## **SCHEDULE OF ITEMS**

Item Number	Description	Maintenance Schedule Item Number	Identifier Number	Activity Code	Maintenance Code	Maintenance Interval	Fixed Price Per Unit (Excluding GST)
			122185	CSM1	PMS010-M	Monthly	\$
1	Chiller Set	PMS 010	122186	CSQ1	PMS010-Q	Quarterly	\$
			122184	CSA1	PMS010-A	Annually	\$
			122188	PCBM2	PMS030-M	Monthly	\$
2	Pump – Centrifugal Back Pull Out	PMS 030	122189	PCBQ2	PMS030-Q	Quarterly	\$
			122187	PCBA2	PMS030-A	Annually	\$
	Pump – Close Coupled Inline Type	PMS 032	122191	PCCM3	PMS032-M	Monthly	\$
3			122192	PCCQ3	PMS032-A	Quarterly	\$
			122190	PCCA3	PMS032-Q	Annually	\$
4	Pump – Chemical Dosing	PMS 037	122193	PCDQ4	PMS037-Q	Quarterly	\$
5	Cooling Towers Avial For Polt Type	PMS 042	122194	CTBM5	PMS042-M	Monthly	\$
3	Cooling Towers, Axial Fan Belt Type	PIVIO 042	122195	CTBQ5	PMS042-Q	Quarterly	\$
6	Gas Boilers – Hot Water	PMS 061	122197	GBWQ7	PMS061-Q	Quarterly	\$
0	Gas bollers – not water	PIVIS UUT	122196	GBWA7	PMS061-A	Annually	\$
7	Con Furnace Air Heating	PMS 065	122199	GFAQ8	PMS065-Q	Quarterly	\$
′	Gas Furnace – Air Heating	FIVIS 000	122198	GFAA8	PMS065-A	Annually	\$
8	A/C RAC Unit	PMS 070	NEW	RACQ11	PMS070-Q	Quarterly	\$
0	AVO RAC UTIIL	PIVIS 070	122204	RACA11	PMS070-A	Annually	\$
9	A/C Split System - free blow, wall/ceiling	PMS 071	122207	ACSQ12	PMS071-Q	Quarterly	\$
Э	mounted air cooled		122206	ACSA12	PMS071-A	Annually	\$

Item Number	Description	Maintenance Schedule Item Number	Identifier Number	Activity Code	Maintenance Code	Maintenance Interval	Fixed Price Per Unit (Excluding GST)
10	A/C Split System – Ducted - Air Cooled	PMS 072	122209	ACSDQ13	PMS072-Q	Quarterly	\$
10	A O Opin Oysiciii — Ducica - Aii Ooolea	1 1010 072	122208	ACSDA13	PMS072-A	Annually	\$
11	A/C Packaged Unit- ducted - air cooled	PMS 074	122211	ACPDQ14	PMS074-Q	Quarterly	\$
11	A C T ackaged Offic ducted – all cooled	1 1010 074	122210	ACPDA14	PMS074-A	Annually	\$
12	Coolroom – Freezer Refrigeration System	PMS 076	122213	CFRSQ15	PMS076-Q	Quarterly	\$
12	Cooliooni – Freezer Kerngeration System	FIVIS 070	122212	CFRSA15	PMS076-A	Annually	\$
13	A/C Evaporative Cooler Unit	PMS 077	122214	EVAPQ16	PMS077-B	Quarterly	\$
14	Fan - Direct Drive – Axial	PMS 080	122215	FDDQ17	PMS080-Q	Quarterly	\$
15	Fan –Centrifugal	PMS 081	122216	FCQ18	PMS081-Q	Quarterly	\$
16	Fan – Belt Drive – Axial	PMS 082	122217	FBQ19	PMS082-Q	Quarterly	\$
17	Fan – Smoke Exhaust	PMS 083	122219	FSEM20	PMS083-M	Monthly	\$
17		1 1010 000	122218	FSEA20	PMS083-A	Annually	\$
		PMS 090	122221	FCM21	PMS090-M	Monthly	\$
18	Fan Coil Unit		122222	FCQ21	PMS090-Q	Quarterly	\$
			122220	FCA21	PMS090-A	Annually	\$
			122225	ACVM22	PMS091-M	Monthly	\$
19	Air Handling Unit - Constant Velocity	PMS 091	122224	ACVQ22	PMS091-Q	Quarterly	\$
			122223	ACVA22	PMS091-A	Annually	\$
20	Air Handling Linit 1/A1/	PMS 092	122228	VAVQ23	PMS092-Q	Quarterly	\$
20	Air Handling Unit - VAV	PIVIS 092	122226	VAVA23	PMS092-A	Annually	\$
21	Ceiling Mounted Fans	PMS 093	122229	CFQ24	PMS093-Q	Quarterly	\$
22	Fire Damper	PMS 102	122230	FDA25	PMS102-A	Annually	\$
23	Kitchen Exhaust System	PMS 103	122231	KEA26	PMS103-A	Annually	\$
24	Electric Duct Heater	PMS 107	122232	EDHA27	PMS107-A	Annually	\$
25	Air Diffuser	PMS 108	122233	ADA28	PMS108-A	Annually	\$
26	Ductwork Dampers Grilles	PMS 109	122234	DDGA29	PMS109-A	Annually	\$
27	Water Reticulation System	PMS 111	122235	WRSA30	PMS111-A	Annually	\$

Item Number	Description	Maintenance Schedule Item Number	ldentifier Number	Activity Code	Maintenance Code	Maintenance Interval	Fixed Price Per Unit (Excluding GST)
28	Mechanical Switchboards and VSD	PMS 120	122237	VSDM31	PMS120-M	Monthly	\$
			122236	VSDA31	PMS120-A	Annually	\$
29	Mechanical Plant Hour Meter	PMS 128	122238	PHM32	PMS128-M	Monthly	\$
30	Electrical Meters and Sub Meters (COJ)	PMS 129	122239	EMM33	PMS129-M	Monthly	\$
	Direct Digital Controls (PMS) Craigio		122241	DDCM34A	PMS130-AM	Monthly	\$
31	Direct Digital Controls (BMS) Craigie Leisure Centre		122242	DDCB34A	PMS130-AB	Bi-Annually	\$
	Leisure Gentre		122240	DDCA34A	PMS130-AA	Annually	\$
			122244	DDCM34B	PMS130-BM	Monthly	\$
32	Direct Digital Controls (BMS) Currambine		122245	DDCB34B	PMS130-BB	Bi-Annually	\$
			122243	DDCA34B	PMS130-BA	Annually	\$
	D: (D: (10 ( ) (DMO) )		122247	DDCM34C	PMS130-CM	Monthly	\$
33	Direct Digital Controls (BMS) Joondalup Admin	PMS 130	122248	DDCB34C	PMS130-CB	Bi-Annually	\$
	Admin		122246	DDCA34C	PMS130-CA	Annually	\$
	D: (D: (10 ( ) (DMO) O: :	]	122250	DDCM34D	PMS130-DM	Monthly	\$
34	Direct Digital Controls (BMS) Civic Chambers		122251	DDCB34D	PMS130-DB	Bi-Annually	\$
	Chambers		122249	DDCA34D	PMS130-DA	Annually	\$
	D: (D) ((1) (D) (1)	]	122253	DDCM34E	PMS130-EM	Monthly	\$
35	Direct Digital Controls (BMS) Joondalup		122254	DDCB34E	PMS130-EB	Bi-Annually	\$
	Library		122252	DDCA34E	PMS130-EA	Annually	\$
00	One death and Management Constant	DMO 400	122256	SHMB35	PMS139-B	Bi-Annually	\$
36	Smoke Hazard Management Systems	PMS 139	122255	SHMA35	PMS139-A	Annually	\$
37	Expansion Tank	PMS 140	122257	ETA36	PMS140-A	Annually	\$
38	Pressure Vessel Inspection	PMS 141	122259	PVIB37	PMS141-B	Bi-Annually	\$
39	Water Treatment - Closed Systems	PMS 153	NEW	WTCA38	PMS153-A	Annually	\$
	·		NEW	WTCM39A	PMS154-M	Monthly	\$
40	Water Treatment-Condenser cooling	PMS 154	NEW	WTCQ39A	PMS154-Q	Quarterly	\$
	water systems (Generic)		NEW	WTCA39A	PMS154-A	Annually	\$

Item Number	Description	Maintenance Schedule Item Number	Identifier Number	Activity Code	Maintenance Code	Maintenance Interval	Fixed Price Per Unit (Excluding GST)
41	Coils - Air	PMS 170	122266	CAM40	PMS170-M	Monthly	\$
41	Colls - All		122265	CAA40	PMS170-A	Annually	\$
42	42 VAV Boxes – DDC	PMS 191	122272	DDCQ42	PMS191-Q	Quarterly	\$
42			122271	DDCA42	PMS191-A	Annually	\$

## **SCHEDULE OF ADDITIONAL RATES**

Item No.	Description	Maintenance Schedule Item Number	Identifier Number	Unit of Measure
Service T	echnician			
	Normal Hours T1 (Attendance Within 2 Hours)	STAC/22	122273	Hour
	Normal Hours T2 (Attendance Within 4 Hours)	STAC2/22	NEW	Hour
	Normal Hours T3 (Attendance Within 8 Hours)	Schedule Item Number Number STAC/22 122273	Hour	
	After hours 4.31pm to 6.59am	STAC4/22	122274	Hour
	Saturday	STAC5/22	Identifier Number   Number	Hour
1	Sunday	Schedule Item Number         Ider Number           STAC/22         122           STAC2/22         NI           STAC3/22         NI           STAC3/22         122           STAC4/22         122           STAC5/22         122           STAC6/22         122           STAC7/22         122           STAC8/22         122           STAC9/22         122           STAC10/22         122           STAC11/22         123           ETAC2/22         NI           ETAC3/22         NI           ETAC4/22         123	122276	Hour
	Public Holiday	STAC7/22	122277	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) After Hours	STAC8/22	122278	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Saturday	STAC9/22	122279	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Sunday	STAC10/22	122280	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Public Holiday	STAC11/22	122281	Hour
Electrica	Technician	•		
	Normal Hours T1 (Attendance Within 2 Hours)	ETAC1/22	122282	Hour
	Normal Hours T2 (Attendance Within 4 Hours)	ETAC2/22	NEW	Hour
2	Normal Hours T3 (Attendance Within 8 Hours)	ETAC3/22	INEVV	Hour
	After hours 4.31pm to 6.59am	ETAC4/22	122283	Hour
	Saturday	ETAC5/22	122284	Hour

Item No.	Description	Maintenance Schedule Item Number	Identifier Number	Unit of Measure
	Sunday	ETAC6/22	122285	Hour
	Public Holiday	ETAC7/22	122286	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) After Hours	ETAC8/22	122287	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Saturday	ETAC9/22	122288	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Sunday	ETAC10/22	122289	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Public Holiday	ETAC11/22	122290	Hour
Refrigera	tion and Gas Technician			
	Normal Hours T1 (Attendance Within 2 Hours)	RTAC1/22	122291	Hour
	Normal Hours T2 (Attendance Within 4 Hours)	RTAC2/22	NIT\A/	Hour
	Normal Hours T3 (Attendance Within 8 Hours)	RTAC3/22	NEW	Hour
	After hours 4.31pm to 6.59am	RTAC4/22	122292	Hour
	Saturday	RTAC5/22	2 122292 H 2 122293 H 2 122294 H	Hour
3	Sunday	RTAC6/22	122294	Hour
	Public Holiday	RTAC7/22	122295	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) After Hours	RTAC8/22	122296	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Saturday	RTAC9/22	122297	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Sunday	RTAC10/22	122298	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Public Holiday	RTAC11/22	122299	Hour
Controls	Technician			
	Normal Hours T1 (Attendance Within 2 Hours)	STAC/22	122300	Hour
	Normal Hours T2 (Attendance Within 4 Hours)	STAC2/22	NIT\A/	Hour
	Normal Hours T3 (Attendance Within 8 Hours)	STAC3/22	NEW	Hour
<i>A</i>	After hours 4.31pm to 6.59am	STAC4/22	122301	Hour
4	Saturday	STAC5/22	122302	Hour
	Sunday	STAC6/22	122303	Hour
	Public Holiday	STAC7/22	122304	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) After Hours	STAC8/22	122306	Hour

Item No.	Description	Maintenance Schedule Item Number	Identifier Number	Unit of Measure
	Max Call-Out Charge (Includes First 3 Hours Labour) Saturday	STAC9/22	122307	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Sunday	STAC10/22	122308	Hour
	Max Call-Out Charge (Includes First 3 Hours Labour) Public Holiday	STAC11/22	122309	Hour
Apprenti	ce 1st Year			
	Normal Hours	APAC1.1/22	122318	Hour
	After hours 4.31pm to 6.59am	APAC1.2/22	122319	Hour
5	Saturday	APAC1.3/22	122321	Hour
	Sunday	APAC1.4/22	122322	Hour
	Public holiday	APAC1.4/23	122323	Hour
Apprenti	ce 2nd Year			
	Normal Hours	APAC2.1/22	122324	Hour
	After hours 4.31pm to 6.59am	APAC2.2/22	122325	Hour
6	Saturday	APAC2.3/22	122327	Hour
	Sunday	APAC2.4/22	122328	Hour
	Public holiday	APAC2.4/23	122329	Hour
Apprenti	ce 3rd Year			
	Normal Hours	APAC3.1/22	122330	Hour
	After hours 4.31pm to 6.59am	APAC3.2/22	122331	Hour
7	Saturday	APAC3.3/22	122333	Hour
	Sunday	APAC3.4/22	122334	Hour
	Public holiday	APAC3.4/23	122335	Hour
Apprenti	ce 4th Year			
	Normal Hours	APAC4.1/22	122336	Hour
	After hours 4.31pm to 6.59am	APAC4.2/22	122337	Hour
8	Saturday	APAC4.3/22	122339	Hour
	Sunday	APAC4.4/22	122340	Hour
	Public holiday	APAC4.4/23	122341	Hour

Item No.	Description	Maintenance Schedule Item Number	Identifier Number	Unit of Measure
Miscellar	eous	•		
	Site Visit / Travelling	SCT/22	NEW	Each
	Dilapidation / Asset Survey	DELAPAC/22	122312	Hour
	Asset Identification Survey	AIAC/22	122313	Hour
	Refrigerant and Quantity Survey	RQSAC/22	122314	Hour
9	Site Supervisor	SSUP/22		Hour
	Managing Director	MAND/22		Hour
	Project Administration	PROJA/22	NEW	Hour
	Budget/Feasibility Reporting	BUDFE/22		Hour
	Onsite Meeting/Reporting	MEREP/22		Hour
Mark Up	for Outsourced Materials, Equipment and Labour			
	Mark-up for Outsourced Materials	OMAC/22	122310	Percentage
	Mark-up for Outsourced Labour	OLAC/22	122311	Percentage
10	Cost plus Mark-up on Plant and Equipment Hire	CPPE/22	122315	Percentage
	Cost plus Mark-up Specialist Contractor Hire	CPSC/22	122316	Percentage
	Cost Plus Mark-up on EWP / Cherry Picker Hire	Schedule Item Number         Identifier Number           SCT/22         NEW           DELAPAC/22         122312           AIAC/22         122313           RQSAC/22         122314           SSUP/22         MAND/22           PROJA/22         NEW           BUDFE/22         MEREP/22           OMAC/22         122310           OLAC/22         122311           CPPE/22         122315	Percentage	

### **SUMMARY OF SUBMISSIONS**

		Comment Against Criteria						
Tenderer & Description of Response	Is it Compliant? Yes or No	Demonstrated Understanding of the Required Tasks	Demonstrated Experience in Providing Similar Services	Capacity	Social and economic effects on the local community	Evaluation Score	Estimated Total Comparative Price	Rank
Australian Airconditioning Services Pty Ltd All requirements have been met.	Yes	Australian Airconditioning Services Pty Ltd demonstrated a thorough understanding of the required tasks. It has been providing mechanical services and conducting new installations for the City since 2011 and has a good understanding of the City's requirements and processes including expected site attendance timeframes which it has subsequently confirmed and accepted. It clearly articulated its on-call service provision and how jobs will be allocated. Timeframes and process methodologies were noted for maintenance, corrective and breakdown activities which included a step by step explanation for how work orders will be processed using the company's own software and the City's ROC application. It detailed how the company would maintain assets in accordance with the relevant Australian Standards. Transition timelines were established, and warranty information was provided. Numerous reports were sighted for completed jobs supported by Job Safety Analysis and Safe Work Method Statements.	The company demonstrated extensive experience in providing similar services citing examples of mechanical services works it has conducted for the City of Wanneroo 2018-2023 (\$130,000 p.a.) 52 sites serviced; Town of Bassendean 2017-2022 (\$13,000 p.a.) 11 sites serviced; Department of Justice via Programmed Facility Management 1994-2023 (\$180,000 p.a.) 16 sites serviced; Town of Mosman Park 2015-2022 (\$10,500 p.a.) 11 sites serviced; Western Australian Police Force 2019-2025 (\$450,000 p.a.) seven sites serviced; Guildford Grammar School 2011-current (\$58,000 p.a.). It is the incumbent supplier to the City and has been performing mechanical services and new mechanical installations since 2011. Reference contacts were included for all of these contracts.	The company employs 27 staff and uses various subcontractors to provide specialist services such as Building Management Systems (BMS) controls, chiller services and water treatment. It has been operating for over 44 years. The company submitted its organisation structure and employee profiles for key personnel allocated to the City's scope of works. Skills, qualifications and industry experience for the assigned employees / sub-contractors were relevant for the required services. It provided a comprehensive list of plant and equipment that will be available and nominated five persons for outside of hour emergencies. It has a large network of relationships with labour hire agencies to source additional personnel and has accounts with six named suppliers of plant and equipment to cater for any contingencies. It has attained triple certification in ISO 45001:2018, ISO 14001:2015 and ISO 9001:2015 for health, safety, environment and quality management systems, respectively.	The company operates from Malaga, purchases from various nominated suppliers within the City of Joondalup, employs five personnel who live within the City's boundaries, and has donated tools, and materials to Joondalup Men's shed.	81.8%	\$1,451,935	1

			Comment Against Criteria					
Tenderer & Description of Response	Is it Compliant? Yes or No	Demonstrated Understanding of the Required Tasks	Demonstrated Experience in Providing Similar Services	Capacity	Social and economic effects on the local community	Evaluation Score	Estimated Total Comparative Price	Rank
Precise Air Group Pty Ltd  All requirements have not been met.	Partially	Precise Air Group Pty Ltd demonstrated a sound understanding of the required tasks. It provided comprehensive information for its proposed transition and team that would be appointed to oversee the tasks including a list of the foreseeable risks. It confirmed the City's required response times / KPIs assigned and its ability to meet these commitments. Its approach to capturing asset information and uploading this into its Uptick software was clearly articulated. The management of service calls was explained and in-depth procedures for preventative and reactive service requests / emergency repairs were noted. Example reports were sighted however the process for receiving and responding to work orders using the City's ROC application was not addressed. Details to support warranties offered were not evidenced.	The company demonstrated substantial experience in providing mechanical services citing contracts for; GenesisCare 2020-current, 48 locations; City of Stirling 2017-current (\$200,000 p.a.); SGIO 2015-2018 (\$45,000), 1 building; ANZ Retail Banking 2014-current (\$450,000 p.a.) 85 locations; Department of Premier and Cabinet via JLL 2017-current; Department of Culture and the Arts and Department of Training and Workforce Development via Programmed Facility Management 2016-current, seven cultural facilities, seven TAFE campuses and 109 schools; Fremantle Port Authority 2016-current; GE Australia via BGIS 2015-Current; Qantas via JLL 2002-current, 17 domestic airports nationally; Virgin Australia Airlines 2015-current, 44 sites nationally. References were provided.	The company commenced operations in 2002 and employs over 370 staff nationally. The number located in Perth was unknown. It submitted an organisation chart showing the account management and the lead team members. Roles and responsibilities for these personnel were explained within a table format, which was supported by in-depth resumes highlighting experience, skills, aptitude, appropriate qualifications and responsibilities. Specific details for sub-contractors detailing their length of service, years of industry experience and the like, were lacking. Specialised equipment that will be used was not addressed, however it was noted that all technicians will have Safe Work Method Statements, Material Safety Data Sheets and Incident Notification Forms within their vehicle and will wear suitable personal protective equipment. it is a member of Supply Nation and has an integrated management system certified to ISO 9001:2018 (Occupational Health and Safety) and AS/NZS ISO 14001 (Environmental) management systems.	It has a principal place of business in Homebush NSW however it has operations in Sydney, Adelaide, Perth, Brisbane, the Gold Coast, Canberra, Newcastle and Melbourne. It has five existing employees living within the City of Joondalup. It will procure electrical, safety equipment and trade supplies from within the City's boundaries.	62.4%	\$1,767,173	2

			Comment Agains	t Criteria				
Tenderer & Description of Response	Is it Compliant? Yes or No	Demonstrated Understanding of the Required Tasks	Demonstrated Experience in Providing Similar Services	Capacity	Social and economic effects on the local community	Evaluation Score	Estimated Total Comparative Price	Rank
AMS Technology Group Pty Ltd All requirements have been met.	Yes	AMS Technology Group Pty Ltd demonstrated a reasonable understanding of the required tasks. It provided lead times for the transition, supported by a high level overview of the steps it will take prior to commencing works on site. As part of the transition, it will undertake a full review of the site assets to verify any anomalies or deviations which will be conducted in accordance with industry standards on maintenance as specified by AIRAH DA 19 provisions. It provided an overview for how it will schedule routine maintenance and after hours / emergency break down calls with response times in accordance with the City's expectations. An explanation was provided for how it will perform predictive maintenance. Information to support how it will process work orders using the City's ROC application was lacking, and details for warranties were not addressed	The company demonstrated some experience in providing similar services submitting a high level overview for three contracts it has held for the Cities of Bayswater, Vincent and Gosnells, which were predominantly for minor works projects. Aspects of the works covered were a BMS replacement and upgrade; bore rectification for Beatty Park Aquatic Centre; and an audit of property assets to enable a 10 year capital works plan to be completed. Evidence to support ongoing preventative and reactive maintenance services was not sighted. The number of contracts currently held, the length of each contract, and contract dates were not clearly stated.	AMS Technology Group Pty Ltd was established in 2009 and employs 65 staff with two further staff located in Melbourne. It has assigned six people to the City's scope of works including a Portfolio Manager and Service Manager. Resumes for the personnel in these two positions were sighted to illustrate their relevant experience and qualifications. Details for technicians / trade persons / sub-contractors, specifying their qualifications, professional or business associations, length of service in current company, and years of industry experience, were not sighted. The specialised equipment to be used for the scope of works was lacking with a stock list of PPE provided only. After hours information was noted, however the ability to provide additional personnel, and plant / equipment if required was omitted. The company has a certificate of prequalification in "OHS/WHS" capability.	AMS Technology Group Pty Ltd has its headquarters in Bayswater and employs six staff who reside in Joondalup. It uses trade supply companies located within the City's boundaries.	43.8%	\$4,160,730	N/A