

Agenda



ORDINARY MEETING OF COUNCIL

SUPPLEMENTARY AGENDA

13 NOVEMBER 2019

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12. CORPORATE AND COMMUNITY SERVICES REPORTS

12.5 Exemption from Obtaining Competitive Offers - Gatton Shire Hall Functional and Economic Improvements Project

Date: 12 November 2019
Author: David Lewis, Executive Manager Corporate & Community Services
Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

Summary:

The purpose of this report is to seek Council approval under Section 235 (b) of the *Local Government Regulation 2012* to enter into a medium sized contractual arrangement without first obtaining written quotes or tenders with Aspect Design Studios Pty Ltd for project submission, cost benefit analysis and detailed design documentation works for the Gatton Shire Hall Functional and Economical Improvement Project as it would be impractical and disadvantageous for Council to invite quotes or tenders. This approval if granted will enable Council officers to meet the 27 November 2019 deadline for the completion of the Expression of Interest phase of the Queensland State Government's Building our Regions Program from the Gatton Shire Hall Functional and Economical Improvement Project.

Officer's Recommendation:

THAT Council resolve under Section 235 (b) of the *Local Government Regulation 2012* to enter into a medium sized contractual arrangement without first obtaining written quotes or tenders with Aspect Design Studios Pty Ltd for project submission, cost benefit analysis and detailed design documentation works for the Gatton Shire Hall Functional and Economical Improvement Project as it would be impractical and disadvantageous for Council to invite quotes or tenders.

Report

1. Introduction

Council recently submitted two applications (the Gatton Shire Hall Functional and Economical Improvement Project and Fairways Park Project) for the Queensland State Government's Building our Regions Program.

2. Background

Council has now been advised that both the Gatton Shire Hall Functional and Economical Improvement Project and the Fairways Park Project have progressed to the Business Case stage with submissions including detailed designs due by 27 November 2019.

3. Report

Aspect Design Studios Pty Ltd are currently contracted to provide design services on the Gatton Shire Hall Compliance Upgrade Project which is 50% funded from the Commonwealth Government's Building Better Regions Fund, Round 3. This project involves improvements to the Gatton Shire Hall foyer and electrical, mechanical and roofing systems.

Council has now been successful in proceeding to the Business Case stage of the Queensland State Government's Building our Regions Program for the Gatton Shire Hall Functional and Economical Improvement Project. Council is required to submit a business case for this project by 27 November for assessment and if successful obtain approval to proceed with the project.

The business case includes the submission of a project management plan, gantt chart, cash flow forecast, cost benefit analysis, supporting evidence for project demand and detailed design documentation.

To enable the submission to be completed, Council officers require support with the project submission, cost benefit analysis and detailed design.

Given the compressed timeframe required for the submission of the Business Case, Council officers are seeking an exemption from Council for obtaining written quotes as it would be impractical or disadvantageous for Council to invite written quotes for project submission, cost benefit analysis and detailed design works.

Aspect Design Studios Pty Ltd hold the intellectual property rights to the dimensioned drawing of the Gatton Shire Hall from a previous engagement associated with the development of a Masterplan. To engage another architectural firm to undertake these works would add additional costs and also possibly compromise the ability of Council officers to complete the Business Case process by 27 November 2019.

Aspect Design Studios Pty Ltd is also currently developing detailed designs for the Commonwealth Building Better Regions Fund, Round 3 project and can align the detailed design of the Gatton Shire Hall Functional and Economical Improvement Project with these works.

If Council is successful in the Business Case stage and ultimately obtains approval for the Gatton Shire Hall Functional and Economical Improvement Project, at the completion of these works, the internal layout and internal systems of Gatton Shire Hall will have been effectively upgraded to meet modern standards.

4. Policy and Legal Implications

Under the *Local Government Regulation 2012* Chapter 6 Contracting, Part 3 s.235 - Other exceptions, a local government may enter into a medium-sized contractual arrangement (exclusive of GST, \$15,000 or more but less than \$200,000) without first inviting written quotes or tenders if

- (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
- (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
- (c) a genuine emergency exists; or
- (d) the contract is for the purchase of goods and is made by auction; or
- (e) the contract is for the purchase of second-hand goods; or
- (f) the contract is made with, or under an arrangement with, a government agency.

In the case of the Gatton Shire Hall Functional and Economical Improvement Project, an exemption under Section 235 (b) is sought.

Any further policy and legal implications will be addressed on matters that arise before Council.

5. Financial and Resource Implications

If the recommendation of this report is adopted by Council, additional capital works expenditure of approximately \$85,000 inclusive of GST will be incurred.

However, if the project is successful at the Business Case stage, Council will receive grant funding of \$828,000 to upgrade the Gatton Shire Hall. Council will however be required to contribute \$72,000 to the project which will partially offset the abovementioned \$85,000 submission and design costs.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Chief Executive Officer and the Executive Manager Corporate and Community Services will manage any requirements in line with existing delegations.

7. Communication and Engagement

The matters arising from this report that require further communication will be addressed through existing communication channels.

8. Conclusion

To enable Council officers to meet the 27 November 2019 deadline for the completion of the Business Case stage of the Queensland State Government's Building our Regions Program from the Gatton Shire Hall Functional and Economical Improvement Project, it is recommended that Council approve under Section 235 (b) of the *Local Government Regulation 2012* the establishment of a medium sized contractual arrangement without first obtaining written quotes or tenders with Aspect Design Studios Pty Ltd for project submission, cost benefit analysis and detailed design documentation works for the Gatton Shire Hall Functional and Economical Improvement Project.

9. Action/s

Council officers will engage Aspect Design Studios Pty Ltd to undertake Project Submission, Cost Benefit Analysis and Detailed Design Works for the Gatton Shire Hall Functional and Economical Improvement Project.

Attachments

There are no attachments for this report.