

Agenda Item Submission



Submission

Council / Committee Name *

Ordinary Meeting

Agenda Section *

Capital Works Manager Report

Requested Meeting Session *

Wednesday 19th August 2026

Date Requested *

11-Aug-26

Date item was requested

Agenda Item Subject *

25 Flierl Street and 121 Link Road Tender Award and Endorsement

Item Reference Number

OM2026/08-002

Classification *☐

Information

☒

Action

☐

Note

☐

Confidential

Details

Recommendation *

That council receive and endorse Gilmour Constructions as preferred tenderer for the construction works of the two self contained units at 25 Flierl Street and 121 Link Road.

Background/Summary

Council is progressing two infill houses at 25 Flierl Street and 121 Link Road under a total funded budget of \$1.5 million. Departmental approval has been received and the projects are intended to proceed under a construct-only contract.

Four tenders were received, ranging from approximately \$1.25million to approximately \$3.0 million. Independent external participation was included in the evaluation to minimise actual or perceived conflict, bias or prejudice. Following evaluation and moderation, the panel recommended Gilmour Construction as preferred tenderer based on the overall value, capability and delivery assessment.

Budget and Resource Considerations

The \$1.5 million funding allocation must cover the construction contract and remaining civil and site works, consultant and certification fees, service connections, contract administration, contingency and approved variations. Current remote construction rates and contractor availability are placing significant pressure on this allowance.

Before execution, the preferred tender and remaining commitments must be reconciled against the funding cap. Any shortfall should return to Council with a proposed additional-funding, staging or controlled value-management strategy that does not compromise compliance, safety or durability.

The Flierl Street stormwater and flood solution has been resolved. The Link Road solution remains under development and any effect on levels, drainage, foundations, services, scope, price or programme must be confirmed before the relevant work starts.

The projects remain targeted for an August 2026 commencement. Delivery alongside the Digital Services Centre will require clear contract administration, consultant inspections, approval timeframes and internal resourcing to maintain programme, quality and budget control.

Action Options

Endorse and award the Tender for the two Self Contained Units at 25 Flierl Street and 121 Link Road

Appointments and Meetings

Date	Description

Link to Operational Plan

1-1, Coordinated, High Quality Services. 1-2, Safe, Culturally Appropriate Housing. 5-1, Transparent and Accountable Decision Making. 5-5, Strategic Planning.

Consultation

Consultation has included the independent evaluation panel, relevant Council officers, the Department of Housing and Public Works, project Architects and Engineers, tenderers and contract advisors.

Risk Assessment

☐ Low ☒ Medium ☐ High

Attach Supporting Agenda Materials

Reference Document

☐ Yes ☐ Not Applicable

Report Prepared by *

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Report Authorised by

Decision

☒ Approve

☐ Reject

Signature



Full Name

Lew Rojahn

Date

12-Aug-26

Comments, Questions and Rejections Notes

A full history of this Submissions journey can be found in the Action History Tab contained in the pane on the right

Commentors Name*	Choose Type of Comment*	Enter your Comment, Question or Reason For Rejection Note here*
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