

Agenda Item Submission



Submission

Council / Committee Name *

Ordinary Meeting

Agenda Section *

Capital Works Manager Report

Requested Meeting Session *

Wednesday 19th August 2026

Date Requested *

11-Aug-26

Date item was requested

Agenda Item Subject *

Everlina Plaza Switchboard Upgrade - Council Direction

Item Reference Number

OM2026/08-002

Classification *☐

Information

☒

Action

☐

Note

☐

Confidential

Details

Recommendation *

That council Resolve either to:

- (a) proceed by accepting PEAK ARE Quote No. 19886 and approve or identify sufficient additional funding for the confirmed shortfall and remaining costs; or
- (b) not proceed, close the procurement without award and retain the design.

Background/Summary

Engineering design and assessment for the upgrade of the Everlina Switchboard to accommodate future expansion and provide more immediate resilience in day to day operations was commissioned earlier this year to Lancini Consulting Engineers. The assessment and design was delivered in early June 2026.

Works were tendered in late June. The most appropriate and affordable fair value tender we received was from PEAK ARE who submitted an initial proposal of \$230,407.83 excluding GST. PEAK ARE was then asked to value-manage the works against the approximate \$160,000 residual construction allowance. This is based on the balance of the \$200,00.00 funding allowance received less the \$ 40,000.00 for design and engineering works.

REVISED SCOPE AND OPTIONS

The value-managed design submitted retains the existing supermarket distribution board, removes transfer switches and individual metering from currently unused areas, and preserves metering and future provisions required for Stage 2. Revised drawings were issued on 14 July 2026.

PEAK ARE's revised Quote No. 19886 is \$203,475.03 excluding GST, a reduction of \$26,932.80 from its original tender but approximately \$43,475.03 above the stated residual allowance.

The revised scope is considered technically suitable. Further reductions would undermine the switchboard-upgrade purpose and future Stage 2 readiness. Council's practical choices are therefore to fund the shortfall and proceed, or stop construction and formally close out the funded project.

Proceeding preserves the project benefit but requires confirmed additional funding and careful outage and contract management. Not proceeding retains the completed design for possible future use but may affect funding, leave the existing switchboard in service and increase future delivery costs.

Budget and Resource Considerations

If council resolve to proceed, additional funding for the project would be required.

Action Options

That council Resolve either to:

(a) proceed by accepting PEAK ARE Quote No. 19886 and approve or identify sufficient additional funding for the confirmed shortfall and remaining costs; or

(b) not proceed, close the procurement without award and retain the design.

Appointments and Meetings

Date	Description

Link to Operational Plan

1-1, Coordinated, High Quality Services. 4-7, Asset Management. 5-1, Transparent and Accountable Decision Making. 5-5, Strategic Planning.

Consultation

Consultation has included Ben Lancini, Kieran Eustice, Matthew Moriconi RPEQ, PEAK ARE, ME Group, Kieran Mau, relevant Council officers and selected tenderers.

Risk Assessment

☐ Low ☐ Medium ☒ High

Risk Assessment Details

Proceeding carries budget, outage, latent-condition and variation risks.

Not proceeding carries funding close-out, existing-infrastructure, design-obsolescence and future-cost risks. These should be managed through funding confirmation, clear scope, contract administration, contingency and formal engagement with the funding body.

Attach Supporting Agenda Materials

Quote_No_19886.pdf

278.1KB

Reference Document

☐ Yes ☐ Not Applicable

Report Prepared by *

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Report Authorised by

Decision

☒ Approve ☐ Reject

Signature

Lew Rojahn

Full Name

Lew Rojahn

Date

12-Aug-26

Comments, Questions and Rejections Notes

A full history of this Submissions journey can be found in the Action History Tab contained in the pane on the right

Commentors Name*	Choose Type of Comment*	Enter your Comment, Question or Reason For Rejection Note here*
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