Building Projects Prequalification

Application Guidelines

August 2025

Government of South Australia
Department for Infrastructure and Transport

Build.
Move.
Connect.

Disclaimer

Publication details

Document information

Title	Building Projects Prequalification Application Guidelines
Owner	Executive Director, Infrastructure Delivery
KNet reference	21961199
Distribution	

Change history

Version number	Date changed	Nature of amendment
2.0	1/5/2025	Revision and Amalgamation

Approvals record

Approvers	Position	Date	Signature
S Morony	Executive Director	10 June 2025	Digital Approval

Contents

INTRODUCTION

1.1. Background

The Department for Infrastructure and Transport's (the Department) Prequalification System for Professional Services Contractors is used for infrastructure projects that are valued at greater than $550 000 (including GST).

Suitably experienced companies ("Applicants") are invited to apply for prequalification with the Department in accordance with these Guidelines.

The purpose of the prequalification system is to:

- achieve consistency, fairness and transparency in the Department 's tendering and selection processes;
- minimise the risk of the Department entering into contracts with contractors who do not have sufficient capability and capacity;
- reduce the cost of tendering and tender assessment for both industry and Government; and
- encourage high standards and continuous improvement that will contribute to a sustainable building and construction industry in South Australia.

The system aims to facilitate, but not replace, tender assessment for individual projects. Generally, the Department will use the list of prequalified companies to determine a shortlist of selected companies who will be invited to submit tenders for professional services.

1.2. Prequalification Categories and Levels

Lead vs Discipline Professional Services Contractors (PSCs)

Lead Professional Service Contractor: Coordination and management of the briefing and design process, design team and design and technical aspects of contract administration of the construction or trade contract.

Cost Manager: Coordination and management of the project budget, cost plan, estimating and trend analysis either engaged directly by the Department or as a Subcontractor to a Lead PSC depending on project value.

Discipline Professional Service Contractor: Coordination and management of the briefing and design process and design and technical aspects of contract administration for a particular professional discipline as it relates to the construction or trade contract.

General Builders and Professional Services

Category	Levels	Subdiscipline
General Builders	Level 1 - 3	N/A

Category	Levels	Subdiscipline
Lead Professional Services Contractors	Level 1 - 3	Engineering
		Architect
Cost Managers	Level 1 - 3	
Discipline Professional Services Contractors	Level 1 - 3	Vertical Transportation Engineer
		Structural Engineer
		Mechanical Engineer
		Landscape Architect
		Interior Designer
		Hydraulic Engineer
		Heritage Architect
		Fire Engineer
		Electronic Engineering
		Electrical Engineer
		Civil Engineer
		Architect
Asbestos Management Services	N/A	Site Surveys and Re-inspections
		Air monitoring
		Hygiene Services
		Hazardous Material Surveys

The following levels, which relate to the complexity of the project, are available in each category:

Level 1:	Simple - conventional buildings, small scale
Level 2:	Medium - medium scale / complexity buildings
Level 3:	Complex - large scale, complex buildings

A more comprehensive description of each level is included in Appendix A.

To be classified at Level 1, 2 or 3, an Applicant must demonstrate that they have the experience, resources / personnel and management systems to successfully deliver services for a building project at that level. Prequalification in a higher level automatically prequalifies that company in the lower level(s).

The prequalification system does not include project managers, contract managers and cost managers, which are engaged by the Department through a panel arrangement whenever required.

An Applicant's financial capacity is generally only applicable to General Builders seeking prequalification. However, the Department reserves the right to undertake an assessment of financial capacity prior to the award of a contract.

Trade/ Subcontractors

Category	Levels	Subdisciplines
Trade Contractors	Levels 1 – 2/3*	Electrical
		Plumbing
		Airconditioning/ Mechanical
		Asbestos Removal/ Demolition
		Fire Services

*levels vary by category.

To become a prequalified Subcontractor, a company must demonstrate that they have the experience, resources / personnel and management systems to successfully undertake the work for projects in the category they have applied for. Prequalification in a higher category automatically prequalifies that company in the lower categories. A company's financial capacity is not considered in the prequalification system.

As stated above, the Department reserves the right to undertake an assessment of financial capacity prior to the award of a contract.

1.3. Eligibility

Companies (i.e. entities with an Australian Company Number), sole traders and partnerships are eligible to apply for prequalification. Prequalification does not extend to related or subsidiary companies of a prequalified company. Any such company or entity must apply for prequalification in its own right.

Trusts are not eligible for prequalification.

1.4. Conditional Prequalification

The granting of Conditional Prequalification is at the absolute discretion of the Department.

Where an Applicant does not meet every specified eligibility criteria, the Applicant may be granted "Conditional" Prequalification at the level sought or lower level. Applicant's seeking Conditional status will be assessed individually as to the merits of granting this. The Applicant will need to provide sufficient evidence that it is expected to meet the conditional requirement within a specified timeframe. This excludes financial assessments undertaken for Prequalification of General Builders.

Examples where this may apply include:

- a newly formed company, which has suitably experienced personnel and satisfies the requirements for systems and other resources, is unable to satisfy all of the past experience criteria, but the Department considers that the company is competent to undertake the work; and
- a sole trader, where the Department will require assurance that a documented contingency plan is in place if the sole trader unexpectedly becomes unavailable.

Conditionally Prequalified companies will be requested to provide additional information at the time of tender. Providing the conditionally prequalified company continues to comply with the nominated conditions of their prequalification, they will be eligible to tender for contracts in the categories they are conditionally prequalified in.

1.5. Tendering

The Department will publish tenders on www.tenders.sa.gov.au as either a call to all companies at the appropriate category / level or a restricted call to selected prequalified companies.

2. APPLICATION AND ASSESSMENT PROCESS

2.1. Applications

Companies are invited to apply for prequalification by submitting the Digital Application Form. The application form may be accessed from: http://www.dit.sa.gov.au/contractor_documents/prequalification.

The application must be submitted in accordance with these Guidelines and the instructions in the Application Form.

Applications that are incomplete or missing key requested information will not be assessed by the Prequalification Team.

Enquiries should be directed to: DIT.BuildingsPrequal@sa.gov.au.

2.2. Assessment Criteria

Listed below is a summary of the assessment criteria that will be used to assess Applicants. Full details of the information to be submitted and the minimum criterion for each level is included in the Application Form.

Company experience

Applicants are required to demonstrate satisfactory performance on past and current, relevant projects. Details of the nominated projects must be provided, along with completed Performance Reports and referee details.

Only projects that the Applicant (company or individual) has personally completed — not projects completed by other companies or by staff while at other organisations — can be submitted.

These projects must have been completed within the three years prior to the date of the prequalification application.

Personnel

Applicants must have key personnel with experience and qualifications appropriate to the categories / levels being applied for. The experience of personnel may be with previous employers, but only where it is validated as being relevant experience.

Insurance Requirements

Policy Requirement	Public Liability	Professional Indemnity	Asbestos Coverage
General Builders (Level 1)	$10 Million	Not applicable unless required for Design and	Not applicable

		Construct Contracts	
General Builders (Level 2 & 3)	$20 Million	Not applicable unless required for Design and Construct Contracts	Not applicable
Professional Services	$10 Million	$2 Million	Not applicable
Trade/ Subcontractors	$20 Million	Not applicable	Asbestos Removal Category only
Asbestos Management Contractors	$10 Million	$5 Million	Including in PL/ PI Policies
Cost Managers	$10 Million	$2 Million	Not applicable

Financial Capacity (General Builders Only)

Applicants must demonstrate strong business viability over both the short and long term. The financial level is determined by an assessment of a company's financial stability and considers factors such as working capital, profitability, turnover and other financial ratios. Applicants should note that the financial prequalification level is only indicative, as it represents the Applicant's financial capacity at a particular point in time. The Department may require an updated financial assessment to be undertaken prior to the award of any contract.

Refer to Appendix C for details of the financial information to be submitted and the assessment criteria.

Management Systems

The Applicant must have management systems which are appropriate for the category applied for which cover safety, quality and environmental management (for General Builder Contractors only).

For levels 2 and 3, the quality management systems must be third party certified by an entity accredited by the Joint Accreditation System of Australia and New Zealand (JAS-ANZ).

Building Information Management (BIM)

Applicants for the categories of General Builder and Professional Services Contractors must be able to demonstrate a level of competency and understanding of BIM appropriate to the level of prequalification applied for.

NATSPEC

Applications for the category of Lead Professional Services Contractor are required to have a NATSPEC subscription.

General Builders undertaking certain contracts such as Design and Construct; and Early Contractor Involvement, will be required to have a NATSPEC subscription.

2.3. Assessment of Applications

When undertaking the assessment, the Department may take into account information from any of the following the sources:

- Information submitted with the application;
- documented evidence held by the Department or other government agencies regarding the Applicant's previous performance;
- information that was submitted in a previous prequalification application (where appropriate); and
- any other valid information relevant to the Application, notwithstanding that the information has not been submitted by the Applicant.

Performance Reports may be considered to determine whether an Applicant meets the minimum requirements for company experience. Where the Applicant submits a Performance Report from one of the Department's projects, it must be on the Performance Report proforma available on the Departments Prequalification Website. If the project is a non-Department project, it is preferable that the performance report covers the same elements as the Performance Report.

Performance Reports must be undertaken by Prequalified Companies on their Subcontractors on projects delivered by the Department. By submitting an application for Prequalification, the Applicant agrees to be bound by this condition and failure to do so may result in the Applicants prequalification being removed. This includes the following :

- The Department's Project Managers will complete Performance Reports for LPSCs;
- LPSC's are required to complete a Performance Report on the appointed GBC and the DPCSs; and
- GBC's are required to complete a Performance Report on any appointed Subcontractors.
- PSCs may complete performance reports for Subcontractors.

The Department is not obliged to accept a non-Department Performance Report if the Department forms the reasonable opinion that it is biased, inadequate or not representative of the Applicant's actual performance on that project. The Department may seek written or verbal reports from a referee. The referee must have a sound knowledge of the contract and must be capable of making an impartial assessment of the Applicant's performance.

Where a Performance Report indicates that the Applicant's performance is marginal or unsatisfactory, the Applicant must demonstrate that it has successfully implemented corrective action to prevent a re-occurrence of the issue.

The Department may use internal and / or external assessors when considering an application.

2.4. Notification

Applicants will be notified in writing regarding which, if any, prequalification category / level it has achieved within 6 weeks of lodgment of their application. However, if the information provided is not sufficient to complete the assessment, this time may be extended.

Applicants who are not satisfied with the outcome of the assessment may lodge a request for a review or appeal, as detailed in the Department's Building Conditions of Prequalification

(refer Section 3 of these Guidelines).

2.5. Upgrading Prequalification Status

A prequalified company may apply for an upgrade of its prequalification status after having successfully completed several projects at the current level.

To be eligible for an upgrade, an Applicant must be able to demonstrate that their circumstances have changed sufficiently since the last prequalification application was assessed.

The Applicant should confirm the requirements for the application with the Department before submitting an upgrade application. Temporary upgrades for specific projects will not be issued.

2.6. Prequalification Renewal

Upon successful application for prequalification, the Department will issue notification to the contractor that they have been prequalified for a notional three year period. It is the Applicants responsibility to note the expiry date and ensure a renewal application is submitted 6 weeks prior to that date to maintain prequalification status.

To renew their prequalification, the applicant is required to submit a new application to the Department to complete the renewal process.

2.7. Maintenance of Prequalification

Prequalification is for a notional three year period. However, if a company is subject to adverse Performance Reports, undergoes a restructure or its competency is materially reduced, the Department may request a new application. At any time, the Department may seek confirmation that the information submitted with an application remains relevant or request an update of the information.

The Department will monitor and assess the ongoing performance of each prequalified company. A company's ongoing prequalification is subject to it maintaining a satisfactory level of performance in its delivery of contracts. A failure to comply with the requirements for maintenance of prequalification may result in the prequalification being withdrawn or the level downgraded in accordance with the Department's Building Conditions of Prequalification (refer Section 3 of these Guidelines).

3. TERMS AND CONDITIONS OF PREQUALIFICATION

Applicants and prequalified companies are required to comply with the Department's Building Conditions of Prequalification, available from:

http://www.dit.sa.gov.au/contractor_documents/prequalification

Details of the review and appeal process are also included in the above document.

Appendix A: Characteristics And Examples Of Building Projects In Each Level

The following characteristics are indicative for each level. However, it is not expected that any one project will include all of the characteristics listed for that level.

Level 1: Simple

Technical

- Small scale and low technical risk / complexity.
- Conventional building techniques using commonly available trades.
- Moderate level of coordination of discipline specialists, such as structural, mechanical and electrical engineers.
- A basic requirement of BIM

Delivery Risks

- Cost / quality issues are routine.
- Program is routine.
- Political impact generally limited to immediate site issues.
- Impact of non-performance is limited and can be redressed through standard contract management processes.

Level 2: Medium

Technical

- The project is of moderate scale and complexity.
- May involve some innovative design.
- Opportunity for leading edge aesthetics and built form to be incorporated into the design.
- May require substantial functional and spatial analysis.
- May require a moderate level of interaction with existing facility operators (eg within a school or hospital) and stakeholder consultation.
- May require a process of developing alternative models and assessing them rigorously to determine the recommended approach.
- Numerous discipline specialists involved, requiring rigorous coordination.
- Examples include office accommodation / refurbishment, health facilities, high security buildings, science laboratories, educational facilities.

Delivery Risks

- Cost/quality issues are important.
- Program is important.
- Political impact may affect local region or interest groups.

- Non-performance may have consequential effects such as the client having find temporary accommodation.

Level 3: Complex

Technical

- Large scale / complex project.
- Significant opportunity for leading edge aesthetics and built form to be incorporated into the design.
- Numerous discipline specialists involved, requiring rigorous coordination.
- May require significant interaction with existing facility operators ie “brownfields” environment and/or special limitations on construction environment (eg within a high security prison).
- May include complex structural elements and have special design or construction requirements such as long span structural components, severe / aggressive exposure requirements or vibration / fatigue loading.
- May have special operating requirements for the completed building such as clean rooms, biosecurity, specialised medical facilities or high security.
- Often have bespoke specifications for at least part of the works.
- Examples include health facilities, high security buildings, science laboratories, multi- storey facilities, unique or highly specialised facilities.

Delivery Risks

- Cost/quality issues are critical.
- Program is critical.
- Political impact may be state-wide.
- Non-performance will have serious consequential effects.
- Frequently design and construct contracts or innovative contracting models.

Appendix B: BIM Capability Framework

General Builders

Prequalification Level and Associated BIM Tier Capability Level - General Building							
GB Level (*Prequal level)*	**Description**	**Project and Financial Value**	**BIM Tier Level**	**BIM Maturity Level [1]**	**BIM Capability Level [2]**	**Capability Level Description [3]** (*based on ACIF BIM Knowledge and Skills Framework -r BIM Manager*)	**Evidence to be submitted by applicant**
GB Level 1	Simple – (construction of additions / upgrades of existing buildings, lightweight construction)	Up to $5 Million	1	Stage 1A CAD/ 3D Modelling	1	**Practical application proficient** a. Basic Level of competency and understanding of AS ISO 19650 concepts and general knowledge of BIM its fundamental meaning in a technical sense.	1. Evidence of a Practical BIM application and of AS ISO 19650 concepts and principles. (one page) 2. BIM Manager and Team - CV listing current projects, value of the work, and use of BIM applications or BIM training in the application of AS ISO 19650 Concepts and Principles.
GB Level 2	Medium – (construction of new primary schools, police stations and community buildings, heritage conservation)	$5M up to $15 Million	2	Stage 1B Two-way Intelligent 3D Modelling	2	**Practical knowledge and application proficient** a. Practical knowledge, understanding and application of the competency required for BIM applications and knowledge of AS ISO 19650 principles and concepts and b. Demonstrated proficiency and application of BIM Execution Plan, Common Data	1. Evidence of a Practical knowledge and application proficiency for a current project < $15 million responding to items a-b inclusive (two pages) 2. BIM Manager and Team - CV listing BIM projects, value of the work, role of BIM Manager. (>5 years practical experience as Construction BIM Manager in projects of this category)

						Environment and delivery of federated 3D Modelling applications.	
GB Level 3	Complex- (construction of major secondary schools, hospitals and prisons)	$15M up to $50 Million. > $50 Million National Building Prequalification Scheme will apply	3	Stage 2B Two-way 3D Model and information Integration	3	**Detailed knowledge /theory and application proficient** a. Detailed developed knowledge, understanding and application of the competency required for BIM applications and detailed knowledge of AS ISO 19650 principles and concepts. b. Demonstrated high proficiency and application of a complex project BEP, Common Data Environment and delivery of federated 3D Modelling and data information requirements	1. Evidence of a Detailed knowledge and application proficiency for a current project < $15 million responding to items a-b inclusive (two pages) and an example of a Construction BIM Execution Plan (CBEP).[4] 2. BIM Manager and Team - CV listing BIM projects, value of the work, role of BIM Manager. (>10 years practical experience as Construction BIM Manager in projects of this category)
	Very Complex – (construction of new major hospital, education ,prisons, multiples and specialist facilities)	> $250 Million National Building Prequalification Scheme will apply	4	Stage 3 Total project team 3D Model and information Integration	4	**Specialist /Authority level knowledge/theory and applications proficiency.** a. Expert specialist understanding and application of the competency required for BIM applications for large scale complex projects and expert knowledge of AS ISO 19650 principles and concepts. b. Demonstrated expert proficiency and application of large scale very complex projects with multiple BIM	1. Evidence of an Expert specialist knowledge and application proficiency for a current project > $250 million responding to items a-b-c inclusive (two pages) and an example of a Construction BIM Execution Plan (CBEP) 2. BIM Manager and Team - CV listing BIM projects, value of the work, role of BIM Manager. (>10 years practical specialist experience as Construction BIM Manager in projects of this category)

						Teams Complex BEP, Common Data Environments and multiple complex federated 3D Modelling and data information requirements. c. Demonstrated proficiency and application with multiple data information environments noting interoperability issues with proposed resolutions for enable large scale data exchange at milestone stages of the construction project	3. Evidence of specialist knowledge, proficiency and application with multiple data information environments noting interoperability issues and proposed resolutions. Include a diagram of the BIM based database system used for construction information on a previous a large-scale multiple data base project. (two pages)

Professional Services Contractors

Prequalification Level and Associated BIM Tier Capability Level - PSC					
LPSC/ DPSC	**Description**	**Project Value**	**BIM Tier Level**	**ACIF BIM Capability Level**	**Description (based on ACIF BIM Knowledge and Skills Framework)**
PSC Level 1	Simple - conventional buildings, small scale	Up to the $5 Million	1	1 to 2	Practical application with a basic level of competency and general knowledge of BIM, AS ISO 19650 and its fundamental meaning in a technical sense.

PSC Level 2	Medium - medium scale / complexity buildings	Up to $15 Million	2	3	Practical knowledge and application proficient in knowledge of BIM, AS ISO 19650 what it requires from organisations and project teams with a demonstrated proficiency and application of Building Execution Plans (BEP), Common Data Environment (CDE) and delivery of Federated 3D Modelling applications.
PSC Level 3	Complex - large scale, complex buildings	Up to $250 Million	3	4	Detailed knowledge /theory and application proficient in knowledge of BIM, AS ISO 19650 what it requires from multiple organisations and project teams with a demonstrated high proficiency and application of Building Execution Plans (BEP), Common Data Environment (CDE) and delivery of Federated 3D Modelling applications
	Complex - large scale, complex buildings	Excess of $250 Million	4	5	Specialist /Authority level knowledge/theory and applications proficiency with a demonstrated expert understanding of BIM, AS ISO19650 proficiency and use of BIM application in large scale very complex projects with multiple BIM teams, complex BEP, Common Data Environments and multiple complex Federated 3D Modelling and data information requirements.

Appendix C: Financial Capacity Assessment (for Building Contractors Only)

INFORMATION TO BE SUBMITTED BY APPLICANT

Please provide:

- legal trading identity of the Applicant;
- the identity of the directors and/or owners of the business;
- details of any relevant previous related company;
- details/structure of any related companies and/or holding companies;
- names of any trusts associated with the Applicant;
- Contact details for the Applicant's accountant;
- the last 3 years' accounts (audited accounts preferred) although the Department will accept accounts prepared by the Applicants external accountant for taxation purposes. Interim or management accounts will not be accepted unless expressly requested by the Department; and
- the level of unused finance facilities; i.e. bank guarantees and overdraft limits and details of any holding company situation including if the ultimate parent entity fully indemnifies the registrant against any losses.

The Department may request additional information if appropriate.

MINIMUM REQUIREMENTS

The principles of financial capacity that must be met are:

- Sufficient liquid assets to meet project demands:
  - the level of liquidity (cash or access to cash by way of overdraft etc) in relation to the level of prequalification sought;
  - additional verification may be required on a project-by-project basis to verify a contractor's current liquidity before the awarding of a contract.
- Not overly burdened by debt:
  - the cost of credit and the impact and leverage of interest bearing debt.
- History of profitable trading:
  - the profitability of the business, both declared and underlying.
- Turnover is not outgrowing its ability to support:
  - the level of past turnover in relation to the level of prequalification sought.
- Not (or would not be) trading beyond means of financial capacity:
  - measured as a ratio of assets to turnover.
- Adequately capitalised:
  - capitalisation and net worth of the business;
  - the degree of risk or security introduced by non-contracting business activity;
  - access to guarantee facilities through assets held outside the business.

The Department expects that Applicants for the category of General Builder will meet the following requirements:

However, if the Applicant can satisfy the assessing accountant that a qualitative adjustment is appropriate through the provision of credit lines or demonstrated capacity to obtain additional debt or equity, “Conditional Prequalification” at a higher “F” rating may be approved. The following may be considered:

i) Availability of credit lines may be determined by a reasonably conclusive means by way of:

- existing undrawn credit lines which should be evidenced by way of a facility approval letter
- proposed or committed credit lines which should be evidenced by way of an unconditional (or reasonable limited conditions) indication that a loan would be provided if applied for.

ii) Alternatively, capacity to borrow may be considered based on:

- availability of funds in a related entity and assessment of the likely availability of those funds to support the entity being assessed
- the consultant's assessed strength of the balance sheet and trading history and an indication from the entity that they would be willing to borrow to meet working capital requirements, in need.

iii) For smaller entities, capacity to obtain additional equity will require assessment of the shareholders' or directors' capacity to contribute funds following their indication of a willingness to do so.

iv) For larger entities, direct input from the entity concerned in relation to any proposed new equity would need to be assessed.

v) In each of the above cases, the effect of the new/ increased debt or equity on the financial standing of the entity would need to be considered.

Appendix D: Subcontractor Capability Framework

Category	Dollar Value attributable	Complexity level attributable	Technical Characteristics
Electrical Level 1 (E1)	$500k to $2 Million	Medium	• General Electrical work • Education facilities • Commercial buildings • Solar installations • Energy management • General communications/security work
E2	More than $2 Million	Complex - large scale, complex buildings	• Extensive usage and application of Electrical Standards • Work in Medical Centres/Hospitals • Specific medical experience (eg emergency departments) • Work in high security facilities (eg detention centres) • Generation/HV specialisation • Infrastructure (water/gas/electrical)
Plumbing Level 1 (P1)	Between $250K > $1 Million	Small scale and low technical risk / complexity.	• General plumbing work • Experience with small scale projects • Education Facilities • Small scale buildings such as ambulance stations
P2	$1 Million > $2 Million	Moderate scale and /or medium technical risk / complexity	• Experience in projects of medium complexity including small to medium scale hospital projects • Large education facilities • Familiarity with water treatment systems
P3	More than $2.5 Million	Large scale and /or high technical risk / complexity.	• Extensive experience with large scale, complex projects, such as: • multi-facility hospital developments • correctional facilities • high-security institutions • intricate infrastructure projects • Significant resources and workforce
Demolition Level 1 (D1)	less than $250 K	Straightforward, low risk, small scale demolition such as residential houses.	• Low technical risk / complexity • Site reasonable accessible. • Usually requires the use of standard demolition equipment.
D2	More than $250K	Medium to large scale work, moderate to high risk & complexity, such as commercial and multistorey buildings.	• May be medium to high technical risk / complexity, such as high-rise buildings, major steel structures or obsolete factories. • Site may be confined and have access difficulties. • Often in close proximity to buildings to be retained or currently occupied. • May involve heritage buildings. • May require special techniques such as using explosives / dealing with hazardous materials. • Will require the use of multiple items of highly specialised / large demolition equipment such as long reach booms.

AR1	Less than $100 K	Small scale, straightforward removal.	• Small scale of work. • Low technical risk / complexity. • May require some coordination / management of other building trades to reinstate the building once the asbestos has been removed.
AR2	More than $100K	Medium to large scale work, moderate to high risk & complexity, such as commercial and multistorey buildings.	• May be of moderate to high technical risk / complexity (eg multistorey office blocks, commercial building, operating facilities) • Usually will require significant coordination / management of other building trades to reinstate the building once the asbestos has been removed.
ACM1(Air Conditioning and Mechanical Services)	Under $1 Million	Simple, Small Scale	• The installation of non-complex air conditioning systems, such as ducted and no ducted equipment, stand alone or larger Variable Refrigerant Volume (VRV) systems two and three pipe refrigerant pipe work. • Heating via space or convections systems • Basic or proprietary control devices (but generally not involving Building Management Systems or BMS). • Ventilation in the form of supply or exhaust fans and associated ducting, or smaller type Heat Recovery Ventilation (HRV's) such as schools and the like.
ACM2	Between $1 and $3 Million	Moderate scale and /or medium technical risk / complexity.	• Four pipe systems, this would involve both chilled water and heating hot water, and typically involve some level of BMS (Building Management Systems) to control the flow control valves via data received from a zone thermostat, involve the staging and general operation of the chillers and boilers. • More complex systems such as Process cooling typically seen in computer room or Data / server rooms and generally involve both temperature control and humidification and de-humidification capability. • Smaller hospital projects including specialised operating theatres involving higher quantities of out-door air for improved ventilation for dilution of gases and the like, also involving zone control from pressurization via positive pressurization or infection control requiring negative pressurisation, specialised filtration including HEPA filtration (High Efficiency Particulate Air) in duct or ceiling mounted supply air HEPA terminals.
ACM3	Over $ 3 Million	Large scale and /or high technical risk / complexity	• More complex and bespoke process applications such as pharmaceutical applications, requiring very stable temperature and humidity control. And very high levels of filtration and air quality. • Larger hospitals similar levels of complicity as ACM2, but with larger BMS involvement and higher level of cost due to the size of the project. nRah for example. Involving all of the elements listed in ACM2, but with a higher level of complexity and risk due to the nature of the facility and building envelope determining the overall project value from the large m2 of conditioned space.

Fire Protection Level 1 (FP 1)	Typically valued up to $2.0 million.	Medium scale work of moderate risk & complexity	• Ability to manage and install complex fire protection systems
			• Provision of specialized fire protection services, such as:
			  • fire alarm and detection systems
			  • sprinkler systems
			  • fire suppression systems

FP 2	Typically valued more than $2.0 million.	Large scale work, high risk & complexity	• Installation of complex fire protection systems, including clean agent systems, foam systems, and gas suppression systems
			• Significant resources and workforce
			• Experience working on high-risk and high-value projects such as:
			  • multi-facility hospital developments
			  • correctional facilities
			  • high-security institutions
			  • intricate infrastructure projects

Appendix E: Required Artifacts for Application

Section	Requirement	Notes and Requirements
1. Company Information	All Categories	1.1 Company Information • Directors, Company Number; Address for notices, contact person/ details • Application Information • What category and level you are applying for • Where you are prepared to work • What specialty you may provide • The type of business entity applying 1.2 Organisational Chart • Organisational chart noting any parent company/ subsidiary companies 1.3 License Details (Provide which is applicable in the name of the business): • Builders License; (All Builders and Subcontractor Categories) • Plumbers, Gasfitters, Electricians License (Relevant Subcontractor categories) • Asbestos Assessor Licenses (Asbestos Removal/ Management categories as applicable) • Safework SA licenses (as applicable) • Architectural Practice Board of South Australia Registration (Architects) • Any applicable conditions to any licenses
2. Insurance	All Categories	Insurance Policy Certificates for the appropriate category • Including any noted Policy Exclusions • Policy Expiry Dates
3. Company Capability	All Categories	3.1 - Company Experience • Capability Statements demonstrating previously completed projects 3.2 - Performance Reports' • Minimum 2 Completed and signed Performance reports on the approved Department template
4. Personnel	All Categories	4.1 Management Structure • Management Structure of organisation showing titles and names of key staff. 4.2 Employee Capability • CV's of employees 4.3 - Employee Training and Development • Training matrix detailing all employees (or employee positions) with their respective training requirements, licenses, certificates or applicable skill requirements. 4.4 Subcontractor Payment (**GB only**)

		• Confirmation that the Contractor will comply with the Government's 15 day payment of subcontractor requirement.
5. WHS Management	All Categories	5.1 WHS • Level 1 only - Must provide a WHS management policy • Level 2 and above - must provide certification from a JAS-ANZ Accredited Certifier 5.2 Evidence of WHS • Level1 - evidence will include WHS procedures • Level 2 and above - must include audits of systems 5.3 Return to Work • Certificate of Currency for South Australian Return To Work Design Safety Report (PSCs only) • Evidence includes a completed Safety in design report demonstrating how the company will address safety risks through their designs.
6. Quality Management	All Categories	6.1 QMS • Level 1 only - Must provide a Quality management policy • Level 2 and above - must provide certification from a JAS-ANZ Accredited Auditor 6.2 Evidence of QMS • Level1 - evidence will include ITPs, Checklists of internal processes • Level 2 and above - must include audits of systems
7. Environmental Management	General Builders Only	7.1 EMS **(GB only)** • GB Level 1: Evidence of understanding and managing basic legislative compliance • GB Level 2: Basic Environmental Management System in place • GB Level 3: Certification of ISO 14001 Environmental Management System from a JAS-ANZ accredited certifying organisation 7.2 Evidence of EMS **(GB only)** • GB Level 1: No requirement • GB Level 2 & GB Level 3: Evidence that the Environmental Management System has been successfully implemented
8. Financial Assessment	General Builders Only	8 Financials **(GB only) – See appendix C above** • Last 3 years signed audited accounts
9. Building Information Management Capability	General Builders and Lead Professional Services Only	9.1 BIM Competency (**GB and PSC only**) – See Appendix B • Level 1 - Evidence of a Practical BIM application and proficiency of the concepts. • Level 2 - Evidence of a Practical knowledge and application proficiency for a current project < $15 million responding to items a-b inclusive (one page) • Level 3 - Evidence of a Detailed knowledge and application proficiency for a current project < $15 million responding to items a-b inclusive (two pages) with an example of BIM Execution Plan. • Level 4 - Evidence of a Detailed knowledge and application proficiency for a current project < $250 million responding to items a-b inclusive (four pages) with an example of a BIM Execution Plan (BEP) 9.2 BIM Capability • All Levels - CV of BIM Manager