

TENDER 002/22 OCEAN REEF PARK – CONSTRUCTION OF NEW TOILET/CHANGEROOM FACILITY

**SCHEDULE OF ITEMS**

**TRADE BREAKDOWN**

<b>Item</b>	<b>Description</b>
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	Utility Provider Headwork Fees
21	Keying
22	Auto Lock to Park UAT
23	Rock Excavation
24	Small Power and data Fit-out allowance
25	Project signage
26	Roof Safety Design

**SCHEDULE OF RATES – ADDITIONS / DELETIONS**

<b>Item</b>	<b>Description</b>	<b>Unit</b>
<b>1.0</b>	<b>Building Items</b>	
1.1	Bulkhead 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 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

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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	%

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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
<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? Yes or No	Comment Against Criteria				Evaluation Score	Lump Sum Price	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 All requirements have been met.	Yes	It has extensive experience completing community facility refurbishment projects for WA government agencies including local governments. It has in the past successfully completed various refurbishment projects for the City and recent works included the Warwick Bowling Club extension and refurbishment of existing facility (completed in 2021) and Emerald Park extension and refurbishment of changerooms (almost complete). The panel noted the company is currently undertaking new construction for the Shire of Dandaragan (pavilion and café on foreshore Jurien Bay, duration six months and works in progress).	It demonstrated a thorough understanding and appreciation of the City's requirements. It submitted a detailed methodology and approach in carrying out the required tasks to complete the works, from site establishment, demolition works, site works, working in occupied areas, structural certification, concrete works, brickwork, ceilings and wall linings to mechanical, electrical and plumbing works and project handover. It identified the key risks associated with this project and proposed mitigation and management of the processes critical for a successful completion of the works. A list of sub-contractors proposed to be used in executing the works and a provisional construction program in the form of a Gantt chart were supplied.	It has been operating since 2014. It currently has seven full-time employees. Its structure of business and details of key personnel including their qualifications, experience, roles, training and length of service in the industry were provided. It indicated the company has the ability to provide additional personnel as it works closely with two separate carpentry / labour companies, both with an average of 10 employees each and have resources available at all times, are always on call during the week and afterhours. After hours contacts for emergency requirements were supplied.	It is located in Yancheep.  It indicated the company regularly source materials and equipment from within the City. A list of suppliers including those based in Joondalup that it utilises was supplied. Two of its staff members currently reside in the City.	80%	\$934,437	1

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LKS Constructions (WA) Pty Ltd	Yes	It has extensive experience completing community facility refurbishment projects for various local governments in WA. Examples included the Cities of Rockingham (refurbishment and fit-out of the Rockingham Youth Centre including upgrade of the entry, reception area, staff room, kitchen, youth activity zone and male, female and universal access toilets - completed 2021), Wanneroo (Edgar Griffiths Park sports amenities building construction of a new kitchen/kiosk, umpire amenities, male and female amenities, UAT, changerooms, shower rooms, two store rooms and cleaners room - completed 2019) and Stirling (Mt Lawley Tennis Club upgrades to the toilets and kitchen areas and the construction of new storage areas - completed 2020).	It demonstrated a sound understanding of the required tasks. Its submission included the company's proposed construction methodology. It outlined the various tasks required to be undertaken, from permits and approvals, dilapidation report and management plans to resourcing, site works, completion and handover. It listed the sub-contractors (11 in total) proposed to be utilised to provide a range of services (demolition, electrical, aluminium windows, limestone walls, tiling, mechanical, painting, concrete, brickwork, roofing and hydraulics) to complete the works. A provisional construction program was supplied. It indicated public holidays and the industry shutdown of Christmas has been accounted in the program.	It commenced operation in 2010. It employs 14 full-time staff. An organisational chart and details of key personnel including their qualifications and years of industry experience were provided. It indicated after hours contact will be the site supervisor, available 24/7 for emergencies and after hours contact numbers will be listed on site signage on fence. Though stated it has the ability to source materials and labour from many companies, details of the companies where it will source from were not provided.	It is located in Malaga.	75.7%	\$1,124,880	2
All requirements have been met.								



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Solution 4 Building Pty Ltd All requirements have been met.	Yes	It has extensive experience completing community facility refurbishment projects for local governments in WA. Examples of works included the City of Wanneroo (Aquamation Wanneroo hydro pool change room and toilet refurbishments - completed April 2022, Shelvock Park construction of sports amenities building and multipurpose room - completed 2020 and Wanneroo City Soccer Club extensions and refurbishments of community sports building - completed 2020) and Swan (Swan Active Ballajura gym and family changeroom extensions - completed 2021).	It demonstrated a good understanding of the required tasks. It submitted a provisional construction program in the form of a Gantt chart and a list of sub-contractors (18 in total) proposed to be used in undertaking the works. A statement of the method of construction proposed to be used in executing the works was provided. It outlined the project risks identified concerning live environment, procurement and long lead time, public safety, hazardous materials, environmental protection, labour shortages, Covid-19 and existing services.	It was formed in 2011. It employs 10 full-time staff. An organisation chart and details of three key personnel (managing director/construction manager, site manager and contract administrator) including their qualifications, years of industry experience and length of service with the company were provided. After hours contacts for emergency requirements and the ability to provide additional personnel were not addressed.	It is located in Carlisle.  It stated the company is open to looking at all sub-contractors in the City of Joondalup that would be interested in working on this project.	61.3%	\$991,849	4

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Construct360 Pty Ltd All requirements have been met.	Yes	It demonstrated experience completing various refurbishment projects for private and public sector in WA. Examples of works included the Public Transport Authority via Programmed Facility Management (upgrade to the administration building of Joondalup Bus Depot), Port School Incorporated (Port School kitchen and dining room extension - project awarded 2020), the Cities of Swan (Hazelmere Hall refurbishment works - completed 2018) and Wanneroo (civic centre modifications - minor works required in 2016). Its submission included other examples of works, however, the panel noted these involved mainly commercial remediation works and no new facility or community facility construction project similar to the City's requirements.	It demonstrated an understanding of the required tasks. Its submission included an outline of the various tasks required to be undertaken to complete the works. However, the panel noted the company's proposed construction methodology and approach was generic and not specific to the City's requirements. A list of sub-contractors (eight in total) and a provisional construction program in the form of a Gantt chart were supplied.	It was formed in 2016. Though the total number of full-time employees was not stated, an organisational chart and details of key personnel (seven in total) including their qualifications, skills and years of industry experience were provided. It indicated the company utilises two external service providers and has key resource contingencies or back-up subcontractors. Afterhours contacts for emergency requirements were not supplied.	It is located in Landsdale.  It did not submit a response.	57.9%	\$1,144,909	5

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CP Projects Pty Ltd All requirements have been met.	Yes	It demonstrated experience completing refurbishment projects for various organisations including state and local governments. Five examples of works were provided and these were for the City of Canning (Willetton Library refurbishment - completed 2021), Metropolitan Cemeteries Board (Norfolk Chapel refurbishment - completed 2020), Dept of Finance (senator's office refurbishment and complete fit-out at 51 Ord Street - completed 2021 and at One40 William Street, Perth - completed 2020, respectively) and International School (Doubleview International School modifications to existing classrooms - 2019). Though some of these works involved construction of new bathrooms and disabled bathrooms most were fit-outs and refurbishments, with internal demolition works only, not similar to the City's requirements.	It did not fully demonstrate an understanding of the required tasks. It submitted a general methodology, stating its intent is not to describe each construction activity, but instead, communicate its approach to key construction components and interfaces that critically affect the construction of works, from pre-construction handover and procurement planning to communication, program and defect managements. A list of sub-contractors (14 in total) proposed to be used in completing various services and a provisional construction program were provided. However, the panel noted it also included an extensive list of critical assumptions (31 items in total) of which many were considered not in accordance with the scope of requirements, in particular the project delivery process.	It was formed in 2019. It has four full-time employees. Its submission included an organisational structure however limited information was submitted on qualifications of key personnel. It indicated the company has reserve capacity to cover shortages in times of need and its owner the main contact for any afterhours emergency requirements.	It is located in Hillarys.  It indicated the company currently employs City of Joondalup residents and proposed to utilise (if successful) local suppliers for goods and services.	50%	\$1,153,382	6