

NOTICE OF A STRATA COMMITTEE MEETING
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 will be held on 23/05/2024 via Zoom Video/Audio Conference. The meeting will commence at 06:00 PM.

Join Zoom Meeting

<https://us06web.zoom.us/j/88315819052?pwd=IOrD2BeSWotsy5F6xzZTqMh62X3hyT.1>

Meeting ID: 883 1581 9052

Passcode: 671491

One tap mobile

+61280156011,,88315819052# Australia

Dial by your location

- +61 2 8015 6011 Australia

Meeting ID: 883 1581 9052

Find your local number: <https://us06web.zoom.us/u/kgD7umF16>

The Agenda for the meeting is:

- 1 MINUTES**
That the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 FINANCIAL REPORT**
That the financial reports for the current financial year be tabled and discussed.
- 3 FIRE ORDER**
That the tender analysis and recommendation prepared by CORE Consulting Engineers be tabled and discussed.
- 4 GENERAL BUSINESS**
That any general business items be raised and discussed.
- 5 NEXT MEETING**
That the date time and location of the next Strata Committee meeting be decided.

Date of this notice: 17 May 2024

NOTES:

Only executive committee members are entitled to vote on agenda items at a Strata Committee Meeting.

A quorum at an Strata Committee Meeting is 50% of the persons entitled to vote; each Strata Committee Member has one vote, the Chairman does not have a casting vote.

In the event than an agenda item is a tied vote the resolution is deemed to be lost as it was not passed by a majority.

Appointees acting on behalf of a Strata Member can only vote if the Strata Committee resolved to accept the appointee.

An owner or company nominee can attend Strata Committee meetings but can only address the meeting with the permission of the Strata Committee members.

For large schemes (over 100 lots, not including utility lots) notice of strata committee meetings are to be sent to strata committee members, all lot owners and placed on a noticeboard (if any) maintained by the Owners Corporation. Minutes of strata committee meetings are to be sent to strata committee members and any owner that requests a copy within 7 days of the meeting.

15 May 2024

Ref: AC2718

Owners of SP52948

RE: Tender Analysis – SP52948, 1-15 Fontenoy Road, Macquarie Park NSW

Owner of SP52946

Core Consulting Engineers have been engaged by to assess tenders by the following fire contractors in a response to the tender documentation by CORE;

- Flamesafe [\$783,713]
- Fire Protect Services [\$997,240]
- Superior Fire Services [\$907,124]
- Remedial [\$3,450,172]

A tender analysis [ref: AC2718 - SP52948, 1-15 Fontenoy Road, Macquarie Park - Tender Analysis] was undertaken and a summary of the analysis is provided below:

- Flamesafe was the cheapest quote but have excluded key services such as works to the sprinklers, hydrants and hose reels which are considered major works required to close out the fire order.
- Remedial were the most expensive and the quote was not assessed in detail due to being almost 3 times the fee of the next tenderer.
- Fire Protect Services did not allow for painting/patching, which can be onerous in nature. Fire Protect Services were \$90k more expensive than the recommended tenderer.
- Superior Fire Services were the contractor that best aligned with our tender documentation and have made allowances for all major works. Whilst patching and painting/make good was not allowed, the proposal of a methodology on a test unit is acceptable to ascertain costs for similar works required for other units. Exit and emergency lighting was excluded and a survey is required for final cost. Doors and statutory signage is not excluded but is considered minor and costs will be provided following final survey. In summary the exclusions made requiring further verification on site is not expected to exceed the next highest tenderer and the methodology provided to ascertain cost shows the intent to provide value for the works proposed.

In summary CORE recommend engagement of Superior Fire Services for the works. Note the costs provided are not final and additional surveying will be required to finalise the cost. This assessment does not constitute final project costs which may be subject to variations.

Ref Documentation:

- Tender Analysis:
 - AC2718 - SP52948, 1-15 Fontenoy Road, Macquarie Park - Tender Analysis
- Fire Protect Systems:
 - 1-15 fontenoy st Mac Park tender submission
- Flamesafe:
 - SQ24-119 Automatic Fire System Installation 28-02-2024 MT
 - SQ24-146 Macquarie Gardens - 1-15 Fontenoy Road NORTH RYDE 1-03-2024
- Remedial:
 - NS23211SB - Core Engineering - 1-15 Fontenoy Rd Macquarie Park
- Superior Fire Services:
 - 0662_001
 - CRF5402

Kind regards

Melvin Kumar

Director

☎0416 266 070 | ✉ melvin.kumar@core.engineering

CORE Consulting Engineers Pty Ltd. | 5/45-55 Epsom Rd Rosebery NSW 2018