

10.5. Tender 2/2024 - Schedule of Rates for Infrastructure, Property, and Repair Services

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ATTACHMENTS	1. Panel of Contractors 2/2024 [10.5.1 - 2 pages]
CSP LINK	2. Our Built Infrastructure 2.1 Infrastructure and assets meet diverse community needs

PURPOSE:

The purpose of this report is to advise Council of the outcome of the recent tender (2/2024) for services contractors to form a panel for Infrastructure, Property, and Repair services based on the adopted schedule of rates.

EXECUTIVE SUMMARY:

- The current panel used for Council's Infrastructure, Property, and Repair services contractors has now expired and Council is required to publicly request tenders for contractors interested in providing services for Council.
- In August 2024, Council sought tenders from appropriately qualified contractors to form a new Schedule of Rates panel (Contract 2/2024) for Infrastructure, Property, and Repair Services.
- 60 Submissions were received when the tender closed on 11 September 2024.
- Subsequently assessed for conformity against the identified criteria, a shortlisted panel of contractors has now been identified.

RECOMMENDATION:

- 1. THAT** Council accept the short-list of tenderers as outlined in Attachment 1 to this report for Tender 2/2024 - Schedule of Rates Contract for Infrastructure, Property, and Repair Services.
- 2. THAT** the Chief Executive Officer be authorised to take any necessary action to implement the decision including entering into associated contracts.
- 3. THAT** the Chief Executive Officer is the delegated Authority to negotiate a variance in the annual adjustment of the rates due to unforeseen circumstances that may arise.
- 4. THAT** the Director of Open Space and Infrastructure is the delegated Authority to extend the contract options as per clauses in the tender documents.

Background

Clause 169 of the Local Government Regulation allows a Council to establish a list of contractors for proposed works of a specified kind.

Since 1993, North Sydney Council has used this form of procurement to establish a panel of contractors under a schedule of rates contract for Infrastructure, Property, and Repair services. The establishment of this type of panel through a tender ensures competitive pricing, fixes prices for the period of the contract (subject to CPI), improves the efficiency of procurement, and provides an opportunity for appropriately qualified contractors to work for Council.

The current panel used for these services has now expired and Council is required to publicly request tenders for contractors interested in providing services for Council.

It should be noted that contractors on panels are still required to submit formal quotations.

In September 2024, tenders were subsequently invited from appropriately qualified contractors to submit schedules of rates for Infrastructure, Property, and Repair Services (tender #2/2024) for the next three years. The contract also includes two additional one-year extensions, which are at the discretion of Council. A CPI rate increase of 3% for each year after the first 12 months of the contract's operation is allowed for, to factor in inflation and building escalation costs.

Tenderers were required to submit rates on either selected works, or all works as listed in the following categories:

PART 1 DISPOSAL OF CONSTRUCTION MATERIAL – AC Profiling, Timber and Concrete

PART 2 ENGINEERING SURVEYING

PART 3 FOOTPATH PAVING, PLAZA and MULTI-FUNCTION POLE CLEANING

PART 4 GRAFFITI REMOVAL – from Public and Private Properties

PART 5 PROPERTY INFRASTRUCTURE

- Carpentry
- Electrical
- Plumbing
- Painting
- Handyman
- Carpet and general cleaning
- Exit & Emergency Lights Testing & Repair

PART 6 - PEST CONTROL

PART 7 - BUS SHELTER CLEANING

PART 8 – STRUCTURAL ENGINEERING SERVICES

PART 9 - AIR CONDITIONING MAINTENANCE

PART 10 - PUBLIC ART MAINTENANCE

PART 11 - FIRE SERVICES

Report

In August 2024, open tenders were called via Council's tender portal, Tenderlink. 60 submissions (listed below in alphabetical order) were received when tenders closed on 11 September 2024.

Tenderer
2020 Projects Pty Ltd
Agrade Plumbing Services Pty Ltd
Aquest Plumbing Services Pty Ltd
ARC Air Conditioning & Mechanical Services Pty Ltd
Beaver Williams Pty Ltd
Bespoke Property Solutions Pty Ltd
Braemar electrical Services
Brightwood Group Pty Ltd
Burns Plumbing Pty Ltd
Ceta Projects Pty Ltd
CMS Construction Maintenance Services Pty Ltd
CMS Surveyors Pty limited
Core Consulting Engineers Pty Ltd
Dynamic decorating Pty Ltd
Everflow Plumbing Services Pty Ltd
Firecorp Australia Pty Ltd
Full Range Fire Safety
Graffiti Clean Pty Ltd
Induce Group Pty Ltd
Intercept Pest Control Pty limited
Inter-chill Pty Ltd
JetBlack Plumbers Pty Ltd
Joss Services Pty Ltd
Keith Hurdis Plumbing
Kelbon Project Services Pty Ltd
Kleenit Pty Ltd
Level 10 Building Services Pty Ltd
LPG Plumbing Group Pty Ltd
MEFP Engineering Service Pty Ltd
NEXX Projects Pty Ltd
Perfect Carpet and Tile Care
Pest2Kill
Pesteco Pty Ltd
Platinum Electricians Pty Ltd
Precision Pest Control Pty Limited
Pro-Asset Painting Maintenance Pty Ltd

Radi Pty Ltd
REES Electrical Pty Ltd
RJ Mifsud Electrica I Pty Ltd
Rogers Construction Group Pty Ltd
RUPS Pty Ltd t/as Rescue U Plumbing
Safe Pest Control Pty Ltd
Sasex Painting Services
Servicelink Pty Ltd
Shellkote Pty Ltd T/As Enviro Clean & Capture
Solo Services Group
Space Services Pty Ltd
Synergy Fire & Security
TechniGroup Australia Pty Ltd
The Trustee for Fire Protect Systems Pty Ltd
Tiffany Palmer of Brad Palmer Plumbing Pty Ltd
Timothy James Ford T/as TJF Quality Services
Tone Maintenance Pty Ltd
Triton Group Co Pty Ltd
Ultra Building Works P y Ltd
Urbanspec Engineering Pty Ltd
Vertex Group Australia
Watertight Group Ply Ltd
Wormald Australia
Z180510 Pty Ltd t/as Ollnga Services

Tender Analysis

Submissions were subsequently assessed in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005, using the following selection criteria as outlined within the tender documents:

- submitted schedule of rates;
- demonstrated capacity, experience and technical ability to carry out the work specified. Specifically, past experience undertaking similar projects, experience of staff, and availability of required equipment;
- demonstrated commitment to sustainability principles in the Sustainability Statement provided within the tender documentation;
- demonstrated capacity to fulfil Work, Health, and Safety, and environmental requirements in accordance with Council's specified standards, policies, and current legislation;
- current insurance policies in accordance with Council's Procurement Policy.

The assessments panel comprised of staff from across Council, including Council's Senior Sustainability Programs Co-Ordinator

Based on the abovementioned criteria, it is recommended that the tenderers listed in Attachment 1 to this report be shortlisted on the Panel for the identified work categories.

Consultation requirements

Community engagement is not required.

Financial/Resource Implications

The creation of panels enables Council to ensure best value for money through an open tender and fixing of prices (subject to CPI increase) for a fixed term.

Legislation

The proposal to create a panel for Infrastructure, Property and Repair Services is consistent with s55 of the NSW Local Government Act 1993 and s179 of the NSW Local Government Regulation.

Contract 2/2024 – Schedule of Rates Contract for Infrastructure, Property and Repair Services					
Panel of Contractors					
(1 July 2024 – 30 June 2027)					
Category	1	2	3	4	5
Disposal of Construction Material	Agrade Plumbing Services	Brightwood Group	Everflow Plumbing Services	LPG Plumbing Group	Triton Group
Engineering Surveying	CMS Surveyors				
Footpath Paving, Plaza and MFP Cleaning	Kelbon Project Services	Z180510 (Ollnga Services)			
Graffiti Removal	Graffiti Clean	Kleenit	Z180510 (Ollnga Services)		
Carpentry	Triton Group	TJF Quality Services	Ultra Building Works		
Electrical	RJ Mifsud Electrical	Triton Group			
Plumbing	Burns Plumbing	Jetblack Plumbers	Keith Hurdis Plumbing	Watertight Group	
Painting	Sassex Painting Services	Triton Group			
Handyman	CMS Maintenance Services	Triton Group	TJF Quality Services		
Carpet and general cleaning	Perfect Carpet & Tile Care	Triton Group			
Exit & Emergency Lights Testing & Repair	Braemar Electrical Services	RJ Mifsud Electrical	Triton Group		
Pest Control	Intercept Pest Control	Pest2Kill	Precision Pest Control		
Bus Shelter Cleaning	Kleenit	Z180510 (Ollnga Services)			

Contract 2/2024 – Schedule of Rates Contract for Infrastructure, Property and Repair Services Panel of Contractors (1 July 2024 – 30 June 2027)					
Structural Engineering Services	Core Consulting Engineers	Urbanspec Engineering			
Air Conditioning Maintenance	ARC Air Conditioning & Mechanical Services	Beaver Air Conditioning	Inter-Chill	MEFP Engineering Services	
Public Art Maintenance	Graffiti Clean	Z180510 (Ollnga Services)			
Fire Services	Beaver Williams	Firecorp	Synergy Fire		