

TENDER RFT 011/22 UPGRADE TO SORRENTO FOOTBALL CLUB CHANGEROOMS

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
Provisional Sums	
19	In Ground Services
20	Keying
21	Rock Excavation
22	Small Power and data Fit-out allowance
23	Project signage

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SCHEDULE OF RATES – ADDITIONS / DELETIONS

Item	Description	Unit
1.0	Building Items	
1.1	Bulkhead Comprising flushed up 13mm Gyprock plasterboard including framing	m ²
1.2	Suspended ceiling comprises of 13mm Gyprock plasterboard including framing as specified	m ²
1.3	Suspended ceiling comprises of Colorbond custom orb as specified	m ²
1.4	Hardwall Plaster and Build-up Render Comprising float coat and setting coat to brick walls to finish walls with approved adhesive	m ²
1.5	Rendered Maxibrick wall 90mm supply and construction	m ²
1.6	Floor and wall tiling as specified	m ²
1.7	Painting to Ceilings - Comprising sealer and two (2) coats of ceiling paint as specified	m ²
1.8	Painting to Walls - Comprising sealer and two (2) coats washable acrylic or vinyl paint as specified	m ²
1.9	Concrete Cutting - Comprising cutting and removal of a 300mm wide piece of concrete ground slab	m ²
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 ²
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 ²
1.13	100 Ø UPVC sleeves for services	m
1.14	Colorbond Custom Orb roofing as specified	m ²
1.15	Finishes to metalwork items – Aluminium	
1.15.1	Powder coating	m ²
1.15.2	Anodizing	m ²
1.16	Rock Excavation	
1.16.1	Rate for Excavation – Loose Rock	m ³
1.16.2	Rate for Excavation – Pinnacle Rock	m ³
1.16.3	Rate for Excavation – Cap Rock	m ³
2.0	Electrical	
2.1	GPO's	
2.1.1	1 x single 10 Amp GPO complete with wall box, 3m chase in brickwork and 10m of circuit cabling (2.5mm ²)	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 ²)	Each
2.1.3	1 x 15 Amp GPO complete with wall box, 3m chase in brickwork and 10m of circuit cabling (2.5mm ²)	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 ²)	Each

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Item	Description	Unit
2.2	Connections	
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 ² 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 ² cable	Each
2.3	Cabling	
2.3.1	2.5mm ² 2c + E, TPS in ceiling space	m
2.3.2	4mm ² 2c + E, TPS in ceiling space	m
2.3.3	6mm ² 2c + E, TPS in ceiling space	m
2.3.4	2.5mm ² 4c + E, TPS in ceiling space	m
2.3.5	6mm ² 4c + E, TPS in ceiling space	m
2.3.6	25mm ² 4c + E, TPS in ceiling space	m
2.3.7	10mm ² 4 x 1c + E, TPS in 40mm conduit installed	m
2.3.8	16mm ² 4 x 1c + E, TPS in 50mm conduit installed	m
2.3.9	25mm ² 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
2.4	Miscellaneous	
2.4.1	Telephone outlet	Each
3.0	Mechanical	
3.1	Supply Air Outlets	
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
3.3	Air-conditioning system as specified – Cost for supply and install	
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	%

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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
4.0	Site/External Works	
4.1	Concrete apron– as specified	m ²
4.2	Paving – as specified	m ²
4.3	Drainage – supply and install of soakwells (1800mm dia x 1200mm deep)	Each
4.4	Remedial works (preparation, supply and lay) for grassing / turfing (to specification)	m ²

SUMMARY OF SUBMISSIONS

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			
<p>Solution 4 Building Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>Solution 4 Building Pty Ltd demonstrated substantial experience completing community facility construction and refurbishment projects for numerous local governments in WA. It provided four examples of works carried out which included, the City of Wanneroo, Shelvock Park, construction of a new sports amenities building (project value - \$1.7M - 2019-2020), City of Wanneroo, Wanneroo City Soccer Club, upgrades and extension (project value - \$1.1M - 2019-2020), City of Kalamunda - Forrestfield United Club, refurbishment and installation works (project value - \$718K - 2016-2017) and the City of Belmont, Miles Park Community Centre (project value - \$780K - 2016-2017).</p>	<p>It demonstrated a very good understanding of the City's requirements. Its construction methodology detailed the programming and breakdown of the works, covering much of the services required.</p> <p>A comprehensive Gantt chart following the Critical Path was provided. Its proposed sub-contractors were listed with details of the services they will provide and most sub-contractors having provided the same or similar services to the company in the past three years and most agreeing to participate in the project. It also provided its detailed Sub-contractor Management Procedure.</p>	<p>Solution 4 Building Pty Ltd was formed in 2011. The company has 10 employees and is located in Carlisle. Its structure of business and details of current key project positions including their profile, qualifications, length of service and industry experience were provided. It has the ability to provide additional personnel and resources as it has contingency measures in place and an account with a labour hire company at which it can call on immediately if extra staff is required. Two after-hours contacts names and numbers were supplied. Solution 4 Building Pty Ltd demonstrated it has the capacity required to deliver the project for the City.</p>	<p>It is located in Carlisle.</p> <p>The company has two employees that reside within the city. Solution 4 Building Pty Ltd will attempt to use suppliers located within the boundaries and is open to looking at subcontractors in the City that would be interested in working on this project.</p>	76.3%	\$1,006,087	1

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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			
Hickey Constructions Pty Ltd All requirements have been met.	Yes	Hickey Constructions Pty Ltd demonstrated extensive experience completing community facility refurbishment projects throughout WA for multiple local governments. It has in the past successfully completed numerous similar community facility extension and refurbishment projects for the City including Falkland Park (construction of new amenities, completed April 2020), Warwick Bowling Club (extension and refurbishment of existing facility completed October 2021) and Mildenhall (internal refurbishment works, new kitchen, electrical upgrade works and roofing, completed June 2020). It is currently undertaking the extension and refurbishment of Emerald Park clubrooms (value \$910,167) due for completion June 2022.	It demonstrated sound understanding of the required tasks, outlined in its method statement for proposed construction. It outlined the tasks to be undertaken to complete the works, from site establishment, demolition, mechanical, electrical and plumbing works, through to project handover. A preliminary construction program and Gantt Chart was provided with tasks included and start and finish dates. It listed eight subcontractors proposed to be used on the project with services to be sub-contracted such as cabinetry, earthworks, hydraulics, mechanical, flooring, structural, electrical and concrete. It noted that remaining information on sub-contractors will become available on award.	Hickey Constructions Pty Ltd has been in operation since 2014. It is based in Yanchep and utilises a lockup in Joondalup. The company has six full time employees. Its main business is contract management of construction and maintenance projects and the provision of consultancy building services. The structure of business and CV's of key personnel, outlining qualifications, professional associations, length of service and industry experience were provided. The company has ample industry experience and proven capacity to complete the works.	It is located in Yanchep. Hickey Constructions Pty Ltd currently holds the maintenance and minor works contract for the City and regularly sources materials and equipment from within the City. It has two employees living in the City.	74.8%	\$945,751	2 (equal)

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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			
A E Hoskins Building Services All requirements have been met.	Yes	A E Hoskins Building Services demonstrated extensive experience in delivering similar projects for local governments. It outlined several sporting or community facility projects with similar environments and scopes of work and these were; the City of Melville (Tompkins Park refurbishment 2021/2022), the City of Stirling (Balga Cricket Club building upgrade - 2021/2022), the City of Stirling (Des Penman sporting pavilion upgrade – 2020), the City of Canning (Shelley Park Changeroom upgrade - 2020/2021) and the City of Melville (construction of Karlup Ceramics Studio - 2021/2022). Each project included an extension or new installation to an existing facility.	It demonstrated a sound understanding of the required tasks and proposed an appropriate methodology for the project which covered works to be carried out and various phases from preliminaries site establishment, construction and handover. A detailed Gantt Chart was also provided. It provided a substantial list of subcontractors it has used previously and who have agreed to participate in this project. All required services for this project, such as demolition, electrical, carpentry, cabinetry, painting, plumbing and earthworks were listed.	It currently employs more than 130 full time staff, including 90 tradespeople. A detailed Company Organisation Chart and particulars of 6 key personnel including their qualifications, skills and years of industry experience were provided. It provided a 24 hours a day, 365 days of the year contact number. It stated that if required, it will be able to provide additional resources to complete the project but did not offer any further details. It demonstrated the capacity required to provide the services to the City.	It is located in Balcatta. It also has a regional office located in Bunbury. A detailed Company Organisation Chart and particulars of six key personnel including their qualifications, skills and years of industry experience were provided. It provided a 24 hours a day, 365 days of the year contact number. 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.	74.8%	\$1,399,859	2 (equal)

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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			
Construct360 Pty Ltd All requirements have been met.	Yes	<p>Construct360 Pty Ltd did not fully demonstrate experience completing community facility refurbishment projects similar to the City's requirement.</p> <p>The company listed various projects as examples of works, some examples provided were, NMT Balga Campus (roof replacement – value \$1,560,810 – 2020), Port School (kitchen and dining room extension - \$735,000 – 2020), Leeming Primary School (toilet refreshment - \$330,000 – 2020) and Shree Swaminayan Temple (alteration, addition and renovation of a church – value \$500,000). Various other projects listed (p106-119) – values \$206K - \$1.5M and dates from 2019 - 2021 but scopes were dissimilar to the City's project.</p>	<p>The company provided an adequate understanding of the requirements. It provided an acceptable methodology that included key project deliverables and detailed Gantt Chart/Tender Programme indicating a construction term from June 2022 – November 2022. It included details of 10 subcontractors to provide services in electrical, demolition, brickwork, roof plumbing, hydraulics, concrete, tiling, flooring, mechanical, walls and ceilings, but information provided was limited.</p>	<p>Construct360 Pty Ltd began its operations in 2016. An organisational chart and copies of CV's from eight staff was provided. It stated it has the ability to undertake six commercial construction projects concurrently, currently it has two projects in progress. Resourcing for additional supervision and management can be obtained from the Consult360 Group.</p> <p>The company is ISO9001, ISO45001 and ISO14001 certified. Non Conformity Report</p> <p>The company may have the capacity required to undertake the works.</p>	<p>It is located in Landsdale.</p> <p>No information on this criterion was found.</p>	53.3%	\$999,180	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			
Riverslea Construction Pty Ltd All requirements have not been met.	Partially	Riverslea Construction Pty Ltd has undertaken many commercial refurbishment projects in the retail and hospitality sector that encompass similar trades that will be required for completing this project, however the company did not demonstrate undertaking any refurbishment of community facility refurbishment projects nor any local government projects. Examples of works included Kalamunda Hotel beer garden renovation (value \$300K - 1 Month project), Como Hotel refurbishment (value \$3.5M - 4 Month project), Matilda Bay Restaurant extension (value \$500K - 3 Month project) and Tavern at the Rocks renovation (value \$750K - Month project).	The company did not demonstrate its understanding of the required tasks sufficiently. It included its project methodology and process which appeared generic and did not address the requirements directly. It provided a number of names of subcontractors, but detailed information overall was not provided. It provided a list of sub-contractors by name with only their trades provide.	Riverslea Construction Pty Ltd's business is based in a warehouse in Wangara where its trucks and equipment are stored and where it carries out structural steel fabrication work. It has been working in Perth since 2012 and named nine full time employees. It provided the names roles, trades and length of service of the nine employees have been employed with the company. No further information was evident. The company did not sufficiently demonstrate it has the capacity required to undertake the works.	It is located in Wangara. It has six people that live within the City and many of the sub-contractors it uses are also local to the City.	35.9%	\$1,214,260.	5