

TENDER 006/21 PLUMBING MAINTENANCE SERVICES AND MINOR PLUMBING WORKS OF
VALUE LESS THAN \$100,000

SCHEDULE OF ITEMS

LABOUR AND MATERIALS

Item	Description	UOM
1	Plumbing Tradesman	
1.1	Normal working hours qualified Plumbing Tradesperson 7.00am to 3.30pm	per hour
1.2	After hours plumbing services 3.31pm to 6.59am	per hour
1.3	Maximum call out charge after hours Monday to Friday including the first 3hrs labour	each
1.4	Maximum call out charge Saturday (including the first 3hrs labour)	each
1.5	Maximum call out charge Sunday / Public Holiday (including the first 3hrs labour)	each
1.6	Saturday	per hour
1.7	Sunday	per hour
1.8	Public holiday	per hour
1.9	Materials percentage mark-up applicable to works undertaken using items 1.1 – 1.8	%
1.10	Plant hire percentage mark-up inclusive of supervision	%
2	Supervisor	
2.1	Normal working hours 7.00am to 3.30pm	per hour
2.2	After hours 3.31pm to 6.59am	per hour
2.3	Maximum call out charge after hours Monday to Friday including the first 3hrs labour	each
2.4	Maximum call out charge Saturday (including the first 3hrs labour)	each
2.5	Maximum call out charge Sunday / Public Holiday (including the first 3hrs labour)	each
2.6	Saturday	per hour
2.7	Sunday	per hour
2.8	Public holiday	per hour
3	Apprentice 1st Year	
3.1	Normal working hours 7.00am to 3.30pm	per hour
3.2	After hours 3.31pm to 6.59am	per hour
3.3	Maximum call out charge after hours Monday to Friday including the first 3hrs labour	each
3.4	Maximum call out charge Saturday (including the first 3hrs labour)	each
3.5	Maximum call out charge Sunday / Public Holiday (including the first 3hrs labour)	each
3.6	Saturday	per hour
3.7	Sunday	per hour
3.8	Public holiday	per hour
4	Apprentice 2nd Year	
4.1	Normal working hours 7.00am to 3.30pm	per hour
4.2	After hours 3.31pm to 6.59am	per hour

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Item	Description	UOM
4.3	Maximum call out charge after hours Monday to Friday including the first 3hrs labour	each
4.4	Maximum call out charge Saturday (including the first 3hrs labour)	each
4.5	Maximum call out charge Sunday / Public Holiday (including the first 3hrs labour)	each
4.6	Saturday	per hour
4.7	Sunday	per hour
4.8	Public holiday	per hour
5	Apprentice 3rd Year	
5.1	Normal working hours 7.00am to 3.30pm	per hour
5.2	After hours 3.31pm to 6.59am	per hour
5.3	Maximum call out charge after hours Monday to Friday including the first 3hrs labour	each
5.4	Maximum call out charge Saturday (including the first 3hrs labour)	each
5.5	Maximum call out charge Sunday / Public Holiday (including the first 3hrs labour)	each
5.6	Saturday	per hour
5.7	Sunday	per hour
5.8	Public holiday	per hour
6	Apprentice 4th Year	
6.1	Normal working hours 7.00am to 3.30pm	per hour
6.2	After hours 3.31pm to 6.59am	per hour
6.3	Maximum call out charge after hours Monday to Friday including the first 3hrs labour	each
6.4	Maximum call out charge Saturday (including the first 3hrs labour)	each
6.5	Maximum call out charge Sunday / Public Holiday (including the first 3hrs labour)	each
6.6	Saturday	per hour
6.7	Sunday	per hour
6.8	Public holiday	per hour
7	Provide Dilapidation reports. Example provided in specification	per hour
8	Site Supervisor	per hour
9	Managing Director	per hour
10	Project Administration	per hour
11	Budget/Feasibility Reporting	per hour
12	Onsite Meeting/Reporting	per hour

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SUB-CONTRACTORS NEW WORKS

Item	Value of Works	Percentage Mark-up Including Supervision
1	\$0 to \$1,000	%
2	\$1,001 to \$10,000	%
3	\$10,001 to \$25,000	%
4	\$25,001 to \$50,000	%
5	\$50,001 to \$100,000	%

SUB-CONTRACTORS RENOVATION WORKS

Item	Value of Works	Percentage Mark-up Including Supervision
1	\$0 to \$1,000	%
2	\$1,001 to \$10,000	%
3	\$10,001 to \$25,000	%
4	\$25,001 to \$50,000	%
5	\$50,001 to \$100,000	%

REPLACEMENT ITEMS

Item	Replacement Item / Type	UOM
RPZ (including labour and materials)		
1	20mm	per unit
2	25mm	per unit
3	40mm	per unit
4	50mm	per unit
5	100mm	per unit
Water Filters (including labour and materials)		
6	Puretec X7-R	per unit

SPECIALISED EQUIPMENT

Item	Specialised equipment	UOM
1	Jet Wash	Per hour
2	Leak detection	Per hour
3	Drain camera	Per hour
4	Drain Machine	Per Hour

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SERVICING ITEMS

Item	Service item	Type	Description	UOM
1	Sewer Pump	Submersible	Grinder/Channel	Per Pump
2	Sewer Pump Pit	Concrete	Sewer/Septic	Per Litre
3	Sand Trap (beach)	900 x 1200	Concrete Well	Per Well
4	Sand Trap (beach)	600 x 600	Concrete Well	Per Well
5	Backflow Devices	20mm		Per unit
6	Backflow Devices	25mm		Per unit
7	Backflow Devices	40mm		Per unit
8	Backflow Devices	50mm		Per unit
9	Backflow Devices	100mm		Per unit
10	Gas Heaters	Wall Furnace	Rinnai	Per unit
11	Gas Heaters	Radiant Heaters	Aira	Per unit
12	Gas Heaters	Type B	Boilers	Per unit
13	Hot water Service	Gas Instant		Per unit
14	Hot water Service	Gas Storage		Per unit
15	Hot water Service	Solar		Per unit
16	Safety Showers and Eye Wash Station			Per unit
17	Hot water Pressure Relief Valves			Per unit

GUTTER CLEANING

Item	Location	Address	Suburb
1	Beaumaris Community Centre	66 Constellation Drive	Ocean Reef
2	Bramston Park Community Centre	Mattingleys Approach	Burns beach
3	Calectasia Hall	2/5 Calectasia Street	Greenwood
4	Central Park pump house	163 Lakeside Drive	Joondalup
5	Chichester Park	109 Trappers Drive	Woodvale
6	Connolly Community Centre	5 Glenelg Place	Connolly
7	Craigie Leisure Centre	751 Whitfords Avenue	Craigie
8	Currambine Community Centre	64 Delamere Avenue	Currambine
9	Dun Craig Child Health Centre	2/487L Beach Road	Dun Craig
10	Dorchester Hall	2 Dugdale Street	Warwick
11	Dun Craig Community Hall	47 Beddi Road	Dun Craig
12	Dun Craig Leisure Centre	2/40 Warwick Road	Dun Craig
13	Dun Craig Library	1/40 Warwick Road	Dun Craig
14	Ellersdale Park Clubrooms	50 Ellersdale Avenue	Warwick

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Item	Location	Address	Suburb
15	Emerald Park Clubrooms	41 Emerald Way	Edgewater
16	Fleur Freame Pavilion	11 Macdonald Avenue	Padbury
17	Flinders Park Community Centre	21 Centennial Gardens	Hillarys
18	Forrest Park Community Sporting Facility	47 Forrest Road	Padbury
19	Gibson Park Community Centre	148 Gibson Avenue	Padbury
20	Greenwood Scout Hall	3/5 Calectasia Street	Greenwood
21	Guy Daniel Clubroom	2/16 Sail Terrace	Heathridge
22	Heathridge Community Centre	1/16 Sail Terrace	Heathridge
23	Heathridge Park Clubrooms	1/16 Sail Terrace	Heathridge
24	Kingsley Memorial Clubrooms	68 Kingsley Drive	Kingsley
25	Men's Shed Winton Rd	17 Winton Rd	Joondalup
26	Mildenhall	49 Beddi Road	Duncraig
27	Mirror Park	14 Mirror Place	Ocean Reef
28	Padbury Community Hall	2 Caley Road	Padbury
29	Padbury Child Health	Caley Road	Padbury
30	Penistone Park Sporting Facility	27 Penistone Street	Greenwood
31	Rob Baddock Hall	160 Dampier Avenue	Kallaroo
32	SES Wanneroo	21 Winton Road	Joondalup
33	Sorrento Community Hall	22 Padbury Circle	Sorrento
34	Sorrento South Toilets	189 West Coast Drive	Sorrento
35	Timberlane Park Clubrooms	Althaea Way	Woodvale
36	Warrandyte Park Clubrooms	1/89 Warrandyte Drive	Craigie
37	Warwick Community Centre	12 Dorchester Avenue	Warwick
38	Whitfords Library	1/15 Banks Avenue	Hillarys
39	Whitford Senior Citizens Centre	1/15 Banks Avenue	Hillarys
40	Woodvale Community Care Centre	2/5 Trappers Drive	Woodvale
41	Woodvale Library	1/ Trapper Drive	Woodvale

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SUMMARY OF SUBMISSIONS

ATTACHMENT 2

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Estimated Total Comparative Price	Rank
		Demonstrated experience in providing similar services	Capacity	Demonstrated understanding of the required tasks	Social and economic effects on the local community			
RW & JA Olsen trading as Joondalup Plumbing Services	Yes	It has extensive experience providing similar plumbing services to local governments including the Cities of Wanneroo (from 2002 to 2015) and Joondalup (since 2002). Other examples of works were provided and these included plumbing services at Harbourside Village, Mindarie for Lend Lease Group (current – contract expires 2022) and at Rise by Teman Village Ridgewood for Teman Group (for the past six years).	It was founded in 1980. It currently has four fulltime and two casual employees. Its structure of business and details of key personnel including their qualifications, length of service and industry experience were provided. An extensive list of specialised equipment was supplied. Afterhours contact details were provided. It indicated an afterhours tradesman will be on call 24/7 and its network of suppliers and subcontractors established over the years can provide additional personnel if required.	It demonstrated a sound understanding of the City's requirements. It is the City's incumbent supplier. Its Submission included a methodology statement and flowcharts for handling reactive maintenance requests, minor or capital works projects and scheduled maintenance.	It is located in Currambine. It utilises local suppliers based in Joondalup for most materials. A number of its employees reside within the City. It provides work experience to high schools students (from local schools such as Ocean Reef High School and Belridge Secondary College).	83.7%	\$3,083,568 (3 years) \$5,185,764 (5 years) Optional	1
All requirements have been met.								

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		Demonstrated experience in providing similar services	Capacity	Demonstrated understanding of the required tasks	Social and economic effects on the local community			
<p>On Tap Plumbing & Gas Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>It demonstrated experience providing similar plumbing services to private and public sectors including local governments in WA. Examples included the Town of Cambridge (from 2020 to 2022 plus one year extension option), the Cities of Armadale (2017 to 2021) and Wanneroo (2020 to 2023 with optional extension of one plus one year terms). Other examples were provided and these were for Jandakot Airport and Jandakot City Holdings (2018 to present) and ALDI (2020 to 2021 with the option to extend for two 12 month extensions). Information on scope of works, outcomes and similarity of services to this requirement was provided.</p>	<p>It has been operating in the plumbing, gas fitting and drainage maintenance industry in WA for six years. It currently has 29 fulltime staff. Its organisational structure and details of key personnel including their qualifications, employment history, years of industry experience and roles for the Contract were provided. Details of specialised equipment that will be used to complete the works were supplied. It indicated the company has 20 fully stocked vehicles to carry out plumbing services. It has a 1800 number and a plumber is available on call 24/7 for emergency requirements.</p>	<p>It demonstrated a sound understanding of the required tasks. It provided a detailed response though its focus was on the company's operational capacity and current capabilities for delivering a range of plumbing services. However, its Submission included the company's proposed approach on how it manages and completes emergency jobs and planned and recurring maintenance as well as minor capital works and afterhours callouts.</p>	<p>It is located in Wangara.</p> <p>It listed six local suppliers that the company utilises on a daily basis for general requirements (Reece Plumbing Supplies, Bunnings Joondalup, IGA Supermarket Padbury, WA Appliance Parts, The Good Guys and Tradelink Joondalup). It has eight staff members residing within the City. It currently supports a local Duncraig based tee-ball team the 'On Tap Tigers'.</p>	71%	<p>\$3,735,901 (3 years)</p> <p>\$6,282,821 (5 years) Optional</p>	2

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		Demonstrated experience in providing similar services	Capacity	Demonstrated understanding of the required tasks	Social and economic effects on the local community			
<p>Majestic Plumbing Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>It demonstrated experience providing similar services to local governments in WA. Examples included the Cities of Cockburn (contract duration from 2016 to 2021), Perth (duration 2017 to 2022), Kwinana (from 2017 to 2022) and Belmont (2018 to 2021). These contracts though on a smaller scale to the City's requirements, involved similar plumbing services at various local government facilities.</p>	<p>It has been operating in the plumbing and gas fitting industry for over 35 years in WA. It currently employs 20 staff. Its structure of business and details of key personnel including their years of industry experience, length of service and roles in the Contract were provided. An extensive list of the company owned plant and equipment including elevated work platform, excavator, bobcat, and the like, was supplied. It offers a 24/7 afterhours emergency service and can access its construction division for additional personnel, if required.</p>	<p>It demonstrated a good understanding of the required tasks. Its Submission included an outline of the tasks required to be carried out to complete the works, from request of services and prioritisation of works (emergency, urgent, routine, after hours services) to commencement and completion of services, reporting of works carried out and invoicing.</p>	<p>It is located in Malaga.</p> <p>It did not submit a response.</p>	66%	<p>\$3,778,255 (3 years)</p> <p>\$6,354,049 (5 years) Optional</p>	3

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		Demonstrated experience in providing similar services	Capacity	Demonstrated understanding of the required tasks	Social and economic effects on the local community			
Techworks Plumbing Pty Ltd	Yes	It has been providing plumbing services including routine maintenance, breakdown and repair and minor works for the City of Swan (contract term - three years plus one plus one, ongoing), Town of Cambridge (two years plus one), Venues West (three years plus one plus one, ongoing). One other example of works was provided and this was for Programmed Facility Management (as part of a panel of contractors for routine maintenance, breakdown and repair, minor and project works, contract term - three years plus three plus three, ongoing). The specific dates or when these contracts commenced were not stated though three were ongoing works.	It was established in 2011. It currently employs 35 staff. An organisational structure and details of key personnel including their qualifications, skills, roles for Contract and industry experience were provided. A list of specialised equipment that will be used and a current fleet of vehicles schedule were supplied. It stated the company operates a rotating weekly on call roster, with afterhours calls being diverted to the tradesperson on call for that week and additional personnel will be available if required.	It demonstrated its understanding of the City's requirements. A general overview of the scope of works was supplied. It noted the required response times specified for services during normal working hours, afterhours and emergency maintenance. It proposed to carry out noisy or disruptive works during 'quiet periods', e.g., before 8.00am. It indicated the company will use a works management system SIMPro for initial setup of the Contract.	It is located in Osborne Park. It indicated, if successful, the company will be using two locally based wholesalers in Joondalup (Reece Plumbing Supplies and Tradelink) for plumbing materials. It currently has five staff members residing within the City.	66%	\$3,758,038 (3 years) \$6,320,049 (5 years) Optional	3
All requirements have been met.								

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		Demonstrated experience in providing similar services	Capacity	Demonstrated understanding of the required tasks	Social and economic effects on the local community			
<p>Morris & Ioppolo Pty Ltd (MI Plumbers)</p> <p>All requirements have been met.</p>	Yes	<p>It has been providing plumbing maintenance services to various organisations in WA including Jones Lang LaSalle (since 2004), Mirvac (since 2004), Colliers International (since 2004), Knight Frank (since 2005), Scentre Group (Westfield) – since 2004 and the City of Gosnells (2012 to 2013). Its Submission included an extensive list of current and previous clients/contracts held. However, it included mainly of contracts for private organisations (notably property management groups) and only one for local government. It is noted insufficient information was submitted on the scope of works, outcomes and similarity of services to the City's requirements.</p>	<p>It was established in 2004. It currently has 35 fulltime employees. Though details of key personnel including their roles and years of industry experience were provided, its Submission did not include the company's structure of business. An extensive list of plant and equipment available for use to carry out the services was supplied. It indicated the company utilises a third party call centre based in Perth for afterhours requirements and has a rotating roster of on-call tradespersons, with a roster of back up plumbers always available.</p>	<p>It demonstrated a sound understanding of the required tasks. It provided an outline of the company's work flow process for completing all reactive maintenance services, from work request, job schedule and attending site to completion of services, upload details of works carried out and invoicing. It proposed this same process for all maintenance works carried out for the City.</p>	<p>It is located in Osborne Park.</p> <p>It aims to utilise local businesses, where possible, for goods and services. It currently has eight employees residing within the City.</p>	64.8%	<p>\$3,559,425 (3 years)</p> <p>\$5,986,033 (5 years) Optional</p>	4

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		Demonstrated experience in providing similar services	Capacity	Demonstrated understanding of the required tasks	Social and economic effects on the local community			
<p>The Trustee for M R Hoskins Family Trust trading as A E Hoskins & Sons</p> <p>All requirements have been met.</p>	Yes	<p>It demonstrated experience providing plumbing maintenance services to various organisations in WA. Three examples of works were provided and these were for the provision of maintenance services for Cushman & Wakefield (period from 2012 to current) and the City of Stirling (panel contract, 2016 to April 2021) and plumbing and drainage preventative and reactive maintenance for ALDI Stores (2018 to 2020 completed).</p>	<p>It commenced operation in 1911. It currently has 104 staff. Its core services included commercial construction, carpentry, cabinetmaking, roof plumbing, plumbing and gas fitting and electrical services. An organisational structure and details of key personnel including their qualifications, length of service and industry experience were provided. Its Submission included a list of specialised equipment that will be used. It indicated it has the ability to provide additional personnel and resources as it has significant internal capabilities and in addition a large pool of pre-qualified subcontractors. Its maintenance line can be contacted 24/7 for emergency requirements.</p>	<p>It demonstrated a sound understanding of the required tasks. It proposed a general maintenance work order management approach in delivering the services, from order received, tradesperson assigned, attending site and completed work to supervisor review and invoicing. It also proposed to allocate two tradespeople, on a full time basis, supported by an apprentice to manage the majority of day-to-day maintenance work requests and for complex or large scale works, these will be delivered by its senior commercial plumber, supported by additional plumbers as required. It noted that all roof plumbing works will be completed by the nominated roof plumbers.</p>	<p>It is located in Balcatta.</p> <p>It intended, if successful, to source materials and services from local suppliers within the City (Bunnings Warehouse Joondalup, Reece Plumbing Centre Joondalup and Tradelink Joondalup). It has 26 staff members residing in the City.</p>	64.2%	<p>\$3,599,283 (3 years)</p> <p>\$6,053,066 (5 years) Optional</p>	5

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		Demonstrated experience in providing similar services	Capacity	Demonstrated understanding of the required tasks	Social and economic effects on the local community			
<p>Marawar Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>It submitted a brief response demonstrating experience providing similar services to the City's requirements. Three examples of works were provided and these were for the Town of Cambridge (duration three years), Uniting Care (one year term) and Programmed Facility Management (duration four years). However, insufficient information was submitted on the scope of work, outcomes or similarity to the City's requirements. Also, dates of contracts or when these works commenced were not stated.</p>	<p>It was formed in 2019. It currently employs 31 staff. Its structure of business and details of key personnel including their roles, qualifications and industry experience were provided though limited information was submitted on its plumbing team. Also, information on specialised equipment was not supplied though it indicated the company has a fleet of vans suitably fitted with all tools and equipment for tradespersons to carry out the works. It operates a dedicated afterhours 1300 service number managed by a third party and has rostered tradespersons on call and contingencies in place for additional staff, if required.</p>	<p>It demonstrated its understanding of the required tasks. It submitted a detailed response including an outline of the various tasks required to be carried out to complete the services, from scheduling of jobs, risk assessment prior to commencing work, performance monitoring and quality control. It proposed to implement contract specific safety procedures. A draft safety management plan was supplied. However, it referenced normal working hours six days a week which was not in accordance with the specified normal working hours five days a week.</p>	<p>It is located in West Leederville.</p> <p>It indicated the company will engage local suppliers for goods and services. It currently employs several City of Joondalup residents.</p>	46.5%	<p>\$3,706,315 (3 years)</p> <p>\$6,233,065 (5 years) Optional</p>	6

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		Demonstrated experience in providing similar services	Capacity	Demonstrated understanding of the required tasks	Social and economic effects on the local community			
Trayd Australia Pty Ltd	Yes	<p>It demonstrated some experience providing similar services. Examples of works included maintenance of all sewer pump stations and maintenance and installation of water filters for the Rottneest Island Authority (6 months from 2019 to 2020), maintenance and installation of water filters and test, repair and commission safety showers for JLL Perth (13 years - 2008 to current), repair of and evacuation of debris from boundary silt trap for Edison Property (2019 to current) and provide camera inspection services and dilapidation reports on hydraulic system for Cleanaway (2015 to current). However, these did not include provision of plumbing services to local governments similar to the City's requirements.</p>	<p>It currently has 30 staff including three apprentices. The date of when the company was established or commenced operation was not stated. Though its Submission included an organisational chart, it provided limited information on key personnel. Also, it did not provide sufficient information on specialised equipment that will be used. Afterhours contacts were supplied. It did not fully address the ability to provide additional personnel or resources.</p>	<p>It demonstrated its understanding of the required tasks. It proposed methodology for completing reactive and planned works relating to sewer pump pits, water filter replacement, emergency eyewash and shower maintenance and dilapidation reports. However, it is noted its response and the information supplied was generic and not specific to the City's requirements.</p>	<p>It is located in Malaga.</p> <p>It stated almost 50% of its staff members are City of Joondalup residents.</p>	<p>43.5%</p>	<p>\$5,119,871 (3 years)</p> <p>\$8,610,301 (5 years) Optional</p>	<p>7</p>
All requirements have been met.								

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The Plumbing and Gas Guys WA Pty Limited	Yes	It submitted insufficient information demonstrating experience providing similar services. It stated the company currently services around 12,000 jobs p.a. However, only two examples of works were provided and these were for The Ritz-Carlton in Elizabeth Quay (regular maintenance and minor works) and working with Care Properties and Colliers International, which manage the apartments at Towers Lots 9 and 10, Elizabeth Quay. Period and dates or when these contracts commenced were not supplied. Also, it did not provide details on the scope of works or outcomes and similarity to the City's requirements.	It has been in the building maintenance industry in Perth for the last eight years. However, the number of employees was not stated. Also, its Submission did not include the structure of business or details of key personnel or specialised equipment that will be used. It did not address afterhours contacts for emergency requirements or the ability to provide additional personnel.	It did not submit a response.	It is located in Malaga. It did not submit a response.	11.3%	\$3,829,539 (3 years) \$6,440,295 (5 years) Optional	8
All requirements have been met.								