The site is generally described as flat land, with a slight fall towards the abutting site to the north (41 Kitchener Street).

There are 30 residential lots range in size from approximately 390 to 640 m². A through road between Clyde and Black Streets will provide access to the houses. The structures will be 1- or 2-storey and consist of NZS 3604 or similar timber frame construction with lightweight cladding and roofing. An indicative earthworks plan shows areas of both cut and fill of around +/- 0.5m with some areas of deeper fill along the eastern site boundary. A flood attenuation basin / wetland area will be located along the southern side of the site (i.e., along Clyde Road). The existing house located in the west-northwest corner of the site will remain.

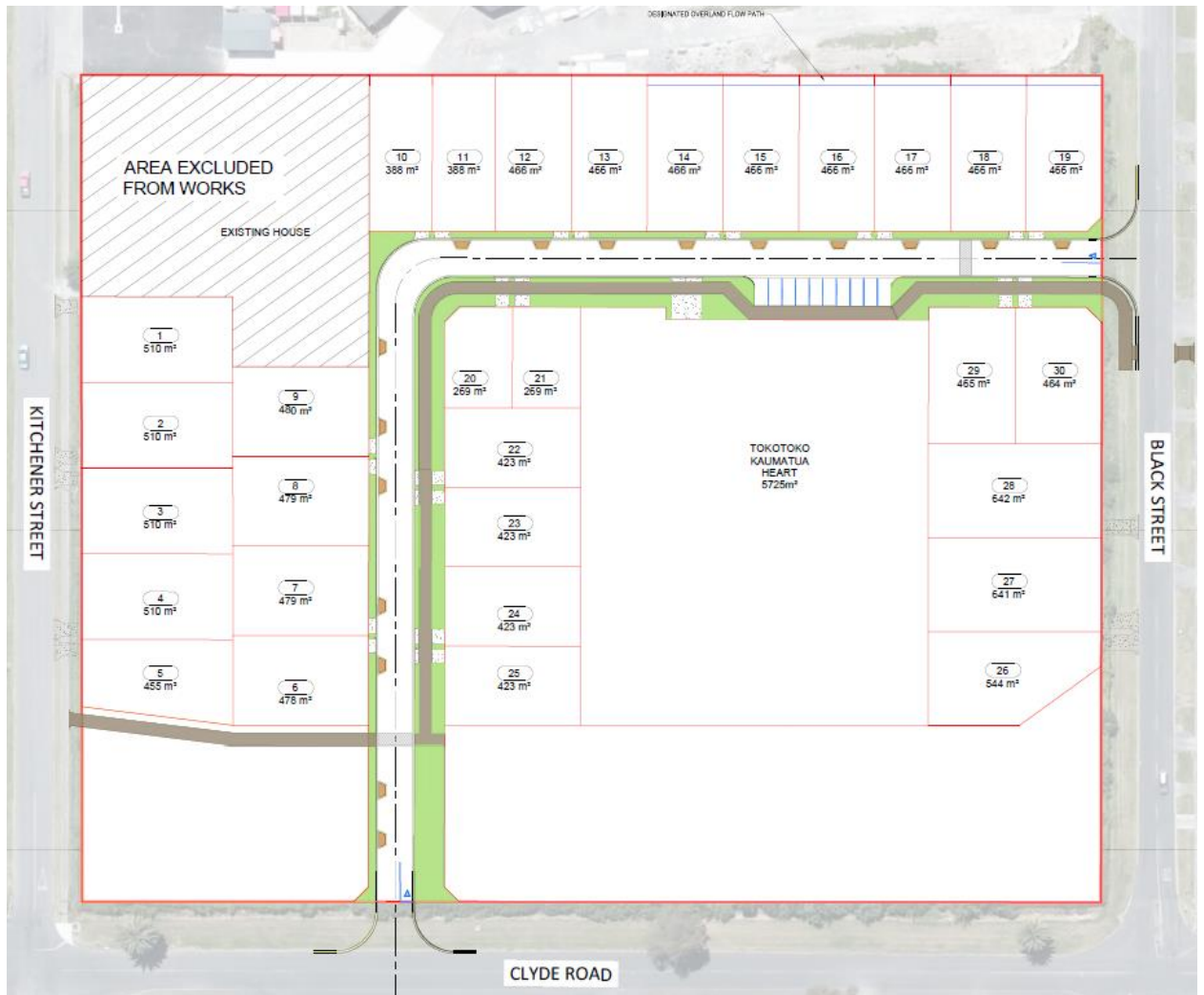
The tender should include allowances for miscellaneous items, accommodation, supervision, contingencies, normally expected risks, transport of equipment, incidental work, temporary works, survey, setting out, inspections, reporting, attendances at meetings, communications, programming, records, quantity measurements, claims for payment, testing and quality control measures, permits, administration, as well as On-Site Overheads and Off-Site Overheads and Profit, and the like.

NOTE: the Tokotoko Kaumatua building is outside the scope of this tender and will be a separate stage.

3.2 PART OR WHOLE

This tender package is for the whole project. Please ensure it is made clear in the response form which services are being tendered for.

INDICITIVE SITE LAYOUT

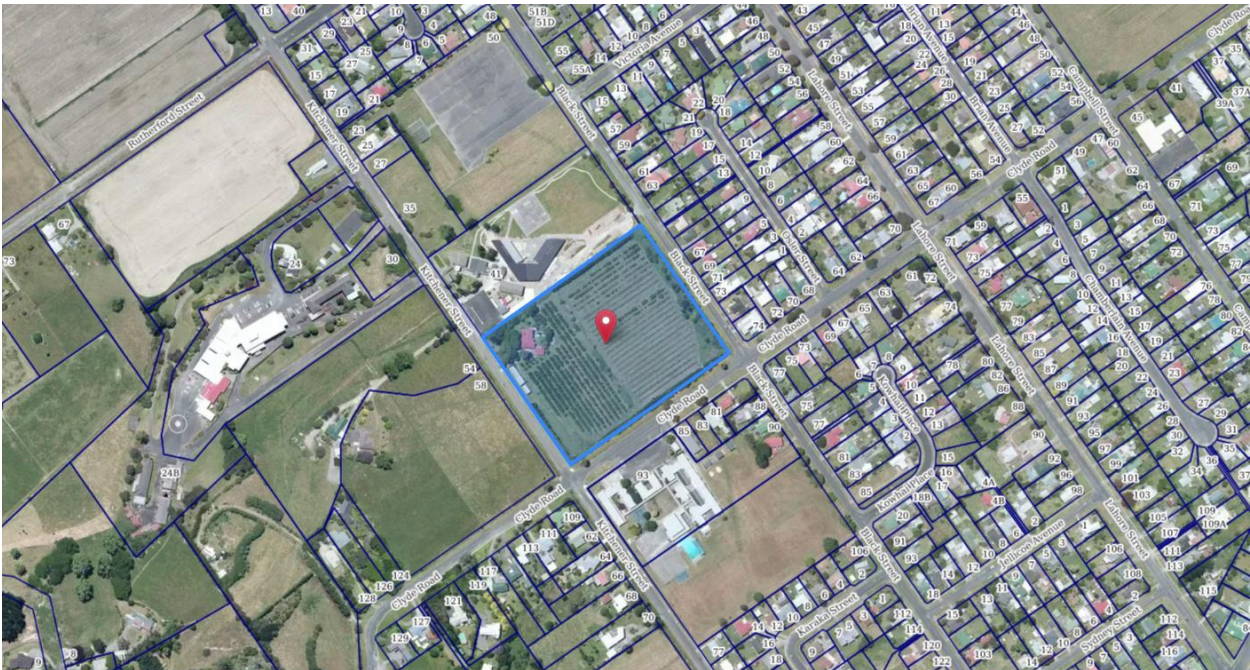


4. SCOPE

4.1 This RFT is to deliver the infrastructure works including earthworks and civil construction for the proposed development at 45 Kitchener Street, Wairoa. Please refer to the attached INFIR Document - Appendix 12 for full scope and specifications of works required.

4.2 The site location is 45 Kitchener Street, Wairoa and a masterplan has been developed for this site. See below for the site location. Assumptions for the site are as follows:

- Architectural and building works will be a separate contract and stage of the project and will be completed after site works by others – you do not need to allow for this.
- Services will be to the site boundary, tenderer to allow for all site to boundary connections



5. SOCIAL AND SUSTAINABLE OUTCOMES

TTOW aspirations are ambitious and wide-reaching, encompassing economic, social, cultural, and environmental goals. These form the core themes, or strategic pou, which are integrated across our planning processes.

Tātau Tātau's Kaupapa is to:

- Responsibly manage our asset base for intergenerational benefits
- Ownership of decisions that lead to positive change
- Partner with people that contribute to the development of whānau, hapū and iwi
- Utilise our collective of kāhui for greater impact.

Therefore, it is expected that Tātau Tātau's partners will commit to:

- demonstrating their commitment to invest the time and effort to develop a fulfilling relationship with Tātau Tātau
- have the interests of our people at the centre of the relationship with us
- have a positive outlook for Tātau Tātau, our people, and the rohe
- actions that will have a positive impact on Tātau Tātau, our people and the communities and the environment in which we live and work
- services and product that will lead to innovation and ground-breaking solutions that advance our aspirations
- to operate in a socially, culturally, and environmentally sustainable manner.

These values are embedded in the procurement process and is a priority for Tātau Tātau.

We expect any contracted and affiliated suppliers to work closely with us to ensure we jointly deliver social and sustainable outcomes on our projects.

Please respond in detail on how you as a tenderer will enable and ensure that these social and sustainable outcomes will be monitored and achieved throughout the project.

6. WHAT WE REQUIRE FROM YOU

- 6.1** For this project, we would like you to supply a tender for an elected part or whole of the project to be completed on-site at 45 Kitchener Street.
- 6.2** Your price is to be all inclusive as per 4.1 of the project scope, along with all inclusions referenced in the appendices in section 7 and to include the specification allowances.

7. DOCUMENTS SUPPLIED BY US

Appendix 1 – Record of Title

Appendix 2 – Scheme Plan of Subdivision

Appendix 3 – Geotech Report

Appendix 4 – INFIR Servicing Report

Appendix 5 – DSI

Appendix 6 – District Plan Compliance Analysis

Appendix 7 – Hawkes Bay Hazard Report

Appendix 8 – Civil Design Report 22 Aug 2022

Appendix 9 – Civil Works Specification 01 Sept 2022

Appendix 10 – Engineering Drawings 22 Aug 2022

Appendix 11 – Schedule of Quantities 09 Sep 2022

Appendix 12 – SPEC_TToTW_Partner&SupplierResponsibilityExpectation

Appendix 13 – SPEC_TToTW_ProcurementApproaches_V3

8. DOCUMENTS REQUIRED TO BE SUPPLIED BY YOU

- Completed Tender Response Form
- Completed Cost Schedule
- Completed Conditions on Tendering Form
- Programme to complete the works with an estimated start date in the first quarter of 2023.

9. RFT TERMS AND CONDITIONS

9.1 You shall have:

1. Relevant experience

Tenderers must provide information for 2 projects completed within the last 5 years. Specifically, the tender must include the following information for each project:

- a. Project name, location, contract value, date of completion.
- b. A brief description of the nature of the earthworks, and scope of the roading, utilities, stormwater, wastewater and stormwater works.
- c. The Client's name, company and contact telephone number(s).
- d. The Engineer's name, company and contact telephone number(s).

2. Key personnel

Tenderers must provide evidence of competence the key personnel that the tender proposes to use. Specifically, the tender must include the following information for the Project Manager, Health and Safety Manager, and Site Foreman:

- e. Evidence of experience working on jobs of a similar nature and scale.
- f. Relevant certifications, and qualifications for the contract works.

3. Methodology

Tenderers must provide information for 2 projects completed within the last 5 years. Specifically, the tender must include the following information for each project:

- g. How Health and Safety will be managed.
- h. A description of the plant and resources that will be allocated to each task, and the persons and sub-contractors the tenderer proposes to use for the physical works.
- i. Details of how quality control will be managed to ensure conformance and demonstrate compliance specifications.

4. Health & Safety qualification's / ability (i.e. Site Safe and Mates in Construction or similar accreditations)

5. Acknowledgement and acceptance of ED Terms.

Of particular importance to Tātau Tātau O Te Wairoa is;

- Timely completion of project
- Having a positive social impact during the contracted program of works and when creating a lasting legacy for the broader community
- Iwi/rōpū Māori engagement and collaboration
- A quality outcome to support a thriving community
- Health, safety and wellbeing of all those involved in the project
- Collaboration between all parties to obtain great outcomes
- Innovative and/or efficient project delivery.

9.2 Alternative Tenders.

- To encourage innovation and efficiency through the tender process, we will consider any alternative tenders.
- Alternative tenders shall be submitted as a separate tender clearly identified as an alternative tender and must be accompanied by a conforming tender.
- Tenderers must specify how an alternative tender differs from the outputs specified in the Tender and demonstrate how better value for money can be obtained through the alternative.
- We reserve the right to reject any alternative tender, regardless of the outcome of the evaluation.
- Tenderers are required to submit full technical details of their alternative tender including engineering design reports and calculations, specifications, drawings, and producer statements.
- The tenderer will be responsible for obtaining all statutory approvals required for alternative proposals.
- Any alternative proposal must provide for at least the equivalent or better product provided by the conforming proposal.

10. OPTIONAL EVALUATION PROCESS AND DUE DILLIGENCE

In addition to the above, we may undertake the following process and due diligence in relation to shortlisted Respondents. The findings will be taken into account in the evaluation process. Should we decide to undertake any of these we will give shortlisted Respondents reasonable notice.

- Reference check the Respondent organisation and named personnel
- Other checks against the Respondent e.g. Companies Office
- Interview Respondents
- Request Respondents make a presentation.

Regards,

Andrew Ford

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