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THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS MET IN COMMITTEE ROOM 2, PARLIAMENT HOUSE, HOBART ON WEDNESDAY 25 JULY 2001.

TAFE TASMANIA - TASMAN COMPLEX REDEVELOPMENT

Mr JOHN SKINNER, CONSULTING ARCHITECT, BPSM PTY LTD; **Mr ANDREW GRIMSDALE**, CONSULTING ARCHITECT, DESIGNINC PTY LTD; **Mr PAUL MURPHY**, GENERAL MANAGER (DEVELOPMENT), TAFE TASMANIA; **Mr SHANE HICKEY**, MAJOR WORKS COORDINATOR (FACILITIES), TAFE TASMANIA; AND **Mr JACK HANSEN**, MANAGER (FACILITIES), TAFE TASMANIA WERE CALLED, MADE THE STATUTORY DECLARATION AND WERE EXAMINED.

CHAIRMAN (Mr Wing) - Welcome, gentlemen. I would like to confirm what we said at the TAFE premises and that was to express our appreciation to you for the guided tour, to show us not only what is involved in this project but to show us the work that has been done since this committee approved phase 1. That is something we are unaccustomed to being able to do, to see the results as a committee of the projects we have approved. We have seen that as a disadvantage in the past, but it was certainly a very great advantage and a pleasure to see the good work that has been done in phase 1.

We have the detailed submission. It is not necessary to go through all that but we look forward to hearing evidence about particular parts that you would wish to emphasise and an overview.

Mr SKINNER - I suppose I should start because I am the architect and head consultant for the first stage of phase 2 works. I will just give you a general run over on each of the plans. As you are already aware -

CHAIRMAN - If you could just bear in mind that Hansard will be reporting this, so if you are pointing to anything could you perhaps describe it so that it can be understood when read.

Mr SKINNER - Okay. I will start with level 3, the old Tasman Building - that was the area we had a look at this morning - at the café area. As I indicated this morning, it is the entire level 3 of the Tasman Building which will be demolished to make room for corporate services. They are to be relocated from where they are presently at 99 Bathurst Street. The planning of the area is quite simple and is based primarily on an open-plan basis - that is, this entire central area is open-plan work stations with enclosed office spaces around the perimeter. They are along the wall adjacent to the newer building and down the Bathurst Street wall. The reason for that being of course that the enclosed offices don't get the view; they are away from the view area and allows the open-plan office space to be much more amenable.

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The other main aspects about the plan is that we will be breaking three fairly large openings into the outside wall to improve view lines, sunlight and amenity in general. In planning terms again, there is a reasonable amount of sharing of space in the facility. As pointed out this morning, the general construction and finishes are very similar to those you saw on level 1 in TAFE and student services.

If you can see the other drawing over there which indicates the external elevation and a cross-section through the floor itself, you will see the three fairly large windows we are putting up at the level. The section indicates some other features which will take advantage of - and I mentioned the existing roof lights. We will resurrect those roof lights and reconstruct them so as to bring a bit of light into the centre of the floor space. The other main aspect in the interior down in that section, we will be more ceiling work than is usual. It is not going to be a flat ceiling all the way through the space. There is a bit of low level ceiling in part and general sloping ceilings using standard components such as in this case ... tiles.

Apart from that, and as I said before, not much different to what we have done before. In essence the functionality that finishes the aesthetic will follow the line we have already taken. Is that sufficient for that?

CHAIRMAN - Yes, thank you.

Mr SKINNER - Level 2 is information services, which is to be also relocated from 99 Bathurst Street. As you would probably be aware also, information services is in there already. There is a server room and some associated office and technical space, so basically they are staying in the one area. The existing facility is essentially through there. That is a strip of office space and server room, parallel from the existing passageway. We are reconstructing that and reformatting it to make it more efficient. The remainder of the space going through to the Brooker Highway face of the building will be detailed up again, as level 3, as open office space with a couple of enclosed offices for meetings and so on.

Once again, the general functionality of it, the finishes' aesthetic, will be similar to what we've already done. The only special bit about that facility will be the server and work rooms which obviously have to have a modicum finish detail servicing ... because of what is in there. That is as simple as that.

CHAIRMAN - Thank you, Mr Skinner. Any questions of Mr Skinner? You have covered it comprehensively and it has been very helpful that we have been there to see it and we have had the details from the submission as well as what we have seen this morning. Thank you very much, Mr Skinner. Mr Grimsdale, would you like to deal with the other.

MR GRIMSDALE - I would like to just run you through the next stage of the project we will be looking at. I can't show you any of our past work because we haven't done any down there just yet. I will run through it floor by floor, if that is okay, and talk about the departments on those floors as we go.

This is the basement floor and this will take accommodation of two areas of the engineering department, one being a concrete laboratory and store where they will store some of their pallets of concrete dust and what have you to make test samples for testing

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up in the engineering department and the other will be the engineering technicians store and workshop. Again that will be where they are making some of their test samples, making some of their bearings et cetera in the engineering department. The engineering department is being relocated from the old building over in 26 Bathurst Street and will be coming into another floor in this building, which we will get to in a moment. That is the only work that we are involved in on the basement floor.

The project will be broken into a number of stages and stage 1 will be what is known as fitting and machining and moving of the engineering department. This drawing here showing the level 1 floor plan shows the fitting and machining works. At present there is a very large workshop in this zone here and some ancillary staff and GLAs - general learning areas - over in that area there and it is proposed to basically keep the workshop as it is. They have set that out with their machinery, what have you, to a level they are happy with. John's team has put a new plant room over in this corner of the existing large laboratory and this section here will be walled off and will make an oil hydraulics and a water hydraulics there, which is a shared facility between fitting and machining and engineering.

The stores along the bottom side of the department are basically staying as they are. We will put some sound rated doors on some existing openings and there will be some specific mechanical ventilation in there in one of the welding and painting workshops. As with all of the departments, one of the major criteria we are looking at is front of house - how the front of house reads to visitors and how it relates to the rest of their department so this again is probably not a very good model because it is only a very minor front of house area, if you like, but it will be the reception team leader up the front and the staff areas will start to spill out from that zone there.

The only other work in this area is to rejig some existing walls here to create a larger general learning area, I think in the position against the external wall here and then put a computer room which can be shared between the two general learning areas in that position there.

Mr GREEN - We looked at that spacing, I guess east, isn't it, and we talked about the large windows that are going in. Can I ask why we are not doing a similar sort of thing on this particular floor?

Mr GRIMSDALE - Mainly because it is not a floor where you are sort of static. It's a workshop and so you are moving around between machinery so, as I see it, you can walk around through here and you are getting views out of those windows. They are glazed in between those fins so you're not sitting at a desk and turning around and not getting a view so there's enough natural light coming in to serve those areas and backed up with the lights in the room, so we haven't looked at placing any great openings in that wall at all.

Mr SKINNER - I think the thing to remember is that the third floor which I spoke about, which is an office space, as distinct from teaching spaces and it is a whole different functionality.

Mr GRIMSDALE - Well, not so much teaching; this is a workshop environment if you like so there are times when you will be at the machine but then you will be walking around

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and you will get more of a notion about the transparency of that wall than you would if you were just sitting at a desk.

Mr HICKEY - If I could just point out - originally they were all trade areas and the reason that the veins were along there was a two-fold thing. One was an issue with sun control later on in the afternoon with machinery operating and the sun coming in on it and you get a lot of dangerous problems with that, plus it also acts as a noise control barrier for the Brooker Highway, whereas probably up on the third floor you're not going to get as much. We have found that, although it might look a little bit odd, it actually works very well for solar - so you don't get the solar going late in the afternoon and you don't get the glare on the machinery. That was one of the reasons originally the design philosophy was taken to design it like that.

Mr GRIMSDALE - The next level of stage 1, if you like, which is the engineering department - that takes up this zone of the building through there. Again, we will be looking at creating a front-of-house reception, team leader and then the rest of the facilities spilling out from that sort of front-of-house node. In this instance we have a team leader interview rooms and then the general staff office and there is a staff fee paying and lunch room there which is where they have some of the CAD - computer aided drafting - courses there, they are able to go and buy some lunch and what have you.

The configuration of the layout - we recognise we have existing corridors to deal with along here but we still have to create some corridors back within the department so we have located the general learning areas on the perimeter of the department so they can be used by other departments. They are not unique to engineering so we have general learning area of 1 and 2 there so, for argument's sake, say somebody from office administration could come across and use those when they're not being used by engineering. Engineering could then secure their department by here.

Engineering department has two large computer aided drawing offices, one here and one there, and that has its ancillary printing room and store off the side of that; and, interestingly, it has a manual drafting office, which is quite pleasing to see for us older architects. The idea with the drawing office, recognising that we don't want it tied up with a specific function, we will try to set out the drawing offices so that it has the drawing board and to the side of the drawing board it will have a desk so that at certain times it can again run as a joint function. It is quite a large room which can be utilised for a lot of other uses. Their main testing laboratories are over on this corner and with that testing laboratory they do things like analyse various rock strata, crush some of the testing cylinders that they make down in the basement - which is the first drawing I showed. That basically then is stage 1.

The rest of the stages are made up by the other major departments around these floors and I will probably run through drawing by drawing. This one is where we stood before we came down here and this is clothing and textiles. Again this is the staff common room, which I mentioned, behind that long dark brown brick wall. We will be looking at upgrading all the lobby areas to try to get them out of that very dark, staid 1970s pallet and bring it into a more contemporary, lively environment. We will take some cues from what John has done on the other floors and try to be a little bit consistent as we go.

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So what we will end up doing, as you will see on the other floors as well, we will break into this staff common room on either side so this department, which is office administration, and the clothing and textiles can break into those staff rooms and they will share those as a common element. You can see that we have again looked at putting the reception, the team leaders and the teachers and resource rooms down in the front of house and in these instances what we are trying to do is, there is a large display cabinet with clothing and textiles which we are pulling out into the lobby and so that there is a focal point when you come out of the lift and it gives that department a little bit more identity.

Up through the main bulk of the department we are going to really just rejig their existing layouts of their sewing machines and cutting tables and making a whole series of pods up between the columns so that they sit their with six work stations. Trying to get the storage in a more logical manner than they are using at the moment to bring it away from these external glazed walls and bring them into the back area which are a lot more unattractive and trying to pull it out so you can maximise your views out around the existing facade.

In this particular instance, because of the nature of the department, we have tried to keep it as much of an open-plan area as we can so there is good sight lines from the staff and reception area, where they can look right back through into the departments. We have some fitting rooms down here, again at the front of the front of house, because they do have times when they sell their garments and take on commissions and so that can be the fitting area for that area.

On the office administration side, I think Shane alluded to it when we were down there where again, taking that front-of-house scenario, creating a reception, the team leaders and the resource room and they have got a few more staff than some, say in this department, so we have got a larger staff area there. Around the perimeter, certainly along this top level, we have put some general learning areas which will be more enclosed than probably the ones down there here and again which will allow it to be an open plan, sort of flexible space, through the main bulk of the department.

This department has some interesting security aspects, if you like, and one of the things is they have a model office, if you like, in their training techniques so we have created that situation there and put the security node right through there so the department is separate from the front of house.

CHAIRMAN - Any questions? Perhaps just one while you are doing that, though I am not sure who is able to answer this. I assume there are two firms of architects involved in this project because of the size of it - over \$8 million - or where there other reasons?

Mr HICKEY - Yes, that's right. Also to meet cash flows as well and to keep the program rolling we had a commission - John extended his commission to pick up the corporate and then we went out to tender for the larger part of the project, which was the other bases that Andrew secured. So that was the reason why we had the two architects.

Mr GRIMSDALE - It's not that we couldn't both of us handle a job that size.

Laughter.

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Mr GRIMSDALE - Level 4, we have the managing and accounting department through here and information and technology department through here. I will deal with information and technology first. Again Shane alluded to it on site. This is one of the departments where the main administration hub is right back here in the very back side of the department, so we will pick that up and move it again up to the front of the department, again linking it with this common staff room with the management and accounting department and then pick up an IT software laboratory and place it back there.

There is very little other intervention with the existing walls in that area and finishes so it is basically being kept as it is, except again for this front of house. One thing I will mention that in each area there is a student common area which can be used by anybody they like and so we have again located those in fairly strategic positions so they are again up front of house. The office and administration, again there is very little intervention in the existing wall structure there other than the front of house which is being upgraded. Upgrade the lift lobby and the entry stair and we will be looking at upgrading the access facilities for people with disabilities because at the moment there are no adequate toilets on those upper levels.

You might notice that this is the only area where we have kept a tiered seating lecture theatre because it is the only one in the building. It is being kept there because it sometimes has outside use for projection facilities, et cetera.

This is the top floor, which is electrical engineering. They basically take up the whole top floor. Again, front of house reconfiguration and, as Shane alluded to down on site, the existing plant rooms are up in this area outside on the roof there on the top level which now, with John's scheme, have been moved down and occur on each floor. We have some extra space here which we have been able to knock out the wall here and reconfigure these laboratories, motor rooms and the general learning area to give it a lot better space and a lot more useable space in that top floor.

The only other intervention here is the moving of some walls there to better rationalise their laboratories, the way they are using those at the moment. The rest of them, these GLAs and the drafting room, are basically being kept as they are at this stage.

CHAIRMAN - Thanks very much Mr Grimsdale. Mr Murphy, would you like to give any evidence?

Mr MURPHY - No, I think that most of what has to be said that is relevant has been said by the two architects this morning, thank you.

CHAIRMAN - Mr Hickey, would you like to say anything?

Mr HICKEY - No, the same as Paul. I think basically our two consultants have covered the project pretty adequately there. I will just take on any questions.

CHAIRMAN - Mr Hansen?

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Mr HANSEN - No, probably the only thing I need to say is that the project itself received its funding approval in the State Budget this year so we are in the process now of ready to commence the project on approval.

Mr KONS - I just have a question, looking at the air-conditioning, on one of the floors there where it was a large space and it was running, has any action been done to limit wasting energy there or controlling energy use in the building?

Mr HICKEY - Which floor was that we are looking at?

Mr KONS - It's the one that had the large disabled toilet, I think.

Mr HICKEY - That floor, yes. That plant room there actually feeds the hair and beauty and that would have been operating then because we have a class in there. So that is the floor by floor system we are going to, so each of those loading bays - it changed over into plant rooms there.

Mr KONS - So is there any way of -

Mr HICKEY - Yes, they are all on controls and even the new TAFE Service area now is on optimised control. There is no pre-heat setting so you walk in and there is an optimiser that picks up the fact that there is somebody in that area and the heating will turn on and consequently run for an hour and a half and shut back off again if that room is not in use. There are quite a lot of energy controls being put in, a back-up around the mechanical. You will probably notice in the costings there that a quite substantial amount of funding is actually going to mechanical controls throughout the building because the building is pretty tired and has to be brought up to speed and has to be made more efficient as well.

To that end we had a performance contract given by Honeywell who actually came in to work on the building to get the system up and to make it more economical so that we can conserve energy.

Mr MURPHY - I think it's probably important to emphasis that, that we have had a contract with Honeywell for a couple of years and that's designed specifically to maximise energy control within the building because we did have a fear that by not controlling the environment properly, we would actually be wasting quite a bit of energy in terms of heating places where people weren't and so on. We've had fairly positive responses, Jack, I think, from the Honeywell contract. We have a performance contract with them and there have been some significant improvements in energy utilisation rates in the building there.

Mr KONS - Do you test that with anyone else occasionally in an audit sort of manner or is it just an open contract with them?

Mr HICKEY - No, the contract with them only runs for five years and it was based on the fact that they would put in some background equipment and they would take the cost savings from the energy, so it was performance-based. If they didn't make the system run better, then they weren't going to pick up any of the savings.

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Obviously they've made the system work more efficiently and the control set on them limiting certain peak periods in times and settings so they can't go below those. But as a process of the planning we have two reviews of the mechanical system in the first phase and going out to consultants with the next phase we have done another mechanical review. So we have carried out two reviews of the whole building, and there will be another mechanical review prior to going to tender as well. Now that the next phase is on, the new mechanical engineers will redesign and relook over the whole complex to make sure that everything has been picked up in the first phase that should have been.

Mr KONS - When is that happening?

Mr HICKEY - That happens as part of this process before we go to tender.

Mr KONS - You mentioned that there were some other buildings that were relocated from other parts of the CBD area. This is the main building, the one across the street - are there any others are linking here?

Mr HICKEY - The main city campus at the moment is the one we were walking through today, 75. We have 26, and as you have probably heard, we have moved automotive out of 26, we have moved engineering but we have back-filled it with some people, an AMES program. We are tending to use that building now because we are hoping to redevelop our Clarence campus in the future as a decanting area and also as part of our project as well and it is proposed in the future that portions of that building may be sold off if they are no longer required to us, therein to reduce our energy and recurrent costs - cleaning, maintenance and that sort of thing.

The Domain campus, we are actually trying to relocate from. We have actually emptied the Domain but we have a caretaker role there with our call centre. There is a small body of people there maintaining that building so it acts as a caretaker watchdog, if you like. Most of the other buildings around there we are slowly trying to get out of. Our pottery, we have relocated to Clarence, our electrical engineers will come out of the old electrical engineering building and relocate up here on the fifth floor. There again there's the electrical and electrical engineering, so it's going to have a two-fold thing, we'll be able to release a building but also there will be a flow-on effect with the training. The electricians can then flow on from the trade area, if you like, on to more the paraprofessional stream of things in the electrical engineering. So it will be a bringing back of the two sites, there'll be a better usage of material and plant which they will be bringing over with them.

Eventually, the main plan is to transfer our laboratories from the Domain campus then back to Clarence. So at the end of the day, I think, where we will actually walk away from the Domain site and basically just have two buildings left there.

Mr MURPHY - We have a pretty strong focus on trying to maximise the utilisation relative to the space we have got. One of the measures that is used is the number of square metres per student enrolment and we are anxious to try and ensure that we get ourselves to a level where we don't have a lot of under-utilised space. A couple of years ago we had a sense, and indeed I may well have spoken the last time I was here about this, that we would have been able to concentrate most of our Hobart deliveries at the Clarence campus and at 75 Campbell Street and we had an aspiration at the time to reduce the

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usage we were making of the 26 Bathurst Street building and 99 Bathurst Street building and the Domain buildings, as well as a few other annexes we have dotted around the city.

At the time we had a sense we could do that because the level of training in the workplace was increasing quite significantly and we thought that the level of training in the workplace would be sufficient as to make it less necessary for us to have access to quite so much in the way of more traditional learning space.

We were correct in the first regard. There has been a very significant increase in the amount of workplace training. Something like 15 per cent of our students now have some component of their training actually delivered at their place of employment. But we have also experienced, or perhaps driven, a considerable level of growth in the provision of vocation education and training over the last three years and essentially what has happened to us is that our rate of growth has tended to absorb quite a lot of the space that we have created as a result of increased workplace training. Consequently we are starting to find now in our planning that our capacity to move away totally from the 26 Bathurst Street building was over-optimistic and we are now having to revisit some of our long term planning in terms of the utilisation we make of 26 Bathurst Street.

Mr GREEN - Is that the building that was going to be sold?

Mr MURPHY - Yes, it was. I think I would have spoken about that before, that we had an expectation that we could clear right out of that place some time around 2003 or 2004. As it happens we have grown a lot of our delivery quite substantially. A case in point would be international students who have come here for English language programs has grown quite substantially in the last two years, as indeed have other elements of the language program as well. We had originally intended to house the Adult Migrant English Program which does their language training on the second and third floor in Campbell Street, and it has just turned out not to be possible and so now we will locate them on a long term basis at 26 Bathurst Street. We are still giving some thought to consolidating in a portion of the 26 Bathurst Street building, which is described as the Dechaineux building but we're not entirely certain yet whether we would be able to fit the whole thing into it.

The discussion we had this morning about the library in terms of making flexible access to self-paced learning in the library is part of trying to maximise space utilisation as well because one of the difficulties we have with a flock of students following a teacher around the place is that because of attrition, you will often find that a group of 15 students might decline to five or six over a period of two or three months and consequently four groups of 15, which would be 60 students using four classrooms, will probably - because people get jobs or they change courses or whatever - might decline from four 15s down to four 7s. Effectively the number of students is halved but we are still using four classrooms.

By introducing the flexi-train notion through the libraries, and we are already doing this in Launceston, what we are able to do is to ensure that the utilisation by the four groups of students can be pulled in - if there are 60, we have 60 terminals available; if there are 30, we only need 30 and we can use the other 30 for something else and open-learning areas is trying to address that problem as well.

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Mr KONS - In this Brooker Avenue centre in Domain House, how far away are they away from the large campus area?

Mr MURPHY - Domain House is directly across the Brooker Highway. When we spoke at the bottom floor outside the business development unit, Domain House would be about a four minute walk from there. It is just straight out across the Brooker Highway and up through the garden.

CHAIRMAN - On the old university campus site, is it?

Mr MURPHY - That's correct.

CHAIRMAN - Was that the Phillip Smith building before?

Mr HICKEY - No, the Phillip Smith building is the older one further up, this is the old Domain House which was the university - originally the university building, I believe. It's the big gothic-style building that fronts the ABC building.

CHAIRMAN - Oh, that one. I had my first university lecture on the top floor there - a few years ago.

Mr HICKEY - It probably hasn't changed much.

Laughter.

Mr GREEN - In terms of the time frame, the construction phase is quite long, is that because you are going to do it floor by floor or -

Mr GRIMSDALE - That's partly right, yes. Shane can probably elaborate a bit more than I can but they will need to decant departments so they can stay in occupancy of the building. Obviously it would be nice to go in there and do everything at once but there would be a heck of an imposition to the people using the building. Building works are noisy and dirty and what have you, so we are trying to limit it as much as we can and I think it is to do with some funding, Shane, hasn't it.

Mr HICKEY - That's right, to meet our cash flows. It works all right, it flows in better with that so rather than hit at all and try and bring money forward we can fit in with our costings. The main reason is the building really can't sustain too much activity at once. Noise is a big problem while running existing classes and we have to decant and there will actually be a lot of work being done around people, so we will have to set up decanting areas, move program areas out and still try to run classes. Fix up the front house, if you like, move them back and take some classrooms off, refurbish them, move them back and forward a bit so there is going to be some disruption. We don't have the luxury of another building to put everyone in, set them up and bring them all back again plus it is cost prohibitive. We have looked at a lot of staging of the building and that's why it is in those segmental stages to accommodate the floor by floor process. Logistically, just to get the materials into a multi-storey building, if you had three floors operating you would have a traffic jam just getting plaster sheets, mechanical equipment, things like that, in there and contractors working over the top of each other so it is

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preferable to do it this way to limit the impact of the building and it works in better with their cash flow.

CHAIRMAN - On the question of funding, the availability of all the funds you need has not been finally determined, has it? I notice on page 14 of the submission it says: 'Changes in ANTA policies regarding infrastructure funding for training accommodation during the course of the project and before funds are fully committed. If this eventuates funding would have to be sourced through asset disposals or State funding however it is expected that ANTA capital development funding will continue through the life of the project. It is also appropriate to pursue asset redevelopment at this stage in order to utilise available external funding from ANTA and improve the operating efficiency of TAFE Tasmania'.

So what is the extent of the risk of there being insufficient funds and therefore there being the need to dispose of assets?

Mr HICKEY - I might be able to answer the first part and then I will hand you to Mr Hansen who will be able to tell you the funding side.

Basically what that section of the document refers to is a risk assessment. If for some reason funding was pulled out on it, that we would have another opportunity to look elsewhere for funds but as Mr Hansen will probably tell you in a minute, we don't see that as a big risk and we've just nominated it as part of the risk assessment; should it happen we have a contingency plan, but I think Mr Hansen would be able to answer -

Mr HANSEN - Mr Chairman, just to enlighten you on that question, we are confident the ANTA funding will remain, in fact the project itself has been included and approved by ANTA - a program until the year 2004. So with that in mind we are confident that the risk is very, very low. It would probably take a major change in Federal funding or whatever that would affect the building but at this stage it has been approved by ANTA to be continued until the end of phase 2.

CHAIRMAN - And if there is a difficulty there, what assets would be likely to be disposed of?

Mr HANSEN - We would probably take the notion that we would probably look at what sort of deficiency we have in funding and look at assets that are available to us to dispose of that value only. It is, as I said, a low risk but it is something we would just take on board at the time if it happens.

Mr KONS - On terminology, what does decanter mean?

Mr HICKEY - It just means to relocate people from one space to another, it's a bit like decanting your wine, you're taking it out of the big vat and putting it into a small glass.

Mr GRIMSDALE - You don't put it back again though.

Laughter.

Mr KONS - And the level of professional fees I noticed was estimated at 319 -

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Mr HICKEY - That's right, that's been agreed to now with the -

Mr KONS - It's good to see that compared to some other projects this is a more realistic and more commercial fee structure.

Mr HICKEY - It's a very good fee proposal I might say.

Mr GREEN - The cafeteria - you proposed to point out the new area there for cooking - we then went to the existing one and the floor size in terms of the seating arrangements is obviously much larger in the existing area.

Mr HICKEY - That's right.

Mr GREEN - How do you plan - you said you could seat about 70 -

Mr HICKEY - We can seat 70 in there at the moment and we hope it's not going to be more. We can get away from the old style cafeteria where they sit themselves down all day or for an hour. It will be basically come in, grab your food, there is space there to eat it and go again and look at more of a high turn over of volume. Even the food preparation - they have had their food stylist in, would you believe, to look at their menu so they are changing the menu and the way they operate completely. So it's going to be more of a café than a cafeteria. It is a similar concept as we saw in Melbourne at RMIT in Cardigan Street. They had a café there and it was really booming, to the point where it becomes - to increase the space they actually increased the volume of traffic - by decreasing that because it becomes more vibrant whereas what they found over there, the same thing, huge cafeterias, people dining in them, they were a bit open, a bit bland and there wasn't the cohesiveness in them, so they actually found their turn over was a lot better. People would come, people would go more readily, and we're certainly expecting big things of this operation.

Mr GREEN - You've got those other areas on the various floors where -

Mr HICKEY - To supplement them on every floor, and you will probably see we have highlighted them in the diagrams in the back of the evidence, there is at least two to three, in some cases three, student break-out lounges so there again that will take a bit of pressure off the café, students bringing their own food. We will have vending machines which will be run by the caterers. They will look after those and in the library now, with the flex-train, we will be putting in food vending machines and coffee machines up there so if they need a break they don't have to go down stairs, they can go over into the reading area of the library, we are putting in a new little pantry area in there. They can have a break out in the reading area and then come back again. As you have seen down in automotive and access room those student lounges, which can cater for up to 15 to 20 students at a time, will certainly spread the load around so we feel fairly confident that will work well.

CHAIRMAN - I would just like to ask some questions about the format of the submission and firstly the size of the document which has been customary in the past but at our last project hearing we had a submission in A4 form, which was much more convenient, and where necessary the plans were on B3 paper and able to be folded out. I am not sure who determines the size of this. Two projects ago we had this B3 paper-sized

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submission which is quite inconvenient these days because it doesn't fit into filing cabinets and not easy to fit into brief cases. I'm not sure if it is convenient for other people; it's not for the committee.

Mr GRIMSDALE - I will put my hand up for that.

Mr HICKEY - I think, Mr Chairman, we can probably take that on board because if that's the requirement or you think it's easier, that's the format we would like to use next time.

CHAIRMAN - Thank you. It's much easier for us than having this bulky one that doesn't fit into anything and there is a lot of waste paper involved apart from anything.

Mr KONS - Is there a particular rationale why they make them so big?

Mr GRIMSDALE - We generally tend to make a lot of our reports this size to get noticed because we are generally competing for a job.

CHAIRMAN - Well, you have a captive audience.

Laughter.

CHAIRMAN - It would be helpful to us. I think in the last year or two most of the submissions have been this size so don't feel badly about that, Mr Grimsdale, because we only commented on this for the first time 10 days ago in Launceston and we haven't ever commented - no, we did comment once before but not to any great extent. We just express that view and if the word can go around we would find it more convenient but it is a good presentation and good submission. Any further questions on that or any other -

Mr GREEN - Do the contingencies in the first phase cover the project okay?

Mr HICKEY - Yes, they did surprisingly enough. We felt we would probably have to float a bit out -

Mr GREEN - Because that was a bit of an issue.

Mr HICKEY - That's right. With an old building you never know what you are going to find but fortunately enough John's team did a pretty good job in going down and resurveying all the work before they documented it, so there wasn't a lot of stuff left to chance. Also we had a lot of reports done on the mechanical systems and asbestos audits as in the previous, so we had identified a lot of the risks so most of them were contained. I think out of the whole project I think the only part we came across was a bit of drummy floor surface in some of the existing floors in the workshops where we took up the old parquetry but apart from that there were no great surprises. They held pretty well, so most of the contingency was utilised back into the project in terms of extra fit out, where we'd cut back on for budgeting, so it has been absorbed.

Mr HARRISS - I suppose, Mr Chairman, underpinning that relatively small contingency as far as construction is concerned, it is fair to say that there is not a great deal of construction work going on.

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Mr HICKEY - No, it's all envelope fit-outs so it's really -

Mr HARRISS - Yes, so really the contingency being about 3.5 per cent isn't a surprise that it is low, given the sort of work that you are undertaking.

Mr HICKEY - That's right, bearing in mind the foundation of building envelope is all there. As you know, it is all the existing terminals. Petitions are exactly that, petitions, except for the core, so we don't expect to see any - basically pull it down and put it back up again in a reformat. There again, a fair amount of the budget is in electrical and mechanical services. Again, a lot of the stuff on there, because of the building shape the way it is doesn't lend itself to alter a lot. We have also tried to maintain a lot of the shapes in certain areas because of the fact we don't want to impact too much on the operation of the building.

Had we been able to decant everyone out of the space, then we may have taken a different design approach and changed things a little more but we haven't got the luxury of that at the moment.

Mr KONS - How many square metres per floor is it for the L-shape and the other building?

Mr HICKEY - John will have to help me out. I think it is about 1 200?

Mr SKINNER - It is about 1 500. That's a gross space.

Mr KONS - That's for both buildings?

Mr SKINNER - No, that's just the Tasman. I thought there was a note in the thing somewhere.

Mr HICKEY - The other one - Andrew?

Mr GRIMSDALE - I am not sure I have actually done the calculation.

Mr SKINNER - It's about a net 1 200 in Tasman - thereabouts.

Mr HICKEY - With the L-shape one wrapping around, it runs out to about 1 600, 1 700.

Mr KONS - So the L-shape is?

Mr HICKEY - We assume it is around about 1 600 to 1 700.

Mr KONS - And the other one is?

Mr HICKEY - 1 200.

Mr KONS - So it is close to 3 000 square metres.

Mr HICKEY - It's a big building in terms of if you add up all the floors, the actual floor space is quite a large space to heat and ventilate and I think that gets lost a bit because

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you have the two buildings - people say: it's not that big, but as a footprint it covers a lot of area.

Mr GREEN - I just concur with you, Mr Chairman, that I think it's terrific to have the opportunity to go back and have a look, and we talked about it on site, trying to understand what you were doing with that basement area and you were pointing out that at the time you thought those columns would go and other things - the rent and all the rest of it. It was terrific to see how that all came together so I think it is a credit to you, especially looking at the disabled access and all those issues associated with the building and the difficulty I guess you must have had. Of course we were working on artist impressions last time, Mr Chairman, if you remember.

CHAIRMAN - And we commented on that. It is good to see real plans at last.

Laughter.

Mr HICKEY - Well, the artist impressions weren't far off actually.

Laughter.

Mr GREEN - You made the comment about the drawing office and the fact that they have the old style teaching facility there, which is interesting, because I would have thought people would still have to learn the fundamentals, the basics of drawing before they get onto computers.

Mr GRIMSDALE - Well, let me tell you they don't in the real life unfortunately.

Mr GREEN - Is that right?

MR GRIMSDALE - Yes. They are taught on computer and they come out to our offices and they don't know how to sketch, they don't know how to scale things and look at things in perspective and it's a real problem. It is good to see, dare I say it, that engineers are doing it.

Mr GREEN - So was that a conscious decision made by the -

Mr HICKEY - Yes, the department itself, when we looked at it we had a bit of a view that perhaps we could get away without it but they then informed us that they had bought another 30 brand new boards because the other ones had worn out. They say they have quite a requirement for the first year to teach them how to draft and teach them how to write and ... scale, to get form and definition into their drawings, which is fairly hard on a computer screen, just trying to run before you can walk. So they basically lead them through the manual crafting and then put them on to the computer-aided drafting and that sort of helps the transition period between the two.

Mr SKINNER - It is interesting though that at our office - this is just a total aside - the boys out the back cleaned the office out, it was totally CAD and in the last few months the boards have come back to some degree. I think it is important to note, especially in education, and in our game specifically and in engineering as well, that it is most important to be able to use a pencil and draw things up on a board before you go into

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electronics because it is the only way you can really get things coherent and together and understand it. On a screen you see one thing at a time, you don't see the total picture. There are some great dangers and it is an interesting comment.

Mr GREEN - It is interesting to see how the design has changed over time as a result of this change. I think it is good.

CHAIRMAN - So you were going to add something, Mr Skinner?

Mr SKINNER - Yes, it was interesting to see the young guys coming through on work experience and they were all on CAD and we dragged them off and gave them a pencil. It seems fairly hopeless.

Mr GRIMSDALE - We can't control it. At the end of the day, in the old days, you would look at a drawing and you would say, okay, that much work has been done. Nowadays, when you go and watch them drawing they are focussed on the computer right on one specific area and if you want to see what they have done they have to bring it up on a screen, print it all out and it is very hard to analyse how much work has been done during the day.

CHAIRMAN - So is anything being done to correct this new trend?

Mr GRIMSDALE - As John said, they are bringing the drawing boards out; we've still got them out.

CHAIRMAN - At the learning stage, at the teaching stage?

Mr GRIMSDALE - Well, it needs to go back through the schools, I'm not sure the answer to that but, yes, it needs to go back through the schools, I think. We have had that honeymoon period, if you like, of the computers and I think people are realising there are some shortcomings to it, they are not the be-all and the end-all that everyone thinks.

CHAIRMAN - So it needs to go back to academia, doesn't it?

Mr GRIMSDALE - Absolutely.

CHAIRMAN - So if the profession works on that, puts some pressure on academia it might correct it. Well, gentlemen thank you very much for the very good presentation. We appreciate your help. We will now consider that.

THE WITNESSES WITHDREW.