

TENDER 028/22 PROVISION OF REPAIRS, ROUTINE AND PREVENTATIVE MAINTENANCE, REPLACEMENT OF EXISTING EQUIPMENT, AND NEW MECHANICAL INSTALLATIONS TO THE VALUE OF \$10,000

**SCHEDULE OF ITEMS**

Item Number	Description	Maintenance Schedule Item Number	Identifier Number	Activity Code	Maintenance Code	Maintenance Interval	Fixed Price Per Unit (Excluding GST)
1	Chiller Set	PMS 010	122185	CSM1	PMS010-M	Monthly	\$
			122186	CSQ1	PMS010-Q	Quarterly	\$
			122184	CSA1	PMS010-A	Annually	\$
2	Pump – Centrifugal Back Pull Out	PMS 030	122188	PCBM2	PMS030-M	Monthly	\$
			122189	PCBQ2	PMS030-Q	Quarterly	\$
			122187	PCBA2	PMS030-A	Annually	\$
3	Pump – Close Coupled Inline Type	PMS 032	122191	PCCM3	PMS032-M	Monthly	\$
			122192	PCCQ3	PMS032-A	Quarterly	\$
			122190	PCCA3	PMS032-Q	Annually	\$
4	Pump – Chemical Dosing	PMS 037	122193	PCDQ4	PMS037-Q	Quarterly	\$
5	Cooling Towers, Axial Fan Belt Type	PMS 042	122194	CTBM5	PMS042-M	Monthly	\$
			122195	CTBQ5	PMS042-Q	Quarterly	\$
6	Gas Boilers – Hot Water	PMS 061	122197	GBWQ7	PMS061-Q	Quarterly	\$
			122196	GBWA7	PMS061-A	Annually	\$
7	Gas Furnace – Air Heating	PMS 065	122199	GFAQ8	PMS065-Q	Quarterly	\$
			122198	GFAA8	PMS065-A	Annually	\$
8	A/C RAC Unit	PMS 070	NEW	RACQ11	PMS070-Q	Quarterly	\$
			122204	RACA11	PMS070-A	Annually	\$
9	A/C Split System - free blow, wall/ceiling mounted air cooled	PMS 071	122207	ACSQ12	PMS071-Q	Quarterly	\$
			122206	ACSA12	PMS071-A	Annually	\$

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10	A/C Split System – Ducted - Air Cooled	PMS 072	122209	ACSDQ13	PMS072-Q	Quarterly	\$
			122208	ACSDA13	PMS072-A	Annually	\$
11	A/C Packaged Unit– ducted – air cooled	PMS 074	122211	ACPDQ14	PMS074-Q	Quarterly	\$
			122210	ACPDA14	PMS074-A	Annually	\$
12	Coolroom – Freezer Refrigeration System	PMS 076	122213	CFRSQ15	PMS076-Q	Quarterly	\$
			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	\$
			122218	FSEA20	PMS083-A	Annually	\$
18	Fan Coil Unit	PMS 090	122221	FCM21	PMS090-M	Monthly	\$
			122222	FCQ21	PMS090-Q	Quarterly	\$
			122220	FCA21	PMS090-A	Annually	\$
19	Air Handling Unit - Constant Velocity	PMS 091	122225	ACVM22	PMS091-M	Monthly	\$
			122224	ACVQ22	PMS091-Q	Quarterly	\$
			122223	ACVA22	PMS091-A	Annually	\$
20	Air Handling Unit - VAV	PMS 092	122228	VAVQ23	PMS092-Q	Quarterly	\$
			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	\$

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Item Number	Description	Maintenance Schedule Item Number	Identifier 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	\$
31	Direct Digital Controls (BMS) Craigie Leisure Centre	PMS 130	122241	DDCM34A	PMS130-AM	Monthly	\$
			122242	DDCB34A	PMS130-AB	Bi-Annually	\$
			122240	DDCA34A	PMS130-AA	Annually	\$
32	Direct Digital Controls (BMS) Currambine		122244	DDCM34B	PMS130-BM	Monthly	\$
			122245	DDCB34B	PMS130-BB	Bi-Annually	\$
			122243	DDCA34B	PMS130-BA	Annually	\$
33	Direct Digital Controls (BMS) Joondalup Admin		122247	DDCM34C	PMS130-CM	Monthly	\$
			122248	DDCB34C	PMS130-CB	Bi-Annually	\$
			122246	DDCA34C	PMS130-CA	Annually	\$
34	Direct Digital Controls (BMS) Civic Chambers		122250	DDCM34D	PMS130-DM	Monthly	\$
			122251	DDCB34D	PMS130-DB	Bi-Annually	\$
			122249	DDCA34D	PMS130-DA	Annually	\$
35	Direct Digital Controls (BMS) Joondalup Library		122253	DDCM34E	PMS130-EM	Monthly	\$
			122254	DDCB34E	PMS130-EB	Bi-Annually	\$
			122252	DDCA34E	PMS130-EA	Annually	\$
36	Smoke Hazard Management Systems	PMS 139	122256	SHMB35	PMS139-B	Bi-Annually	\$
			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	\$
40	Water Treatment-Condenser cooling water systems (Generic)	PMS 154	NEW	WTCM39A	PMS154-M	Monthly	\$
			NEW	WTCQ39A	PMS154-Q	Quarterly	\$
			NEW	WTCA39A	PMS154-A	Annually	\$

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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	\$
			122265	CAA40	PMS170-A	Annually	\$
42	VAV Boxes – DDC	PMS 191	122272	DDCQ42	PMS191-Q	Quarterly	\$
			122271	DDCA42	PMS191-A	Annually	\$

#### SCHEDULE OF ADDITIONAL RATES

Item No.	Description	Maintenance Schedule Item Number	Identifier Number	Unit of Measure
<b>Service Technician</b>				
1	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)	STAC3/22		Hour
	After hours 4.31pm to 6.59am	STAC4/22	122274	Hour
	Saturday	STAC5/22	122275	Hour
	Sunday	STAC6/22	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
<b>Electrical Technician</b>				
2	Normal Hours T1 (Attendance Within 2 Hours)	ETAC1/22	122282	Hour
	Normal Hours T2 (Attendance Within 4 Hours)	ETAC2/22	NEW	Hour
	Normal Hours T3 (Attendance Within 8 Hours)	ETAC3/22		Hour
	After hours 4.31pm to 6.59am	ETAC4/22	122283	Hour
	Saturday	ETAC5/22	122284	Hour

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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
<b>Refrigeration and Gas Technician</b>				
3	Normal Hours T1 (Attendance Within 2 Hours)	RTAC1/22	NEW	Hour
	Normal Hours T2 (Attendance Within 4 Hours)	RTAC2/22		Hour
	Normal Hours T3 (Attendance Within 8 Hours)	RTAC3/22		Hour
	After hours 4.31pm to 6.59am	RTAC4/22	122292	Hour
	Saturday	RTAC5/22	122293	Hour
	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
<b>Controls Technician</b>				
4	Normal Hours T1 (Attendance Within 2 Hours)	STAC/22	NEW	Hour
	Normal Hours T2 (Attendance Within 4 Hours)	STAC2/22		Hour
	Normal Hours T3 (Attendance Within 8 Hours)	STAC3/22		Hour
	After hours 4.31pm to 6.59am	STAC4/22	122301	Hour
	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

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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
<b>Apprentice 1st Year</b>				
5	Normal Hours	APAC1.1/22	122318	Hour
	After hours 4.31pm to 6.59am	APAC1.2/22	122319	Hour
	Saturday	APAC1.3/22	122321	Hour
	Sunday	APAC1.4/22	122322	Hour
	Public holiday	APAC1.4/23	122323	Hour
<b>Apprentice 2nd Year</b>				
6	Normal Hours	APAC2.1/22	122324	Hour
	After hours 4.31pm to 6.59am	APAC2.2/22	122325	Hour
	Saturday	APAC2.3/22	122327	Hour
	Sunday	APAC2.4/22	122328	Hour
	Public holiday	APAC2.4/23	122329	Hour
<b>Apprentice 3rd Year</b>				
7	Normal Hours	APAC3.1/22	122330	Hour
	After hours 4.31pm to 6.59am	APAC3.2/22	122331	Hour
	Saturday	APAC3.3/22	122333	Hour
	Sunday	APAC3.4/22	122334	Hour
	Public holiday	APAC3.4/23	122335	Hour
<b>Apprentice 4th Year</b>				
8	Normal Hours	APAC4.1/22	122336	Hour
	After hours 4.31pm to 6.59am	APAC4.2/22	122337	Hour
	Saturday	APAC4.3/22	122339	Hour
	Sunday	APAC4.4/22	122340	Hour
	Public holiday	APAC4.4/23	122341	Hour

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Item No.	Description	Maintenance Schedule Item Number	Identifier Number	Unit of Measure
Miscellaneous				
9	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
	Site Supervisor	SSUP/22	NEW	Hour
	Managing Director	MAND/22		Hour
	Project Administration	PROJA/22		Hour
	Budget/Feasibility Reporting	BUDFE/22		Hour
	Onsite Meeting/Reporting	MEREP/22		Hour
Mark Up for Outsourced Materials, Equipment and Labour				
10	Mark-up for Outsourced Materials	OMAC/22	122310	Percentage
	Mark-up for Outsourced Labour	OLAC/22	122311	Percentage
	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	CPEWP/22	122317	Percentage

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## SUMMARY OF SUBMISSIONS

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ATTACHMENT 2

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Estimated Total Comparative Price	Rank
		Demonstrated Understanding of the Required Tasks	Demonstrated Experience in Providing Similar Services	Capacity	Social and economic effects on the local community			
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