



**2018/19 Business Development Branch  
 Significant Contracting Plan**

Section 221 of the *Local Government Regulation 2012* stipulates that a Significant Contracting Plan must be prepared prior to commencement of a contract that Council has identified as a Significant Contract. Council may, by resolution, amend a Significant Contracting Plan at any time before the end of the financial year to which the plan relates.

1. Key Information	
Significant Contract Title: EOI182 - Integrated Development of Brisbane Road Car Park Site	
Group: Business Performance	Branch:
Contract Administrator: Paul Skillen	Position: Project Manager - Brisbane Road Car Park
Procurement Specialist: Ben Vandenberg	
Contract/Project Description: Development of a portion of the Brisbane Road Car Park.	
Link to Procurement Plan: D2018/2171688	

2. Council Resolutions	
Previous Council resolutions:	7 December 2011 (OM11/304) 11 December 2014 (OM14/187) 30 March 2015 (SM15/3) 23 July 2015 (OM15/127) 28 January 2016 (OM16/11) 10 November 2016 (OM16/216) 8 December 2016 (OM16/242) 18 May 2017 (OM17/92) 15 June 2017 (OM17/118) 17 August 2017 (OM17/165) 8 December 2017 (OM17/252) 25 January 2018 (OM18/10) 17 May 2018 (SM18/6) 29 June 2018 (SM18/12) 11 October 2018 (OM18/175) 8 November 2018 (OM18/184) 8 November 2018 (OM18/190) 8 November 2018 (OM18/191)
This plan endorsed by Council:	

**3. Background**

*The Brisbane Road Car Park is one of the few remaining sites located in close proximity to one of the Sunshine Coast's premier beach destinations, Mooloolaba. The site is central to the town centre and main activity hub of Mooloolaba Esplanade.*

Council has identified that the site is currently underutilised. Council's previous approach to market for the development of the site did not result in a contract. This approach to market is to deliver a minimum of 700 Council owned car park spaces on a portion of the site (which will be delivered via ITT1845), with the balance to be subject to an Expression of Interest process for redevelopment.

Council Resolution OM18/191 directs to :

" - divide the existing lots of the site known as Brisbane Road Car Park, Mooloolaba, into two (2) parcels along the southern boundaries of Lot 66 on Registered Plan 52440 and Lots 92 and 93 on Registered Plan 73433

- proceed with the calling of tenders for the design and construction of a 700 bay/spaces Council owned multi deck car park on the northern parcel of the site known as Brisbane Road Car Park (Lots 64 - 66 on Registered Plan 52440, and Lots 93 and 93 on Registered Plan 73433) and

- proceed with the calling for Expressions of Interest for the southern parcel of the lot known as Brisbane Road Car Park (Lots 67 - 69 on Registered Plan 52440 and Lot 73 on Registered Plan 73433) in accordance with section 228 of the Local Government Regulation 2012, noting that the calling of expressions of interest would be in the public interest for the following reason - the process will allow Council to call for a variety of development proposals with a view to identifying the solution that best aligns with the interest of the public and Council."

#### 4. Objectives

What are the objectives of this contract?

Development of a portion of the Brisbane Road Car Park site that aligns with the interest of the public and Council.

How will objectives be achieved?

Public expression of interest process, followed by closed tender and subsequent evaluation of submissions to identify the proposal that best provides the required positive economic, social and environmental outcomes for the community, while aligning with Council's vision for the Sunshine Coast to be Australia's most sustainable region - healthy, smart, creative.

How will achievement of objectives be measured?

Contact will also contain Key Performance Indicators (KPI's) to track achievement of specific objectives. Performance against KPI's will be tracked by Council and outcomes discussed with the successful contractor.

What are the alternative ways of achieving the objectives? Include reasons for not adopting alternative ways.

Council could decide what needs to be developed on the site and tender for the construction of the identified development. This is unlikely to deliver the best outcome for Council or the public.

#### 5. Proposed category and contractual arrangements

Which category does this contract fall within?

Disposals (including leasing)

Which contractual arrangements should be applied to this contract, and why?

Expression of Interest (requires a Council Resolution, LGR Section 228)

In accordance with Council Resolution OM18/191 Expressions of Interest are being called in order to identify development proposals that best align with the interest of the public and Council.

#### 6. Market and Risk Assessment

Provide an assessment of the market in which the contract is to happen, including an assessment of any procurement risks. Refer to the Risk Assessment Calculator in the Procurement Plan.

Risks

- Limited submissions - A number of the likely respondents for this EOI process will have been involved in the previous EOI and procurement process, potentially reducing the likelihood of them responding to this EOI.

- Probity - Significant public interest will increase the likelihood of requests for information / discussions outside of the

normal procurement channels.
- Financial - Construction of car park by Council on adjoining portion of Brisbane Road Car Park impacts on the value of this remaining portion.
Proposed mitigations for identified risks:
- Limited submissions - public EOI process. Previous EO1151 attracted a good response. The size and location of the development will be attractive to many in the market.
- Probity - All persons involved in the completion of the contract will be required to sign a probity declaration. The services of an external probity advisor, Argyle Corporate Advisers, have been engaged in relation to the procurement process.
- Financial - EOI process will provide Council with information on the value of the site and the potential impact, if any, of the adjoining development. Potential for respondents to provide information on changes that could be made to the site to deliver more value.
Undertake an assessment of operational risks relating to the contract/project. Attach details.

<b>Approvals (prior to resolution)</b>			
<b>Position</b>	<b>Name</b>	<b>Signature</b>	<b>Date</b>
Manager, (of Branch seeking contract)			
Manager, Business Development			