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| cloncurry COUNCIL LOGO |
| REQUEST FOR EXPRESSIONS  OF INTEREST (REOI) |
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| 2024-006 – Design, Construct and Lease Industrial Sheds in Cloncurry |
| ***Collection, use and disclosure of information***  *The Principal collects personal information and non-personal information in the Response so that it can properly conduct the procurement process and otherwise carry out its functions as a local government authority. The Principal is authorised to collect this information under the Local Government Act 2009 (Qld) and the Local Government Regulation 2012 (Qld). The information in the Respondent’s Response will be accessible by employees of the Principal and third-party personnel engaged to assist the Principal in conducting the procurement process or otherwise carrying out the functions of the Principal. Information in the Response may also be disclosed as required by law, including the Local Government Regulation 2012 (Qld) and the Right to Information Act 2009 (Qld).* |

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| **PART 1 – BACKGROUND & FREQUENTLY ASKED QUESTIONS** |
| **What are we doing:** Cloncurry Shire Council is partnering with the State Government to **design and construct new industrial sheds** in Cloncurry that can be **commercially** **leased to those seeking to establish new businesses or expand existing businesses** in Cloncurry.  **The current aim is to test levels of interest in securing industrial land in Cloncurry and to confirm the type of sheds that will receive the strongest demand for leasing once constructed.**  **Responding to this EOI will not generate any obligations between Respondent and Council but will pave the way for future discussions and advance the infrastructure design processes.**  **What information do I need to provide**: at this stage, we are looking for contact details, the kind of business you will either be bringing to town or looking to expand, and the shed/office design required to accommodate your business. Once we have compiled this information through this current process, we will progress discussions, designs and procurement processes further.  **Why are we doing it:** the overall aim of this project is to lower barriers to entry for existing businesses to expand operations or for new businesses to establish without the capital costs required to purchase land and construct facilities (shed, offices, ablutions). The project has been on the cards for the last decade, but it’s only recently that Council has been able to secure external funding to assist in the delivery of this project.  **Where is it happening:** the sheds will be constructed on Lot 8 of the Industrial Estate on Fred McKay Road, Cloncurry (off Andrew Daniels Drive / Heavy Vehicle Bypass). See **Appendix A for mapping**.  **When are we doing it:** Council is looking to (a) complete initial EOI stage discussions in Q4 2024; (b) to finalise designs and procurement for shed construction in Q1 2025; and (c) conclude construction of all sheds by end of Q3 2025. Some sheds will come on line in Q2 2025 and the balance in Q3 2025. Council will look to formalise tenancies through standard leasing arrangements during Q2 and Q3 2025. More information to come on this.  **What kind of sheds are we looking for:** we are looking to build what the market is looking for. On that basis, we are seeking **your** input to help customise the range of sheds that we design and construct at the Industrial Estate. This may end up being a mix of large, medium, small sheds/offices, or 2 x large sheds, or 3 x medium sheds, or whatever the optimal configuration looks like. See **Appendix B for the kinds of sheds we would anticipate, while noting that Council is open to all proposals**.  **Reconfiguration of lot**: following this EOI and subsequent design processes, Council will reconfigure Lot 8 as required. The aim here will be to secure the arrangements best suited to bringing new businesses online / allow existing businesses to expand.  **Inclusions**: all sheds will need to meet Council’s Planning Scheme requirements. Accordingly, all will be connected to water, sewer, power, telecoms. All lots will have fencing, landscaping etc. All other inclusions will be per final designs for sheds and associated infrastructure (e.g., office, ablutions, laydown area, no. roller doors etc.).  **Proposed duration of leases:** while Council will be open to a range of options, Council’s preference will be for leases of 3+ years with options to renew.  **Information Sessions:** see over page for details of information sessions. |
| **PART 2 – INFORMATION SESSIONS** |
| There will be three information sessions for this Expression of Interest process for Respondents to attend, either in person or via **MS TEAMS**  **Session 1:**  **Date**: Friday, 15 November 2024.  **Time**: 3:00 – 4:00pm  **Location**:   * Council Admin Building: 38-42 Daintree Street, Cloncurry 4824. * MS Teams:   [**Join the meeting now**](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmE1YmExODItZWNiOS00OGZjLThmOGEtYzcwOGNjMGY0OWUx%40thread.v2/0?context=%7b%22Tid%22%3a%223b764805-1e0c-44b6-aacd-9708bd6cf6c8%22%2c%22Oid%22%3a%22193ae141-e4d4-442f-bd34-137bd4c66683%22%7d)  Meeting ID: 429 132 218 796  Passcode: BZiGKq  **Session 2:**  **Date**: Thursday, 21 November 2024.  **Time**: 3:00 – 4:00pm  **Location**:   * Council Admin Building: 38-42 Daintree Street, Cloncurry 4824. * MS Teams:   [**Join the meeting now**](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjcxOThkZDMtY2QxMy00NTA0LTk2YmYtMTViYmQzNGEwYTY0%40thread.v2/0?context=%7b%22Tid%22%3a%223b764805-1e0c-44b6-aacd-9708bd6cf6c8%22%2c%22Oid%22%3a%22193ae141-e4d4-442f-bd34-137bd4c66683%22%7d)  Meeting ID: 458 663 618 314  Passcode: wEqXJv  **Session 3:**  **Date**: Thursday, 28 November 2024.  **Time**: 3:00 – 4:00pm  **Location**:   * Council Admin Building: 38-42 Daintree Street, Cloncurry 4824. * MS Teams   [**Join the meeting now**](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjcxOThkZDMtY2QxMy00NTA0LTk2YmYtMTViYmQzNGEwYTY0%40thread.v2/0?context=%7b%22Tid%22%3a%223b764805-1e0c-44b6-aacd-9708bd6cf6c8%22%2c%22Oid%22%3a%22193ae141-e4d4-442f-bd34-137bd4c66683%22%7d)  Meeting ID: 458 663 618 314  Passcode: wEqXJv |
| **PART 3 – LODGMENT INFORMATION** |
| **Interested parties are requested to complete the following items:**   * **Part 4** below * ***Schedule A –*** *Cloncurry Industrial Shed (Excel format)* * **Design of desired shed:** photo of equivalent shed; or link or screenshot from an online Shed Building Tool; or design drawings already developed.   **Please send these items to:**  **EMAIL**: [**Council@cloncurry.qld.gov.au**](mailto:Council@cloncurry.qld.gov.auv)  **TIME:** 5:00pm  **DATE:** 2 December 2024  ***Should Respondents also wish to submit a design from an online Shed Builder Tool (e.g., Ranbuild, Action Sheds, Best Sheds, Shed Designer etc., that would be extremely helpful.***  *Note:* *Respondents who may wish to lease more than one shed should populate an Incubator Shed Schedule for each shed* |
| **PART 4 – RESPONSE SCHEDULES** |

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| Details of Respondent | Name of Respondent:  *Company or other legal entity name* | ABC Co. Pty Ltd |
| Trading name: | ABC Co. Pty Ltd |
| ABN: | 123 456 789 |
| ACN:  *Leave blank if Respondent is not a company* | 3 456 789 |
| Address: | 25 Alphabet Street, Cloncurry QLD 4824 |
| **Details of Respondent’s representative** | Name of Representative: | Philip Keirle |
| Office Number: | (07) 4742 4100 |
| Mobile Number: | 0408 495 335 |
| Email Address: | [philip@abccoptyltd.com.au](mailto:philip@abccoptyltd.com.au) |
| **Type of Business Activity Proposed** | ABC Co Pty Ltd will be looking to establish a landscaping and irrigation business in Cloncurry. See Excel spreadsheet for further details on proposed requirements for development. | |
| **Link or screenshot or attachment from Online Shed Building Tool** | Link: <https://actionsheds-australia-pty-ltd.easybuildingdesigner.com/?shareid=5f04425d-04c5-4bfa-ac27-2c0e5a9c6cd1> | Attachment/Screenshot: see screenshot over page of proposed structure. |

**PROPOSED STRUCTURE**

