



1997

PARLIAMENT OF TASMANIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

**TAFE TASMANIA
LAUNCESTON REDEVELOPMENT**

Presented to His Excellency the Governor pursuant to the provisions of the Public Works Committee Act 1914

MEMBERS OF THE COMMITTEE

LEGISLATIVE COUNCIL

Mr Wilson (Chairman)
Mr Wing

HOUSE OF ASSEMBLY

Mr Cox
Mr Goodluck
Mr Hidding

By Authority: Government Printer, Tasmania

To His Excellency the Honourable Sir Guy Stephen Montague Green, Companion of the Order of Australia, Knight Commander of the Most Excellent Order of the British Empire, Governor in and over the State of Tasmania and its Dependencies in the Commonwealth of Australia.

MAY IT PLEASE YOUR EXCELLENCY

The Committee has investigated the following proposal:-

TAFE TASMANIA LAUNCESTON REDEVELOPMENT

and now has the honour to present the Report to Your Excellency in accordance with the *Public Works Committee Act 1914*.

PROPOSAL

The proposal seeks approval for the infrastructure Redevelopment for TAFE Tasmania (Launceston) City and Alanvale Campuses;

Refit to City Campus Building 1 & 2 to accommodate Business Studies (Accounting, Commercial/Office, Management, Information Technology); Flexible Training (providing 24 hour access); One-stop-shop (enrolments) including substantial student facilities; with demolition of sub-standard central building, landscaping and removal of sawtooth roofed building at western end.

Major refit to Block A Alanvale to accommodate Library, Student Services, Administration, One-stop-shop entry (enrolments), student amenities and Fashion. Lower floor to be stripped out and left vacant for future development.

Refitting to Block C Alanvale to accommodate General Studies, Community Services, Student Amenities and Hair and Beauty.

Minor refit to Block B Alanvale to accommodate Engineering, Electrical and Electronics space efficiencies.

Funding for the project has been approved under the Commonwealth Infrastructure Program.

The Value Management Study was conducted on the current proposal for Redevelopment of the Launceston Institute of TAFE, City and Alanvale campuses.

The assessment was undertaken at the schematic diagram stage of planning and its aims were to verify the current proposal in an accountable and structured form.

The Value Management Study was undertaken by W.T. Partnership, facilitated by Lee Deacey on 28 August, 1997 at the Alanvale Campus. All functional users attended the study which confirmed the current proposal meets all current and future service delivery requirements.

DESIGN BASIS

City Campus

This will incorporate the Institute of Business, the Director of Business' offices, TAFE Tasmania, (including the 'One-stop shop') and TAFE Train.

The existing entry from Wellington Street will be enhanced and access the TAFE Tasmania 'One-stop shop; which will provide course information for all of TAFE Tasmania, facilities to enrol, a cashier, a Celta officer, 7 training workstations and possibly a TAFE shop. On the other side of this entry is TAFE Train and 2 associated 24 hour access computer laboratories.

The Director of Business' teaching facilities are located throughout the remainder of the campus, except the existing Hair & Beauty 3 storey building, which is not included in this Project. Included in the Institute if Business facilities are 7 computer laboratories and a range of flexible teaching areas.

Recreational areas are provided in a new Kiosk that opens to outdoor areas and a Quite Student Lounge. With the demolition of existing single storey buildings, in poor condition, the campus will focus on an internal courtyard that will be landscaped and provide parking.

Alanvale Campus

The entry to the existing facilities at Alanvale is presently poorly defined. This Project includes a newly landscaped formal entry to Block A, which will lead visitors to Administration.

Block A is to be demolished internally, to provide completely renovated spaces, with new air conditioning. The roof will be re-clad and a skylight provided that will be above a future atrium which will provide light to Level 1, in the future.

Level 1 of Block A will be left in safe condition, ready for future development.

Block B will have relatively minor alteration works throughout, to create more efficient use of the building and to be able to take equipment transferred from Block C.

Block C will be internally renovated, with approximately 30% of existing rooms retained and the remainder reconfigured to take new functions. Sections of external wall panels will be removed to allow natural light into the building, both externally and from the internal courtyard.

COSTING

The indicative Estimate of costs for the whole project as at August 1997 is as follows:—

| | \$ |
|---|-------------------|
| Contract 1 - City Campus | 2 490 000 |
| Contract 2 - Alanvale Campus— | |
| Block A | |
| Block B | |
| External Works | 4 454 000 |
| Contract 3 - Block C | 1 482 000 |
| Design Development Contingency | 79 000 |
| Post Contract Minor Works | 100 000 |
| Furniture and Equipment | 475 000 |
| Professional Fees, approval and Removalist Costs..... | 990 000 |
| TOTAL PROJECT COST | 10 070 000 |

EVIDENCE

The Committee commenced its inquiry on Friday, 10 October 1997. The Committee met in Launceston and inspected the Launceston City Campus and the Alanvale Campus of the TAFE College, followed by a public hearing at the Launceston City Campus.

The following witnesses gave evidence at the hearing:

- Mr Jim Anderson, Institute Council;
- Mr Terry Powell, Launceston Institute of TAFE;
- Mr Mike Brough, Acting Director, Launceston Institute of TAFE;
- Mr Doug Gray, ARTAS Architects;
- Mr Craig Webb, Acting Manager of Facilities;
- Mr Graham Titmus, Retired Head of School of Engineers.

At the hearing, Mr Brough submitted to the Committee "...that the redevelopment certainly focuses on the mission of the Department of Education and Vocational Training and that of the Launceston Institute of TAFE, both of which focus on developing skills within the community to enable the Tasmanian economy to have access to the sorts of skills which are required to enable it to be productive and competitive. The redevelopment will meet the projected needs of the Launceston community for TAFE services into the twenty-first century in a number of course areas. As we noted during the inspection, there is vacant accommodation within block A at Alanvale which is available for future redevelopment if demand continues to grow in the manner in which it is currently doing.

As noted, a major aspect of the Alanvale development is demolition of the internal configuration of block A and that completes renovation to meet the needs of a contemporary educational organisation and will accommodate, in particular, textiles and clothing, together with certain student amenities.

The major accommodation provided within the city is as noted: reception, offices, preparation areas, staff accommodation and amenities, a resource area, meeting and interview rooms, medium general-purpose classrooms for business services in particular, computer laboratories, student amenities and a kiosk and stores. At Alanvale: reception and offices will be provided, staff accommodation and amenities with the main institute library, meeting and interview rooms, general purpose classrooms, practical training areas for hair, beauty, textiles and clothing, a computer laboratory, student amenities and stores.

The total cost of the project is \$10.07 million. The buildings cost is fully funded by the Commonwealth, ... I understand that some of the site works are State funded.

Subject to the Committee's approval, Mr Chairman, the schedule for undertaking the works is ... the calling of tenders in December of this year; commencing of construction for stage 1 in January 1998; stage 2, March 1998 and stage 3 in June 1998, with overall commissioning and handover at the latest by December 1998. Within that schedule it is anticipated that the city campus will be completed and handed over by June of next year."

The Committee sought evidence regarding existing and projected enrolments at Launceston TAFE. The figures are as follows:

| <i>Enrolments</i> | <i>City</i> | <i>Alanvale</i> | <i>Total</i> |
|---------------------------|-------------|-----------------|--------------|
| End 1995 | 2289 | 2213 | 4502 |
| End 1996 | 2606 | 2510 | 5116 |
| End 1997 (projected)..... | 3040 | 2410 | 5450 |

The Committee questioned the witnesses regarding the timing of letting the tender. Mr Gray explained that the tender will be going through the tender board, and although they make the decision in this regard the indication is that if the tender can be advertised by mid November, a decision may be made, tender let and work started in late January. As Mr Gray described "We have done it before, come back and let the tender in January because you cannot start until 24 January or thereabouts with the tender board. By the time it is the three weeks' tender process and the two weeks of the tender board we have lost too much time. So tenders will be closed and the successful tenderer nominated before Christmas to start on site at the beginning of January."

It was submitted to the Committee that the proposed work would be divided into a number of contracts. As Mr Gray explained, one is the city campus, the second is blocks A and B and landscaping and the third is block C. Regarding the timing of the works, Mr Powell stated "The city campus will commence early 1998. It will be done in two stages. It is intended that the first stage will be what we call section 1, which is the U-shaped front end that fronts on to Wellington Street; the second section will be the remainder. Whilst the first section is under building construction it is off site as far as our teaching is concerned so we are looking at decanting our staff into the second part of the stage 2 area plus into adjoining buildings which we still occupy. Also, any teaching area which is going to eventually finish up at Alanvale we are trying to move all of those people in the early stages straight to Alanvale prior to Christmas this year, so in fact there will be minimal amount of teaching operation in the city. ...the library is not touched and when people actually move from the library they will move straight into a new library. The computer labs are not touched, they will move from old computer labs to new computer labs so it is really the talk and chalk areas which will be affected in the city campus in the interim.

We have already started to shift some of our city campus operators to Alanvale and they are being located there as we speak. The library at Alanvale is the first area to be part of the demolition, ... in that it is in block A and that is being relocated into a temporary facility which is an existing terrapin building which was left over from the senior secondary college. We have two committees set up, one in the city and one at Alanvale, and both of those committees are setting the parameters for next year and the teaching programs and looking at how we can best operate, so it is actually being done through consultation with all staff within the institute."

The Committee also questioned the witnesses about the occupational health and safety aspects of the existing buildings and the proposed remedial action. Mr Brough explained "The background to occupational health and safety is that building A in Alanvale does not comply in any way to occupational health and safety or Building Code of Australia requirements now. It has been the subject of a number of legal cases with students claiming against the old matric college and our advice from our mechanical engineers is that it is completely inappropriate. We have had studies from specialist occupational health and safety firms from Melbourne look through both blocks A - well, particularly block C because we are maintaining that air-conditioning system - and we have also taken internal audits and this is the reason why we are completely replacing the mechanical services in block A and altering and improving the mechanical services to the existing services in block C.

The other aspect of OH&S is that we have had internal meetings with occupational health and safety representatives from within TAFE and they have gone through the drawings and from what we understand they are satisfied that it meets their requirements."

Further evidence was sought by the Committee regarding buildings in Launceston owned by TAFE which will no longer be required following this development. Mr Webb told the Committee that Number 19 Wellington Street and all of Wellington Square will be vacated, as these two properties will no longer be required. Mr Webb stated that the fate of these buildings will be subject to decisions by the Government, but recent valuations put the value of Wellington Square at \$1.4 million and 19 Wellington Street at \$200 000. They are surplus to TAFE requirements and discussions have started with the Property Disposal Unit as to how best to sell them.

The next witness to give evidence was Mr Titmus, retired Head of the School of Engineering at Launceston TAFE from 1972 until his retirement in 1990. Mr Titmus pointed out that the existing engineering facility at Alanvale in Block C was specifically designed for engineering and claimed to be the best of its type in Australia. Mr Titmus' concern was that although engineering student numbers and accordingly staff numbers have fallen, the facility should be preserved in its present state and not altered as proposed. The matter of the standard of the existing facility was referred to in the "McKinnon Walker" Review which found that "At Launceston the TAFE facilities are more extensive than is require for the TAFE diploma course enrolments."

CONCLUSION AND RECOMMENDATION

The evidence presented to the Committee demonstrated the need for the proposed works to be carried out. The new facilities will cater both for changes in the types of courses offered and the expected increases in enrolments.

The processes which have been observed in identifying the needs and the planning to meet these requirements have provided an excellent solution.

Accordingly, the Committee recommends the redevelopment of Launceston TAFE, at both the City and Alanvale campuses, in accordance with the plans and specification submitted at an estimated total cost of \$10 070 000.

Parliament House, Hobart
31 October 1997

Hon S. J. WILSON M.L.C., *Chairman.*