

TENDER 021/19 PROVISION OF MECHANICAL SERVICES MAINTENANCE WORKS AND NEW MECHANICAL INSTALLATIONS TO THE VALUE OF \$50,000

SCHEDULE OF ITEMS – EQUIPMENT MAINTENANCE

Item	Description
1	Chiller Set
2	Pump – Centrifugal Back Pull Out
3	Pump – Close Coupled Inline Type
4	Pump – Chemical Dosing
5	Cooling Towers, Axial Fan Belt Type
6	Cooling Towers, Water Treatment
7	Gas Boilers – Hot Water
8	Gas Furnace – Air Heating
9	Gas Furnace Air Heating – Wall Mounted
10	Gas Hot Water Heaters – Domestic
11	A/C RAC Unit
12	A/C Split System - free blow, wall/ceiling mounted air cooled
13	A/C Split System – Ducted - Air Cooled
14	A/C Packaged Unit– ducted – air cooled
15	Coolroom – Freezer Refrigeration System
16	A/C Evaporative Cooler Unit
17	Fan Direct Drive – Axial
18	Fan –Centrifugal
19	Fan – Belt Drive – Axial
20	Fan – Smoke Exhaust
21	Fan Coil Unit
22	Air Handling Unit - Constant Velocity
23	Air Handling Unit - VAV
24	Ceiling Mounted Fans
25	Fire Damper
26	Kitchen Exhaust System
27	Electric Duct Heater
28	Air Diffuser
29	Ductwork Dampers Grilles
30	Water Reticulation System
31	Mechanical Switchboards and VSD
32	Mechanical Plant Hour Meter
33	Electrical Meters and Sub Meters (COJ)
34A	Direct Digital Controls (BMS) CRAIGIE
34B	Direct Digital Controls (BMS) CURRAMBINE

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ATTACHMENT 1

Item	Description
34C	Direct Digital Controls (BMS) JOONDALUP ADMIN
34D	Direct Digital Controls (BMS) CIVIC CHAMBERS
34E	Direct Digital Controls (BMS) JOONDALUP LIBRARY
35	Smoke Hazard Management Systems
36	Expansion Tank
37	Pressure Vessel Inspection
38A	Water Treatment – Craigie leisure
38B	Water Treatment – Civic Chambers
38C	Water Treatment – Joondalup Admin
39A	Water Treatment – Joondalup Administration
40	Coils - Air
41	Variable Air Volume (VAV) Terminal Units (DDC)
42	VAV Boxes – DDC

SCHEDULE OF ITEMS – LABOUR AND MARK UP

Product No.	Description
1. Hourly Rate for Service Technician	
STAC/19	Normal Hrs
STAC2/19	After Hrs
STAC3/19	Saturday
STAC4/19	Sunday
STAC5/19	Public Holiday
STAC6/19	Maximum call out charge Normal hrs
STAC7/19	Maximum call out charge After hrs
STAC8/19	Maximum call out charge Saturday
STAC9/19	Maximum call out charge Sunday
STAC10/19	Maximum call out charge Public Holiday
	(nominate minimum hours ...)
2. Hourly Rate for Electrical Technician	
ETAC1/19	Normal Hrs
ETAC2/19	After Hrs
ETAC3/19	Saturday
ETAC4/19	Sunday
ETAC5/19	Public Holiday
ETAC6/19	Maximum call out charge Normal hrs
ETAC7/19	Maximum call out charge After hrs
ETAC8/19	Maximum call out Saturday
ETAC9/19	Maximum call out Sunday
ETAC10/19	Maximum call out Public Holiday
	(nominate minimum hours ...)
3. Hourly Rate for Refrigeration and Gas Technician	
RTAC1/19	Normal Hrs
RTAC2/19	After Hrs
RTAC3/19	Saturday
RTAC4/19	Sunday
RTAC5/19	Public Holiday
RTAC6/19	Maximum Callout Charge – Normal Hours
RTAC7/19	Maximum Callout Charge – After Hours
RTAC8/19	Maximum Callout Charge Saturday
RTAC9/19	Maximum Callout Charge Sunday
RTAC10/19	Maximum Callout Charge Public Holiday
	(nominate minimum hours ...)
4. Hourly Rate for Controls Technician	
STAC/19	Normal Hrs
STAC2/19	After Hrs
STAC3/19	Saturday
STAC4/19	Sunday
STAC5/19	Public Holiday
STAC6/19	Maximum call out charge Normal hrs
STAC7/19	Maximum call out charge After hrs
STAC8/19	Maximum call out charge Saturday
STAC9/19	Maximum call out charge Sunday
STAC10/19	Maximum call out charge Public Holiday
	(nominate minimum hours ...)

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5. Mark up for Outsourced Materials and Labour	
OMAC/19	Mark Up for Outsourced Materials
OLAC/19	Mark Up for Outsourced Labour
DELAPAC/19	Dilapidation /asset survey
AIAC/19	Asset identification survey
RQSAC/19	Refrigerant and quantity Survey
CPPE/19	Cost Plus mark-up on Plant & Equipment hire
CPSC/19	Cost plus mark-up Specialist Contractor Hire
CPEWP/19	Cost Plus mark-up on EWP/Cherry Picker Hire
6. Hourly Rate for Apprentice 1st year	
APAC1.1	Normal working hours 7.00am to 3.30pm
APAC1.2	After hours 3.31pm to 6.59am
APAC1.3	After hours call out
APAC1.4	Saturday
APAC1.5	Sunday
APAC1.6	Public holiday
	(nominate minimum hours ...)
7. Hourly Rate for Apprentice 2nd year	
APAC2.1	Normal working hours 7.00am to 3.30pm
APAC2.2	After hours 3.31pm to 6.59am
APAC2.3	After hours call out
APAC2.4	Saturday
APAC2.5	Sunday
APAC2.6	Public holiday
	(nominate minimum hours ...)
8. Hourly Rate for Apprentice 3th year	
APAC3.1	Normal working hours 7.00am to 3.30pm
APAC3.2	After hours 3.31pm to 6.59am
APAC3.3	After hours call out
APAC3.4	Saturday
APAC3.5	Sunday
APAC3.6	Public holiday
	(nominate minimum hours ...)
9. Hourly Rate for Apprentice 4th year	
APAC4.1	Normal working hours 7.00am to 3.30pm
APAC4.2	After hours 3.31pm to 6.59am
APAC4.3	After hours call out
APAC4.4	Saturday
APAC4.5	Sunday
APAC4.6	Public holiday
	(nominate minimum hours ...)

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			
<p>Australian Airconditioning Services Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>AAS demonstrated extensive experience providing similar services to private, local and state government organisations. It is providing routine maintenance of the air conditioning systems and associated mechanical services to the City of Wanneroo, the towns of Bassendean and Mosman Park, Perth Police Centre, Department of Justice WA and Guilford Grammar School. The company has been the City Contractor for mechanical services for the past 19 years</p>	<p>AAS demonstrated a thorough understanding of the requirements. It provided separate methodologies for maintenance works, reactive works and breakdown with time frames. The response also addressed call-outs and response to additional work requests.</p>	<p>AAS has been in operation since 1978. It is located in Malaga with 30 full time employees. The structure of the business was detailed and supported with information of 14 employees' role, 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.</p> <p>The company operates on accredited AS/NZS 9001:2015, AS/NZS 14001:2015, AS/NZS 4801: 2001 and OHSAS 18001:2007. Copies of its safety policy, records and integrated health, safety and environment management plan were supplied.</p>	<p>It is located in Malaga.</p> <p>AAS has eight employees who live in the City of Joondalup and uses local suppliers.</p>	80.2%	\$1,376,268	1

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ATTACHMENT 2

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			
<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. Seventeen example contracts were provided supporting the experience of the company and these included routine maintenance and HVAC services to the Cities of Cockburn, Subiaco, Kwinana, Canning and Belmont, Curtin University, Edith Cowan University, Parliament House, Claremont Quarter shopping centre and IKEA.</p>	<p>The company demonstrated a thorough understanding of the requirements. The company proposed a full maintenance analysis followed by development of a maintenance specific method statement, maintenance program and maintenance quality plan for the City facilities. The response also gave details of programmed and reactive maintenance workflow.</p>	<p>CMS Engineering has been in operation since 1992 with 47 full time employees. It is located on Stirling Street, Perth and has three satellite offices at Edith Cowan University, Joondalup, Karrinyup Shopping Centre and Subiaco. The structure of the business was detailed and supported with information of seven key employees' roles, industry experience and years with the company. The company has 23 fully equipped vehicles and provided the tool list of the company. 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 has a satellite office at Edith Cowan University, Joondalup. It also has five employees living in the City and will utilise local businesses when possible</p>	75.1%	\$1,441,414	2

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		Demonstrated experiencing providing similar services	Demonstrated understanding of the required tasks	Capacity	Social and economic effects on the local community			
<p>The Trustee for The Skenpost Trust t/as Australian HVAC Services</p> <p>All requirements have been met.</p>	Yes	<p>The company demonstrated extensive experience providing similar services to local government and other organisations. Eleven example contracts were provided supporting the experience of the company and these included mechanical services maintenance to the Cities of Perth, Vincent, Rockingham and Fremantle, the towns of Cambridge and Victoria Park and Eastern Metropolitan Regional Council</p>	<p>Australian HVAC Services demonstrated a thorough understanding of the requirements. The response addressed planned maintenance scheduling, contract meetings, service desk methodology and flow charts for business and afterhours callouts</p>	<p>Australian HVAC Services has been in operation since 2006. It is located in Kewdale with 34 full time employees. The structure of the business and delivery team for this contract was provided and supported with information of five key employees' role, industry experience and years with the company. A list of the specialised equipment and vehicles was provided. After-hours contacts were provided but its ability to provide additional resources was not addressed. Copies of the company's safety management plan, safety policy and safety records were supplied</p>	<p>It is located in Kewdale.</p> <p>The company employs local residents.</p>	69.8%	\$1,461,610	3

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		Demonstrated experiencing similar services	Demonstrated understanding of the required tasks	Capacity	Social and economic effects on the local community			
<p>Fredon Air (WA) Pty Limited</p> <p>All requirements have been met.</p>	Yes	<p>The company demonstrated extensive experience providing similar services to local government and other organisations. Seventeen example contracts were provided supporting the experience of the company and these included mechanical services maintenance to the Cities of Stirling and Melville, Perth Children's Hospital and Public Transport Authority.</p>	<p>Fredon Air demonstrated a good understanding of the requirements. Its proposed response addressed both preventative and reactive maintenance methodologies with flow charts. The response also provided mobilisation timeline, its labour resource availability and its approach to minimise disruptions.</p>	<p>Fredon Air (WA) Pty Limited is a part of the Fredon Industry Group and has been in operation since 2009. The Group employs over 1,200 people nationally while the WA branch has 53 staff in its Bayswater office. The structure of the Group was provided and supported by detailed description of 13 key personnel. A list of the specialised equipment and vehicles was provided. After-hours contacts were provided and the company has the ability to provide additional resources.</p> <p>The company operates on accredited AS/NZS 9001:2016 Quality Management System. Copies of its safety policy, records and integrated health, safety and environment management plan were supplied.</p>	<p>Its WA branch is in Bayswater. It employs local residents and currently engages local businesses.</p>	68.6%	\$1,462,487	4

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<p>Precise Air Group Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>The company demonstrated experience providing similar services to local government and other organisations. Seven example contracts were provided supporting the experience of the company and these included HVAC maintenance services to the Cities of Swan and Stirling (Administration Building) and the Departments of Trainings and Workforce Development, Culture and Arts and Premiers and Cabinet.</p>	<p>Precise Air Group demonstrated a thorough understanding of the requirements. The submitted methodology addressed its approach to the contract, contract meetings, mobilisation, preventative and reactive services request procedures and use of its enterprise resource planning software (PRONTO).</p>	<p>It has been in operation since 2002 and has 400 employees across Australia. The company was acquired by Fujitsu General Limited in 2018.</p> <p>The structure of the delivery team for this contract was provided and supported by the experience and qualifications of six key personnel and licenses of all employees. Details were supplied of the company's equipment and service vehicles. The company has a 24/7 Australia based service centre and can provide additional resources, if needed.</p> <p>The company operates on accredited AS/NZS 9001, AS/NZS 14001 and AS/NZS 4801: 2001. Copies of its safety policy, records and integrated health, safety and environment management plan were supplied.</p>	<p>Its Perth office is in Malaga.</p> <p>The company employs residents of the City, uses local suppliers and provides financial assistance and volunteered time to the Northern Districts Roller-Skating Club based in Joondalup</p>	67.2%	\$1,417,321	5

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		Demonstrated experiencing providing similar services	Demonstrated understanding of the required tasks	Capacity	Social and economic effects on the local community			
<p>Veolia Energy Technical Services Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>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 preventative HVAC and reactive maintenance services to the Cities of Canning, Stirling and Gosnells, Accor Hotels, Department of Housing and Jones Lang Lasalle</p>	<p>The company demonstrated some understanding of the requirements. It submitted a generic methodology addressing transition, induction, documentation, service delivery and equipment and consumables</p>	<p>Veolia Energy Technical Services Pty Ltd established operations in Australia in 1959. It has 13 branches in Australia and its WA office at Bibra Lake has 38 staff. The structure of the Group was detailed and supported by detailed descriptions of 12 key personnel. The company's asset register was supplied and it provides 24/7 service support. The source of additional resources was not specifically addressed. The company has a safety system in place and provided copies of relevant safety policy and safety records</p>	<p>Its WA office is at Bibra Lake.</p> <p>The company will use local suppliers and employs local residents</p>	56%	NA	6

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<p>Airmaster Australia Pty Ltd as the trustee for Airmaster Australia Unit Trust t/as Airmaster Australia Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>The company demonstrated experience providing similar services to different organisations. The company is providing HVAC maintenance services to Silver Chain, Department of Finance and National Department of Finance.</p>	<p>The company did not demonstrate sufficient understanding of the requirements. The generic response addressed risk management and transition but did not provide any methodology addressing preventative and reactive maintenance services.</p>	<p>Airmaster Australia Pty Ltd has been in operation since 1987. The company employs over 800 staff nationally in its 11 branches across Australia. Its WA branch in Malaga employs 52 staff. The structure of the business was detailed in tabular form and supported with details of four 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 stated that it has a network of suppliers without providing details. Copies of the company's safety management plan, safety policy and safety records were supplied.</p>	<p>Its WA branch is in Malaga.</p> <p>The company employs local residents and uses local businesses</p>	50.9%	NA	7

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Heru Holdings Pty Ltd t/as Mechanical and Electrical Services	Yes	The company did not provide sufficient evidence supporting its experience providing similar services. Three maintenance contract examples were provided without a detailed scope of services. These included preventative and reactive maintenance services to Pier DC, Chememan Australia Pty Ltd and Broadspectrum.	The company did not demonstrate sufficient understanding of the requirements submitting a generic response.	Mechanical and Electrical Services has been in operation since 2000. It is based in Cockburn Central and has 18 full time employees. An organisation chart was provided with details of all staff was supplied. A list of specialised equipment was provided. After-hours contacts were provided but its ability to provide additional resources was not addressed. Copies of the company's safety management plan, safety policy and safety records were supplied.	It is based in Cockburn Central. The company employs a local resident and will source materials from local suppliers.	48%	NA	8
All requirements have been met.								

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		Demonstrated experiencing providing similar services	Demonstrated understanding of the required tasks	Capacity	Social and economic effects on the local community			
<p>The Trustee for AP Technology Group Unit Trust t/as AMS Installation & Maintenance Solutions WA</p> <p>All requirements have been met.</p>	Yes	The company did not demonstrate sufficient experience providing services of a similar scale to the City's requirements. Four contract examples were provided. These included HVAC maintenance services to the City of Bayswater, CBRE and AMP Capital Services. All contract examples are similar but lower valued contracts to this requirement.	The company did not demonstrate an understanding of the requirements. It provided a maintenance plan without any methodology and approach to the requirements of the City.	AMS Installation and Maintenance Solutions has been in operation for the past five years. It is based in Bayswater and has 85 staff. Details of three key personnel were provided but the company organisation chart was not supplied. A generic list of equipment was supplied. After-hours contacts and its ability to source additional resources were not specifically addressed. Copies of the company's safety management plan, safety policy and safety records were supplied.	<p>It is based in Bayswater.</p> <p>This criterion was not specifically addressed.</p>	42.6%	NA	9

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		Demonstrated experiencing providing similar services	Demonstrated understanding of the required tasks	Capacity	Social and economic effects on the local community			
Amek Engineering Pty Ltd All requirements have been met.	Yes	The company did not demonstrate sufficient experience providing services of a similar scale to the City's requirements. Five contract examples were provided without any periods and dates and these included HVAC maintenance services to Westpac Bank, Commonwealth Bank of Australia, Australian Embassy Tokyo and Campus Living Villages.	The company demonstrated some understanding of the requirements. The generalised response addressed performance management, delivery of service, value added services and work order flow management.	Amek Engineering Pty Ltd has been in operation since 1999. It has offices in all States and Territories of Australia. Its WA branch is in Belmont and has unknown number of employees. Details of 12 key personnel of the company were supplied. The company has a 24/7 after-hours answering service and five service technicians to cover contingencies. Copies of the company's safety management plan and safety policy were provided. The organisation structure of the company, details of specialised equipment and safety records of the company were not supplied.	It is based in Belmont. The company employs local residents and will engage local businesses.	42.6%	NA	10