

Australian Industry Participation (AIP) plan Summary – Project Phase

1. Project Details

Nominated project proponent: Multiplex Constructions Pty Ltd

Project name: Quay Quarter Tower

Description of the project: Quay Quarter Tower (QQT) is a 50-storey commercial building that will offer 90,000 square metres of premium-grade office space, 40% of which will be taken up as the headquarters of anchor tenant AMP. QQT will form the centrepiece of the wider Quay Quarter Sydney precinct, which is set to revitalise Sydney’s Circular Quay. The 200-meter-high tower will comprise a series of shifting glass volumes stacked upon each other to provide a striking façade and an atrium that will cut all the way through the building. The tower will feature the latest in commercial office technology and is targeting 6-star Green Star and 5.5 Star NABERS rating. Construction activities of the project include the re-positioning of the existing commercial building on 50 Bridge Street to establish a landmark corporate address at Circular Quay. The project works include the removal of the existing 50 Bridge facade and partial demolition of the northern structure of the building to enable a new area of the floor plate to be extended over the northern part of the 50 Bridge site area. This new structure will be directly connected to the remaining building which will then be entirely clad in a new façade system on all four elevations. Internally, the building services and finishes will be upgraded to deliver a re-positioned premium grade commercial building. On the ground plane a revitalised retail and podium offering will be delivered. The new tower will have an improved connection interface with the existing 33 Alfred Street, while the existing basement will be re-configured and excavated deeper to accommodate the facilities associated with providing a premium grade building. Adjoining building, 33 Alfred Street works comprise of ground plane interface with the works on 50 Bridge. In addition the building will be re-positioned to upgrade the amenity provided to building occupants by the current facilities.

Estimated project value: 700-800M

Project location: 50 Bridge St, Sydney NSW 2000

Link to project information: <https://www.buildingqqt.com>

Project contact for procurement information: Nick De Cean, Senior Contracts Manager, +61 411 049 486, qqteoi@multiplex.global

Other project proponents involved in the project: AMP Capital (AMPC) acting on behalf of QQT Investment 1 Pty Ltd & QQT Investment 2 Pty Ltd

2. Opportunities to supply Goods and Services

Expected opportunities	Opportunities for Australian entities	Opportunities for non-Australian entities
Goods		
Podium Glazing	Yes	Yes
Louvres & Roofing	Yes	Yes

Expected opportunities	Opportunities for Australian entities	Opportunities for non-Australian entities
BMU	Yes	Yes
Masonry	Yes	Yes
Doors & Hardware	Yes	Yes
Metalwork (inc balustrades)	Yes	Yes
Ceilings, Partitions & Insulation	Yes	Yes
Stone & Tiling	Yes	Yes
Access Floors	Yes	Yes
Carpet & Vinyl	Yes	Yes
Cementitious Toppings	Yes	Yes
Fixtures & Fitments	Yes	Yes
Painting	Yes	Yes
Joinery	Yes	Yes
Workstations	Yes	Yes
Loose Furniture	Yes	Yes
Storage (loose)	Yes	Yes
Signage	Yes	Yes
Landscaping	Yes	Yes
External Works	Yes	Yes
Special Equipment	Yes	Yes
Services	Yes	Yes
Final Clean	Yes	Yes

Disclaimer: The information provided in the table above is based on an initial assessment by the company. Any questions or issues should be raised with the project contact.

Explanation for item(s) in list above where it is indicated ‘No Opportunities for Australian entities’

N/A. Australian entities will be given full, fair and reasonable opportunity to bid for the above scheduled goods and services specified for the proposed works

3. Standards to be used in the project

- The Project will be designed to meet Australian Building Codes and Standards. The Australian entities will have the ability to meet all goods and services proposed to be provided in connection with the Project, or at least be in a position to propose alternate solutions that meet the design in terms of aesthetics, performance, function, value for money, and warranty.

4. AIP activities to be undertaken by the Project Proponent

Action 1. Publication of information on the nominated publically accessible website:
<https://www.buildingqqt.com>

Action 2. Direct contact with capable Australian entities

Action 3. Periodic industry informal catch ups and updates on projects and workload (Open invite to the construction trade and supply industry). The catch ups are communicated approx. 6-8 weeks prior to the proposed date, which is usually in the last quarter of the calendar year.

Action 4. Engage with key local industry bodies through meetings, communications or emails. Communications are issued out via head office with all future procurement opportunities to be issued to relevant trade bodies throughout the course of the project.

5. AIP activities to be undertaken by procurement entities

The Designated Project Proponent acts as the procurement entity and employs procurement officers who are well trained in how to achieve the procurement plan objectives and comply with legislative obligations discharged by project owners. Peripheral procurement team members will undertake internal briefings explaining the contents and required outcomes of the AIPP as well as its obligations in terms of compliance and reporting requirements.

Formal ITT's will include a covering letter highlighting the Designated Project Proponent's AIPP's requirements as well as the cascading requirements through all tiers of the supply chain (where the sub-sub (and so on) contract value is likely to be $\geq \$1,000,000$) and that respondents have a full, fair and reasonable opportunity to bid for provision of goods and services.

Australian entities will be provided the same opportunity as other potential suppliers to access all opportunities to supply key goods or services as follows:

- » Phase 1 will allow entities time to schedule resources appropriate to meet the demands of the Phase 2 ITT programme which can be cascaded down through the tiers of the supply chain;
- » as the Project will be designed to meet Australian Building Codes and Standards, all Australian entities will, by virtue, have equal relevant ability to bid to supply key goods or services;
- » equitable supplier engagement process – all ITT's will have standard, pre-prescribed, response duration and deadlines. Each shortlisted group of bidding entities will be pre-notified of relevant ITT submission dates and subsequently issued the formal ITT package to ensure that a full, fair and reasonable opportunity to bid has been provided;
- » ITT response templates – the Designated Project Proponent will reduce the cost of responding to ITT's by facilitating electronic tender submissions in standardised formats via specific trade package pricing templates. This will also seek to achieve consistent market responses, contributing to a streamlined internal commercial review process. These may take the form of a BOQ section/s, pricing schedule summary or similar;
- » all ITT responses will be subjected to the Designated Project Proponent's own standard internal commercial review process; and

- » bidding entities will be encouraged to implement the intent of this AIP Plan by cascading its requirements through all tiers of their associated supply chains.