

ITEM 14. TENDER - PREVENTATIVE AND REACTIVE MAINTENANCE SERVICES FOR BOOM GATES, AUTOMATIC DOORS AND GATES AND ROLLER SHUTTERS

FILE NO: S072015.033

TENDER NO: 1552

SUMMARY

This report provides details of the tenders received for preventative and reactive maintenance services for boom gates, automatic doors and gates and roller shutters service contract for City of Sydney properties.

The City of Sydney has a responsibility to ensure delivery of preventative and reactive maintenance of all boom gates, automatic doors, gates and roller shutter doors in Council properties for the City's investment, community, public domain and corporate portfolios. The property portfolio consists of 206 such assets that require planned preventative maintenance and reactive repair works in accordance with Australian Standard 5007-2007 (powered doors for pedestrian access and egress).

This report recommends that Council accept the tender offer of Tenderer 'D' for preventative and reactive maintenance services for boom gates, automatic doors and gates and roller shutters service contract.

RECOMMENDATION

It is resolved that:

- (A) Council accept the tender offer of Tenderer 'D' for preventative and reactive maintenance services for boom gates, automatic doors and gates and roller shutters service contract for three years, with the option of an extension of two years, if appropriate;
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender; and
- (C) authority be delegated to the Chief Executive Officer to exercise the option referred to in clause (A), if appropriate, and negotiate the price to extend the contract accordingly.

ATTACHMENTS

Attachment A: Tender Evaluation Summary (Confidential)

Attachment B: Schedule of Rates (Confidential)

(As Attachments A and B are confidential, they will be circulated separately from the agenda paper and to Councillors and relevant senior staff only.)

BACKGROUND

1. The City of Sydney has a responsibility to ensure delivery of preventative and reactive maintenance of all boom gates, automatic doors, gates and roller shutter doors in Council properties for the City's investment, community, public domain and corporate portfolios.
2. The property portfolio includes 206 automated opening assets across the City of Sydney's properties. All maintenance works must be undertaken in accordance with Australian Standard 5007-2007 (powered doors for pedestrian access and egress).
3. The City requires planned preventative maintenance and reactive repair works to all boom gates, automatic doors, gates and roller shutter doors in these buildings.
4. The current contract for these services expires on 31 January 2016.

INVITATION TO TENDER

5. Tenders were advertised in The Sydney Morning Herald, The Daily Telegraph and councils E-Tender website on Tuesday 6 October 2015, with submissions closing on Tuesday 27 October 2015.

TENDER SUBMISSIONS

6. Five submissions were received from the following organisations (listed alphabetically):
 - Access Control Australia Pty Ltd
 - Dorma Australia Pty Ltd
 - Kone Elevators
 - BriTer Door Solutions Pty Ltd t/a Ozgate Automation Pty Ltd Automation Pty Ltd
 - Thomas Dayal Group Pty Ltd

TENDER EVALUATION

7. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
8. The relative ranking of tenders as determined from the total weighted score is provided in the confidential Tender Evaluation Summary – Attachment A.
9. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) financial stability and financial position of the tenderer;
 - (b) the lump sum price and schedule of prices;
 - (c) demonstrated previous experience and future contract commitments;

- (d) specified personnel, sub-contractors and suppliers;
- (e) quality and effectiveness of the proposed maintenance program;
- (f) proposed quality and operations plan;
- (g) environmental management; and
- (h) Work Health and Safety.

PERFORMANCE MEASUREMENT

10. The City's Managing Agent, Brookfield Global Integrated Solutions, will manage the successful tenderer using key performance indicators to monitor their effectiveness and efficiency. These key performance indicators are:
- (a) management and supervision;
 - (b) service delivery;
 - (c) sub-contractor staff;
 - (d) response time for reactive work;
 - (e) Workplace Health and Safety;
 - (f) administration;
 - (g) customer satisfaction; and
 - (h) environmental management.

FINANCIAL IMPLICATIONS

11. There are sufficient funds allocated for this project within the current year's operating budget and future years' forward estimates.

RELEVANT LEGISLATION

12. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and the City's Contracts Policy.
13. Attachments A and B contain confidential commercial information of the tenderers and details of Council's tender evaluation and contingencies which, if disclosed, would:
- (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
14. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

CRITICAL DATES / TIME FRAMES

15. It is intended to issue contracts for this tender and engage the successful tenderer by 31 January 2016.

AMIT CHANAN

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