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PARLIAMENT OF TASMANIA

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**PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

# **TAFE TASMANIA—TASMAN COMPLEX RE-DEVELOPMENT PHASE 1**

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*Brought up by Mr Green and Ordered by the House of Assembly to be printed.*

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## **MEMBERS OF THE COMMITTEE**

### **LEGISLATIVE COUNCIL**

*Mr Wing (Chairman)*

*Mr Harris*

### **HOUSE OF ASSEMBLY**

*Mr Green*

*Mr Hidding*

*Mr Kons*

By Authority: Government Printer, Tasmania

## INTRODUCTION

The Committee has the honour to report to the House of Assembly in accordance with the provisions of the Public Works Committee Act 1914 on Phase 1 of the proposed redevelopment of the Tasman Complex of TAFE Tasmania.

## PROPOSAL

The proposal sought approval for Phase 1 of the infrastructure redevelopment of TAFE Tasmania's:

- Tasman Complex - City Campus;
- Block E - Clarence Campus; and
- Church Street Centre.

### TASMAN COMPLEX - CITY CAMPUS

The majority of the proposed work involves the redevelopment of part of the Tasman Complex located at 75 Campbell Street. This will be comprised of:

- a transformation of the existing Tasman Complex from a 1970s 'institutional' education facility into a contemporary commercial 'customer' focused outlet for training services. This will include development of a distinctive primary shopfront at the Campbell Street entrance and secondary shopfront at Bathurst Street.
- the development of a distinctive reception point for each TAFE Tasmania program or team akin to a commercial office tenancy with contemporary decor and furniture.
- the renovation of common areas such as lifts, toilets and lobbies which will also be supplemented by new durable and stylish finishes and fittings, where appropriate, in order to upgrade the visual quality of the accommodation.

### BLOCK E – CLARENCE CAMPUS

It is proposed that Block E of the Clarence campus be refitted to accommodate the Horticulture team. The interior design of the building will retain the existing decor and visual quality. However, minor amendments to the layout, limited redecorating and supplementation of services will be required to provide accommodation suitable for the Horticulture Team. No external building additions or alterations are required to Block E.

New sheds, hard-stand and materials storage bins will be developed for use by Horticulture to suit the Clarence Campus environment and landscape.

## CHURCH STREET CENTRE

As with Block E at the Clarence Campus, works at the Church Street Centre are intended to be limited to minor interior alterations and redecorating to accommodate the Adult Education – Southern Region office and training facility. Minor additions and alterations to the exterior of the buildings are required to improve access and security.

The redevelopment of the Tasman Complex, Block E at Clarence Campus and the Church Street Centre will address three primary needs as follows:

1. Improve the image and quality of service delivery by TAFE Tasmania in the Southern Region.
2. Improve operating efficiency through increased accommodation utilisation and wider attribution of recurrent costs to teaching hours as well as upgrading to more energy efficient building services.
3. Generate efficiency gains through the vacation of redundant facilities.

Annual ANTA capital asset development grants will be utilised to fund Phase 1 and subsequent phases of the redevelopment project. The project budget out-turn cost for Phase 1 is \$6.75 million.

## COSTING

### Project Indicative Cost Estimate—Phase 1

Description	Location	\$
Stage 1		
Segment 1 LMS/Library	Tasman Building	215,000
Segment 2 Horticulture	Clarence Campus	160,000
Segment 3 Adult Education	Church Street	300,000
Stage 2		
Segment 4-10 Basement, Ground & First Floor	Tasman Complex	4,650,000
Contract Contingency		170,000

Description	Location	\$
Furniture and Fittings		80,000
GST Provision		290,000
Design Development Contingency		150,000
Total		\$6,750,000

Individual amounts have been rounded.

## EVIDENCE

The Committee commenced its inquiry on Friday, 29 October 1999. The submission of TAFE Tasmania was received and taken into evidence. The Committee inspected the site for the proposed redevelopment of the Tasman Complex of TAFE Tasmania. Following the inspection, the Committee returned to Parliament House and commenced hearing evidence. The following witnesses gave evidence at the hearing:

- Jack Hansen, Manager (Facilities), TAFE Tasmania
- Shane Hickey, Major Projects Co-Ordinator (Facilities) TAFE Tasmania
- Paul Murphy, General Manager - South, TAFE Tasmania
- John Hawkins, Project Manager, Architect, Gutteridge, Haskins & Davey Pty Ltd
- Kam Shafei, Principal, Shafei & Associates Pty Ltd

## STRATEGIC IMPERATIVES

Mr Paul Murphy, General Manager – South, TAFE Tasmania, outlined to the Committee the strategic imperatives upon which the project has been proposed:-

“The nature of vocational education and training is changing and quite a considerable amount of the new training markets are actually out in the workplace so the need for additional training facilities for TAFE Tasmania is very much influenced by that.

The second strategic imperative that is driving us is the need for flexibility. Employers constantly tell us that they want to be able to have training provided as it suits them and the traditional blocks of students, twelve students doing the same thing with a teacher in a single room, has given way to a need for more open facilities. What you are going to see here today is our response to trying to reduce the amount of space we have to ensure that we don't have space which would have been used in the traditional manner but is now no longer necessary because we are training in industry, but also our effort to try and introduce as much flexibility into our training facilities as possible.”

## PROJECT OVERVIEW

Mr John Hawkins, Project Manager, Architect, Gutteridge, Haskins & Davey Pty Ltd, outlined the phases and objectives of the project as follows:-

“ ... we have three phases planned for the project. Phase one, which is the proposal before the committee today, deals with works in the basement and ground levels and Level 1, principally - that is across all of those levels - and then a small area of work on Level 3 of the Tasman Complex and two smaller pieces of work at Church Street and Block E at Clarence. I will come to those in more detail as we progress through.

Phase two essentially will be similar works rolling through with redevelopment and refurbishment and new fit-outs as required in Levels 2 and 3, and it is part of Level 3 again. And then, finally, phase 3 deals with the remainder of Level 3 and Levels 4 and 5, so that would complete the building.

In terms of the objectives, TAFE Tasmania is looking to improve its image and its presentation in the building by particularly improving public areas in terms of quality, appearance and performance. They are looking to improve efficiency in terms of operating costs for maintenance, energy, security and so on, so that in terms of their overall business performance their asset costs are a reduced component of their outlays. It is also a clear objective to provide a solid base in the building for the next fifteen years. When I talk about a solid base I am talking in terms of building services, air conditioning, electrical outlets, lighting and so on, so that the base building is of a solid standard for the next fifteen years, looking forward.”

Mr Hawkins then expanded upon the proposed works and the relocations.

## PROFESSIONAL FEES AND STATUTORY APPROVAL COSTS

The Committee questioned the witnesses as to the methodology for the calculation of the professional fees and other costs associated with the project. Mr Hawkins responded:-

“At this stage of the estimating process it is set at a planning percentage (10%), and will subsequently be adjusted as the consultants are commissioned for the main part of the design and construction work.”

## PLANNING PROCESS

The Committee sought advice as to the potential for delay of the project through the planning processes of the Hobart City Council. Mr Shane Hickey, Major Projects Co-Ordinator (Facilities) of TAFE Tasmania responded:-

“The only planning approval we have to get is that redevelopment area at the front there, TAFE Services ... there is a plot ratio situation which exists there, but we are confident we will overcome that. We don't see any problem there. We will have a building surveyor on board as part of the consultant team as well who will approve the documentation so that we don't have to go to the council to actually get the council to approve it. So we will have our own building surveyor on board to make sure all the documentation complies with the Building Code of Australia, so he will be a private consultant to us. That should speed the process up as well. But apart from that and the drop-off areas at the front, they are the only other areas we need to seek council approval for, so we are fairly confident we would be able to get approval for that front corner there.”

The Committee noted the heritage listing of the Church Street site and questioned the witnesses as to the implications of such listing. Mr Hickey submitted:-

“... we've started preliminary design work there and have been to the Heritage Council on that, and at this stage there doesn't appear to be a problem. The development applications have gone in to the council and we are just waiting for advice back from the Heritage Council. We have been to the Conservation Trust as well and have been through all that level just to make sure there isn't any problem with the development. We will take on board any comment that they might have in relation to that. The extension work that is on the plan there, the first block, the addition onto the end of that, that block there is a later addition to the original heritage building, if you like. That was a later addition so therefore that doesn't attract the same sort of classification. The actual heritage classification of the main building ... is mainly to open up the inner areas to gain access to them. We are not changing the facade or adding anything external to the building which will interfere with the heritage classification at this stage, so any work we do there will only complement the building and not detract from it...”

## ADMINISTRATIVE SUPPORT

The Committee noted the comment on page 6 of the submission which stated that, "demand for training and office administration, information technology, management and accounting have increased over the past ten years", and sought evidence from the witnesses in respect of the extent that demand has increased. Mr Murphy submitted that:-

"It would be difficult to provide actual figures ... but the main growth area has been in information technology - which has probably increased in training demand by a factor of five to six over the past four to five years. Office administration would probably have increased over the past five years by 50 per cent. It has always been a popular area and it continues to maintain its popularity. All the indications are that it will continue to do so in the medium term.

Management has been a significant growth in the past two years, primarily because of the focus ... on supervisory level management training. There is a major deficiency in management training right across the Commonwealth at the supervisory level and there is a strategic drive, through an initiative described as the front-line management initiative, which has been very popularly accepted by Tasmanian industry as well as across the Commonwealth. We are finding an increasing demand for our services in this area.

Accounting on its own has tended to be fairly static. The level of demand for accounting studies not necessarily related to the IT component would not have contributed significantly to the growth. Any growth in accounting has been associated with computerised accounting systems."

## INTERNATIONAL STUDENTS' FACILITIES

The Committee questioned the witnesses as to the provision of facilities, particularly kitchen services, for international students. Mr Murphy submitted that:-

"Our research indicates that our international students have a desire to have access to cooking facilities which will allow them to be able to cook in the manner to which they are accustomed. They are also very anxious to ensure that any facilities we arrange for them are co-located with their student advisers. So one of the features of our planning process and indeed of our decisions around this planning process has been to ensure that we will maintain at the Campbell Street building a homogenous facility which will allow cooking facilities to be available to our

international students. At the same time, there will be a lounge area available to the international students and office space for our international student advisers will be co-located in the same space. Such facilities currently exist. They have proven to be very popular with the students and within this new proposal we will look to enhance those significantly.”

## PLANS AND SPECIFICATIONS

The Committee was surprised at the lack of detail provided in the plans, as it was presented at the completion of its ‘conceptual design phase’. The Committee was concerned that, at such an early stage and without final architectural drawings, it was not able to fully appraise the project. Mr Hansen advised the Committee that:-

“... we have just come out of a similar refurbishment at the Launceston campus and we have already been down that track and it is a campus that has come up above expectations in all fields in disability access and whatever and also in design and we will be bringing that sort of thinking and format into this building ... What we have now is the design concept. The client has come up with a design brief of what we require; we know what we require, now we need to get that sort of format into the architectural flair to be able to produce that ...”

Mr Hawkins added:-

“... these documents show the overall area that each group that will occupy the building will take up in terms of the overall area. What they do not show is the subdivision into offices and classrooms and so on which is, as Jack Hansen was saying, the next phase of the project to get down to that detailed design of the fit-out and other aspects. But in terms of the overall concept for building services, for the disposition of the various groups within the building, the scope of work in terms of building works and building services works, that is defined in the existing brief and has been covered in the estimate and the scope of work as defined in the evidence. So it is largely covered in terms of base building works in the evidence and the fit-out indeed is arguably covered in the listing of different rooms and so on that each of the groups that occupy the building will have. That will be developed in the fit-out design phase which follows...”



Mr Hawkins drew the attention of the Committee to the submission and submitted:-

“We have however provided these photos and the intention of that was to basically give an indication of that level of detail. For example, this one in the middle is indicating the foyer space and the overall service centre approach for the lobby as well as other areas such as the 24-hour access centre. These are all derived from models that exist in other TAFE facilities ... and is largely the direction that will be followed in the design process, so that TAFE aren't interested in trying to reinvent wheels. They obviously want to bring new innovation and improvement but not necessarily try to absolutely reinvent the wheel every time in each facility because there is benefit in having a consistency across the State. ... So the purpose was really to try to convey some of those images for you so you could get a sense of the direction that will be followed.”

Notwithstanding these assurances, the Committee requested additional perspective drawings of the externals of the building and more detail of the floor layouts. These were received by the Committee and considered at a subsequent meeting.

## CONCLUSION AND RECOMMENDATION

The evidence presented to the Committee demonstrated the need to redevelop and upgrade existing buildings and associated fit-outs in order to satisfy TAFE Tasmania's corporate objectives and improve the image, efficiency and income from TAFE Tasmania's operations. In relation to the Tasman Complex itself, this redevelopment will provide both a firm foundation for the ongoing redevelopment of the facility and an efficient and effective accommodation for the delivery of TAFE training over the next 20 years.

The redevelopment will optimise floor area utilisation and functional effectiveness and, will in addition, provide an attractive and comfortable working environment.

Accordingly, the Committee recommends the project, in accordance with the plans and specifications submitted, at an estimated total cost of \$6,750,000.

Parliament House  
HOBART  
2 December 1999

Hon D. G. WING MLC,  
CHAIRMAN