

7.4.1 CONTRACT NO. 2024209 - SUPPLY OF PLUMBING SERVICES AND RELATED WORK

Responsible Manager:	Manager Facilities and Infrastructure Maintenance
Responsible Director:	Jarrold Doake, Director City Services

RECOMMENDATION

That Council

1. Awards the tenders from A K Chapple Pty Ltd, New Plumbing Solutions and Reed Plumbing and Drainage Solutions Pty Ltd for the following category:
 - a) Part 1: General Plumbing - Reactive Works, for a schedule of rates-based contract with an estimated annual contract value of \$1,183,237 and a total estimated contract value of \$7,538,322 inclusive of all available extension options.
2. Awards the tender from True Blue Plumbing Australia Pty Ltd for the following categories:
 - a) Part 2: Roof and Gutter Cleaning - Routine Works, for an annual lump sum of \$169,257 with an extra \$26,000 per annum for contingencies for a total contract value of \$1,171,542 inclusive of all available extension options.
 - b) Part 2: Roof and Gutter Cleaning - Reactive Works, for a combined schedule of rates-based contract with an estimated annual contract value of \$36,300, and a total estimated contract value of \$217,800 inclusive of all available extension options.
3. Awards the tender from Reed Plumbing and Drainage Solutions Pty Ltd for the following category:
 - a) Part 3: Various Routine Services, for an annual lump sum of \$127,040 with an extra \$40,000 for Contingencies with a total contract value of \$990,912 inclusive of all available extension options.
4. Authorises the Chief Executive Officer to execute the contract agreement.
5. Notes that the contract will commence on 1st March 2025 or shortly thereafter, with an initial term of two (2) years with two (2) separate optional extension of two (2) years each and authorises the Chief Executive Officer to approve extension options subject to satisfactory performance.
6. Notes that the tendered annual lump sums and schedule of rates are also subject to an annual CPI indexation process as per the contract and that the estimated annual contract values will also be indexed accordingly.

(*Please note that all dollar figures are GST Inclusive unless stated otherwise).

INTRODUCTION

Council has conducted a tender for the Supply of Plumbing Services and Related Work.

As part of its planning process for this tender, Council Officers considered its procurement options, including whether to go to market itself, participate in regional or sector collaboration or to access established contracts via other compliant Procurement agreements.

Council has chosen to independently conduct a tender for the Supply of Plumbing Services and Related Work. For service provision contracts, each council has a unique set of service level agreements that an individual contract allows for contractors to provide a service and prioritise their work in accordance with each Council’s individual programs.

BACKGROUND

Monash City Council invited tenders for the provision of three (3) separate parts for the Supply of Plumbing Services and Related Work. A range of Plumbing Services is required including General Plumbing, Roof and Gutter Cleaning & Various Routine Services.

Council is required to comply with Building Code of Australia (BCA), Australian Standards and Occupational Health and Safety legislation to provide the community with a safe environment and facilities.

The services tendered comprised of the following three separate Plumbing Services:

Service Part	Work Required	Form of Contract
Part 1: General Plumbing	Reactive Only	Reactive Only
Part 2: Roof and Gutter Cleaning – Routine and Reactive	Fixed Price Routine & Reactive	Routine and Reactive
Part 3: Various Routine Services	Routine Only	Routine Only

Council currently engages the services of A K Chapple Pty Ltd and Campeyn Group for the above Services under contract 2020048 - Supply of Plumbing Services and Related Works expiring February 2025.

NOTIFICATION

A public notice was placed in The Age newspaper on 7 September 2024 and the tender closed on 4 October 2024.

TENDERS RECEIVED

Tender submissions were received from the following Fourteen (14) suppliers by the appointed closing time.

1	A K Chapple Pty Ltd	8	Hydrotech Services Pty Ltd
2	Blended Services Group Pty Ltd	9	Kpc Plumbing and Drainage
3	Caddy Bins	10	MCD Hydraulics (Vic) Pty Ltd
4	DJS Melbourne Property Services Pty Ltd	11	New Plumbing Solutions

5	Gallant Plumbing	12	Potervac
6	Gipps Property Services Pty Ltd	13	Reed Plumbing and Drainage Solutions Pty Ltd
7	Hames Reid Plumbing Pty Ltd	14	True Blue Plumbing Australia Pty Ltd

TENDER CONFORMANCE

All submissions were assessed for their compliance with the tender conditions including the contractual terms and conditions and the requirements of the response schedules.

Three (3) submissions were deemed non-conforming and these submissions were not evaluated further.

TENDER EVALUATION

All members of the evaluation panel signed Conflict of Interest and Confidentiality forms and no conflicts were raised.

The remaining conforming tenderers were assessed in accordance with the evaluation criteria published in the tender documentation:

Pass/Fail Assessment Criteria	Score
Quality Systems	<i>Pass/Fail</i>
OHS Third Party Certification	<i>Pass/Fail</i>
Mandatory Insurances	<i>Pass/Fail</i>
Scope Requirements Schedule	<i>Pass/Fail</i>
Attendance of Mandatory Pre-Tender Meeting	<i>Pass/Fail</i>

Table 2	Key Selection Criteria	Criteria Weightings
Qualitative Criteria	Capacity and Capability	30%
	Sustainability (Mandatory)	20%
Quantitative Criteria	Price (Mandatory)	50%

DISCUSSION

The following information supports the evaluation panel's recommendations.

Tender interviews and/or reference checks were also conducted on the shortlisted parties.

Part 1: General Plumbing - Reactive Works:

The panel confirms that no more than three (3) suppliers are required to satisfy Council's service needs. The final evaluation, including price and non-price evaluation criteria, ranked the following three (3) suppliers the highest:

1. A K Chapple Pty Ltd
2. New Plumbing Solutions
3. Reed Plumbing and Drainage Solutions Pty Ltd

As such, the evaluation panel recommends these suppliers as representing the best value outcome for Council.

Part 2: Routine Roof and Gutter Cleaning - Routine & Reactive Works:

The final evaluation ranking, including the price and non-price evaluation criteria, had True Blue Plumbing Australia Pty Ltd ranked highest and as such, the evaluation panel recommends True Blue Plumbing Australia Pty Ltd as representing the best value outcome for Council.

Part 3: Various Routine Services - Routine Works:

The final evaluation ranking, including the price and non-price evaluation criteria, had Reed Plumbing and Drainage Solutions Pty Ltd ranked highest and as such, the evaluation panel recommends Reed Plumbing and Drainage Solutions Pty Ltd as representing the best value outcome for Council.

AS SUCH, THE EVALUATION PANEL RECOMMENDS THESE SUPPLIERS AS REPRESENTING THE BEST VALUE OUTCOME FOR COUNCIL.

FINANCIAL IMPLICATIONS

The estimated contract expenditure is to be funded from existing budget allocations managed by the Facilities and Infrastructure Department.

Contract Term	Period of Time	Estimated Routine Lump Sum Cost (Incl GST)	Estimated Reactive Lump Sum Cost (Incl GST)	Contingency and associated reactive works* (Incl GST)
PART 1 - GENERAL PLUMBING - REACTIVE WORKS				
Initial Term	2 Years	-	\$2,366,474	-
First Extension Option	2 Years	-	\$2,366,474	-
Second Extension Option	2 Years	-	\$2,366,474	-
PART 1 TOTAL		-	\$7,099,422	-

PART 2 - ROUTINE ROOF AND GUTTER CLEANING - ROUTINE WORKS				
Initial Term	2 Years	\$338,514	-	\$52,000
First Extension Option	2 Years	\$338,514	-	\$52,000
Second Extension Option	2 Years	\$338,514	-	\$52,000
PART 2 - ROUTINE ROOF AND GUTTER CLEANING - REACTIVE WORKS				
Initial Term	2 Years	-	\$72,600	-
First Extension Option	2 Years	-	\$72,600	-
Second Extension Option	2 Years	-	\$72,600	-
PART 2 TOTAL		\$1,015,542	\$217,800	\$156,000
PART 3 - VARIOUS ROUTINE SERVICES				
Initial Term	2 Years	\$254,080	-	\$80,000
First Extension Option	2 Years	\$254,080	-	\$80,000
Second Extension Option	2 Years	\$254,080	-	\$80,000
PART 3 TOTAL		\$762,240		\$240,000
GRAND TOTAL		\$9,491,004		

*Contingency amounts have been added to allow for Council undertaking new builds and refurbishment works which will add to the routine and reactive programs.

SUSTAINABILITY OUTCOMES

Tenderers will actively seek to utilise local suppliers and foster relationships with local businesses, supporting the local community and sporting clubs. They will adhere to an open age policy and implement anti-discrimination practices in the employment and recruitment of staff and subcontractors. Additionally, tenderers are committed to employing individuals with disabilities, those who are underprivileged, and people from diverse cultural backgrounds.

CONCLUSION

That Council approves the recommendations contained within this report.

ATTACHMENT LIST

Nil