

Cancellation of Tender - Property Portfolio Long-Term Plan for the Community and Service Portfolios

File No: X026622

Tender No: 2031

Summary

This report provides details of the tenders received for the Property Portfolio Long-Term Plan for the Community and Service Portfolios.

The City's Property Portfolio has grown through historical need and council amalgamations.

The Community and Service Property Portfolio is utilised to provide services to the community either via an accommodation grants program, City-owned services or operational accommodation for City staff.

In late 2019, the City publicly advertised for Expressions of Interest, seeking a consultant to develop a Long-Term Plan for the Community and Service Portfolios. The Expression of Interest was followed by a select tender process. Four consultants were invited to participate in a select tender from 25 March to 22 April 2020.

Many of the community assets considered within the tender are located on Crown Land, in which the City is the Crown Land Manager. As a legislative requirement of the Crown Land Management Act 2016, the City's resources are currently significantly engaged in the preparation of numerous Plans of Management. These address the strategic objectives in managing this land and the associated community assets and are required to be completed and endorsed by 1 July 2021.

Given the City's focus on Crown Lands and the statutory deadline to finish those activities, the development of a Long-Term Plan for the Community and Service Portfolios is not as pressing. The City will review ways of delivering this work in an efficient manner at a later stage.

As a result, this report recommends Council decline to accept any of the tenders received for the Property Portfolio Long-Term Plan for the Community and Service Portfolios, cancel the select tender and note that the Long-Term Plan will be developed at a later stage.

Recommendation

It is resolved that Council:

- (A) decline to accept any of the tenders received for the select tender for the Property Portfolio Long-Term Plan for the Community and Service Portfolios;
- (B) cancel the select tender for the Property Portfolio Long-Term Plan for the Community and Service Portfolios; and
- (C) note that the Chief Executive Officer will continue to work with staff to find ways of delivering the Long-Term Plan objectives in an efficient manner at a later stage.

Attachments

Nil.

Background

1. The City's Property Portfolio has grown through historical need and council amalgamations. To meet ever-evolving community expectations for the delivery of services, there is a requirement to strategically review the City's Property Portfolio with future needs in mind.
2. The Community and Service Property Portfolios are utilised by the City to provide services to the community either via an accommodation grants program, City-owned services or operational staff accommodation. It is a diverse and unique portfolio and contains a mix of owned and leased assets.
3. A two-stage procurement process involving an open Expression of Interest followed by a select tender to procure a consultant to develop a Long-Term Plan for the Service and Community Portfolios was undertaken.
4. A review of the community assets considered within the tender established that a number are located on Crown Land and are constrained by the Crown Land Management Act 2016. These assets are to be administered under Plans of Management which are now being prepared.
5. The Plans of Management for these properties provide the strategic framework for their use. Therefore there are efficiencies in completing the Plans of Management prior to undertaking a Long Term Plan.
6. As the timing for the development of the Plans of Management is expected to be within the next 12 months, it is appropriate to wait until these are substantially complete prior to the development of a Property Portfolio Long –Term Plan for the Community and Service Portfolios.

Invitation to Tender

7. The Expression of Interest (EOI) was advertised in The Sydney Morning Herald, The Daily Telegraph and on Council's eTender site, Tenderlink, from 19 November to 10 December 2019. The EOI sought submissions from suppliers capable of undertaking the plan. Eleven submissions were received.
8. The second phase of the procurement process involved the short-listing of four respondents for a select tender. This was open from 25 March to 22 April 2020 and four submissions were received. No late submissions were received.

Financial Implications

9. There are sufficient funds available within the current year's operating budget and future years' forward estimates to efficiently undertake this project at a later stage.

Relevant Legislation

10. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and the City's Procurement and Contract Management Policy.
11. Crown Land Management Act 2016.

Options

12. The City has the option of proceeding with the tender, however given the number of assets situated on Crown Land which will be administered under the Plans of Management and that these plans should be substantially completed prior to the development of the Long Term Plan for the Community and Service Portfolios, the cancellation of this tender is the recommended option.

AMIT CHANAN

Director City Projects and Property

Scott Young, Property Strategy Planner, Development and Strategy