

## TENDER 005/21 EMERALD PARK CLUBROOMS - EXTENSION AND REFURBISHMENT

## SCHEDULE OF ITEMS

## TRADE BREAKDOWN

| Item                    | Description                            |
|-------------------------|--|
| 1                       | Preliminaries                          |
| 2                       | General                                |
| 3                       | Structural Earthworks                  |
| 4                       | Concrete                               |
| 5                       | Structural Steel                       |
| 6                       | Masonry                                |
| 7                       | Metalwork                              |
| 8                       | Carpentry                              |
| 9                       | Joinery and Cabinetwork                |
| 10                      | Roofing and Roof Plumbing              |
| 11                      | Hydraulic Services                     |
| 12                      | Electrical Services                    |
| 13                      | Mechanical Services                    |
| 14                      | Plastering and Ceilings                |
| 15                      | Wall and Floor Tiling                  |
| 16                      | Flooring                               |
| 17                      | Glazing                                |
| 18                      | Painting                               |
| <b>Provisional Sums</b> |  |
| 19                      | In Ground Services                     |
| 20                      | Keying                                 |
| 21                      | Auto Lock to Park UAT                  |
| 22                      | Upgrade to Alarm and Security System   |
| 23                      | Rock Excavation                        |
| 24                      | Roof Safety Design Issues              |
| 25                      | Small Power and data Fit-out allowance |
| 26                      | Project signage                        |

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**SCHEDULE OF RATES – ADDITIONS / DELETIONS**

| Item        | Description   | Unit           |
|-------------|---|----------------|
| <b>1.0</b>  | <b>Building Items</b>   |                |
| 1.1         | Bulkhead<br>Comprising flushed up 13mm Gyprock plasterboard including framing   | m <sup>2</sup> |
| 1.2         | Suspended ceiling comprises of 13mm Gyprock plasterboard including framing as specified   | m <sup>2</sup> |
| 1.3         | Suspended ceiling comprises of Colorbond custom orb as specified  | m <sup>2</sup> |
| 1.4         | Hardwall Plaster and Build-up Render<br>Comprising float coat and setting coat to brick walls to finish walls with approved adhesive  | m <sup>2</sup> |
| 1.5         | Rendered Maxibrick wall 90mm supply and construction  | m <sup>2</sup> |
| 1.6         | Floor and wall tiling as specified  | m <sup>2</sup> |
| 1.7         | Painting to Ceilings - Comprising sealer and two (2) coats of ceiling paint as specified  | m <sup>2</sup> |
| 1.8         | Painting to Walls - Comprising sealer and two (2) coats washable acrylic or vinyl paint as specified  | m <sup>2</sup> |
| 1.9         | Concrete Cutting - Comprising cutting and removal of a 300mm wide piece of concrete ground slab   | m <sup>2</sup> |
| 1.10        | Repairs to Concrete - Comprising 10mm diameter steel dowels at 300mm centres chemically anchored to slab and 100mm thick by 300mm wide mono grano finished concrete                           | m              |
| 1.11        | Concrete Paving - Supply and installation of 75mm thick N25 Mass concrete. Concrete paving complete with exposed aggregate finish dummy joints, edge thickening and WPM to engineers' details | m <sup>2</sup> |
| 1.12        | Link Mesh Fencing - Supply and installation of 1800mm high PVC coated link mesh fencing complete with top & bottom rails, vertical posts in a concrete footing                                | m <sup>2</sup> |
| 1.13        | 100 Ø UPVC sleeves for services   | m              |
| 1.14        | Colorbond Custom Orb roofing as specified   | m <sup>2</sup> |
| <b>1.15</b> | <b>Finishes to metalwork items – Aluminium</b>  |                |
| 1.15.1      | Powder coating  | m <sup>2</sup> |
| 1.15.2      | Anodizing   | m <sup>2</sup> |
| <b>1.16</b> | <b>Rock Excavation</b>  |                |
| 1.16.1      | Rate for Excavation – Loose Rock  | m <sup>3</sup> |
| 1.16.2      | Rate for Excavation – Pinnacle Rock   | m <sup>3</sup> |
| 1.16.3      | Rate for Excavation – Cap Rock  | m <sup>3</sup> |
| <b>2.0</b>  | <b>Electrical</b>   |                |
| <b>2.1</b>  | <b>GPO's</b>  |                |
| 2.1.1       | 1 x single 10 Amp GPO complete with wall box, 3m chase in brickwork and 10m of circuit cabling (2.5mm <sup>2</sup> )  | Each           |
| 2.1.2       | 1 x double 10 Amp GPO complete with wall box, 3m chase in brickwork and 10m of circuit cabling (2.5mm <sup>2</sup> )  | Each           |
| 2.1.3       | 1 x 15 Amp GPO complete with wall box, 3m chase in brickwork and 10m of circuit cabling (2.5mm <sup>2</sup> )   | Each           |
| 2.1.4       | 1 x 20 Amp, 3 phase outlet complete with wall box, 3m chase in brickwork and 10m of circuit cabling (2.5mm <sup>2</sup> )   | Each           |

TENDER 005/21 EMERALD PARK CLUBROOMS - EXTENSION AND REFURBISHMENT

| Item       | Description  | Unit |
|------------|--|------|
| <b>2.2</b> | <b>Connections</b>   |      |
| 2.2.1      | 1 x single phase, 20 Amp connection to equipment complete with flush 20 Amp isolator, 20 Amp ACB and 25m of 2.5mm <sup>2</sup> cable             | Each |
| 2.2.2      | 1 x 3 phase 20 Amp connection to equipment complete with flush 20 Amp isolator, 20 Amp ACB and 25m of 2.5mm <sup>2</sup> cable                   | Each |
| <b>2.3</b> | <b>Cabling</b>   |      |
| 2.3.1      | 2.5mm <sup>2</sup> 2c + E, TPS in ceiling space  | m    |
| 2.3.2      | 4mm <sup>2</sup> 2c + E, TPS in ceiling space  | m    |
| 2.3.3      | 6mm <sup>2</sup> 2c + E, TPS in ceiling space  | m    |
| 2.3.4      | 2.5mm <sup>2</sup> 4c + E, TPS in ceiling space  | m    |
| 2.3.5      | 6mm <sup>2</sup> 4c + E, TPS in ceiling space  | m    |
| 2.3.6      | 25mm <sup>2</sup> 4c + E, TPS in ceiling space   | m    |
| 2.3.7      | 10mm <sup>2</sup> 4 x 1c + E, TPS in 40mm conduit installed  | m    |
| 2.3.8      | 16mm <sup>2</sup> 4 x 1c + E, TPS in 50mm conduit installed  | m    |
| 2.3.9      | 25mm <sup>2</sup> 4 x 1c + E, TPS in 50mm conduit installed underground  | m    |
| 2.3.10     | 63mm conduit installed underground per 4m length   | m    |
| 2.3.11     | Supply and installation of 63A submain from MDB to Tenancy DB  | m    |
| <b>2.4</b> | <b>Miscellaneous</b>   |      |
| 2.4.1      | Telephone outlet   | Each |
| <b>3.0</b> | <b>Mechanical</b>  |      |
| <b>3.1</b> | <b>Supply Air Outlets</b>  |      |
| 3.1.1      | Installation of an additional supply air outlet including connection of 3m of flexible duct and spigot with butterfly damper fitted to main duct | Each |
| 3.1.2      | Relocation of a supply air outlet including 3m of flexible duct and spigot with butterfly damper to main duct                                    | Each |
| 3.1.3      | Relocation of a supply air outlet including reconnection of flexible duct excluding cost of flexible duct  | Each |
| 3.1.4      | Relocation of the controller /thermostats including cabling  | Each |
| 3.2        | Air-conditioning system as specified – Cost for supply and install   | Item |
| <b>3.3</b> | <b>Air-conditioning system as specified – Cost for supply and install</b>  |      |
| 3.3.1      | Ductwork – Factory manufacture   |      |
| 3.3.2      | Ductwork – Site Installation   |      |
| 3.3.3      | Electrician – Site Installation  |      |
| 3.3.4      | Pipework – Site Installation   |      |
| 3.3.5      | Supervision – Site Installation  |      |
| 3.3.6      | Commissioning  |      |
| 3.3.7      | Drawing Office   |      |
| 3.3.8      | Maintenance  |      |
| 3.4        | Equipment and Materials - Mark-up to be applied on cost to purchase materials and equipment  | %    |

TENDER 005/21 EMERALD PARK CLUBROOMS - EXTENSION AND REFURBISHMENT

| Item       | Description   | Unit           |
|------------|---|----------------|
| 3.5        | Specialist Sub-Contractors - Mark-up to be applied on sub-contractors (e.g., thermal insulation controls, ductwork, and the like)     | %              |
| 3.6        | Overheads and Profit - Overheads and profits applied on value   | %              |
| 3.7        | Roof Ventilators as specified - Flexi duct option (Powder coat finish) hard ducted to ceiling grille in room below with security mesh | Each           |
| <b>4.0</b> | <b>Site/External Works</b>  |                |
| 4.1        | Concrete apron– as specified  | m <sup>2</sup> |
| 4.2        | Drainage – supply and install of soakwells (1800mm dia x 1200mm deep)   | Each           |
| 4.3        | Remedial works (preparation, supply and lay) for grassing / turfing (to specification)  | m <sup>2</sup> |

## SUMMARY OF SUBMISSIONS

| Tenderer & Description of Response                              | Is it Compliant?<br>Yes or No | Comment Against Criteria  |   |   |   | Evaluation Score | Fixed Lump Sum | Rank |
|---|-------------------------------|---|---|---|---|------------------|----------------|------|
|   |                               | Demonstrated experience completing community facility refurbishment projects  | Demonstrated understanding of the required tasks  | Capacity  | Social and economic effects on the local community  |                  |                |      |
| Hickey Constructions Pty Ltd<br>All requirements have been met. | Yes                           | It has extensive experience completing community facility refurbishment projects for WA local governments. It has in the past successfully completed numerous similar projects for the City including Mildenhall (internal refurbishment works, completed June 2020), Falkland Park (construction of new amenities building and refurbishment of existing facility, completed April 2020). It is currently undertaking the Warwick Bowling Club extension and refurbishment of existing facility (commenced April 2021). Other examples of works included various refurbishment projects carried out for the Cities of Bayswater, Wanneroo, Belmont and Perth though these were on a smaller scale to the City's requirement. | It demonstrated a sound understanding of the City's requirements. Its Submission included a statement of the method of construction proposed to be used in executing the works. A list of proposed sub-contractors including statements of previous experience in similar projects and commitments to complete the works were supplied. Though it made reference to a preliminary construction program in its response, its Submission did not include a provisional construction program in the form of a Gantt chart. | It commenced operation in 2014. It currently has six full-time employees. Its structure of business and details of key personnel including their roles, length of service and experience were provided. It stated should the project requires additional resources, the company works closely with two separate carpentry / labour companies, both with an average of 10 employees each and have the resources available on call during the week and afterhours as required. After hours contacts for emergency requirements were supplied. | It is located in Yanchep.<br><br>It indicated the company regularly source materials and equipment from local suppliers located in Joondalup including CRS Bradfords, Midland Brick, Soils Aint Soils, Domain Glass, Watty! Paint Centre, Inspirations Paint, Total Tools, Metro Hardware, Bunnings, RSEA and Reece. Two of its staff members currently reside in the City. | 79.4%            | \$910,167      | 1    |

TENDER 005/21 EMERALD PARK CLUBROOMS – EXTENSION AND REFURBISHMENT

| Tenderer & Description of Response | Is it Compliant? Yes or No | Comment Against Criteria  |  |  |   | Evaluation Score | Fixed Lump Sum | Rank |
|------------------------------------|----------------------------|---|--|--|---|------------------|----------------|------|
|                                    |                            | Demonstrated experience completing community facility refurbishment projects  | Demonstrated understanding of the required tasks   | Capacity   | Social and economic effects on the local community  |                  |                |      |
| LKS Constructions (WA) Pty Ltd     | Yes                        | It demonstrated extensive experience completing construction and refurbishment projects at community facilities for various local governments in WA. Examples included the Cities of Rockingham (Rockingham Youth Centre renovation and fit-out, completed February 2021), Stirling (Mt Lawley Tennis Club upgrade, completed September 2020), Canning (Riverton Leisureplex Gymnasium Change Room upgrades, completed April 2020) and Wanneroo (Construction of Edgar Griffiths Park Sports Amenities Building, completed 2019). | It demonstrated a sound understanding of the required tasks. A general statement of the method of construction proposed to be used in carrying out the works was provided. However, the panel noted the proposed methodology was generic and not specific to this project and as such the project specific issues were not considered. Though its Submission included an outline of the various tasks required to be carried out prior to site possession and commencement of site works, from permits and approvals to dilapidation report and preparation of project management plans. A list of proposed sub-contractors and statements of previous experience were supplied. | It was formed in 2010. It employs 15 full-time staff. An organisational chart and details of key personnel including their qualifications and industry experience were provided. It indicated the company has the ability to source materials and labour from many companies and when required additional resources will be brought to site. After hours contacts were supplied. | It is located in Malaga.<br><br>Two of its proposed sub-contractors (Platinum Constructions, West Coast Brick and Stone) are located within the City. It has five staff members residing in the City. | 75.1%            | \$1,018,880    | 2    |
| All requirements have been met.    |                            |   |  |  |   |                  |                |      |

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|---|----------------------------|---|---|--|--|------------------|----------------|------|
|   |                            | Demonstrated experience completing community facility refurbishment projects  | Demonstrated understanding of the required tasks  | Capacity   | Social and economic effects on the local community   |                  |                |      |
| <p>Solution 4 Building Pty Ltd</p> <p>All requirements have been met.</p> | Yes                        | <p>It has experience completing community facility construction and refurbishment projects for various WA government agencies. Five examples of works were provided and these were for Venues West (Joondalup Arena Community Sports Clubrooms additions and alterations, completed 2019), the Cities of Bayswater (design and construction of new Bayswater Tennis Clubrooms, completed April 2020), Wanneroo (upgrades and extension to the Wanneroo City Soccer Club, completed June 2020 and new construction of Shelvock Park Sports Amenities Building, completed August 2020) and Kalamunda (refurbishment and installation works at the Forrestfield United Soccer Club, completed 2017).</p> | <p>It demonstrated its understanding of the required tasks. It provided a detailed construction methodology and proposed approach in carrying out the required tasks to complete the project, from programming of the works to site management and construction of onsite works. However, it is noted the company mistakenly referenced site access through Canning Highway (drawing specifies access via Emerald Way). A provisional construction program in the form of a Gantt chart and a list of sub-contractors including copies of registrations and licences were supplied.</p> | <p>It was formed in 2011. It has 11 employees. Its structure of business and details of personnel including their profile, qualifications, length of service and industry experience were provided. It is noted 50% of its employees have within less than 12 months length of service. It indicated the company has the ability to provide additional personnel and resources as it has contingency measures in place. Afterhours contacts were supplied.</p> | <p>It is located in Carlisle.</p> <p>It stated where possible, the company will attempt to use suppliers located within the boundaries of the local government it is completing works for. It has one staff member that lives in the City.</p> | 63.5%            | \$924,622      | 3    |

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|--|----------------------------|--|---|---|--|------------------|----------------|------|
|  |                            | Demonstrated experience completing community facility refurbishment projects   | Demonstrated understanding of the required tasks  | Capacity  | Social and economic effects on the local community   |                  |                |      |
| Geared Construction Pty Ltd<br>All requirements have been met. | Yes                        | It has experience completing clubrooms refurbishment and leisure centre amenities upgrade for WA local governments. Examples were provided and these included the Cities of Stirling (Leisure Park Balga leisure centre upgrades, March 2017 to April 2017; Coolbinia Bombers Clubroom refurbishment, April 2017 to June 2017; Millington Reserve Clubroom refurbishment, April 2018 to June 2018 and Dryandra Reserve Clubroom refurbishment, January 2019 to February 2019) and Wanneroo (Aquamation Amenities upgrade, January 2018 to March 2018). It is noted some of these were smaller scale projects to the City's requirements. | It demonstrated a sound understanding of the required tasks. It submitted a detailed construction methodology and proposed approach to on-site and off-site management of the project including resourcing, communication, programming of works, pre-construction phase and procurement. It planned to complete the works in several pre-determined stages, from site setup to construction works and close out. Its Submission included a provisional construction program and a list of proposed sub-contractors (15 in total) to be used in executing the works including statements of previous experience and project commitments. | It commenced operation in 2016. It currently has eight full-time and two part-time employees. An organisation chart and details of three key personnel including their qualifications, years of industry experience were provided. After hours contacts for emergency requirements and the ability to provide additional personnel were not addressed | It is located in Gnangara.<br><br>It indicated the company endeavours to source all its materials locally and utilise local sub-contractors to complete its projects. It has been providing sports sponsorships to the youth community teams at Joondalup United Football Club for the last three years. | 59.8%            | \$921,970      | 4    |



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|--|----------------------------|---|--|--|--|------------------|--|------|
|  |                            | Demonstrated experience completing community facility refurbishment projects  | Demonstrated understanding of the required tasks   | Capacity   | Social and economic effects on the local community   |                  |  |      |
| <p>The Trustee for M R Hoskins Family Trust (A E Hoskins Building Services)</p> <p>All requirements have not been met.</p> | Partially                  | <p>It demonstrated experience completing community facility refurbishment projects for local governments in WA. Examples of works were provided and these included the Cities of Stirling (Butlers Reserve Clubroom refurbishment - duration November 2018 to April 2019 and Des Penman Sporting Pavilion upgrade - February 2020 to September 2020) and Canning (Burrendah Tennis Pavilion Clubhouse and Shelley Park Changeroom upgrades, contracts duration November 2020 to February 2021).</p> | <p>It did not fully demonstrate its understanding of the required tasks. Its Submission included the proposed methodology and approach in carrying out the required tasks to complete the works, from preliminaries to site establishment, construction works and handover. It listed sub-contractors (16 in total) proposed to undertake a range of services. A Gantt chart was supplied. * However, it is noted it made critical assumptions that incorrectly assumed the provisional sum for inground services is for the running of cabling, pit for the power upgrade and all associated works and excluded these works from electrical services specified, therefore, impacts price submitted.</p> | <p>It was established in 1911. It currently employs 136 staff. It has a regional office located in Bunbury. An organisational structure and details of key personnel including their qualifications, skills and years of industry experience were provided. After hours contacts for emergency requirements were supplied. It indicated it has the ability to provide additional personnel as it employs more than 100 full-time staff including 60 tradespeople across key trade areas.</p> | <p>It is located in Balcatta.</p> <p>It proposed to source goods and services from Bunnings Warehouse Joondalup and Tradelink Joondalup. It has 24 staff members residing in the City.</p> | 57.3%            | * \$872,158<br>Price Offered inconclusive. | 5    |

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|---|----------------------------|--|---|--|--|------------------|----------------|------|
|   |                            | Demonstrated experience completing community facility refurbishment projects   | Demonstrated understanding of the required tasks  | Capacity   | Social and economic effects on the local community   |                  |                |      |
| <p>Vidal Consultants Pty Ltd</p> <p>All requirements have not been met.</p> | Partially                  | <p>It did not fully demonstrate experience completing community facility refurbishment projects similar to the City's requirement. It listed three projects as examples of works and these were RBIDZ Entrance Gate construction and installation works for uMhlatuze Municipal Council (completed 2016) and two house extension projects for private clients (one completed 2018 and the other 2020). Limited information was provided on scope of work, outcomes and similarity to this requirement.</p> | <p>It submitted a brief response and insufficient information to fully demonstrate its understanding of the City's requirements. Though its Submission included the proposed method of construction, it provided limited information on its approach in carrying out the required tasks to complete the works. A list of sub-contractors proposed to be used and statements of previous experience and commitments to perform the relevant services were supplied. It is noted the company made critical assumptions that excluded the specified hydraulic works and headworks fees from its Offer.</p> | <p>It was recently established in 2020. Its Submission did not include the company's structure of business. The number of full time employees was not stated. It listed two key personnel (director/project site manager and director/site administrator/quantity surveyor) with some background information on their experience in the construction and civil engineering industry. However, only one CV was provided. It did not address after hours contacts for emergency requirements or the ability to provide additional personnel.</p> | <p>It is located in Balcatta.</p> <p>It did not submit information required to address this criterion.</p> | 19.4%            | \$897,054      | 6    |