



## 2019/20 Business & Innovation 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: Mooloolaba Foreshore Revitalisation Project

Group: Liveability and Natural Assets

Branch: Urban Projects

Contract Administrator: Adam Stewart

Position: Project Officer

Procurement Specialist: Rachael Lock

Contract/Project Description: Mooloolaba Foreshore Revitalisation Project

Link to Procurement Plan: D2020/606464

### 2. Council Resolutions

Previous Council resolutions:

OM15/246

This plan endorsed by Council:

### 3. Background

In November 2015, Sunshine Coast Council endorsed the Placemaking Mooloolaba Masterplan. One of the major components of the Masterplan was the Mooloolaba Foreshore Revitalisation Project, stretching from the Mooloolaba Surf Lifesaving Club to Alexandra Headland.

The Placemaking Mooloolaba Project carried out an extensive community engagement process, consulting with key stakeholders and the broader community in May 2015. Feedback received from over 1,000 participants highlighted core community values, together with opportunities for the future growth of the area.

The master plan proposes a vision statement that promotes Mooloolaba's greatest natural recreational asset - the water "Immerse yourself in, on and under the water at Mooloolaba".

The foreshore and esplanade is a place that encourages active, healthy living. A wide, continuous waterfront pedestrian and cycle promenade take in Mooloolaba's greatest natural assets along a 1km string of community, cultural, recreational and events spaces. An additional 40% of public parkland caters to a variety of activities and experiences - from family barbecues on the lawn to hosting weddings, markets, festivals and events.

Since completion of the Masterplan, Sunshine Coast Council engaged AECOM to produce design documentation for the Mooloolaba Foreshore in accordance with the vision for the area. The design included Schematic Design, Detailed Design and then Final Design documentation.

Mooloolaba Foreshore Revitalisation Project is a multi-stage project to be constructed over a minimum 5yrs, subject to ongoing funding throughout the life of the project. The project is currently part funded within the 10 year capital works program.

AECOM consultants have completed an up to Final Design standard of design documentation for the entire foreshore, to ensure shovel ready for funding opportunities, both internal or external. AECOM were not engaged to split the foreshore into designated design stages, with Operational Works approval obtained for the entire foreshore design. This approach was adopted to retain the greatest flexibility, as and when internal and external funding becomes available.

Future engagements for the construction of each stage will be undertaken as Design and Construct contracts, which will require the successful Contractor to complete 'For Construction' documentation including necessary approvals and RPEQ certifications for that stage. Note Operational Works approval from Qld Government has been received.

**4. Objectives**

What are the objectives of this contract?

To construct the Mooloolaba Foreshore as part of Council's endorsed Placemaking Mooloolaba Masterplan (2015) as a 'world class' foreshore destination.

Council recognises the community vision for the Mooloolaba Foreshore to create increased public open space and community facilities, improved pedestrian and cyclist connections, infrastructure for festivals, markets and events, ability to cater to the growing tourism market and improved economic resilience to carry businesses through low tourism season. The foreshore revitalisation has progressed with plans that will deliver an outcome which supports the local economy and natural environment.

To achieve value for money for Council in the safe and high quality construction of the Mooloolaba foreshore.

How will objectives be achieved?

As funding becomes available, a review of the most appropriate stage of works will be undertaken, to ensure that the most advantageous and best value for Council is achieved with the available funds. Open market tenders will be sought to obtain competitive pricing.

How will achievement of objectives be measured?

All responses evaluated in accordance with Council's Procurement Policy in order to identify the submission that is the most advantageous for Council.

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

Due to the likely value of each stage or multiple stages public tender is likely the only option available.

**5. Proposed category and contractual arrangements**

Which category does this contract fall within?

Capital Works

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

Design and Construct (AS4902)

Adequately govern the outcomes required by Council to deliver the project

**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.

Competitive building construction market. Risk that pricing will be greater than Council budgets

Proposed mitigations for identified risks:



Lump sum construction contract which will be delivered under structured Australian Standard Conditions of Contract. Council to undertake a detailed estimate by Quantity Surveyor to help guide Council budget process for each stage of works.

Undertake an assessment of operational risks relating to the contract/project. Attach details.

1. Key performance indicators (KPIs) will be developed and included with the tender document package. The Contract Administrator will be responsible for reviewing and enforcing the KPIs
2. Pricing variations is considered an ongoing risk which is mitigated through the development of a lump sum pricing schedule. It will be the Contractor's responsibility to confirm quantities submitted are sufficient and correct to enable the completion of the works in accordance with the Specification. When submitting their lump sum price, the Respondent is obliged to price the entire works required for successful completion of this Contract. The Pricing Schedule will be used as

a guide for progress payments and to calculate any required variations throughout the administration of the Contract. Variations where the Contractor has not accurately calculated quantities will not be accepted by Council.

3. Workplace health and safety is considered an ongoing risk which is mitigated by assessing the H & S credentials of respondents prior to engagement, and through legislative requirements which the contractor is required to adhere to.

Approvals (prior to resolution)			
Position	Name	Signature	Date
Acting Manager, (of Branch seeking contract)	Matt Dagan		Digitally signed by Matt Dagan DN: cn=Matt Dagan, o=Sunshine Coast Council, ou=Project Delivery, email=matthew.dagan@sunshinecoast.qld.gov.au, c=AU Date: 2020.05.28 17:04:19 +10'00'
Manager, Business & Innovation	Paul Skillen		10 June 2020