



INVITATION FOR TENDERS

Invitation for Tender:
2023 - 013 Sub Sub Lease over "All or Part Of" Lot 73 on MP36738
Alexandra Park

Tenders Close at **2:00pm** AEST on **9 April 2023**

Invitation for Tenders

PART 1 – PREAMBLE		
Mount Isa City Council invites tenders from suitably qualified tenderers (incorporated association or not-for-profit organisation) for the grant of a sub sub lease by Council for the purpose of recreation over all or part of Alexandra Park and described in more detail in Part 5 – PREMISES DESCRIPTION.		
PART 2 – GENERAL INFORMATION		
1. Contract details:	Sub sub lease over all or part of Lot 73 MP36738, Alexandra Park, Barkly Highway, Mount Isa.	
2. Communications by Tenderers:	Communications regarding the invitation for tender process must be submitted to procurement_submissions@mountisa.qld.gov.au no later than five (5) calendar days prior to the time stated in Item 4.	
3. Site inspection:	Council will assume you have become familiar with the site prior to submitting a tender. Please contact the Council's Development & Land Use section to organise a site inspection. Site inspections will only be held on Wednesday 29 March 2023.	
4. Submission of Tender:	Tenders must be submitted at procurement_submissions@mountisa.qld.gov.au by no later than 2:00 PM on 9 April 2023. <i>Note: Adequate time must be allowed for the Tender and all supporting documents to upload to or be received by this time.</i>	
5. Evaluation Criteria:	Evaluation Criteria	Weighting (%)
	The tenderer must provide a Strategic Plan showing the viability and the capability to manage this community facility and must include their incorporated certificate.	30%
	The tenderer must demonstrate how they will meet the financial obligations of the tenure arrangement and provide a ten (10) year Business Plan including but not limited to financial capability to meet maintenance and operational costs and any development commitments.	20%
	The tenderer must not have any outstanding debts with Council, must be financially viable and must successfully complete Council's credit assessment process.	20%
	The tenderer must demonstrate how the proposed use will impact / improve the surrounding land parcels.	20%
	Rental Offered.	10%
6. Tenders to be valid for:	60 calendar days after the time stated in Item 4.	
PART 3 – COUNCIL PROCUREMENT POLICY		
Council Procurement Policy available on Council's website.		
PART 4 – SUB SUB LEASE		
The sub sub lease will be substantially in line with Council's current sub lease with Mount Isa Mines Limited over the lot.		
The successful tenderer will pay all costs associated with the sub lease agreement including but not limited to the preparation and registration of the sub sub lease and survey costs.		

PART 5 – PREMISES DESCRIPTION

The Premises Description is as follows:

The sub lease area will be “all or part of” Lot 73 MP36738, known as Alexandra Park.

The lot is situated on the Barkly Highway, Owen Stanley Road, and Charles Street.

Term of Sub Sub Lease

A sub sub lease will be offered to the successful tender submission for a term of ten (10) years.

Location

The below aerial image shows the location of sub sub lease area. Lot 73 MP36738 is denoted by red boundary.



Existing Infrastructure

The area has some infrastructure located onsite and is in “As Is Condition” including but not limited to:

- large grandstand
- office
- kiosk
- 2 x ladies and men’s Ablution blocks
- 1 x utility shed
- 1 x 4 room change rooms
- 2 x 160,000 litre water tanks
- 1 x bore and associated infrastructure
- full oval irrigation systems (pop-up sprinklers)
- 5m x 8m shade sail
- Umpires shed
- 3 players sheds

Annual Rent

Mount Isa City Council is open to annual rent paid in quarterly instalments subject to credit approval process.

The sub sub lease rent payable will be reviewed annually in accordance with Council Cost Index (CCI) increases.

The successful tenderer (as sub sub lessee) will be required to pay outgoings in accordance with the relevant provisions of the sub lease.

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PART 6 – OTHER

The Tenderer **MUST** address each component of the Evaluation Criteria and complete the below tables.
Please list all attachments.

ITEM	DETAILS IN BLOCK LETTERS
Tenderer Association / Incorporation full name as shown on the Certificate of Incorporation	
Mailing Address	
ABN (if applicable)	
ACN (if applicable)	
Contact Person	
Contact Person's Title	
Mobile Telephone	
Email Address	
Committee Members Title	Committee Members Name and Contact Details
President	
Secretary	
Treasurer	
Attachments Number	Attachment Name