

7.4.4 2027015 - RILEY STREET CAR PARK CONSTRUCTION

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

RECOMMENDATION

That Council

1. **Awards the tender from Contek Constructions Pty Ltd for Riley Street Car Park Construction, Oakleigh South, Contract No. 2027015 for a Fixed Lump Sum of 1,098,815.83 with an extra \$110,000 for Contingencies.**
2. **Authorises the Chief Executive Officer or their delegate to execute the contract agreement.**
3. **Notes that the contract will commence in January 2027 and the expected completion date is 12 April 2027.**
4. **Notes that the anticipated project expenditure including the fixed Lump Sum and Project Management Fees is \$1,155,815.83 with an extra \$110,000 for Contingencies.**

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

INTRODUCTION

Council has conducted a tender for Contract 2027015 Riley Street Car Park Construction, Oakleigh South.

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.

The contract is subject to a State Government Development Agreement entered into by Council with the Victorian School Building Authority (VSBA) that has specific delivery timeframes to commence the works and complete delivery which does not allow for delayed delivery timeframes. As such in this instance collaboration with other Councils or public bodies was not considered practical.

BACKGROUND

The Riley Street Car Park project aims to address ongoing parking capacity, traffic congestion and pedestrian safety issues associated with school pick-up and drop-off activities for Oakleigh South Primary School. Due to insufficient formal parking, vehicles currently park along Riley Street and surrounding local roads, creating congestion and increasing safety risks for students, parents and the wider community. In response to community concerns, the Department of Education, in collaboration with Council, has undertaken the necessary investigations and design development to formalise the existing unmade car park and provide a safer and more efficient parking solution. This project is fully funded by the Department of Education.

The proposed work involves the construction of 118 formalised parking spaces within the Oakleigh South Primary School grounds and 39 Council-managed parking bays along Riley Street. The project

also includes associated civil works such as footpath realignment, drainage upgrade and site improvements to enhance accessibility, safety and traffic circulation. Works will be delivered in stages to maintain parking availability during construction and minimise disruption to nearby residents.

NOTIFICATION

A public tender was advertised through Council's eTender portal on 13 August 2026 and closed on 4 September 2026.

TENDERS RECEIVED

Seven (7) tender submissions were received by the appointed closing time.

The tenders received are listed below:

- *Contek Constructions Pty Ltd*
- *Fulton Hogan Industries Pty Ltd*
- *Markon Infrastructure Pty Ltd*
- *Outside Ideas Victoria Pty Ltd*
- *Parkinson Group Australia Pty Ltd*
- *Raw Outdoor Concepts Pty Ltd*
- *United Civil Constructions 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.

Pass/Fail Assessment Criteria	Score
Risk Level 1-3: OHS and Quality Mandatory Rapid Global	<i>Pass/Fail</i>
Mandatory Pre-Tender Meeting – at Oakleigh South Primary School Car Park, Riley Street	<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	10%
Quantitative Criteria	Price	60%

DISCUSSION

The following information supports the evaluation panel's recommendations.

All tender submissions were assessed against the tender evaluation criteria (including the price and non-price evaluation criteria). The Tender Evaluation Panel compared the experience, capacity and capability of all tenderers against the published evaluation criteria. All tenderers demonstrated a capability to deliver the contract works, and the three highest-ranked tenderers were shortlisted to proceed to the tender interview stage.

Tender interviews were conducted with the three shortlisted tenderers to confirm their relevant experience, resourcing, capability and capacity, understanding of the scope and construction methodology, risk management, supplier obligations, proposed program and ability to deliver the works within the required timeframe.

Following interviews, clarifications and final evaluation, Contek Constructions Pty Ltd achieved the highest overall ranking and was assessed as providing the best-value outcome for Council. Contek Constructions Pty Ltd demonstrated relevant experience, a well-developed construction methodology, effective staging arrangements and the capacity to deliver the works within the required timeframe.

Contek demonstrated strong capability and extensive experience in delivering car park, civil infrastructure and school-based projects for local councils and educational institutions. Relevant projects included the Ellendale Road Car Park for City of Greater Dandenong, Waverley Christian College Car Park, Ilim College Car Park, and the Reg Harris Drainage and Car Park project for Monash City Council, all of which involved similar civil, drainage, pavement and traffic management components.

At the interview, Contek demonstrated a comprehensive and thorough understanding of the project requirements, key construction risks, and the challenges associated with delivering works within an active school environment. Their proposed construction methodology and staging approach was assessed as the strongest among the tender submissions, exceeding Council's specified requirements for maintaining access, managing traffic during school operations, and minimising disruption to nearby properties.

Contek also submitted an accelerated delivery program that exceeded Council's expectations, committing to commence works on 4 January 2027, with a target to complete the project by 12 April 2027. Overall, the interview, reference checks and demonstrated track record confirmed Contek's capability, resources and delivery approach, providing Council with confidence in their ability to successfully deliver the project within the required timeframe and quality expectations.

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

FINANCIAL IMPLICATIONS

The 2026/2027 Capital Works Program makes provision for an allocated budget as follows:

Capital Budget Allocation	\$ GST Ex.
Project C09880 – Riley Street Car park Construction Works (Department of Education – Victorian School Building Authority(VSBA) Funded)	\$1,328,637.00
TOTAL PROJECT BUDGET	\$1,328,637.00

Total Anticipated Project Expenditure Based Upon Contek Constructions Pty Ltd's Submission	
Lump Sum Price	\$1,098,815.83
Contingency	\$110,000.00
Project Management Fees	\$57,000.00
TOTAL ANTICIPATED PROJECT EXPENDITURE	\$1,265,815.83

SUSTAINABILITY OUTCOMES

As part of Council's commitment to sustainability this project involves the use of:

1. Environmental Sustainability: Contek Constructions Pty Ltd has committed to implementing sustainable construction practices, including the recycling of redundant concrete and asphalt materials through approved recycling facilities. The contractor has also committed to utilising recycled materials where practicable and providing reporting on recycled content incorporated into the works.
 - Class 3 Crushed Rock – 120 tonnes
 - Class 2 Crushed Rock – 950 tonnes
 - Reclaimed asphalt pavement (RAP) within new asphalt type N - 255 tonnes

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2. Local Sustainability: Contek Constructions Pty Ltd has advised that approximately 20% of goods, services and materials associated with the project will be sourced from within the City of Monash. In addition, Contek and its subcontractors will support the local economy through the purchase of goods and services from local businesses, including food outlets, convenience stores, fuel suppliers and hardware retailers within the municipality and surrounding area.
 3. Social Sustainability: Contek Constructions Pty Ltd actively participates in mentoring and training initiatives facilitated by the Civil Contractors Federation (CCF), including the Civil Skills Cadetship Program, which supports pathways into the civil construction industry for disadvantaged and underrepresented groups. Contek has also partnered with CCF to develop a Mental Health and Wellbeing Action Plan for the civil construction sector. Beyond its industry initiatives, Contek contributes to the broader community through charitable support and local sponsorship programs. The company provides assistance to community organisations through the provision of machinery, resources and volunteer support, and maintains ongoing contributions to organisations such as the Starlight Foundation, World Vision and The Smith Family

CONCLUSION

That Council approves the recommendations contained within this report.

ATTACHMENT LIST

Nil