



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: Design and Construct - Multi-Storey Car Park - Brisbane Road	
Group: Liveability and Natural Assets	Branch: Project Delivery
Contract Administrator: Brian Dale	Position: Project Officer
Procurement Specialist: Ben Vandenberg	
Contract/Project Description: Design and construction of a minimum 700 bay/spaces Council owned multi storey car park on the site known as Brisbane Road Car Park, Mooloolaba (Lot 64 - 66 on RP 52440, and Lots 92 & 93 on RP 73433)	
Link to Procurement Plan: D2018/2142721	

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. It is currently one of Mooloolaba's main car parking sites providing 179 public bays.

Community consultation has highlighted the need for additional car parking in Mooloolaba. 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, 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 fo Expressions of Interest for the southern parcel of the lot known as Brisbane Road Car Park (Lots 67 - 69 on Registerd 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?

Provide a minimum of 700 public car parks in the heart of Mooloolaba and better utilise a significant parcel of Council owned land.

How will objectives be achieved?

Public tender for the design and construction of a multi storey car park, and subsequent evaluation of submissions received in order to achieve the most advantageous outcome for Council.

Contractor will be required to complete full design in compliance with Council's functional brief, and construct within budget and required timeframes.

How will achievement of objectives be measured?

The delivery of the project in full compliance with agreed design, within budget and within expected timeframes.

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.

Alternative ways have been explored previously, such as full development of the site for multi-use including the provision of public car parks. Council was unable to reach agreement with a developer.

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)

The project will be delivered under a Design and Construct contract AS4902. Due to complexities with the site and significance of the project, consideration will be given to engaging external legal advice to refine the standard terms and conditions to suit this contract.

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** - The high amount of construction activity being undertaken at the moment may prevent some companies from responding.
- **Program** - Contract can't be executed in time to allow completion of works within the proposed timeframes.
- **Budget** - Responses provided by respondents may be greater than Council's budget for this work.
- **Probity** - Significant public interest will increase the likelihood of requests for information / discussions outside of the normal procurement channels.

Proposed mitigations for identified risks:

- **Limited submissions** - public tender process. The size, magnitude and profile of the project will be attractive to many in the market. Council will make contact with companies capable of completing this work to ensure that they are aware of the tender.
- **Program** - realistic program has been established for the procurement process. Consideration will be given to engaging external legal advisors to assist with contract negotiation process in order to facilitate completion of negotiations.
- **Budget** - budget has been established based on previous procurement process and recent market sounding.
- **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.

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

Approvals (prior to resolution)

Position	Name	Signature	Date
Manager, <i>Project Delivery</i>	Chris Sturgess		
Manager, Business Development	Alissa Ratcliffe		