

# SHIRE OF MUKINBUDIN

## REQUEST FOR TENDER

<b>Request for Tender (RFT)</b>	<b>One (1) Transportable OR Site Built Dwellings</b>
<b>Deadline</b>	<b>21<sup>st</sup> March 2014</b>
<b>Address for Tender Delivery</b>	<b>Shire of Mukinbudin 15 Maddock Street MUKINBUDIN WA 6479</b>  <b>ELECTRONIC MAIL AND FACSIMILE TENDERS WILL NOT BE ACCEPTED</b>
<b>RFT Number</b>	<b>RFT 03/2014</b>

## TABLE OF CONTENTS

<b>1</b>	<b><u>PRINCIPAL'S REQUEST</u></b>	<b>Page</b>
1.1	CONTRACT REQUIREMENT'S IN BRIEF	3
1.2	TENDER DOCUMENTS	3
1.3	CONTACT PERSONS	3
1.4	EVALUATION PROCESS	3
1.5	SELECTION CRITERIA	4
1.6	PRICE BASIS	5
1.7	CONDITIONS OF TENDERING	5
<b>2</b>	<b><u>GENERAL AND SPECIAL CONDITIONS OF CONTRACT</u></b>	<b>9</b>
2.1	GENERAL CONDITIONS OF CONTRACT	9
2.2	SPECIAL CONDITIONS OF CONTRACT	9
	GENERAL CONDITIONS OF CONTRACT - ANNEXURE PART A	10
<b>3</b>	<b><u>SPECIFICATION</u></b>	<b>14</b>
3.1	GENERAL SCOPE OF WORKS	14
3.2	WORKS BY OTHERS	14
3.3	OPTIONS FOR CONSTRUCTION	14
3.4	DESIGN SPECIFICATION	15
<b>4</b>	<b><u>TENDERER'S OFFER</u></b>	<b>19</b>
4.1	OFFER FORM	19
4.2	RESPONSE TO SELECTION CRITERIA	20
4.3	PRICE INFORMATION	21
<b>5</b>	<b><u>APPENDICES</u></b>	<b>24</b>
5.1	APPENDIX 1 – CHECKLIST FOR TENDERERS TO SUBMIT	
5.2	APPENDIX 2 - PLAN OF LOT 208 SALMON GUM ALLEY, MUKINBUDIN, SHIRE OF MUKINBUDIN, WESTERN AUSTRALIA 6479	

# 1. PRINCIPAL'S REQUEST

## 1.1 CONTRACT REQUIREMENTS IN BRIEF

The Contract is for the construction and supply of One (1) new dwelling on Lot 208 Salmon Gum Alley Mukinbudin, Western Australia 6479, as either built on site or as transportable placed onsite – all as specified within.

## 1.2 TENDER DOCUMENTS

This Request for Tender is comprised of the following parts:

- (a) Part 1-Principal's Request (read and keep this part);
- (b) Part 2-General and Special Conditions of Contract (read and keep this part);
- (c) Part 3- Specification (read and keep this part); and
- (d) Part 4-Tenderer's Offer (complete and return this part).
- (e) Part 5 – Appendix 1 (complete and return this part).  
– Appendix 2 (read and keep this part).

## 1.3 CONTACT PERSONS

Tenderers should not rely on any information provided by any person(s) other than those listed below.

### **Contractual Enquiries**

Name: Mr S Billingham  
CEO  
Telephone: 9047 1102  
Facsimile: 9047 1239

### **Specification Enquiries**

Name: Julian Goldacre  
Principal Environmental Health  
Officer/Building Surveyor  
Telephone: 0428 831 037  
Facsimile: 9047 1239

Either person above can be contacted to arrange an inspection of the site.

## 1.4 EVALUATION PROCESS

This is a Request for Tender (RFT).

Your Tender will be evaluated using information provided in your Tender.

The following evaluation methodology will be used in respect of this Request:

- (a) tenders are checked for completeness and compliance. Tenders that do not contain all information requested (eg completed Offer form and Attachments) may be excluded from evaluation.
- (b) tenders are assessed against the Selection Criteria. Contract costs are evaluated, eg tendered prices and other relevant whole-of life costs are considered.
- (c) the most suitable Tenderers may be shortlisted and may also be required to clarify the Tender, make a presentation, demonstrate the product/solution offered and/or open premises for inspection. Referees may also be contacted prior to the selection of the successful Tenderer.

A contract may then be awarded to the Tenderer, whose Tender is considered the most advantageous tender to the Principal.

## 1.5 SELECTION CRITERIA

The Principal has adopted a best value for money approach to this Tender.

The Contract will be awarded to a Tenderer who best demonstrates the ability to provide quality products at a competitive price. The tendered prices will be assessed with the following qualitative and compliance criteria to determine the most advantageous outcome to the Principal.

This means that, although price is considered, the tender containing the lowest price will not necessarily be accepted, nor will the Tender ranked the highest on the qualitative criteria.

### 1.5.1 COMPLIANCE CRITERIA

These criteria will not be point scored. Each Tender will be assessed on a Yes/No basis as to whether the criterion is satisfactorily met. An assessment of “No” against any criterion may eliminate the Tender from consideration.

Description of Compliance Criteria		Yes/No
(a)	Compliance with the Specification contained in this Request.	Yes/No
(b)	Compliance with the Conditions of Tendering in this Request.	Yes/No
(c)	Compliance with the written submission for anticipated Delivery Period (Option 1), or Construction Period (Option 2) - from date of award for the New Dwellings – <b>attach and label as Attachment 1.</b>	Yes/No
(d)	Compliance with and completion of the Price Schedule.	Yes/No
(e)	Compliance with the submission of the <b>FULLY</b> completed construction specification checklist for the New Dwellings – <b>attach as labelled Attachment 5 – from Appendix 1.</b>  (Note : <b>FULLY</b> completed means that you have addressed <b>every</b> item on the checklist and ticked either “yes” or “no” as to whether the item has been included in your tender price or not).	Yes/No

### 1.5.2 QUALITATIVE CRITERIA

In determining the most advantageous Tender, the Evaluation Panel will score each Tenderer against the qualitative criteria.

It is essential that Tenderers address each qualitative criterion. The Tenders will be used to select the chosen Tenderer, and failure to provide the specified information may result in elimination from the Tender evaluation process.

The qualitative criteria for this Request are as follows:

Description of Qualitative Criteria	
(a)	Demonstrated experience in completing similar type projects. – <b>attach and label as attachment 2.</b>
(b)	Detail of house plans submitted – <b>attach and label as attachment 3.</b>
(c)	Detail of specifications submitted – <b>attach and label as attachment 4.</b>
(d)	Given time frame for completion of dwellings – <b>as per attachment 1.</b>
(e)	Addressing of Specification Checklist Items – <b>as per the attached checklist in Appendix 1 and labelled attachment 5.</b>

### 1.5.3 PRICE CONSIDERATIONS

The tendered price will be considered along with related factors affecting the total cost to the Principal.

### 1.6 PRICE BASIS

All prices for new dwelling offered under this Request shall be fixed for the term of the Contract.

Tendered prices must include Goods and Services Tax (GST).

Unless otherwise indicated prices tendered shall include delivery, unloading, packing, marking and all applicable levies, duties, taxes and charges. Any charge not stated in the Tender, as being additional will not be allowed as a charge for any transaction under any resultant Contract.

### 1.7 CONDITIONS OF TENDERING

#### 1.7.1 DELIVERY METHOD

Tenders may be:

- (a) delivered by hand to Shire of Mukinbudin office, 15 Maddock Street, Mukinbudin WA 6479 (by the Tenderer or the Tenderer's private agent) or;
- (b) sent through the mail to the Chief Executive Officer, Shire of Mukinbudin, PO Box 67, Mukinbudin WA 6479 clearly marked '**Tender 03/2014**'.

Electronic mail Tenders and Tenders submitted by facsimile will not be accepted.

## 1.7.2 LODGEMENT OF TENDERS

The Tender must be lodged by the Deadline. **The Deadline for this Request is 10am Western Standard Time on Friday 21<sup>st</sup> March 2014**

The Tender must be:

- (a) Signed and numbered consecutively and include an index
- (b) placed in a sealed envelope;
- (c) clearly endorsed with the tender number and titled as shown on the front cover of this Request;

All requested attachments and any other brochures or pamphlets must be attached to the tender submission.

## 1.7.3 REJECTION OF TENDERS

A Tender shall be rejected without consideration of its merits in the event that it is not submitted before the Deadline and at the place specified in the Request and may be rejected if it fails to comply with any other requirements of the Request.

## 1.7.4 LATE TENDERS

Tenders received after the Deadline will not be accepted for evaluation.

## 1.7.5 ACCEPTANCE OF TENDERS

Unless otherwise stated in this Request, Tenders may be for all or part of the Requirements and may be accepted by the Principal either wholly or in part. The Principal is not bound to accept the lowest Tender and may reject any or all Tenders submitted.

## 1.7.6 DISCLOSURE OF CONTRACT INFORMATION

Documents and other information relevant to the contract may be disclosed when required by law under the *Freedom of Information Act 1992* or under a Court order.

All Tenderers will be given particulars of the successful Tenderer (s) or advising that no Tender was accepted.

## 1.7.7 ALTERNATIVE TENDERS

**All Alternative Tenders shall be accompanied by a conforming Tender.**

Tenders submitted as Alternative Tenders or made subject to conditions other than the General and Special Conditions of Contract shall in all cases arising be clearly marked "ALTERNATIVE TENDER".

The Principal may in its absolute discretion reject any Alternative Tender as invalid.

Any printed "General Conditions of Contract" shown on the reverse of a Tenderer's letter or quotation form will not be binding on the Principal in the event of a Contract being awarded unless the Tender is marked as an Alternative Tender.

## 1.7.8 TENDER VALIDITY PERIOD

All Tenders shall remain valid and open for acceptance for a minimum period of three (3) months from the Deadline

Council proposes possibly accepting a tender at its scheduled May Council meeting to be held on Wednesday 21<sup>st</sup> May 2014.

### **1.7.9 GENERAL CONDITIONS OF CONTRACT**

Tenders shall be deemed to have been made on the basis of and to incorporate the General Conditions of Contract – Australian Standard 2124 – 1992, incorporating Annexure Part A.

### **1.7.10 PRECEDENCE OF DOCUMENTS**

In the event of there being any conflict or inconsistency between the terms and conditions in this Request and those in the General Conditions of Contract, the terms and conditions appearing in this Request shall have precedence.

### **1.7.11 TENDERERS TO INFORM THEMSELVES**

Tenderers shall be deemed to have:

- (a) examined the Request and any other information available in writing to Tenderers for the purpose of Tendering;
- (b) examined all further information relevant to the risks, contingencies, and other circumstances having an effect on their Tender which is obtainable by the making of reasonable enquires;
- (c) satisfied themselves as to the correctness and sufficiency of their Tenders including Tendered prices which shall be deemed to cover the cost of complying with all the Conditions of Tendering and of all matters and things necessary for the due and proper performance and completion of the work described therein; and
- (d) acknowledged that the Principal may enter into negotiations with a chosen Tenderer. Negotiations shall be carried out in good faith.

### **1.7.12 ALTERATIONS**

The Tenderer shall not alter or add to the Request documents unless required by these Conditions of Tendering.

The Principal shall issue an addendum to all Tenderers where matters of significance make it necessary to amend the issued Request documents before the Deadline.

### **1.7.13 RISK ASSESSMENT**

The Principal may have access to and give consideration to:

- (a) any risk assessment undertaken by a credit rating agency; and
- (b) any information produced by the Bank, financial institution, or accountant of a Tenderer;

so as to assess that Tender and may consider such materials as tools in the Tender assessment process.

### **1.7.14 OWNERSHIP OF TENDERS**

All documents, materials, articles and information submitted by the Tenderer as part of or in support of a Tender shall become upon submission the absolute property of the Principal and will not be returned to the Tenderer at the conclusion of the Tender process PROVIDED that the Tenderer shall be entitled

to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract.

### **1.7.15 CANVASSING OF COUNCILLORS**

If a Tenderer, whether personally or by an agent, canvasses any of the Principal's staff or councillors (as the case may be) with a view to influencing the acceptance of any Tender made by it or any other Tender, then regardless of such canvassing having any influence on the acceptance of such Tender, the Principal will omit the Tender from consideration.

### **1.7.16 IDENTITY OF THE TENDERER**

The identity of the Tenderer and the Contractor is fundamental to the Principal. The Tenderer shall be the person, persons, corporation or corporations named as the Tenderer in Part 4 and whose execution appears on the Offer Form in Part 4 of this Request. Upon acceptance of the Tender, the Tenderer shall become the Contractor.

### **1.7.17 TENDER OPENING**

All Tenderers and members of the public may attend or be represented at the opening of Tenders.

All Tenders will be opened in the Principal's offices, following the advertised Deadline. No discussions will be entered into between Tenderers' and the Principal's officers present or otherwise, concerning the Tenders submitted.

**The Tender opening will be held on Friday 21<sup>st</sup> March 2014 in the Council Chambers at the 15 Maddock Street in Mukinbudin, WA 6479 at approximately 10.00am western time.**



## **2 GENERAL AND SPECIAL CONDITIONS OF CONTRACT**

### **2.1 GENERAL CONDITIONS OF CONTRACT**

The General Conditions of Contract are the Australian Standard 2124-1992 incorporating Annexure A, but not incorporating Australian Standard 2125 – 1992 and Australian Standard 2127 – 1992.

Tenders must comply with and be based on the General Conditions of Contract (including Annexure A). The General Conditions of Contract will be deemed to have been issued and constitute part of the Tender Documents.

### **2.2 SPECIAL CONDITIONS OF CONTRACT**

#### **2.2.1 WARRANTIES**

The Contractor shall obtain all warranties specified in the Contract including any warranties that are obtained by any subcontractor, and shall ensure that the Principal will have the benefit of the said warranties.

#### **2.2.2 PRICE BASIS**

Unless otherwise stated in the Contract, the Contract Price shall be firm and not subject to rise and fall.

#### **2.2.3 GOODS AND SERVICES TAX**

2.2.3.1 For the purposes of this clause:

- (a) "GST" means goods and services tax applicable to any taxable supplies as determined under the GST Act.
- (b) "GST Act" means a New Tax System (Goods and Services Tax) Act 1999 and (where the context permits) includes the Regulations and Commissioner of Taxation's Goods and Services Tax Rulings and Determinations made thereunder and any other written law dealing with GST applying for the first time being in the State of Western Australia.
- (c) "Supply", "taxable supply" and "tax invoice" have the same meanings as in the GST Act.

2.2.3.2 Where the supply of Goods or any part thereof is a taxable supply under the GST Act: the Contract Price shall be inclusive of all applicable GST at the rate in force for the time being.

**AS 2124 – 1992 – ANNEXURE PART A**

**ANNEXURE to the Australian Standard General  
Conditions of Contract**

**PART A**

This Annexure shall be issued as part of the Tender Documents and is to be attached to the General Conditions of Contract and shall be read as part of the Contract.

---

<p>The law applicable is that of the State or Territory of : (Clause 1)</p>	<p>Western Australia</p>
<p>Payments under the Contract shall be made at : (Clause 1)</p>	<p>Mukinbudin, Western Australia</p>
<p>The Principal : (Clause 2)</p>	<p>The Shire of Mukinbudin</p>
<p>The address of the Principal :</p>	<p>15 Maddock Street MUKINBUDIN, WA 6479</p>
<p>The Superintendent : (Clause 2)</p>	<p>Julian Goldacre, PEHO/BS – Shire of Mukinbudin</p>
<p>The address of the Superintendent :</p>	<p>15 Maddock Street MUKINBUDIN, WA 6479</p>
<p>Nature of Contract : (Clause 3)</p>	<p>Lump Sum</p>
<p>The number of copies to be supplied by the Principal : (Clause 8.3)</p>	<p>1 copy</p>
<p>The number of copies to be supplied by the Contractor : (Clause 8.4)</p>	<p>2 copies</p>
<p>The time within which the Superintendent must give a direction as to the suitability and return the Contractors copies : (Clause 8.4)</p>	<p>10 days</p>

<p><b>AS 2124 – 1992</b></p> <p>Work which cannot be subcontracted without approval : (Clause 9.2)</p> <p>Insurance of the Works – the alternative applying : (Clause 18)</p> <p>The assessment for insurance purposes of the costs of demolition and removal of debris : (Clause 18(ii))</p> <p>The assessment for insurance purposes of consultants’ fees : (Clause 18(iii))</p> <p>Public Liability Insurance – the alternative applying : (Clause 19)</p> <p>The amount of Public Liability Insurance shall be not less than : (Clause 19)</p> <p>The time for giving possession of the Site : (Clause 27.1)</p> <p>The charge for overheads, profit, etc. for Daywork : (Clause 41(f))</p> <p>Times for Payment Claims : (Clause 42.1)</p>	<p>Any work</p> <p>Alternative 1</p> <p>NA</p> <p>\$ 5,000</p> <p>Alternative 1</p> <p>\$ 10,000,000.00</p> <p>Separable Portion 1 : Option 1- The anticipated delivery period - as tendered – after award date. Option 2 – 60 days from date of award, or as agreed with the Principal.</p> <p>15%</p> <p>Monthly or Progress</p>
---	--



## AS 2124 – 1992 SEPARABLE PORTIONS

## SEPARABLE PORTIONS

1. Separable Portion :	<p><b>Separable Portion No. 1</b></p> <p>Option 1 – Construction, supply and placement of One (1) transportable dwellings constructed within 12 months' time on Lot 208 Salmon Gum Alley, Mukinbudin Western Australia, complete with all specified services installations and some external works.</p> <p>Option 2 – Construction of One (1) site built dwellings constructed within 12 months' time on Lot 208 Salmon Gum Alley, Mukinbudin Western Australia, complete with all specified services installations and some external works.</p>
2. The Date for Practical Completion : (Clause 35.2)	<p><b>Option 1:</b> 12 weeks or as negotiated after possession of site.</p> <p><b>Option 2:</b> The anticipated construction period – as tendered - after the possession of site date.</p>
3. Liquidated Damages per day : (Clause 35.6)	\$100 per day
4. Limit of Liquidated Damages : (Clause 35.7)	Unlimited
5. Extra costs for Delay or Disruption : (Clause 36)	Not Applicable
6. Defects Liability Period : (Clause 37)	52 weeks

## **3. SPECIFICATION**

### **3.1 GENERAL SCOPE OF WORKS**

Generally, the Contract is for the supply and construction of One (1) new dwellings on Lot 208 Salmon Gum Alley, Mukinbudin Western Australia, as either transportable placed onsite (Option 1), or as built onsite (Option 2) – all as specified within;

### **3.2 WORK BY OTHERS**

The Shire of Mukinbudin is to provide the following:

- Site works including clear block and provide compacted 300mm sand pad for the dwelling and any retaining wall that may be required only. Any further required sand pad & extra required footings and slabs and further foundation engineering at cost to the tenderer.
- Concreting or Paving of Verandahs and Carport areas including disabled access ramps.
- Electrical connection from Western Power supply dome to the dwellings electrical switchboard.
- Telecommunications connection from Telstra Pit to a single connection point at side of the dwelling.
- Water connection from Water Corporation meter valve to water pipes at ground level on outside of the dwelling.
- All sewerage works outside of the building line.
- All panel and post fencing and landscaping to the dwellings.
- Provision and installation of clothes hoists and gardening sheds.

### **3.3 OPTIONS FOR CONSTRUCTION**

#### **3.3.1 OPTION 1 - TRANSPORTABLE DWELLINGS WITH PRE-STRESSED CONCRETE FLOOR**

**IS FOR THE SUPPLY, DELIVERY AND ERECTION OF ONE (1) NEW TRANSPORTABLE DWELLING ON LOT 208 SALMON GUM ALLEY, MUKINBUDIN WESTERN AUSTRALIA AS SPECIFIED IN SECTION 3.4 BELOW.**

#### **3.3.2 OPTION 2 – SITE BUILT DWELLINGS WITH REINFORCED CONCRETE FLOOR**

**IS FOR THE ONSITE SUPPLY AND CONSTRUCTION OF ONE (1) NEW DWELLING ON LOT 208 SALMON GUM ALLEY, MUKINBUDIN WESTERN AUSTRALIA AS SPECIFIED IN SECTION 3.4 BELOW.**

### **3.4 DESIGN SPECIFICATION**

#### **3.4.1 BASIC DESIGN**

This contract is for the supply, delivery and erection of One (1) dwelling being either transportable or site built with a minimum of four (4) bedrooms with built in robes and two (2) bathrooms and one (1) small store room with external access door with the dwelling to have an minimum floor area of 200m<sup>2</sup>. The preferred layout is 'open floor plan' for Living, dining, and combined bathroom and toilet in order to facilitate ease of access for persons with mobility special needs.

A detailed floor plan (with optional verandas and/or patios shown) and specifications must be submitted with the Tender. **Respectively, these are to be attachments 3 and 4 to the tender submission, and labelled as such.**

Fixtures and fittings in each dwelling supplied as per the contract and where required are to incorporate the **6 Star Plus principles** with the aim of conservation of our resources.

The dwellings are to be constructed to the standard of the Building Code of Australia 2013 and the referenced Australian Standards or equivalent.

#### **3.4.2 TRANSPORT AND LOCATION**

The dwelling is to be located on Lot 208 Salmon Gum Alley, Mukinbudin, within the Mukinbudin townsite. Mukinbudin is located approximately 295km North East of Perth by road.

A copy of the lot diagram and adjacent property is included in Appendix 2 of this document.

For Option 1, the tenderer is to allow for the cost of transportation to the site of the transportable dwellings in each tender submission.

#### **3.4.3 CONSTRUCTION**

The new dwellings to be constructed are to include the following items:

- For Option 1 – Supply and Erection of Transportable Dwellings, the floors are to be constructed of pre-stressed fully transportable concrete set on suitable footings.
- For Option 2 – Onsite Supply and Construction of Dwellings, the floors are to be constructed on concrete raft and slab foundations in accordance with AS 3600 and reinforced in accordance with AS 2870 or certified practising structural Engineer design. Please note the following important information:
  - Mukinbudin soil type generally is **class 'M'** (subject to formal soil survey) as defined in table 3.2.4.1 of Volume Two of the Building Code of Australia 2013 (Shire will provide soil assessment)
  - Is in **climate zone 4** and **Wind Region A**
- Installation of all sewerage plumbing within the building to the building line to allow easy connection by others to the reticulated sewerage system.
- Installation of all electrical and communication conduit within the building and to the building line to allow for easy connection by others to the power and communication facilities on the Lot (draw cords as example)
- Roof framing to be of Steel or suitably treated wood construction and to Volume Two of the Building Code of Australia 2013 and referenced Australian Standards or other

Standard where listed as suitable. The tenderer is to provide the material type, member sizing and spacings in the checklist in Appendix 1, where indicated.

- External walls are to be constructed as either brick veneer, or frame with external cladding. If framed, then wall framing to be constructed of Steel or suitably treated wood and the tenderer is to provide the material type in the checklist in Appendix 1 where indicated, If framed, the external cladding is to be a suitable external weatherboard, "Hardiplank" or similar, or a combination of either of these and horizontal colourbond sheeting (details of the external wall cladding arrangement options should be provided where indicated in the checklist in Appendix 1).
- Roof steel sheeting to be of a type like "Zincalume" or "Colorbond" (custom orb profile) with purlins or roof battens of sufficient material type, member size and spacings to support the roof sheeting as recommended by the sheeting manufacturer (details of the tendered purlin or roof batten material, member size and spacings should be provided where indicated in the checklist in Appendix 1).
- Fascia's, guttering and downpipes to be of a type like "Zincalume" or "Colorbond" type steel material – **downpipes to be fully external.**
- Under roof, external walls and ceiling to be insulated with fibreglass bats or similar approved insulation product to comply with part 3.12 of Volume Two of the Building Code of Australia 2013.
- Aluminium windows and sliding doors with barrier doors fitted with security screens and security locks, to be fitted and keyed alike. Windows to have breeze locks fitted.
- External Doors - Solid core weatherproof doors with aluminium security screen barrier doors and locks to be keyed. Doors to be constructed and positioned to facilitate good access to persons with mobility special needs and/or elderly. Doorways of an open clear space of 870mm width or greater is the preferred option; where practical sliding doors can be used.
- Internal Doors - to be fitted flush panel. Doors to be constructed and positioned to facilitate good access and mobility to persons with disabilities and/or elderly. Doorways of an open clear space of width or greater is the preferred option; where practical sliding doors can be used.
- Internal walls in non wet areas to be lined with standard gyprock and neatly jointed and finished.
- Internal walls in wet areas to be lined with water resistant gyprock (or similar) and neatly jointed, sealed and finished. Constructed as per part 3.8 of Volume Two of the Building Code of Australia 2013
- Ceilings to have sufficient battens and be lined with standard gyprock and cornices and neatly jointed and finished.
- Bullnose Skirting Boards to all floor / wall joins.
- Painting – fully painted internally and externally with 2 coats of washable acrylic in a professional manner and in accordance with Australian Standard AS 2311. Please provide colour samples.
- Laminated kitchen cupboards and benchtop with insert for one and a half bowl sink. Corners of all benchtops to be rounded off (no points) along edge.
- One and a half bowl stainless steel kitchen sink with aerating single lever tapware to kitchen.



- Electric **wall** oven with separate grill , 4 burner gas stove top and electric range hood to kitchen over stovetop. Oven MUST be a wall oven. A certified LPG gas regulator for 2 x 45kg LPG Gas bottles is to be fitted to the exterior of the house in a suitable location and in accordance with the Department of Commerce Western Australia Energy Safety and piping installed from this regulator to the 4 burner gas stove top.
- A walk in pantry with door(s) is to be provided in the kitchen area and space to be left in kitchen area for fridge / freezer and is to be fitted with a light with external switch.
- A linen cupboard with door is to be provided either in the Laundry or Passage.
- Forty five (45) litre laundry trough inset and cupboard with laminated top and drain recess in top for washing machine waste water pipe. Automatic washing machine taps to be fitted to laundry. Chrome wall-fixed aerating tapware, including chromed extension arm to spout for trough.
- Toilet (open plan with bathroom) to be fitted with suitable WC of a height not exceeding 480mm in height measured from the finished floor level to the top of seat, dual flush cistern and handrails (secured firmly to the wall) to allow access to persons with disabilities and/or elderly with handrails to be positioned in accordance with AS1428.1 for a toilet and shower combination. Toilet roll holder to be fitted.
- Exhaust fan to be fitted to toilet and IXL tastic style unit to be fitted to bathrooms.
- Bathroom (open plan with toilet) to be fitted with metal towel rails and toilet roll holder (secured firmly to the wall) and full length mirror above laminated vanity. Shower to be of sufficient area and provided with handrails to assist persons and fitted as per AS1428.1. Aerating single lever tapware to basin and shower. Low flow/high efficiency rose to shower.
- Built in robes with one shelf and hanging rail with sliding mirrored doors to be fitted to all bedrooms.
- Window treatments to be fitted to all windows and glass sliding doors (including bathroom and laundry).
- Quality floor coverings to be fitted throughout the house. Ceramic floor tiles to kitchen/dining and living areas, passage, storeroom and wet areas. Carpet to bedrooms.
- Fully hardwired smoke detector(s) to be fitted in accordance with part 3.7.2 of Volume Two of the Building Code of Australia 2013.

- GPO's to be installed at suitable locations in each room as tabulated below:

Room	Type and No. Of GPO's Required
Kitchen	Four (4) x Double GPO's
Living / Dining Area	Two (2) x Double GPO's
Bedroom 1-Master	Two (2) x Double GPO's
Bedroom 2	Two (2) x Double GPO's
Bedroom 3	Two (2) x Double GPO's
Bedroom 4	Two (2) x Double GPO's
Laundry	One (1) x Double GPO.
Bathroom	One (1) x Double GPO.
Storeroom	One (1) x Double GPO.
Exterior of House near Carport	One (1) x Exterior 'weather proof' Double GPO.

- Telecommunication connections as follows:
  - Television – Two (2) Digital Satellite RG6 points one in the Living Area and Main bedroom.
  - Telecommunication lines for four (4) telecommunication points on the exterior of the building.
  - Phone – 2 (Two) points for 2 (two) phone lines one each in the Living Area and Main bedroom
- Plumbing and electrical only be supplied into the ceiling space and near the roof line to facilitate future third party installation of solar hot water system by the Shire of Mukinbudin (booster switch to be located in kitchen). Supply and install Electric Storage HWS minimum 180L capacity.
- Installation of reverse cycle air conditioning in the Living / Dining Area and Master Bedroom.
- A No. 5 Electrical Meter Box is to be mounted to the exterior of each dwelling with meter enclosure and internal flush mounted 24 module circuit breaker panel and set up for 3 phase (i.e. circuits to be balanced over 3 phases). Individual RCD / MCV's to be installed for each individual circuit. Main Earth cable to be supplied and installed outside of the outside verandah alignment. Circuitry from Meter board to all lighting, GPO's and electrical appliances to be installed to the current relevant standards.
- All electrical, telecommunications, water and plumbing services within the dwelling, to be fitted from each appliance to the external connection points as specified in "Work by Others", and to the current relevant standards.
- Supply and erection of a single carport to the tendered dwelling. Sufficient fluorescent lighting and security sensor light fitting to carport and a double weatherproof power point.

#### **3.4.4 SEPARATE PRICES FOR THE FOLLOWING OPTIONS ARE REQUESTED**

- Provision and erection of a 4m (or similar) wide rear patio/alfresco with colourbond roof sheeting (please show the outline of this patio as a dashed line on your submitted tender dwelling plan with dimensions and label "Optional Rear patio").
- Provision and erection of a 2m (or similar) wide front veranda with colour bond roof sheeting (please show the outline of this verandah as a dashed line on your submitted tender dwelling plan with dimensions and label "Optional Front Veranda").

# 4. TENDERER'S OFFER

## 4.1 OFFER FORM

The Chief Executive Officer  
Shire of Mukinbudin  
PO Box 67, MUKINBUDIN WA 6479.

I/We

**(BLOCK LETTERS):** \_\_\_\_\_  
\_\_\_\_\_

**ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABN/GST Status \_\_\_\_\_

ACN (if any) \_\_\_\_\_

Telephone No: \_\_\_\_\_

Facsimile No: \_\_\_\_\_

E-mail (if any): \_\_\_\_\_

**In response to Tender RFT 03/2014 – One(1) x Transportable or Site Built Dwellings on Lot 208 Salmon Gum Alley, Mukinbudin, within the Mukinbudin townsite:**

I/We agree that I am/We are bound by, and will comply with this Request and its associated schedules, attachments, all in accordance with the Conditions of Tendering contained in this Request signed and completed.

The tendered price is valid up to ninety (90) calendar days from the date of the tender closing.

I/We agree that there shall be no cost payable by the Principal towards the preparation or submission of this Tender irrespective of its outcome.

The tendered consideration is as provided under the schedule of rates of prices in the prescribed format and submitted with this Tender.

Dated this: \_\_\_\_\_ day of \_\_\_\_\_ 2014

Signature of authorised signatory of Tenderer: \_\_\_\_\_

Name of authorised signatory (BLOCK LETTERS): \_\_\_\_\_

Position: \_\_\_\_\_

Address: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Name of witness: (BLOCK LETTERS): \_\_\_\_\_

Position: \_\_\_\_\_

Address: \_\_\_\_\_

## 4.2 RESPONSE TO SELECTION CRITERIA

### 4.2.1 COMPLIANCE CRITERIA

Have you complied with the Specification contained in this Request?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you complied with the Conditions of Tendering contained in this Request?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you complied with the written submission for anticipated Delivery Period (Option 1), or Construction Period (Option 2) - from date of award for the New Dwellings?  Supply details in an attachment and label it "Attachment 1".	<b>Attachment 1</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you complied with and completed the price schedule – including the options?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you complied with and completed the checklist of specified construction items for both dwellings – from Appendix 1 and as labelled "Attachment 5".  Complete the checklist in Appendix 1 as labelled "Attachment 5" and include in your tender.	<b>Attachment 5</b> Yes <input type="checkbox"/> No <input type="checkbox"/>

**4.2.2 QUALITATIVE CRITERIA**

Before answering the qualitative criteria, Tenderers shall note the following:

- (a) all information relevant to your answers should be contained within your Tender to each criterion;
- (b) tenderers shall assume that the Evaluation Panel has **no** previous knowledge of your organisation, its activities or experience;
- (c) tenderers shall provide full details for any claims, statements or examples used to address the qualitative criteria; and
- (d) tenderers shall address each issue outlined within a qualitative criterion.

<p><b>Previous Similar Experience</b></p> <p>Demonstrated experience in completing similar type projects.</p> <p>Supply details in an attachment and label it “Attachment 2”.</p>	<p><b>Attachment 2</b></p> <p><input type="checkbox"/></p> <p>Tick✓if attached</p>
<p><b>Detail of Plans</b></p> <p>Detail of house plans submitted.</p> <p>Supply details in an attachment and label it “Attachment 3”.</p>	<p><b>Attachment 3</b></p> <p><input type="checkbox"/></p> <p>Tick✓if attached</p>
<p><b>Detail of Specifications</b></p> <p>Detail of specifications submitted.</p> <p>Supply details in an attachment and label it “Attachment 4”.</p>	<p><b>Attachment 4</b></p> <p><input type="checkbox"/></p> <p>Tick✓if attached</p>
<p><b>Time Frame for Completion</b></p> <p>The length of time scheduled for construction will be considered.</p> <p>As provided in “Attachment 1”.</p>	
<p><b>Addressing of Specification Checklist Items</b></p> <p>The extent of inclusion of requested specification items in your tender submission – as listed on the checklist in Appendix 1.</p> <p>As provided in the attached checklist in Appendix 1 and labelled “Attachment 5”.</p>	

**4.3 PRICE INFORMATION**

Tenderers **must** complete clause 4.3.1 “Price Schedule”. Before completing the Price Schedule, Tenderers should read the entire Request.

**4.3.1 PRICE SCHEDULE - CONSTRUCTION OF ONE (1) NEW DWELLINGS (ON SITE OR TRANSPORTABLE) FOR/ON LOT 208 SALMON GUM ALLEY, MUKINBUDIN, MUKINBUDIN SHIRE**

**OPTION 1 – ONE (1) NEW TRANSPORTABLE DWELLINGS FOR LOT 208 SALMON GUM ALLEY MUKINBUDIN, MUKINBUDIN SHIRE**

Option No. / Item	Model of Dwelling & Brief Description	Floor Area of each Dwelling (m2)	Anticipated Completion / Delivery Period – From Potential Award Date	Price / Item (ex GST)	GST / Item	Price / Item (inc GST)
<b>Option No. 1</b> Construction of One (1) New transportable dwellings				\$  / One Dwellings	\$  / One Dwellings	\$  / One Dwellings
<b>Option a)</b> – 4m (or similar) wide Rear Veranda.				\$  / Item	\$  / Item	\$  / Item
<b>Option b)</b> – 2m (or similar) wide Front veranda.				\$  / Item	\$  / Item	\$  / Item

**4.3.1.1 OPTION 2 - ONE (1) NEW BUILT ONSITE DWELLINGS ON LOT 208 SALMON GUM ALLEY, MUKINBUDIN, MUKINBUDIN SHIRE**

Option No. / Item	Model of Dwelling & Brief Description	Floor Area of each Dwelling (m2)	Anticipated Completion / Delivery Period – From Potential Award Date	Price / Item (ex GST)	GST / Item	Price / Item (inc GST)
<b>Option No. 2</b> Construction of One (1) new dwellings – Built Onsite				\$  / One Dwellings	\$  / One Dwellings	\$  / One Dwellings
<b>Option a)</b> – 4m (or similar) wide Rear Veranda.				\$  / Item	\$  / Item	\$  / Item
<b>Option b)</b> – 2m (or similar) wide Front Veranda.				\$  / Item	\$  / Item	\$  / Item

## **5. APPENDIX**

- 5.1 APPENDIX 1 – CHECKLIST OF REQUESTED SPECIFICATION ITEMS**
- 5.2 APPENDIX 2 – PLAN OF LOT 208 SALMON GUM ALLEY, MUKINBUDIN,  
SHIRE OF MUKINBUDIN, WESTERN AUSTRALIA 6479**



**APPENDIX 1 – CHECKLIST OF REQUESTED SPECIFICATION ITEMS  
(IN YOUR TENDER SUBMISSION).**

**ATTACHMENT 5**

Tenderers are to complete this checklist **FULLY**. **FULLY** means that every specified item on the checklist is to be either ticked as “Yes” or “No” as to whether that item has been included in your tender submission or not. Please note that if this checklist is not completed in **FULL**, the tender may be considered non – compliant and not be evaluated further.

Item No.	Has this Specification Item been included in your tender submission.	Tick “Yes” if item is included in tender, otherwise tick “No”.		Comment / Required Information
		Yes	No	
1	For either option 1 or 2 that the appropriate Australian Standard has been applied.			
2	The dwellings are designed for <b>Class M</b> soil type (subject to formal soil survey), as defined in table 3.2.4.1 of Volume Two of the Building Code of Australia 2013 (Shire will provide soil assessment)  <b>Climate zone 4 and Wind Region A.</b>			
3	Electrical and communication conduit within the building and to the building line allows for easy connection by others to services			
4	Installation of all sewerage works plumbing within the building to the building line to allow easy connection by others to the remainder of the sewerage system.			
5	Roof Framing			a) Material Type : ..... b) Member Sizing : ..... ..... ..... c) Frame Spacing : .....
6	External Walls Detail			Circle Wall Type : <u>Brick Veneer</u> or <u>Frame with External Cladding</u> or <u>Other</u> (if “Other” specify which type : .....)  If Frame with External Cladding : Frame Material Type:..... l. External Cladding Material/s and Arrangement: .....
7	Roof sheeting to be of a type like “Zincalume” or “Colorbond” (custom orb profile) with purlins or roof battens of sufficient material type, member size and spacings to support the roof sheeting as recommended by the sheeting manufacturer.			a) Purlin / Roof Batten Material Type : ..... ..... b) Purlin / Roof Batten Member Size : ..... ..... c) Purlin / Roof Batten Spacing : ..... .....

**APPENDIX 1 – CHECKLIST OF REQUESTED SPECIFICATION ITEMS  
(IN YOUR TENDER SUBMISSION).**

**ATTACHMENT 5 (pg 2)**

Item No.	Has this Specification Item been included in your tender submission as specified in section 3.	Tick “Yes” if item is included in tender, otherwise tick “No”.		Comment / Required Information
		Yes	No	
8	Fascias, guttering and downpipes to be of steel of a type like “Zincalume” or “Colorbond” and downpipes are to be <b>external</b>			
9	Roof Anticon, external walls and ceiling to be insulated with fibreglass bats or similar approved insulation product to comply with part 3.12 of Volume Two of the Building Code of Australia 2013			
10	Aluminium windows and sliding doors with barrier doors fitted with security screens and security locks, to be fitted and keyed alike. Windows to have breeze locks fitted.			
11	External Doors - Solid core weatherproof doors with aluminium security screen barrier doors and locks to be keyed alike. Doors to be constructed and positioned to facilitate good access and mobility to persons with disabilities and/or elderly. Doorways of 870mm width or greater is the preferred option. Where practical sliding doors can be used.			
12	Internal Doors - to be fitted flush panel. Doors to be constructed and positioned to facilitate good access and mobility to persons with disabilities and/or elderly. Doorways of 870mm width or greater is the preferred option. Where practical sliding doors can be used.			
13	Internal walls in non wet areas to be lined with standard gyprock and neatly jointed and finished.			
14	Internal walls in wet areas to be lined with water resistant gyprock (or similar) and neatly jointed, sealed and finished. Constructed as per part 3.8 of Volume Two of the Building Code of Australia 2013			
15	Ceilings to have sufficient battens and be lined with standard gyprock and cornices and neatly jointed and finished.			Ceiling Batten Material Type : .....
16	Bullnose Skirting Boards to all floor / wall joins.			
17	Painting – fully painted internally and externally with 2 coats of washable acrylic in a professional manner and in accordance with Australian Standard AS 2311. Please provide colour samples.			

**APPENDIX 1 – CHECKLIST OF REQUESTED SPECIFICATION ITEMS  
(IN YOUR TENDER SUBMISSION).  
ATTACHMENT 5 (pg 3)**

Item No	Has this Specification Item been included in your tender submission as specified in section 3.	Tick “Yes” if item is included in tender, otherwise tick “No”.		Comment / Required Information
		Yes	No	
18	Laminated kitchen cupboards and benchtop with insert for one and a half bowl sink. Corners of all benchtops to be rounded off (no points) along edge			
20	Electric <b>wall</b> oven, 4 burner gas stove top and range hood to kitchen over stovetop. Oven MUST be a wall oven. A certified LPG gas regulator for 2 x 45kg LPG Gas bottles is to be fitted to the exterior of the house in a suitable location and in accordance with the Department of Commerce Western Australia Energy Safety and piping installed from this regulator to the gas wall oven and stovetop.			a) Electric Wall Oven Brand & Model : ..... b) Gas Stovetop Brand & Model .....
21	A pantry with door(s) is to be provided in the kitchen area and space to be left in kitchen area for fridge / freezer. A walk-in pantry is to be fitted with a light and external switch.			
22	A linen cupboard with door is to be provided either in the Laundry or Passage.			
23	Forty five (45) litre laundry trough inset and cupboard with laminated top and drain recess in top for washing machine waste water pipe. Automatic washing machine taps to be fitted to laundry. Chrome wall-fixed aerating tapware, including chromed extension arm to spout for trough.			
24	Toilet (open plan with bathroom) to be fitted with suitable WC, dual flush cistern and handrails to facilitate persons with disabilities and/or elderly as per AS 1428.1 Design for Access and Mobility. Toilet roll holder to be fitted.			
25	Exhaust fan to be fitted to toilet and IXL tastic unit to be fitted to bathroom.			
26	Bathroom (open plan with toilet) to be fitted with metal towel rails and full length mirror above laminated vanity. Shower to be of sufficient area and provided with handrails rails to facilitate persons with disabilities and/or elderly as per AS 1428.1 Design for Access and Mobility. Aerating single lever tapware to basin and shower. Low flow rose to shower.			
27	Built in robes with one shelve and hanger with sliding doors to be fitted to all bedrooms.			
28	Window treatments to be fitted to all windows and glass sliding doors (including bathroom and laundry).			

**APPENDIX 1 – CHECKLIST OF REQUESTED SPECIFICATION ITEMS  
(IN YOUR TENDER SUBMISSION).  
ATTACHMENT 5 (pg 4)**

Item No	Has this Specification Item been included in your tender submission as specified in section 3.	Tick “Yes” if item is included in tender, otherwise tick “No”.		Comment / Required Information
		Yes	No	
29	Quality floor coverings to be fitted throughout the house. Ceramic floor tiles to kitchen/dining and living areas, passage, storeroom and wet areas. Carpet to bedrooms.			
30	Fully hardwired smoke detector(s) to be fitted in accordance with part 3.7.2 of Volume Two of the Building Code of Australia 2013.			
31	GPO's to be installed in room locations and quantities given in table in section 3.4.3.			
32	Telecommunication connections as follows: i) Television - ( 2 x Digital RG6 Satellite ) points one each in the Living Area and Main bedroom ii) Telecommunication lines to 2 (two) telecommunication points on the exterior of the building. ii) Phone – 2 (Two) points for 2 (two) phone lines one each in the Living Area and Main bedroom			
33	To facilitate future third party installation of solar hot water system by the Shire of Mukinbudin Plumbing and electrical only be supplied into the ceiling space and near the roof line (switch to be located in kitchen). Supply and install Electric Storage HWS minimum 180L			
34	A No. 5 Electrical Meter Box is to be mounted to the exterior of each dwelling with meter enclosure and internal flush mounted 24 module circuit breaker panel and set up for 3 phase (i.e. circuits to be balanced over 3 phases). Individual RCD / MCV's to be installed for each individual circuit. Main Earth cable to be supplied and installed outside of the outside verandah alignment. Circuitry from Meter board to all lighting, GPO's and electrical appliances to be installed to the current relevant standard.			
35	All electrical, telecommunications, water and plumbing services within the dwelling, to be fitted from each appliance to the external connection points as specified in “Work by Others”, and to the current relevant standards.			
36	Supply and erection of a single carport to the tendered dwelling. Sufficient fluorescent lighting and security sensor light fitting to carport.			a) Carport Structure Material Type : ..... b) Structure Member Sizing :

APPENDIX 1 – CHECKLIST OF REQUESTED SPECIFICATION ITEMS (IN YOUR TENDER SUBMISSION). ATTACHMENT 5 (pg 5)				
Item No	Has this Specification Item been included in your tender submission as specified in section 3.	Tick “Yes” if item is included in tender, otherwise tick “No”.		Comment / Required Information
		Yes	No	
37	<b>As an option</b> - Provision and erection of a 4m (or similar) wide rear veranda with colour bond sheeting.			c) Verandah Structure Material Type : ..... d) Structure Member Sizing : ..... ..... .....
38	<b>As an option</b> - Provision and erection of a 2m (or similar) wide front veranda or patio with colour bond sheeting.			a) Verandah Structure Material Type : ..... b) Structure Member Sizing : ..... ..... .....

**APPENDIX 2 - PLAN OF LOT 208 SALMON GUM ALLEY, MUKINBUDIN, SHIRE OF MUKINBUDIN, WESTERN AUSTRALIA 6479**

Key



Proposed location of building on Lot 208 Salmon Gum Alley dimensions 35m wide x 31m long.

