

7.4.4 2025146: ATKINSON STREET CARPARK SAFETY FENCING

Responsible Manager:	Andrew Andonopoulos, Manager Capital Works
Responsible Director:	Jarrold Doake, Director City Services

RECOMMENDATION

That Council

- 1. Awards the tender from Boongalla Group Pty Ltd for Atkinson Street Carpark Safety Fencing, Contract No. 2025146 for a revised Fixed Lump Sum of \$802,293.50 with an extra \$40,000 for Contingencies;**
- 2. Authorises the Chief Executive Officer or their delegate to execute the contract agreement;**
- 3. Approves the allocation of an additional \$162,893.50 to allow the minimum required scope of works for the project to be completed;**
- 4. Notes that the contract commencement date will be April 2026 and the expected completion date is June 2026; and**
- 5. Notes that the total anticipated project expenditure including the contract Fixed Lump Sum and Project Management / Delivery fees is \$832,293.50 with an extra \$40,000 for Contingencies.**

Please note that all dollar figures are GST exclusive unless stated otherwise.

INTRODUCTION

Council has conducted a tender for 2025146 - Atkinson Street Carpark Safety Fencing.

As part of its planning process for this tender, Council Officers considered its procurement options, including whether to go to market itself, participate in regional or sector collaboration or to access established contracts via other compliant Procurement agreements. This project is a highly specialised design customised for installation at the multi-storey car park in Oakleigh. This type of work is site specific to retrofit an active car park and therefore there are no opportunities to collaborate.

BACKGROUND

The top level of the Atkinson Street Carpark is currently fitted with temporary construction site fencing installed to provide increased protection against the risk of falls from height. The installation of new anti-climb fencing to the top floor of the Atkinson Street Carpark is consistent with the fencing installed at the Euneva Avenue and recently completed Bogong Avenue car parks in Glen Waverley.

INITIAL NOTIFICATION

A public notice was placed in The Age newspaper on 16 August 2025 and the tender closed on 12 September 2025.

TENDERS RECEIVED

Two (2) tender submissions were received by the appointed closing time.

The tenders received are listed below:

- Black Sheep Construction Pty Ltd
- Boongalla Group Pty Ltd

TENDER CONFORMANCE

All submissions were assessed for their compliance with the tender conditions including the contractual terms and conditions and the requirements of the response schedules.

All tender submissions were deemed conforming.

TENDER EVALUATION

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised.

The tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

Pass/Fail Assessment Criteria	Score
Risk Level 1-3: OHS & Quality Mandatory Rapid Global	<i>Pass/Fail</i>
Pre-Tender Meeting Attendance	<i>Pass/Fail</i>
Mandatory Insurances	<i>Pass/Fail</i>

Table 2	Key Selection Criteria	Criteria Weightings
Qualitative Criteria	Capacity and Capability	20%
	Project Timelines	10%
	Sustainability (Mandatory)	10%
Quantitative Criteria	Price (Mandatory)	60%

DISCUSSION

The following information supports the evaluation panel's recommendations.

The Tender Evaluation Panel (TEP) evaluated all tenders against the key selection criteria and weightings including qualitative/non price assessment criteria and price with Boongalla Group ranked highest overall. As such the TEP decided that they should be invited to attend an interview.

In the interview, the tenderer was asked a range of questions on the following:

- Previous experience;
- Resources;
- Risk management;
- Site set up plan; and
- Commencement and construction timeframe.

Boongalla Group demonstrated strong capability and experience and gave the TEP confidence that they could deliver a quality outcome within Council's time constraints. Boongalla Group have successfully delivered a similar project for the City of Greater Dandenong and have completed a number of diverse projects for Monash. The TEP believe that they are capable of completing this project to a high standard.

Tender prices received exceeded the available budget and so Value Management (VM) options were considered in consultation with Council’s Architect to reduce the overall cost of these works while maintaining the effectiveness of the fencing.

Boongalla Group were requested to provide revised pricing for two VM options including removal of the cranked top of the fencing and providing a galvanized only finish to the new works (some areas in the scope were black powder coated). Boongalla Group offered a saving of \$19,000 and \$17,500 respectively for these two elements. As the saving to remove the cranked top of the fence offers only minimal cost savings to the project and to implement fencing consistent with the Euneva and Bogong car parks, this VM item was not considered further. The final revised Lump Sum Price representing a \$17,500 saving for full galvanized finish is reflected in the evaluation table above.

The final evaluation ranking (including the price and non-price evaluation criteria) had Boongalla Group Pty Ltd ranked highest and as such, the evaluation panel recommends Boongalla Group Pty Ltd as representing the best value outcome for Council and that they be awarded this tender.

FINANCIAL

The 2025/26 Capital Works Budget makes provision for this project as follows:

Capital Budget Allocation	\$ GST Excl.
Project C10040 – Atkinson Street Carpark Safety Fencing	\$709,400.00
TOTAL PROJECT BUDGET	\$709,400.00

Total Anticipated Project Expenditure Based Upon Boongalla Group Pty Ltd’s Submission	
Lump Sum Price	\$802,293.50
Contingency	\$40,000.00
Project Management/Delivery Fees	\$30,000.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$872,293.50

There is a budget shortfall of \$162,893.50 for this project which is recommended to be funded by Council and managed in delivery of the overall 2025/26 Capital Works Program.

The adopted budget was determined by Council Officers based upon the Euneva Avenue car park safety fencing completed in 2023 with a further allowance for cost escalation to 2025 however, the tender prices received through the public tender process exceeded this estimate.

SUSTAINABILITY OUTCOMES

As part of Council's commitment to sustainability this project includes:

Boongalla Group Pty maintains a system for measuring and monitoring areas that can have a significant impact on OHS, environment and/or quality of the service(s) being offered. The Director, in conjunction with the senior Leadership team, will monitor the company's operations as well as the progress towards objectives and targets and report on these within the Management Review Meetings.

This process is reviewed at least annually or as required to consider emerging historical and future implications, audits, complaints and changes to regulations and legislation.

Boongalla Group has committed to procure as many sub-contractor trades and suppliers as possible from within the municipality.

An application is currently under review for Boongalla Connections Pty Ltd to be registered as an Indigenous-owned business and managed by an existing Boongalla Group Director who is an indigenous person.

CONCLUSION

That Council approves the recommendations contained within this report.

ATTACHMENT LIST

Nil