

TENDER 008/18 PLUMBING MAINTENANCE SERVICES AND MINOR PLUMBING WORKS OF  
VALUE LESS THAN \$50,000

**SCHEDULE OF ITEMS**

**LABOUR RATES AND PERCENTAGE MARK-UP**

Item	Description
1	Normal working hours qualified Tradesman 7.00 a.m. to 3.30 p.m.
2	After hours 3.31 p.m. to 6.59 a.m.
3	After hours call out (nominate minimum hours ...)
4	Saturday
5	Sunday
6	Public holiday
7	Materials percentage mark-up applicable to works undertaken using items 1 - 8
8	Plant hire percentage mark-up inclusive of supervision
<b>Apprentice 1st year</b>	
9	Normal working hours 7.00 a.m. to 3.30 p.m.
10	After hours 3.31 p.m. to 6.59 a.m.
11	After hours call out (nominate minimum hours ...)
12	Saturday
13	Sunday
14	Public holiday
<b>Apprentice 2nd year</b>	
15	Normal working hours 7.00 a.m. to 3.30 p.m.
16	After hours 3.31 p.m. to 6.59 a.m.
17	After hours call out (nominate minimum hours ...)
18	Saturday
19	Sunday
20	Public holiday
<b>Apprentice 3rd year</b>	
21	Normal working hours 7.00 a.m. to 3.30 p.m.
22	After hours 3.31 p.m. to 6.59 a.m.
23	After hours call out (nominate minimum hours ...)
24	Saturday
25	Sunday
26	Public holiday
<b>Apprentice 4th year</b>	
27	Normal working hours 7.00 a.m. to 3.30 p.m.
28	After hours 3.31 p.m. to 6.59 a.m.
29	After hours call out (nominate minimum hours ...)
30	Saturday
31	Sunday
32	Public holiday

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**SUBCONTRACTORS 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	%

**SUB-CONTRATORS 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	%

**REPLACEMENT ITEMS**

Replacement Item / Type	UOM
<b>RPZ</b> (including labour and materials)	
20 mm	per unit
25mm	per unit
40 mm	per unit
50 mm	per unit
100 mm	per unit
<b>Water Filters</b> (including labour and materials)	
81001 / zip	per unit
81002 / zip	per unit

**SPECIALISED EQUIPMENT**

Specialised equipment	UOM
Jet Wash	Per hour
Leak detection	Per hour
Drain camera	Per hour
Drain Machine	Per Hour

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**SERVICING ITEMS**

Description		UOM
<b>Type</b>	<b>Sewer Pump</b>	
Submersible	Grinder / Channel	Per pump
<b>Type</b>	<b>Beach Toilet Sand Trap</b>	
900x1200	Concrete well	per well
600x600	Concrete well	per well
<b>Type</b>	<b>Back Flow Devices</b>	
20mm		per unit
25mm		Per unit
40mm		per unit
50mm		per unit
100mm		per unit
<b>Type</b>	<b>Gas Heater Servicing</b>	
Wall Furness	Rinnai	per unit
Radiant Heaters	Aira	per unit
Type B	Boilers	per unit
<b>Type</b>	<b>Hot Water Service</b>	
Gas instant		per unit
Gas storage		per unit
Solar		per unit

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**GUTTER CLEANING**

<b>Gutter Cleaning</b>		
<b>Location</b>	<b>Address</b>	<b>Suburb</b>
Beaumaris Community Centre	66 Constellation Drive	Ocean Reef
Bramston Park Community Centre	Burns Beach Road	Burns beach
Calectasia Hall	2/5 Calectasia Street	Greenwood
Central Park pump house	163 Lakeside Drive	Joondalup
Chichester Park	109 Trappers Drive	Woodvale
Connolly Community Centre	5 Glenelg Place	Connolly
Craigie Leisure Centre	751 Whitfords Avenue	Craigie
Carine Child Health Centre	2/487L Beach Road	Duncraig
Dorchester Hall	2 Dugdale Street	Warwick
Duncraig Community Hall	47 Beddi Road	Duncraig
Duncraig Leisure Centre	2/40 Warwick Road	Duncraig
Duncraig Library	1/40 Warwick Road	Duncraig
Ellersdale Football Clubrooms	50 Ellersdale Avenue	Warwick
Ellersdale Toilet and Changerooms	50 Ellersdale Avenue	Warwick
Emerald Park Club rooms	Emerald Road	Edgewater
Fleur Freame Pavilion	11 Macdonald Avenue	Padbury
Flinders Park Community Centre	21 Centennial Gardens	Hillarys
Forrest Park Community Sporting Facility	47 Forrest Road	Padbury
Gibson Park Community Centre	148 Gibson Avenue	Padbury
Greenwood Scout Hall	3/5 Calectasia Street	Greenwood
Guy Daniel Clubroom	2/16 Sail Terrace	Heathridge
Heathridge Leisure Centre	1/16 Sail Terrace	Heathridge
Heathridge Park Clubrooms	1/16 Sail Terrace	Heathridge
Joondalup Administration Centre	90 Boas Avenue	Joondalup
Joondalup Civic Chambers	102 Boas Avenue	Joondalup
Joondalup Library	102 Boas Avenue	Joondalup
Kingsley Memorial Clubrooms	68 Kingsley Drive	Kingsley
Milden hall	Percy Doyle Reserve	Duncraig
Mirror Park toilets	Mirror Park	Ocean reef
Padbury com hall	Caley Road	Padbury
Padbury child health and kindy	Caley Road	Padbury
Penistone Park club rooms	Penistone Road	Warwick
Rob Baddock Hall	Dampier Road	Mullaloo
Seacrest Park club rooms	Seacrest Road	Hillarys
Sorrento Community Hall	22 Padbury Circle	Sorrento

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<b>Gutter Cleaning</b>		
<b>Location</b>	<b>Address</b>	<b>Suburb</b>
Sorrento South Beach Change Rooms	189 West Coast Drive	Sorrento
Timberlane Park Clubrooms	Timberlane Park	Woodvale
Warrandyte Park Clubrooms	1/89 Warrandyte Drive	Craigie
Warwick Community Centre	Dugdale Road	Warwick
Whitfords Library	1/15 Banks Avenue	Hillarys
Whitfords Seniors	1/15 Banks Avenue	Hillarys
Works Operation Centre	Craigie	Craigie
Woodvale Community Care Centre	2/5 Trappers Drive	Woodvale
Woodvale Library	1/ Trapper Drive	Woodvale

## SUMMARY OF TENDER SUBMISSIONS

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Capacity	Demonstrated Experience in Providing Similar Services	Demonstrated Understanding of the Required Tasks	Social and economic effects on the local community			
RW & JA Olsen t/as Joondalup Plumbing Services	Yes	Joondalup Plumbing Services was founded in 1980. It is located in Currambine and has four full-time plumbers and an apprentice. Its structure of business and details of five key personnel including their qualifications, length of service and industry experience were provided. Details of specialised equipment with images and after-hours contacts were supplied. It has a network of suppliers and sub-contractors and can provide additional staff to carry out the works if required. The company also has arrangements with Reece Plumbing and Kennards Hire for supply of materials and equipment.	Joondalup Plumbing Services demonstrated extensive experience in providing similar services. It has been providing plumbing maintenance services for local governments including the Cities of Wanneroo (2003 – 2015) and Joondalup (since 2002), Harbourside Village Mindarie and Settlers Village Ridgewood.	Joondalup Plumbing Services demonstrated a thorough understanding and appreciation of the City's requirements. The submission provided detailed methodology (with flowchart) for handling scheduled works, reactive maintenance request and minor works/capital works. It has been providing plumbing maintenance services and minor plumbing works for the City for more than 17 years. It is familiar with the City buildings, layout and expectations and will attend to maintenance within response times.	It is located in Currambine.  Joondalup Plumbing Services sourced most of its materials from local suppliers within the City and adjoining regions. All its employees and sub-contractors are long-time residents or based in the City. It is involved with local schools to provide work experience to high school students. It supports local junior and senior sport teams, community groups and safety house projects for local primary schools.	78.8%	\$2,935,374	1
All requirements have been met.								

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		Capacity	Demonstrated Experience in Providing Similar Services	Demonstrated Understanding of the Required Tasks	Social and economic effects on the local community			
<p>The trustee for STLP Trust t/as Zambezi Plumbing and Gas</p> <p>All requirements have been met.</p>	Yes	<p>Zambezi Plumbing and Gas has been in business since 2007. It is located in East Victoria Park and currently employs 15 staff (including eight plumbers and three apprentices). Its organisation structure and details of 11 key personnel including their qualifications, length of service and industry experience were provided. A list of equipment and after hours contacts for emergency requirements was supplied and the company has the ability to provide additional personnel and resources, if required.</p> <p>It operates with its own quality management system and has a safety policy in place. Copies of its safety procedures and statistics were supplied.</p>	<p>Zambezi Plumbing and Gas demonstrated extensive experience in providing similar services to state, local governments and private organisations. Examples of works included plumbing services for the Town of Cambridge, Public Transport Authority (maintenance, breakdown repairs and small works on PTA rail network), Programmed, Department of Finance and the Spine and Limb Foundation.</p>	<p>The company demonstrated substantial understanding of the required tasks. Its proposed methodology included an outline of tasks to be carried out, contract management, processing of work orders and immediate response requirements.</p>	<p>Its WA office is at East Victoria.</p> <p>Zambezi Plumbing and Gas engaged with Ocean Reef SHS and Belridge SHS in work experience program.</p>	68.5%	\$3,783,782	2

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		Capacity	Demonstrated Experience in Providing Similar Services	Demonstrated Understanding of the Required Tasks	Social and economic effects on the local community			
Majestic Plumbing Pty Ltd	Yes	Majestic Plumbing Pty Ltd has been in operation since 1988. The company is located in Malaga and has 30 staff. The organisation structure of the company and details of support team including skills of key personnel were provided. A list of equipment and after hours contacts for emergency requirements was supplied and the company has the ability to provide additional personnel and resources, if required.  It operates with its own quality management system and has a safety policy in place. Copies of its safety procedures and statistics were supplied.	Majestic Plumbing Pty Ltd demonstrated extensive experience in providing similar services. The company is currently providing plumbing maintenance services to the Cities of Cockburn (since 2016), Perth (since 2017), Kwinana (since 2017), Belmont (since June 2018), Department of Child Protection, Southern Metropolitan Regional Council, Baiada Enterprises and Mercu College.	Majestic Plumbing Pty Ltd demonstrated a good understanding of the required tasks. The methodology addressed management system, prioritisation, after hours works, invoicing and communication. The submission also addressed emergency maintenance and scheduled works response	The company is based in Malaga.  The company employs local residents, source materials from local suppliers and provides opportunities for work experience for various high schools, TAFE and colleges within the City of Joondalup.	67.3%	\$3,461,297	3
All requirements have been met.								



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		Capacity	Demonstrated Experience in Providing Similar Services	Demonstrated Understanding of the Required Tasks	Social and economic effects on the local community			
<p>The trustee for Campbell Allsworth Family Trust t/as Snap Plumbing &amp; Construction</p> <p>All requirements have been met.</p>	Yes	<p>Snap Plumbing &amp; Construction has been operating since 2000. The company is located in Malaga and currently has 18 staff. Its organisation structure and details of the contract team members for this contract including their qualifications, length of service and industry experience were provided. A list of equipment and after hours contacts for emergency requirements was supplied. Its ability to provide additional personnel and resources was not specifically addressed.</p> <p>It operates with its own quality management system and has a safety policy in place. Copies of its safety procedures and statistics were supplied.</p>	<p>Snap Plumbing &amp; Construction demonstrated experience providing plumbing services to local government and private organisations including the Shire of Mundaring, Royal Perth Hospital, St John of God Hospitals (Midland, Mount Lawley and Subiaco campuses) and Mercy Care (for provision of management of hydraulic services).</p>	<p>The company demonstrated a thorough understanding of the required tasks. The methodology addressed scheduled maintenance, normal time breakdown maintenance, outside hours breakdown maintenance and response times. Its Submission also included sample sequence of events and tasks to be carried out, from receipt of work order to completion of works and invoice.</p>	<p>The company is located in Malaga.</p> <p>It would utilise local staff.</p>	64.2%	\$4,044,954	4

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Access Without Barriers Pty Ltd t/as AWB Building Co.	Yes	AWB Building Co. has been in operation since 2014. The company is located in Burswood and currently has 19 full time employees. Its organisation structure and details of nine key personnel including their qualifications, length of service and industry experience were provided. After hours contacts for emergency requirements was supplied and the company has access to a pool of sub-contractors for additional resources. The list of equipment supplied was for general building maintenance and testing equipment, drain cameras and other specialised equipment were not included in the list.	AWB Building Co. demonstrated considerable experience in providing plumbing and building services to local governments and private organisations including the Cities of Vincent and Melville (plumbing maintenance), Salvation Army (general building and plumbing services), the Town of Cambridge (building and maintenance services) and WA Building Services Management (plumbing and general building services).	The company demonstrated an understanding of the required tasks. The methodology included workflow processes for normal, after hours and quoted works and its project management and accounting software.	It is located in Burswood. The company employs local residents, will use local suppliers and contractors and is the sponsor of Westside Football Club.	60.7%	\$3,699,585	5
All requirements have been met.								

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		Capacity	Demonstrated Experience in Providing Similar Services	Demonstrated Understanding of the Required Tasks	Social and economic effects on the local community			
<p>The Trustee for MR Hoskins Family Trust t/as AE Hoskins Building Services / AE Hoskins &amp; Sons</p> <p>All requirements have been met.</p>	Yes	<p>AE Hoskins Building Services has been operating since 1911. The company is located in Osborne Park and currently has 74 staff. The organisation structure of the company and the contract team were supplied and supported by the qualifications, length of service and industry experience of the contract team members. The supplied list of equipment is not specific to this contract. After hours contacts for emergency requirements was supplied and the company has ability to provide additional personnel and resources, if required.</p> <p>It operates with its own quality management system and has a safety policy in place. Copies of its safety statistics were not supplied.</p>	<p>AE Hoskins Building Services demonstrated some experience in providing similar plumbing services. Fifteen example contracts were submitted but most contracts are for general building maintenance and repair services. The company is currently providing general building, roof plumbing and plumbing and painting services to the City of Stirling, facilities and asset maintenance services to the City of Subiaco, general maintenance services to the City of Perth and property and building maintenance and repair services to the Town of Cambridge.</p>	<p>The company demonstrated an understanding of the required tasks. The methodology addressed approaches to general, emergency and scheduled maintenance works, resource model and response timeframes.</p>	<p>It is located in Osborne Park.</p> <p>The company employs local residents, works closely with several local suppliers and contractors and actively supports several sporting organisations, charities and community groups in the City of Joondalup and immediate surrounds.</p>	57.1%	\$4,014,659	6

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AAA Hillarys Plumbing and Gas	Yes	AAA Hillarys Plumbing and Gas has been operating since 2003. The company is located in Hillarys and currently has six staff including three plumbers and two apprentices. The qualifications, length of service and industry experience of all staff was provided and the company has the ability to provide additional personnel and resources, if required. The organisation structure of the company and after hours contacts for emergency requirements were not supplied. The list of equipment did not include drain cameras.	AAA Hillarys Plumbing and Gas demonstrated considerable experience in providing plumbing services to local governments and private organisations including the Cities of South Perth and Fremantle (plumbing and gas maintenance) and Strzelecki Group (plumbing and gas maintenance for Sorrento Quay and Coventry Village shopping centre).	The company did not demonstrate sufficient understanding of the required tasks. A brief response was submitted to this criterion with limited details.	The company is located in Hillarys, employs local residents and uses local suppliers.	56.93%	\$3,797,310	7
All requirements have been met.								

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		Capacity	Demonstrated Experience in Providing Similar Services	Demonstrated Understanding of the Required Tasks	Social and economic effects on the local community			
<p>The trustee for Radford Family Trust t/as AFM Plumbing Services</p> <p>All requirements have been met.</p>	Yes	<p>AFM Plumbing Services has been operating since 2003. The company is located in Padbury and currently has four staff including three plumbers. The organisation structure of the company was supplied and supported by the qualifications, length of service and industry experience of all four staff. The supplied list of equipment did not include drain cameras and gas and water testing equipment. After hours contacts for emergency requirements was supplied and the company has ability to provide additional personnel and resources, if required.</p> <p>It operates with its own quality management system and has a safety policy in place. Copies of its safety statistics were not supplied.</p>	<p>AFM Plumbing Services demonstrated considerable experience providing similar plumbing services to local governments and private organisations. It is providing plumbing services to the City of Stirling (since 2003) and completed minor plumbing works for the Cities of Joondalup, Wanneroo, Swan, South Perth, Fremantle and Vincent and the Towns of Bayswater and Victoria Park. The company is also providing plumbing services to Robinson Corporation for residential rental properties and carries out warranty work for Thornthwaite Technologies.</p>	<p>The company demonstrated some understanding of the required tasks. The response made references to its City of Stirling contract with limited details regarding the City's requirements.</p>	<p>AFM Plumbing Services is in Padbury, employs local residents and has an association with Woodvale Secondary College for school based vocational training.</p>	56.86%	\$3,410,312	8

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Techworks Plumbing Pty Ltd	Yes	Techworks Plumbing has been operating since 2012. The company is located in Osborne Park and currently has 30 staff. The organisation structures of the company and the contract team were supplied and supported by the qualifications, length of service and industry experience of the contract team members. A list of equipment was supplied. After hours contacts for emergency requirements was supplied and the company has ability to provide additional personnel and resources, if required.	Techworks Plumbing demonstrated experience in providing similar plumbing services. It is currently providing all service and maintenance plumbing and gas fitting services for more than 3,000 properties for LJ Hooker and all maintenance and warranty works for Alder Tapware in Perth metropolitan area. The company is also providing plumbing maintenance, refurbishments, breakdown and repair works as a sub-contractor to Programmed, ICS Australia, Orixon and M Construction.	The company did not demonstrate sufficient understanding of the required tasks. The methodology provided limited responses to general, emergency and scheduled maintenance works.	It is located in Osborne Park.  The company will purchase materials from local businesses.	54.3%	Did not qualify for stage 2 price assessment	9
All requirements have been met.								

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<p>The trustee for the Pride Trust t/as Pride Plumbing &amp; Gas</p> <p>All requirements have been met.</p>	Yes	<p>Pride Plumbing and Gas has been in business since 1992. The company is located in Maylands and currently has 12 staff including five plumbers/gas fitters and one apprentice. The organisation structure of the company was supplied and supported by the qualifications, length of service and industry experience of the three key personnel. A list of equipment was supplied. The company stated that it has 24/7 access to major suppliers but no afterhours contacts for emergency requirements was provided.</p> <p>It operates with its own quality management system and has a safety management system in place. Copies of its safety statistics were not supplied.</p>	<p>Pride Plumbing and Gas demonstrated experience in providing similar plumbing and gas maintenance services to Metropolitan Health (various hospitals in WA), Invocare (various funeral homes in WA), Venues West (for NIB Stadium), Austral Bricks and Perth Mint. The company also completed some minor plumbing works at Craigie Leisure Centre, MRWA head office and Forbes and Hunt Boilers. Periods and dates were only mentioned for the minor works contracts.</p>	<p>The company did not demonstrate an understanding of the required tasks. The submitted response was generic and provided limited relevant information on its approach to the City requirements.</p>	<p>It is located in Maylands. The company employs local residents and will purchase required materials from local plumbing suppliers in Joondalup.</p>	45.6%	Did not qualify for stage 2 price assessment	10

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Morris & Ioppolo Pty Ltd t/as MI Plumbers	Yes	MI Plumbers has been operating since 2004. The company is located in Osborne Park and currently has 21 staff. The organisation structure of the company was supplied and supported by the qualifications, length of service and industry experience of the 15 key personnel. The company maintains a roster system for afterhours emergency call outs and has secondary and tertiary staff in place to cover any emergency call outs. A list of equipment was supplied but its ability to provide additional personnel and resources was not adequately addressed.	MI Plumbers demonstrated some experience in providing similar plumbing services. It is currently providing preventative and reactive plumbing maintenance services to various sites of Jones Laing LaSalle, Savills, Colliers, Knight Frank, CBRE, Stockland, Scentre, Aurizon and Vicinity Shopping Centre. Number of sites and the specific periods and dates of contracts for these clients were not mentioned.	The company demonstrated some understanding of the required tasks. It submitted a generic methodology without addressing its proposed approach to emergency maintenance works.	It is based in Osborne Park.  The company will support local businesses where possible and made donations to community groups.	45.4%	Did not qualify for stage 2 price assessment	11
All requirements have been met.								



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AHS Services WA Pty Ltd	Yes	AHS Services WA Pty Ltd is located in Wangara and has been in business for an unknown period of time. The organisation structure of the company was supplied and supported by the qualifications, length of service and industry experience of the 12 key personnel. The supplied list of equipment did not include testing equipment. The company stated that it has access to additional labours and will provide the City an afterhours contact number.	AHS Services WA Pty Ltd demonstrated experience in providing similar plumbing services. It is currently providing plumbing and gas maintenance services (for Programmed) to Departments of Corrective Services (seven sites), Attorney General (seven sites) and Education (over 100 primary and high schools), Vesco Foods and Silcar.	No response was submitted to this criterion	It is based in Wangara.  No response was submitted to this criterion.	37.2%	Did not qualify for stage 2 price assessment	12
All requirements have been met.								

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<p>The trustee for the Link Trust t/as Nathan's Plumbing &amp; Gas Pty Ltd</p> <p>All requirements have been met.</p>	Yes	<p>Nathan's Plumbing &amp; Gas has been in business since 2002. The company is located in Midland and currently has eight staff. The qualification register of the company was supplied providing a snapshot of qualifications and industry experience of five plumbers and two apprentices. A short list of equipment for this contract was provided. The organisation structure of the company and afterhours contacts for emergency requirements were not supplied and its ability to provide additional personnel and resources was not specifically addressed.</p> <p>The company operates with its own quality management system and has a safety management system in place. Copies of its safety statistics were not supplied.</p>	<p>Nathan's Plumbing &amp; Gas did not demonstrate sufficient experience in providing similar plumbing services. The company is currently providing general maintenance services to Midland Gate Shopping Centre and plumbing construction works to Howell Builders. It is a listed contractor in Department of Finance's low value maintenance panel for plumbing services</p>	<p>The company did not demonstrate an understanding of the required tasks. A brief response was submitted response with limited relevant details</p>	<p>The company is located in Midland.</p> <p>The company employs a local resident.</p>	34.9%	Did not qualify for stage 2 price assessment	13