

TENDER 026/16 PROVISION OF MECHANICAL SERVICES AND NEW MECHANICAL  
INSTALLATIONS TO THE VALUE OF \$50,000

ATTACHMENT 1

**SCHEDULE OF ITEMS – EQUIPMENT MAINTENANCE**

<b>.Item</b>	<b>Description</b>
1	A/C Evaporative Cooler Unit
2	A/C RAC Unit
3	A/C Split System - Hi Wall / Cassette
4	A/C Split System – Ducted
5	A/C Packaged Unit
6	Fans
7	Inline Fresh Air / Exhaust
8	Dual Drive Exhaust
9	Standard Exhaust
10	Built-Up AHU Centrifugal
11	Pump
12	VSD
13	VAV Box
14	Cooling Tower
15	Fire Dampers
16	Thermo graphic Surveys of MSSB
17	Boiler / Furnace

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**SCHEDULE OF ITEMS – LABOUR AND MARK UP**

<b>Item</b>	<b>Labour and Mark Up</b>	<b>Charge Time</b>
1	Hourly Rate for Controls Technician	Normal
		Time and Half
		Double
2	Hourly Rate for Refrigeration Technician	Normal
		Time and Half
		Double
3	Hourly Rate for Apprentice	Normal
		Time and Half
		Double
4	Minimum Callout Charge - Normal Hours	
5	Minimum Callout Charge - After Hours	
6	Mark Up for Outsourced Materials and Labour	%
7	Dilapidation /asset survey	
8	Asset identification survey	
9	Refrigerant and quantity Survey	

**SUMMARY OF TENDER SUBMISSIONS**

Respondent & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Estimated Contract Price (GST Exclusive)	Rank
		Demonstrated experiencing providing similar services	Demonstrated understanding of the required tasks	Capacity	Social and economic effects on the local community			
Australian Airconditioning Services Pty Ltd All requirements have been met.	Yes	It demonstrated extensive experience providing similar services to local and state government organisations. It is providing routine mechanical services to Fremantle Port Authority (since 2006), twenty one TAFE campuses (since 1994), Department of Corrective Services WA (since 1994), Department of Justice WA (since 1994), Princess Margaret Hospital (2011–till date) and Landgate (since 2013). The company has been the City Contractor for mechanical services for the past 16 years.	It demonstrated a thorough understanding of the requirements. It provided separate methodologies for maintenance works and reactive works with flow charts. The response also addressed call-outs, method of minimising disruption to operations and response to additional work requests. The quantity of hours allocated to complete the scheduled servicing for one year was 922 hours and deemed sufficient to complete all the required tasks.	It has been in operation since 1978 and has 30 employees. The structure of the business was detailed and supported with information of 13 employees' roles, industry experience and years with the company. A detailed description of the workshop, equipment and vehicles was provided. The method for after-hours calls was detailed and the company has the ability to provide additional resources, when required. Copies of the company's safety management plan, safety policy and safety records were supplied.	It is located in Malaga . It has 12 employees who live in the City of Joondalup and it also uses local suppliers where possible. Its Construction Manager has attended volunteer activities with Joondalup Kinross Cricket Club and Woodvale Soccer Club.	76%	\$1,099,688	1

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BSA Limited All requirements have been met.	Yes	The company demonstrated extensive experience providing similar services to local government and other organisations. Ten example contracts were provided supporting the experience of the company and these included preventative and corrective mechanical services to the Cities of Rockingham and Karratha, Fiona Stanley Hospital, Kalgoorlie Hospital, Australian Submarine Corporation in WA, Harvey Norman (200 stores across Australia) and Goodstart Child Centre (75 centres).	BSA Limited demonstrated a thorough understanding of the requirements. The response addressed the company's contract and account management system, inspection and QA process, reporting, field mobility and data capture, asset management and reporting, compliance reporting and 24/7 emergency services. The quantity of hours allocated to complete the scheduled servicing for one year was 990 hours and deemed sufficient to complete all the required tasks.	It has been in the mechanical industry for more than 40 years. It has 1,118 full time employees of which 110 are in its WA office in Belmont. An organisation chart of its WA branch was provided and supported with the résumés of three key employees detailing their qualifications, experience, role and length of service with the company. Details of specialised equipment were not specifically addressed. The company has an after-hours answering service has additional resources, if needed. Copies of its safety policy, records and integrated management plan were supplied	Its WA office in Belmont.  The company will engage local businesses	69.2%	\$1,269,282	2

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Engie Mechanical Services Australia Pty Ltd All requirements have been met.	Yes	Engie Mechanical Services demonstrated extensive experience providing similar services to local government and other organisations. Eight example contracts were provided supporting the experience of the company and these included building HVAC&R mechanical service and maintenance to the Cities of Armadale and Bunbury Shire of Kalamunda, Synergy, UGL-Australia Post and Racing and Wagering WA.	The company demonstrated a thorough understanding of the requirements. The response addressed its processes for preventative maintenance and reactive maintenance, procurement of goods, service call flow process, site reporting, monthly KPI reporting and electronic management of the contract. The quantity of hours allocated to complete the scheduled servicing for one year was 1105 hours and deemed sufficient to complete all the required tasks.	Engie Mechanical Services Australia has 19 branches in Australia and its WA office has 29 staff. The structure of the business was detailed and supported by detailed career descriptions of five management staff and 15 HVAC and refrigeration technicians. Details were supplied of the company's workshop/factory, all equipment and its service vehicles. The company has an after-hours answering service. The source of additional resources was not specifically addressed. The company has a structured safety system in place and also provided copies of relevant safety policy and safety records.	Its WA office is at Osborne Park.  The company will use local suppliers.	68.3%	\$1,313,181	3

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<p>CMS Engineering Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>CMS Engineering demonstrated extensive experience providing similar services to local government and other organisations. Twenty seven example contracts were provided supporting the experience of the company and these included routine maintenance and HVAC services to the Cities of Cockburn and Belmont, Curtin University, Coca Cola Amatil, Sacred Heart College, Claremont Quarter shopping centre, Uniting Care West and IKEA.</p>	<p>It demonstrated a good understanding of the requirements. It proposes a full maintenance analysis followed by development of a maintenance specific method statement, maintenance program and maintenance quality plan for the City facilities. The responses also gave details of programmed and reactive maintenance with flow charts and sample charts. The quantity of hours allocated to complete the scheduled servicing for one year was 865 hours and deemed sufficient to complete all the required tasks.</p>	<p>CMS Engineering has been in operation since 1992 with more than 40 full time employees. The structure of the business was detailed and supported with information of six employees' roles, industry experience and years with the company. No details of specialised equipment or vehicles were supplied. After-hours contacts were provided and the company has the ability to provide additional resources. Copies of the company's safety management plan, safety policy and safety records were supplied.</p>	<p>It is located on Stirling Street, Perth.</p> <p>This criterion was not specifically addressed.</p>	62.7%	\$1,124,755	4

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<p>WA Mechanical Services Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>WA Mechanical Services demonstrated extensive experience providing similar services to local government and other organisations. Nine example contracts were provided supporting the experience of the company and these included HVAC maintenance services for the City of South Perth, air conditioning replacements for the Cities of Swan and South Perth, preventative maintenance and service to air conditioning and refrigeration equipment to Crown Casino Perth, Atrium and Maritime Museum of WA &amp; Shipwreck Gallery</p>	<p>The company demonstrated an understanding of the requirements. The response addressed the sequence of works the company will follow and scheduling of works. The quantity of hours allocated to complete the scheduled servicing for one year was 917 hrs and deemed sufficient to complete all the required tasks.</p>	<p>WA Mechanical Services has been in operation since 2004. It has total 85 staff in its main office in Perth and Bunbury branch office. The structure of the business was detailed and supported with details of eight key personnel's roles, industry experience and years with the company. No details of specialised equipment or vehicles were supplied. After-hours contacts were provided and the company has the ability to provide additional resources. Copies of the company's safety management plan, safety policy and safety records were supplied.</p>	<p>The company employs local residents and will use local suppliers for consumable materials and hardware.</p>	62.2%	\$1,350,746	5

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Precise Air Group Pty Ltd All requirements have been met.	Yes	The company demonstrated experience providing similar services to local government and other organisations. Eight example contracts were provided supporting the experience of the company and these included HVAC maintenance services to 85 ANZ retail banking sites in WA, Virgin Australia Perth Airport and CBD offices, Schneider Electric, GE Capital (four buildings) and five HSBC retail banking sites.	Precise Air demonstrated an understanding of the requirements. The methodology addressed the contract activities for the first month, first three months and beyond. The response also provided the reactive service request and preventative maintenance procedures with work flow diagram. The quantity of hours allocated to complete the scheduled servicing for one year was 1,176 hours and deemed sufficient to complete all the required tasks	It has been in operation since 2002 and has 200 employees Australia wide. Its Perth office in Malaga has been in operation since 2015. The structure of the Group was provided and supported by the experience and qualifications of five key personnel. Details were supplied of its equipment and service vehicles. The company has a 24/7 Australia based service centre and can provide additional resources, if needed. The company has a well-structured accredited AS/NZS 4801: 2001 Occupational Health and Safety Management Systems in place and also provided copies of its safety policy and safety records.	Its Perth office is in Malaga.  The company uses local suppliers and provides financial assistance and volunteered time to the Northern Districts Roller-Skating Club based in Joondalup	60%	\$1,243,166	6



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<p>Fredon Air Pty Limited</p> <p>All requirements have been met.</p>	Yes	<p>The company demonstrated experience providing similar services. However, all example contracts were provided without any periods or dates of contracts and these included maintenance works of HVAC services for the City of Melville, seven buildings for Raine &amp; Horne Commercial, 20 sites of Church of Jesus Christ and four buildings of ECU Mount Lawley campus.</p>	<p>Fredon Air demonstrated an understanding of the requirements. A generic response addressed its overall process and strategic asset management plan for this contract. The company will use cloud based maintenance software (SIMPRO) to record and track all job information. The quantity of hours allocated to complete the scheduled servicing for one year was 1,157 hours and deemed sufficient to complete all the required tasks.</p>	<p>Fredon Air is a part of the Fredon Group which has been in operation for over 40 years. The Group employs over 500 people nationally while the WA branch has 61 staff in its Carlisle office. The structure of the Group was provided and supported by detailed description of six key personnel. No details were provided for the specialised equipment to be used for this contract. After-hours contacts were provided and the company has the ability to provide additional resources. Copies of the company's safety management plan and safety policy were provided but safety records were not supplied.</p>	<p>Its WA office is in Carlisle.</p> <p>This criterion was not specifically addressed.</p>	46.8%	\$1,345,688	7

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<p>KD Aire Mechanical &amp; Electrical Services</p> <p>All requirements have been met.</p>	Yes	The company did not demonstrate sufficient experience providing similar services. Three contract examples were provided without a detailed scope of services or number of sites. These included HVAC maintenance services to Toll Group and Grand Cinema and HVAC to the City of Wanneroo	KD Aire demonstrated an understanding of the requirements. The response addressed the the maintenance management system, maintenance plan and invoicing. The quantity of hours allocated to complete the scheduled servicing for one year was 943 hrs and deemed sufficient to complete all the required tasks.	KD Aire has been in operation since 2003 and has unknown number of full time employees. An organisation chart was provided but no details of key personnel and equipment for this contract were supplied. The company has a 24/7 after-hours answering service. Its ability to source additional resources was not addressed. Copies of the company's safety management plan, safety policy and safety records of one year were supplied	<p>It is based in Wangara.</p> <p>The company is a full member of Joondalup Business Association and Wanneroo Business Association</p>	44.2%	\$1,103,101	8

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Gilmour & Jooste Electrical	No	Non-compliant Not assessed						
All requirements have been met.								