



KIRWAN STATE HIGH SCHOOL

TENDER INVITATION

Lease and Operation of Kirwan State High School Swimming Pool

Issued by: Kirwan State High School

Department of Education, Queensland

Tender Reference: TENDER-2025-KSHS

1. Introduction

Kirwan State High School is inviting tenders from suitably qualified and experienced individuals, organisations or businesses for the lease and operation of the school's swimming pool. This tender is issued in accordance with the Queensland Department of Education's procurement policies and the Community Use of State School Facilities procedure.

2. Objectives

The objective is to select a lessee who will:

- Operate the facility safely and lawfully.
- Provide high-quality aquatic programs or community access.
- Maintain the facility in excellent condition.
- Deliver value to both the school and the local community.

3. Facility Overview

- Location: Hudson Street, Kirwan QLD 4817.
- Type: 25-metre heated outdoor pool – 8 lanes 2m deep, 2 lanes 1m deep.
- 11-metre heated indoor pool –(Learn to Swim/Baby pool).
- Water slide and water playground.
- Kiosk.
- Amenities: Change rooms, equipment storage, first aid room.
- Current Use: School curriculum swimming during Terms 1 and 4 (days/times to be advised).
- Availability: Operating rights for all public use outside of school required times (as per agreement).



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4. Proposed Lease Terms

- Initial Lease Term: 3 years.
- Option to Renew: 2 years subject to performance review.
- Commencement Date: 1 October 2025.
- Rental Terms: Competitive financial proposal required.

5. Tender Submission Requirements

Tenders must include the following:

1. **Business Profile:**
 - ABN and contact details.
 - Details of relevant experience managing aquatic facilities.
2. **Operational Plan:**
 - Services to be offered (e.g. swimming lessons, public access).
 - Hours of operation.
 - Staffing (qualifications, ratios, supervision).
3. **Maintenance Plan:**
 - Approach to water quality, plant, and facility upkeep.
 - Cleaning and compliance strategies.
4. **Safety and Compliance:**
 - Risk management framework.
 - First aid and emergency protocols.
 - Blue Card and child protection compliance.
 - Insurance certificates (Public Liability minimum \$20 million).
5. **Financial Proposal:**
 - Lease fee or revenue-sharing offer.
 - Pricing of programs or services.
6. **References:**
 - Two recent professional references from similar operations.

6. Evaluation Criteria

All tenders will be evaluated on the basis of:

- Relevant experience and capacity to deliver services.
- Quality and feasibility of operational and safety plans.
- Financial value to the school and community benefit.
- Compliance with legal and Departmental requirements.
- References and past performance.



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7. Lodgment of Tender

- Tender Opening Date: 23 June 2025
- Tender Closing Date: 31 July 2025 at 12:00pm
- Submissions To:
Business Manager
Kirwan State High School
Email: facilities@kirwanshs.eq.edu.au

Late or incomplete submissions may not be accepted.

8. Site Visits and Enquiries

Arrange a site inspection or seek clarification, please contact:

Facility Officer – Kirwan State High School

Phone: 0459 892 497

Email: facilities@kirwanshs.eq.edu.au

Inspections dates: Thursday 26th June 2:00pm or Monday 14th July 10:00am

9. Conditions of Tender

- This document is an invitation to tender and not an offer to contract.
- The school may reject any or all tenders.
- The successful tenderer will be required to enter into a formal lease agreement.
- The lease is subject to approval by the Department of Education and relevant regulations.
- All information provided in tenders will be treated confidentially.