

TENDER SCOUT PROTECTED SAMPLE PAPER

Tarro and Johnson Park Amenities

Maintenance • City of Newcastle • 2026/062T

Location: Newcastle NSW

Close / status: Closed 7 April 2026

Important: This sample shows the structure of a paid client pack. Using a Tender Scout pack does not guarantee that the buyer will shortlist, score, or award the tender. Procurement decisions remain entirely with the buyer and must be answered against the official tender documents.

BID VERDICT

Bid if the operator can show amenities works experience, subcontractor coordination, safety documentation, and reliable defect close-out.

SOURCE-LED RESEARCH

- City of Newcastle's public tender opening list records project 2026/062T as Tarro and Johnson Park Amenities.
- The tender attracted multiple construction and maintenance suppliers, which points to a competitive minor-works field.
- For maintenance-style amenities works, the decisive evidence is usually site safety, program control, trade coordination, and handover quality.

RESEARCH METHOD

A paid pack is generated from the official tender source, public buyer information, public contract-history signals, and web-grounded research for the specific tender and operator profile. Source links stay visible so the client can verify the official record.

OFFICIAL SOURCE

https://newcastle.nsw.gov.au/getmedia/5006d7d6-59dd-4247-89af-608241f03be4/Public-Tender-opening-list_tenders-closed-February-2026

Compliance and response plan

FIRST CHECKS

- Confirm drawings, site access, amenities condition, service interruptions, public safety controls, and practical completion requirements.
- Prepare evidence for similar amenities, reactive maintenance, subcontractor management, SWMS, QA inspections, photos, and defect rectification.
- Map long-lead materials, permits, temporary fencing, after-hours constraints, and handover documentation.

PRICING TRAPS

- Amenities jobs can look small but carry public access, vandalism, asbestos, services, and latent-condition risks.
- Do not price only trade labour; include site establishment, supervision, waste, make-safe works, and defect return visits.
- Confirm whether council expects staged delivery or simultaneous work across both sites.

RECOMMENDED RESPONSE ANGLE

Lead with practical site control, safety documentation, subcontractor coordination, photo evidence, defect management, and handover discipline.

Draft response outline

EXECUTIVE SUMMARY DRAFT

City of Newcastle is seeking a supplier for Tarro and Johnson Park Amenities. The response should open with a clear bid/no-bid position, evidence that the operator can deliver in Newcastle NSW, and a short explanation of how the operator will control mobilisation, compliance, reporting, and service failures. The operator should replace placeholders with real contract evidence before submission.

METHODOLOGY DRAFT

- Mobilisation: confirm official requirements, appoint a contract lead, lock key dates, assign evidence owners, and build the first-30-day transition plan.
- Governance: schedule weekly bid check-ins before submission and monthly contract reviews after award, with risks, actions, incidents, and performance measures tracked.
- Quality control: use supervisor checks, documented inspections, corrective actions, and buyer-ready reporting rather than relying on informal updates.
- Maintenance method: map each site to works scope, trades, permits, SWMS, subcontractors, defects, practical completion, and handover evidence.

EDITABLE FIELDS FOR THE CLIENT

- Client evidence to insert: three recent maintenance contracts, dates, contract values, referees, and measurable outcomes.
- Client constraints to insert: staff availability, subcontractor names, insurance limits, licence numbers, plant and equipment, and local response times.
- Client differentiators to insert: buyer-specific proof, service commitments, reporting examples, supervisor model, and escalation commitments.

Compliance matrix starter

MANDATORY EVIDENCE REGISTER

- Two recent comparable contracts with referee contact details.
- Insurance certificates, WHS documents, licences, and relevant staff competency records.
- Sample mobilisation schedule, quality checklist, monthly report, and issue escalation path.
- SWMS, defect register, photo report, subcontractor register, and practical completion checklist.

CLIENT TO COMPLETE BEFORE SUBMISSION

- Official schedules downloaded and named in the evidence register.
- All mandatory questions answered directly against the buyer wording.
- Every claim backed by an attachment, reference, licence, case study, report sample, or named process.
- Drawings, SWMS, subcontractor approvals, long-lead items, and handover checklist checked.

SUBMISSION CONTROL

Before upload, the client should mark every official schedule as complete, reviewed, attached, not applicable, or blocked. No answer should be submitted from this sample until the official portal documents have been checked.

Pricing and risk worksheet

PRICING WORKSHEET

- Separate labour, supervision, subcontractors, materials, plant, travel, reporting, mobilisation, demobilisation, and contingency.
- List excluded assumptions clearly and check the official schedule before treating any item as a variation.
- Model a low, expected, and high workload scenario before deciding whether the margin is worth the bid effort.
- Check site establishment, supervision, trades, permits, waste, temporary fencing, latent conditions, and defect return visits.

NO-OUTCOME DISCLAIMER

This document is a bid-readiness aid only. It helps the client identify evidence, risks, response angles, and pricing checks. It is not legal, financial, or procurement advice, and it does not guarantee eligibility, compliance, evaluation score, shortlisting, negotiation, or contract award.

Protected delivery notes

PROTECTED DELIVERY

The paid output is designed as a protected PDF summary plus editable starter material. The protected PDF keeps the research paper controlled; the editable worksheet gives the operator a practical place to add their own evidence, pricing, referees, and final wording.

BUYER-FACING PROMISE

The response should make the buyer confident that maintenance delivery will be controlled, evidenced, and escalated before small service failures become contract problems.

CAVEAT

This pack is original analysis from public tender metadata, official source references, and tender-specific Perplexity research where enabled. It does not republish protected RFT schedules, pricing files, or tender documents. The official portal always controls final bid requirements.