

Expression of Interest (EOI)

Revitalising Central Dandenong

Site 8: Education and Community/Ancillary Services

Reference Number:	15518
Release Date:	7 August 2024
Closing Date:	4 September 2024
Closing Time:	5.00 PM AEST

BSI reference	Trim ref	Version number	Date Approved
E05.06	20/8528	1.9	June 2023

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Structure of this Expression of Interest (EOI)

This EOI is made up of the following sections:

1. **Introduction** - Describes Development Victoria's objectives and the opportunity available.
2. **Part A - EOI Conditions of Tendering** sets out the conditions applying to this EOI that will apply to any person who receives a copy of this EOI.
3. **Part B - Project Information and Other Documents** provides an outline of Development Victoria's requirements and objectives for the Project.
4. **Part C - Response Forms** contains the information required to be provided by the Bidder in its Response. Unless otherwise stated, the Bidder is required to complete and provide all forms as part of its Response.

Introduction

1. About Development Victoria

At Development Victoria, we create places for people.

We're a government agency partnering with industry and communities to transform ambitious ideas into reality.

We reimagine iconic places like the Melbourne Arts Precinct and State Basketball Centre to transform them for future generations. We develop entire precincts like Docklands and Fitzroy Gasworks, unlocking public land to create connected, sustainable places where people can live, work play and thrive. We build homes close to jobs, services and transport – and we sell them to Victorians on average incomes, so they too can have the security of a place to call home.

Together, we deliver places that make a genuine difference to the people of Victoria.

2. The Opportunity and Objectives of this EOI

The Expression of Interest (EOI) presents an exciting opportunity for a qualified organisation specialising in education and community/ancillary services to establish a presence on Site 8 of the Revitalising Central Dandenong Project (RCD).

This tender is suitable for organisations that want to make a positive impact on the lives of young people in a growing and vibrant community. The successful applicant will have the chance to develop and deliver much-needed education services that address the specific needs of Central Dandenong's youth.

The EOI stage offers the opportunity for interested parties to:

- Demonstrate their capabilities: Outline the organisation's experience and track record in delivering high-quality education and supporting services.
- Communicate their vision: Present a compelling vision for the site in Central Dandenong and provide support with data and insights to illustrate the specific needs of the community's young people.

Bidders are invited to submit an expression of interest (Response) in accordance with the terms and conditions set out in this EOI, so a shortlist of Bidders can be selected to proceed to the Request for Proposal (RFP) stage of the procurement.

3. Expected Timing and Process of this EOI

Development Victoria currently expects the process of this procurement to be as set out below.

STAGE OF PROCUREMENT	DESCRIPTION
Stage 1: Expression of Interest (EOI, current stage)	<ul style="list-style-type: none">• Public process open to all, purpose of which is to shortlist parties to invite into next stage.• Bidders provide information about their capability, experience, and vision for the site.
Stage 2: Request for Proposal (RFP)*	<ul style="list-style-type: none">• Only a select number of bidders from the EOI stage will be invited to participate in the RFP stage, based on information submitted in the EOI stage.• More information will be requested during this phase.
Stage 3: Agreement Negotiations	<ul style="list-style-type: none">• An agreement is negotiated and agreed between Development Victoria and the successful RFP bidder(s).

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Development Victoria currently expects the timing of this EOI to be as set out below. The dates listed are indicative only and may change at Development Victoria’s discretion.

ACTIVITY	DATE
Last Day for Bidder’s Clarification Questions or Requests for Further Information	7 August 2024
EOI Closing Date and Time	5.00 PM (AEST) 4 September 2024
Intended Completion of Evaluation of EOI Responses	18 September 2024
Prepare Shortlist of Bidder(s)	25 September 2024
Expected RFP Tender Release Date*	2 October 2024
Expected RFP Tender Close Date*	25 December 2024
Expected Completion of Evaluation of RFP Responses*	22 January 2025
Progression of Shortlist Bidder(s) to Agreement Negotiations	5 February 2025
Execution of Contract	4 March 2025

Table 1: EOI Expected Timing

This timetable is provided to give Bidders an indication of the anticipated timing of the EOI Process. The timetable is indicative only and may be changed by Development Victoria in accordance with the Conditions of the EOI Process set out in **PART A** of this invitation.

* The RFP stage will only occur if more than one Bidder has been selected from the EOI phase. If only one Bidder has been selected from the EOI phase, they will progress straight to Agreement Negotiations.

4. Contact and Queries

Requests for clarifications relating to this EOI may be directed to Development Victoria’s Proposal Manager whose details are set out below:

Name and Title:	Rhys Radcliffe Assistant Development Manager
Address for Correspondence:	Development Victoria Level 9, 8 Exhibition Street, Melbourne VIC 3000
Email Address:	rcd.enquiries@development.vic.gov.au WARNING: Submissions must not be sent or copied to this address.
Telephone (for urgent matters only):	03 8317 3724

Table 2: DV Contact Details

Development Victoria is not obliged to respond to any communication relating to this EOI. Where Development Victoria responds to a communication it will provide its response to all Bidders unless Development Victoria is of the opinion that the issues raised apply only to one Bidder.

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All communications must be via email notified above, any communication other than via email may result in the Bidder being excluded from this EOI process at Development Victoria's discretion.

Communication with any person engaged by Development Victoria for the purposes of the Project (other than Development Victoria's Proposal Manager) is prohibited and may result in the Bidder being excluded from this EOI process at Development Victoria's discretion.

5. Submission Requirements

As part of its Response, Bidders must submit completed versions of each of the required forms provided under **PART C** (Response Forms) as well as any supplementary information requested by Development Victoria in accordance with this EOI. Development Victoria will provide an editable electronic copy of the Response Forms for Bidders use.

Development Victoria may, but is under no obligation to, consider (and may reject) a Response that does not meet the requirements of this EOI. This includes where the Response is not in the format required by this EOI, is incomplete, late, does not comply with Development Victoria's ICT security policies, is illegible, or does not include all information requested by Development Victoria. Bidders must ensure that all electronic submissions are free of malware.

Bidders are required to submit an electronic (PDF format preferred) copy of their Response by the Closing Date or as extended in writing by Development Victoria. Links to cloud-based storage systems (such as DropBox or Google Drive) should not be used as they are inaccessible from Development Victoria systems.

Responses must provide the following information in the subject line:

EOI Number 15518, Site 8: Education and Community/Ancillary Services, [Bidder name]

Responses must ONLY be sent to the following email address: tenders@development.vic.gov.au.

WARNING

Submission of a response to any Development Victoria staff member may result in the Bidder being excluded from the tender process.

Bidders are solely responsible for the successful delivery of their Response by email and should take all necessary steps to ensure the Response has been received at the designated email address by the closing time and date stated on the cover of this EOI (Closing Date). Note that many file-share sites are not accessible to Development Victoria.

Development Victoria is under no obligation to consider any information received from a Bidder after the Closing Date and may exclude any Bidder who submits or amends a Response after the Closing Date and time.

6. Evaluation Methodology

Development Victoria will evaluate all Responses based on the assessment criteria described in this EOI and the overall value for money (being an assessment of the total benefit of a Response to the Project) provided by the Response.

Evaluation of the Response may be split into different stages by Development Victoria in its discretion and each stage may include mandatory and weighted criteria.

After completion of the evaluation process for this EOI, successful Bidders will be invited to participate in a Request For Proposal (RFP) process, in which complimentary criteria will be assessed including pricing and overall value for money, being an assessment of the total benefit provided by the Response.

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Mandatory Criteria

Mandatory criteria must be satisfied to proceed for assessment against the scored weighted criteria.

The **mandatory criteria** for this procurement are listed below:

EVALUATION CRITERIA - Mandatory Criteria	Submission Form
Bidder's Declaration	PART C, Form A

Table 4: Breakdown of EOI Mandatory Criteria

Weighted Criteria

Weighted criteria are used to compare submissions at various stages of evaluation and are scored.

The **weighted criteria** for this procurement are listed below:

EVALUATION CRITERIA - Weighted Criteria	Weighting (%)	Submission Form
Capability & Experience	40%	PART C, Form B
Site Vision and Supporting Information	60%	PART C, Form C

Table 5: Breakdown of EOI Weighted Criteria

7. Additional Information

Development Victoria may in its discretion require a Bidder to answer additional questions, provide additional information or complete additional documentation at any stage during this EOI process. This may include Development Victoria requiring a Bidder to provide:

- clarification of any unclear or incomplete matter; and/or
- information about the Bidder's available resources, current workloads, or ability to deliver the project.

In order for any such answers, additional information or documentation to be considered, Bidders must provide them in writing within the time requested by Development Victoria.

Development Victoria is not required to:

- seek clarification or request any additional information in any circumstance, including where the Response is unclear or incomplete; or
- consider a Bidder's response to any request for additional information.

Development Victoria reserves the right to change any document, information or requirement in this EOI including by way of amendment or addenda to this EOI.

8. Modern Slavery Reporting

Development Victoria is committed to ensuring that the goods and services purchased through Development Victoria's supply and value chains and in connection with our property development and social and capital works projects are

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ethical and minimise or eradicate Modern Slavery risks. This involves working with suppliers, business partners and development partners to full comply with the requirements of Development Victoria’s Modern Slavery Policy.

A copy of Development Victoria’s Modern Slavery Policy is available on the Internet at:

<https://www.development.vic.gov.au/about/policies-and-disclosures/policies/modern-slavery-policy>.

The Bidder is expected to have read the policy and acknowledge compliance as part of completing **PART C, Form A**.

9. Social Procurement Framework

The Victorian Government is committed to using its purchasing power to generate social value above and beyond the value of the goods, services, and construction it procures. In the Victorian Government context, social value means the benefits that accrue to all Victorians when the social and sustainable outcomes in Victoria’s Social Procurement Framework (SPF) are achieved.

Development Victoria encourages suppliers to align with our culture and values, particularly those that support diverse and inclusive workplaces.

The social and sustainable outcomes in the Social Procurement Framework advance important Victorian Government policy objectives. These outcomes include purchasing from Social Benefit Suppliers and working with all suppliers to adopt social and sustainable business practices and/or achieve social and sustainable outputs whilst delivering the required goods, services, or construction.

Refer to **APPENDIX 1 – Policy Background Information** for a list of definitions relating to Social Procurement.

Development Victoria has nominated the following Social Procurement Framework objectives and outcomes:

SOCIAL PROCUREMENT OBJECTIVES	OUTCOMES SOUGHT
<p>OBJECTIVE A: Opportunities for Victorian Aboriginal People</p>	<p>As part of the Victorian Aboriginal Economic Strategy (VAES) 2013–20 and the Victorian Aboriginal Business Strategy (VABS) 2017–21 the Victorian Government has set a government procurement target of 1% from Victorian Aboriginal businesses in 2019–20.</p> <p>The Victorian Government defines a Victorian Aboriginal business as:</p> <ul style="list-style-type: none"> • At least 50% Aboriginal and/or Torres Strait Islander owned; • Undertaking a commercial activity; and/or • With a registered office in Victoria. <p>Development Victoria is committed to providing opportunities to Aboriginal businesses and assisting the Victorian government achieve its procurement target.</p> <hr/> <p>Outcome A1: Purchasing from Victorian Aboriginal Businesses</p> <hr/> <p>Outcome A2: Employment of Victorian Aboriginal People by Suppliers</p>
<p>OBJECTIVE B: Environmentally Sustainable Business Practices</p>	<p>Outcome B1: Adoption of Sustainable Business Practices (i.e. organisations policies and practices, site operations, etc.)</p> <hr/> <p>Outcome B2: Certification of Business Operations – Carbon Neutrality</p>
<p>OBJECTIVE C: Women’s Equality & Safety</p>	<p>Outcome C1: Adoption of a Family Violence Leave Policy</p>

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SOCIAL PROCUREMENT OBJECTIVES	OUTCOMES SOUGHT
	Outcome C2: Adoption of Gender Equality Policies

Table 7: Social Procurement Framework Objectives Sought

With regard to the objectives and outcomes outlined in Table 7, Bidders are required to commit to target outcomes against each of the social procurement outcomes sought.

Bidders will also be required to populate a [Social Procurement Commitment Schedule](#) at the RFP stage which:

- Outlines the activities they propose to undertake to achieve the proposed commitment targets; and
- Explains how commitment targets will be measured and reported against.

Once agreed with Development Victoria, the [Social Procurement Commitment Schedule](#) will be incorporated in the Contract to be entered into between the successful Bidder and Development Victoria with Bidders reporting on performance and achievement of objectives.

Further Information

Further definitions and guidance materials for Bidders regarding the application of the Social Procurement Framework are available online at: <https://buyingfor.vic.gov.au/social-procurement-framework>.

10. Debrief

After the conclusion of the EOI process, any Bidder may request a debrief which Development Victoria may agree to provide.

Appendix 1:

Policy Background Information

Social Procurement Framework Definitions

Kinaway means Kinaway Chamber of Commerce Victoria Limited (ACN 600 066 199).

Map for Impact means the online map produced by the Victorian Social Enterprise Mapping Project (accessible at <https://mapforimpact.com.au/>), as amended from time to time.

Social Benefit Supplier means a business that meets one or more of the following criteria:

- it is a Victorian social enterprise: this means that the organisation has been certified by Social Traders and operates and has business premises in Victoria or is listed on the Map for Impact.
- it is a Victorian Aboriginal business: this means that the business is verified by Supply Nation or Kinaway to be at least 50 per cent Aboriginal and/or Torres Strait Islander-owned. The business undertakes commercial activity and operates and has business premises in Victoria.
- it provides 'supported employment services' as defined in section 7 of the Disability Services Act 1986 (Cth) and operates and has a business premises in Victoria.

Social Traders means Social Traders Limited (ACN 132 665 804).

Supply Nation means Australian Indigenous Minority Supplier Office Limited (trading as Supply Nation) (ACN 134 720 362).

Victorian Aboriginal people means people:

- of Aboriginal and Torres Strait Islander descent who identify as Aboriginal or Torres Strait Islander and are accepted as such by the community in which they live; and
- who reside in Victoria.

Victorians with disability means people who:

- have long-term (lasting 6 months or more) physical, mental health, intellectual, neurological or sensory impairments which, when combined with other barriers (such as negative attitudes of employers or inaccessible environments), may limit their participation in society on an equal basis with other people; and
- reside in Victoria.

Asylum seekers means a temporary resident seeking protection. If their application for political asylum is granted then they will be classified as a refugee. If their application for political asylum is rejected, they are generally required to leave Australia and will no longer be considered a refugee or asylum seeker. Asylum seekers are at risk of being long-term unemployed (face significant barriers to employment).

Disadvantaged Victorians means people who reside in Victoria and meet the definition of one or more of the following cohorts:

- Long-term unemployed people or those at risk of long-term unemployment;
- Single parents;
- Migrants, refugees and asylum seekers;
- Workers in transition; and
- Young people.

Young people means young people aged between 15 and 24 years and residing in Victoria who:

APPENDIX 1 – Policy Background Information

- are Australian citizens, permanent residents or temporary residents under Australia’s refugees and humanitarian program who hold visas with work entitlements
- are not engaged in education, employment or training (NEET).

Job readiness activities means providing training, mentoring, social and cultural support to equip individuals with the technical and learning skills and attributes needed to successfully gain, maintain and participate in work. Job readiness activities need to provide a pathway to employment.

Long term unemployed people means jobseekers residing in Victoria who:

- are Australian citizens, permanent residents or temporary residents under Australia’s refugees and humanitarian program who hold visas with work entitlements; and
- have been unemployed for six months or more.

Migrants means persons residing in Victoria who have migrated to Australia and:

- are Australian citizens, permanent residents or temporary residents under Australia’s refugees and humanitarian program who hold visas with work entitlements; and
- are at risk of being long-term unemployed (face significant barriers to employment).

Refugees means a person residing in Victoria who:

- is a migrant under Australia’s refugees and humanitarian program. They are permanent residents and continue to be categorised as refugees after they have migrated to Australia; and
- is at risk of being long-term unemployed (face significant barriers to employment).

Significant barriers to employment may include:

- lack of local work experience;
- language;
- lack of relevant vocational skills;
- lack of networks;
- lack of understanding of the labour market and job search techniques;
- care responsibilities;
- health difficulties (including mental health);
- family violence;
- housing issues; and/or
- criminal records.

Single parents means sole parents residing in Victoria who:

- are Australian citizens, permanent residents or temporary residents under Australia’s refugees and humanitarian program who hold visas with work entitlements;
- are responsible for dependent children (either living in the household or outside the household); and
- are at risk of unemployment or becoming long-term unemployed (face significant barriers to employment).

Workers in transition means persons residing in Victoria who:

- are Australian citizens, permanent residents or temporary residents under Australia’s refugees and humanitarian program who hold visas with work entitlements;
- are retrenched or facing pending retrenchment due to business closure or industry transition; and

are at risk of being long-term unemployed (face significant barriers to employment).

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