



**City of
Kalgoorlie
Boulder**

**Expression of Interest
Demolition of 101 Brookman Street (Lot 500),
Kalgoorlie-Boulder
WA 6430**



Expression of Interest

Expression of Interest (EOI):	<i>EOI for Demolition of 101 Brookman Street (Lot 500), Kalgoorlie-Boulder</i>
Deadline:	<i>5pm AWST, Saturday 9 March 2024</i>
Address for Delivery:	<i>Electronically to (preferred)</i> mailbag@ckb.wa.gov.au OR <i>By hand to –</i> <i>City of Kalgoorlie-Boulder 577 Hannan Street Kalgoorlie WA 6430 OR</i> <i>By post to –</i> <i>City of Kalgoorlie-Boulder PO Box 2042 Boulder WA 6432</i>
EOI Number:	<i>D&G2024/2</i>

1. Introduction

The City is seeking expressions of interest (EOI) from licensed demolition contractors interested in the demolition of a commercial property (known as the former Coles/Kmart site) located in Kalgoorlie's central business district at 101 Brookman Street, Kalgoorlie (the Site – refer to attached Site Map).

Submissions are invited for the full demolition of the site.

Joint submissions will be considered.

1.1 Background Information

This strategically located 1.5175ha parcel of land, located in the heart of the Kalgoorlie Central Business District (CBD), presents an exciting opportunity for visionary developers to contribute to the revitalization and growth of the city.

Situated centrally on the south-eastern side of Brookman Street, the rectangular parcel of land is in proximity to the State Heritage listed Kalgoorlie Town Hall and the ongoing redevelopment of St Barbara's Square as part of the "Kal City Centre" project. The site also addresses a laneway that separates the site from the recently State heritage-listed Endowment Block.

The existing structures comprise a large commercial brick and iron building offering approximately 9,776 sqm of retail floorspace across two separate tenancies, with two-level carparks at either end of the lot.

2. Broad Requirements of Expression of Interest

Proposals should be sufficiently detailed to allow the City and Council to consider and evaluate the submission, including at a minimum:

Heritage Sensitivity:

Minimize impact on the adjoining State-listed Kalgoorlie Town Hall and Endowment Block by strictly adhering to relevant conservation and preservation guidelines.

Demolition Staging:

Regard should be given to staging the demolition and cost.

3. Additional Information

Submitters are advised the City must comply with the requirements of the *Local Government Act (1995)*.

Submissions that demonstrate local content or partnerships are encouraged.

4. Submissions

Respondents will be required to complete the attached Expression of Interest - Response Form and must include all supporting documents by the deadline of 5pm (AWST) Saturday, 9 March 2024.

4.1 How to Prepare Your Submission

- Carefully read all parts of this document;
- Ensure you understand the requirements;
- Contact the City if you have any questions or would like a site visit;
- Complete and sign the Response Form and attach supporting documents; and
- Lodge your Submission before the Deadline.

Submissions can be lodged in any of the following manners:

Electronically (preferred) to: mailbag@ckb.wa.go.au
Subject: 23/24 Demolition – 101 Brookman Street

Delivered by hand (in a sealed envelope) to: 577 Hannan Street, Kalgoorlie
Labelled: 23/24 Demolition – 101 Brookman Street

By Post to: PO Box 2042
BOULDER WA 6432
Labelled: 23/24 Demolition – 101 Brookman Street

4.2 Deadline for Submissions

Deadline: 5pm AWST, Saturday 9 March 2024

Submissions will be open for 28 days from 10 February 2024. The shortlisted submissions will be discussed with submitters before being presented to Council for consideration in the March 2024 Ordinary Council Meeting.

The City will advise submitters of the outcome of the EOI process by COB 19 March 2024.

Late submissions will not be considered.

5. Contact Persons

Respondents must not rely on any information provided by any person other than the person listed below:

Name: Lui Camporeale Director Engineering
Telephone: 08 901 9616
Email: mailbag@ckb.wa.gov.au

6. Briefing/Site Inspection

Site inspections can be facilitated on request and will not incur any fees or charges from the City of Kalgoorlie-Boulder.

Should you request a site inspection, any costs the applicant may incur will be their responsibility and will not be refunded by the City of Kalgoorlie-Boulder.

7. Evaluation Process

Your Submission will be considered using information provided in your EOI.

The City must comply with the requirements of the *Local Government Act 1995* including public notice (advertising) and business plan requirements thereof in considering land transactions, trading undertakings and procurement.

8. Respondents to Inform Themselves

Respondents shall be deemed to have:

- Examined the Expression of Interest and any other information available for the purpose of submitting an EOI, including the requirements of the *Local Government Act 1995*; and
- Satisfied themselves as to the correctness and sufficiency of their Submissions.

9. Identity of the Respondent

The identity of the Respondent is fundamental to the City. The Respondent shall be the person, persons, corporation or corporations named as the Respondent in Part 2.

10. Expression of Interest – Response Form

Chief Executive Officer
City of Kalgoorlie-boulder
577 Hannan Street
KALGOORLIE WA 6430

I/We (Registered Entity Name)			
Of (registered street address)			
ABN:		ACN:	
Phone:		Fax:	
Email:			

In response to the Expression of Interest for the Demolition of 101 Brookman Street (Lot 500), Kalgoorlie-Boulder

I/We formally submit the included and attached information to the City of Kalgoorlie-Boulder

Date:	
Signature:	
Name of authorised signatory:	
Position:	
Email:	
Postal Address:	

Supporting documents must include:

Valid copy of Certificate of Incorporation (if applicable)
Evidence of ABN and GST Registration
List of recent completed projects
Certificate of Qualification
Valid copy of Certificate of Public Liability

More detailed applications may include:

Product Liability (if applicable)
Most recent copy of reconciled or audited financial statements
Letters of Support
Police check

Expression of Interest – Response Forms must be submitted with all required supporting documentation by the deadline. Any submissions with missing information and/or documentation at the deadline will not be considered a complete application and will be rejected.

Attachment 1 – Site Map

