

TENDER 039/11 BUILDING MINOR WORKS AND MAINTENANCE NOT EXCEEDING \$100,000 IN VALUE

SCHEDULE OF ITEMS

Item	Description	UOM
Labour Rates		
1	Normal working hours 7am to 3.30pm	Per Hour
2	After hours 3.31pm to 6.59am	Per Hour
3	After hours emergency standby	Per Hour
4	After hours call out	Number of Hours
5	Saturday	Per Hour
6	Sunday	Per Hour
7	Public holiday	Per Hour
Materials and Plant Hire		
8	Materials percentage mark-up applicable to works undertaken using items 1 - 8	Percentage
9	Plant hire percentage mark-up inclusive of supervision	Percentage
Subcontractors New Works		
1	\$0 to \$10,000	Percentage
2	\$10,001 to \$50,000	Percentage
3	\$50,001 to \$100,000	Percentage
Subcontractors Renovation Works		
1	\$0 to \$10,000	Percentage
2	\$10,001 to \$50,000	Percentage
3	\$50,001 to \$100,000	Percentage

SUMMARY OF TENDER SUBMISSIONS

Respondent & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price Rank	Qualitative Rank
		Demonstrated Experience in Completing Similar Projects	Capacity	Demonstrated Understanding of the Required Tasks	Social and economic effects on the local community			
Devco Holdings Pty Ltd All requirements have been met.	Yes	It has successfully completed similar projects within the last 3 years for local and state governments, retirement villages and private companies. It is currently providing ongoing work for the Mindarie Regional Council, City of Bayswater and City of Vincent. The work involves public amenities, sporting clubs, libraries, community halls and council chambers. It has provided an extensive list of projects that the company has undertaken in the recent past for private and public sector including the City of Joondalup.	Established in 1986 and currently has 15 full time staff. Details of all 15 staff including their qualifications and experience were provided. Most have at least 10 years experience in the construction industry. It also has approx. 12 full time sub-contractors and additional part time sub-contractors available, if required. A full list of equipment and quantity of each item was provided. It can organise emergency after hour services and has the ability to provide additional resources if required. It operates with its own quality management system and has a safety policy in place.	It demonstrated an understanding of the required tasks. It stated that it will complete the works as per Australian Standards, plans provided, specifications, builder's registrations, local government regulations and any other legislation relevant to the works and its subcontractors.	The company is located in Wangara. It has 3 employees, several sub-contractors and suppliers residing in the City of Joondalup.	71%	1 Labour Rate 3 Material Mark-up 3 Plant Hire Mark-up	1

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<p>WA Commercial Constructions Pty Ltd t/a KMC Group</p> <p>All requirements have been met.</p>	Yes	<p>It has demonstrated experience in completing similar projects. It has been providing building maintenance services for over 20 years for state and local governments including private companies. Its submission included example of building maintenance work recently completed for the Department of Defence and works currently in progress for 2 other private companies. A list of projects completed in the past for various other clients and local governments was also provided and they included the Cities of Swan, Fremantle and Melville.</p>	<p>It has been in the building and maintenance industry for over 20 years. It has offices in Perth, Brisbane and Melbourne and its regional WA offices are located in Bunbury, Geraldton, Kalgoorlie and Broome. It has a team of experienced key personnel and proposed 2 subcontractors. Career overviews and qualifications of key personnel were provided. No specific details of specialised equipment that will be used to complete the works. It provides a 24 hour emergency service. It operates with its own quality management system and has a safety policy in place.</p>	<p>It has demonstrated a sound understanding of the required tasks. Its Submission included an outline of its methodology and approach to deliver the service and complete the works.</p>	<p>The company's WA office is located in Canning Vale. It has several employees living in Joondalup. It will source any extra trades that are needed whenever possible from within the Joondalup area.</p>	65.4%	<p>4 Labour Rate</p> <p>3 Material Mark-up</p> <p>3 Plant Hire Mark-up</p>	2

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RWE Robinson & Sons Pty Ltd t/a Robinson Buildtech All requirements have been met.	Yes	It has numerous ongoing building and plumbing maintenance contracts with federal, state and local governments. It is currently providing ongoing works for the Cities of Melville, Subiaco, Stirling, Gosnells, Rockingham and the Town of Vincent. A list of project works currently undertaking for various clients includes project value and contract date.	It has been a registered builder since 1958 specialising in building, cabinet making, carpentry and joinery. It employs 70 staff and most of its key personnel in building maintenance are qualified cabinet makers and carpenters. It did not address the other relevant trades sufficiently. It proposed to utilise sub-contractors for various services. It provides a 24 hour service. It operates with its own quality management system and has a safety policy in place.	It demonstrated a sound understanding of the required tasks. Its Submission included an outline of the methodology and approach it will undertake for reactive maintenance and building/plumbing works.	The company's head office is located in O'Connor. It will endeavour to use local suppliers for materials and services to complete the work.	65.3%	4 Labour Rate 3 Material Mark -up 3 Plant Hire Mark-up	3

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Plan Construction Pty Ltd All requirements have been met.	Yes	It demonstrated experience in providing similar building and maintenance services to local governments. Its Submission included details of similar works successfully completed for the Cities of Gosnells and Bayswater. It is currently undertaking building and maintenance works for the Shire of Kalamunda and the City of Gosnells.	It has been operating since 2000 providing building and maintenance services for insurance companies and state and local governments. It has 12 staff and will utilise numerous subcontractors to complete the work. It has access and accounts in place with subcontractors for all works, materials, equipment hire and labour hire. The panel noted it did not provide after hours contact information. It operates with its own quality management system and has a safety policy in place.	It demonstrated a sound understanding of the required tasks. Its Submission provided an outline of its approach and methodology to carry out the works.	The company is located in Malaga. It stated that it will endeavour where possible to provide work for local tradespersons and businesses and purchase local materials and services.	64%	2 Labour Rate 5 Material Mark-up 5 Plant Hire Mark-up	4

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Oaklane Pty Ltd t/a Oaklane Projects All requirements have been met.	Yes	It recently completed several refurbishments and fit-outs of dental surgeries in the Perth metropolitan region. It stated it has in the past completed numerous building maintenance projects for the local and state governments including the WA Country Health Service and Royal Perth Hospital. However, the panel noted a list of projects undertaken for various clients did not include works for local governments. In addition, the examples of work were primarily larger fit-outs projects, which were not directly comparable to this requirement.	It was established in 1988 and has since been providing general building maintenance, fit-out, modernisation and upgrading services to government, commercial and industrial clients. Details provided of key personnel did not include their skills and qualifications. It also did not include details of specialised equipment that will be used to undertake the works. It operates with its own quality management system and has a safety policy in place.	It stated it has an understanding of the City's requirements for minor works. It will assign and attend to requests for maintenance works within the timeframe specified by the City.	The company is located in Malaga. It has staff members residing in the City of Joondalup.	57.6%	2 Labour Rate 3 Material Mark-up 3 Plant Hire Mark-up	5

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RBD Building & Maintenance Pty Ltd	Yes	It provides building maintenance services specialising in insurance repairs, shop refit and large scale refurbishment works for department stores. It is currently undertaking works for several insurance companies. A list of projects completed in the last 12 months involved refit/refurbishment works for Karrinyup Shopping Centre and various Target department stores located in the metropolitan and regional areas. The value of these projects range from \$100,000 to \$1.6 million. It did not include example of works for state or local governments.	It was established in 1988 and employs 35 full time staff. It has a team of key personnel and proposed 4 subcontractors. It has a fully equipped cabinet workshop and has access to plant suited for all potential jobs. It provides a 24 hour a day, 7 days a week service. It operates with its own quality management system and has a safety policy in place.	It did not demonstrate an understanding of the required tasks. Its response to this criterion was brief. Its proposed methodology and approach to undertake the work did not include details for the process of works, scheduling, callout or job procedures.	The company is located in Bayswater with regional offices in Bunbury and Kalgoorlie. It has a number staff and subcontractors residing in the City. It utilises local trades and suppliers for materials. Its Director is a long standing member and supporter of the Sorrento Surf Life Saving Club.	48.6%	2 Labour Rate	6
All requirements have been met.						2 Material Mark-up	2 Plant Hire Mark-up	

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<p>Building & Construction Australia Pty Ltd t/a BCA Homes & Patios</p> <p>All requirements have been met.</p>	Yes	<p>It submitted a brief response to this criterion and the information provided was not sufficient to ascertain experience in similar works. It provided only 3 examples of works and they were undertaken for Southern Cross, Defence Housing Australia and HSBC Bank.</p>	<p>It was established in 2004 and its earlier services were mainly in the production of custom-made patios. It later expanded to include residential home construction when it merged with Smiles Building & Construction Pty Ltd in 2011. It proposed 2 key personnel and nominated 3 trade staff, whose primary roles are carpenters. It did not provide details of specialised equipment that will be used for the work and no after hour contacts for emergency requirements. It operates with its own quality management system and has an Environmental, Health and Safety Policy in place.</p>	<p>It demonstrated an understanding of the required tasks. It addressed the City's requirements and provided an outline of its approach to undertake the work.</p>	<p>The company is located in Kenwick. It will source labour and materials locally to complete the tasks.</p>	46.3%	<p>3 Labour Rate</p> <p>1 Material mark-up</p> <p>1 Plant Hire Mark-up</p>	7

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Kayeddar Services All requirements have been met.	Yes	It currently provides glazing services for the Public Transport Authority and is on a panel contract arrangement as a pre-qualified supplier for building maintenance services for the Department of Treasury and Finance. It did not demonstrate any experience providing services to local government.	It has been operating since 1997 and currently employs 8 staff. It will not be using subcontractors to complete the works. In view of its small number of staff and the statement that it will not be using subcontractors, the panel is not confident the company has the required capacity to meet the City requirements. Also, it did not provide details of specialised equipment that will be used for the works. It operates with a quality management system to ISO9002 and has a safety management system in place.	It demonstrated an understanding of the required tasks. It addressed the City's requirement and included an outline of its methodology and approach to carry out the works.	The company is located in Southern River. It provided a general statement that it will commit to supporting the local community and local business. It added that the company will implement a business and quality assurance policy to buy local for materials and services for all works allocated as part of this contract.	45.3%	2 Labour Rate 4 Material Mark-up 4 Plant Hire Mark-up	8

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IPS Integrated Premises Services t/a Midcity Group All requirements have been met.	Yes	It has over 30 years of combined experience in delivering building services to the cleaning, building construction and maintenance industries. It currently has contracts in force with most major insurers. However, it did not provide sufficient details on scope of work, outcomes and their similarity to this requirement. Also, it did not provide example of works completed for local governments.	It is a national company supplying building services to the construction market for 25 years. Its main clients include the federal government and insurance companies. It employs approx. 500 staff nationally. A flow chart comprising its WA team was provided. However, it did not include information on staff skills and qualifications. Also, it did not provide details of specialised equipment that will be used to undertake the work. It has accredited environmental management system, quality management and a safety system in place.	It did not provide a specific response and the information given was limited and did not adequately demonstrate an understanding of the required tasks.	The company's WA office is located in Belmont. It did not provide a response to this criterion.	41.4%	2 Labour Rate 3 Material Mark-up 4 Plant Hire Mark-up	9

