

NEWS FROM THE DIRECTOR

Higher construction process here to stay for foreseeable future -

I am sure that it will come as no surprise to the reader that building costs have been heading only one way over the last couple of years. This is driven by the severe shortage in trades skills across the country, and it is particularly evident here in Tassie. In AMS, we are feeling this pressure both on the capital management plan and also the minor works we manage for Schools and Faculties.

Some feedback of late has been ‘we could get it done cheaper’. One of the important issues to remember is that the University is a public place, bound by a raft of legislative requirements to meet in regards buildings and equipment. One can not automatically translate works done on a private property; say a house, to the works that we carry out at UTAS. The works are invariably more complex and all the skills sets required to deliver functional and fit-for purpose facilities are not within UTAS (AMS), so we have to buy them in, at a cost. Further, there is a level of quality that we have deemed a baseline, and maintaining that level is, I think, important to make sure UTAS has functional and aesthetically pleasing campuses in which to work and our students to study.

AMS is feeling the increase in process across all levels in building works, from minor works to large capital works. We continue to test the market by seeking tenders, but this is proving difficult in some cases, as the market is so buoyant that companies are choosing not to tender due to existing commitments. This is leading to delays and placing significant pressure on getting works done in the short windows of opportunity during the year.

Be assured, we will continue to seek value-for-money outcomes in the building works we are procuring for UTAS. We are auditing a soon to be completed project to see how the process of building procurement can be made more flexible to meet the changing external environment.

Matt Smith, Director Asset Management

UTAS LANDSCAPE MASTERPLAN AWARD

UTAS Landscape Masterplans (Sandy Bay and Newnham) submitted by Urban Initiatives won the award in Landscape Planning at the Australian Institute of Landscape Architects (Tasmanian Chapter) in November 2007.

STAFF PROFILES – AMC Staff



Back (from left) - Michael Bird, Lou Brown and Mark Campton.
Front (from left) - Greg Murphy, Gary Dadson (Tony Long absent),

Michael Bird, AMC Property Manager, is married with 2 daughters and enjoys V8 car racing, model trains, golf, gardening and fishing. Mike is current president of the West Tamar Rotary Club.

Lou Brown, Grounds Officer has worked for the AMC for 13 years. Lou has eight children and enjoys fishing and shooting.

Mark Campton, Technical Assistant, is married with one child and another on the way - hobbies include fly fishing, hunting, boating and bushwalking.

Greg Murphy, Senior Grounds Officer, has worked at AMS for 10 years. Greg is married with three boys and enjoys trout fishing and music.

Gary Dadson, Infrastructure Services Officer, is married with two children. Gary is also a Sports Trainer with the Launceston Football Club.

Tony Long, Facilities Officer, has worked for the AMC for four years. Tony is married with a teenage son and enjoys hunting and fishing.



Simon Bowyer-Bower, Technical Officer, Beauty Point is married with three children and enjoys making model aircraft and vegetable gardening - Simon started one of the first certified organic market gardens in Tassie.



Grant Mansfield, Facilities Officer, Beauty Point is married with four children and enjoys offshore sailing – he has Skipped in seven Sydney to Hobart Yacht Races.

PARKING NEWS - Reminder

Asset Management Services would like to remind staff that 2007 Parking Permits expired on 25 February 2008. Application forms for Staff Parking Permits for 2008 are available from the AMS website at <http://www.utas.edu.au/ams/>. Any queries regarding this issue can be directed to Peter Rowland on extension 1932.

CUSTOMER SATISFACTION SURVEY

During July 2007, Asset Management Services (AMS) engaged an external consultant, Enterprise Marketing and Research Services (EMRS) to conduct a Customer Satisfaction Survey. The aim of the survey was to obtain feedback from students and staff on AMS's performance in a number of areas that it is responsible for including security, grounds, parking, cleaning and maintenance.

The survey was sent to 342 staff and 1792 students (the number of surveys sent out was restricted to reduce survey "fatigue"). 35 responses were received from staff and 155 from students.

A summary of the results is now available on the AMS website <http://www.utas.edu.au/ams/>. It must be noted that due to the small number of participants, the results should be seen as indicative only. However we hope that the results we did receive will assist us in planning for the future."

STATEWIDE FACILITIES

MAINTENANCE CONTRACT

During 2007, Asset Management Services re-tendered the Statewide Facilities Maintenance Services contract and selected Spotless P&F as the preferred provider of Facilities Maintenance Services for the University. Spotless have been engaged to manage the repair and maintenance of general building elements and Fixed Plant and Equipment. They will also be responsible for managing small projects and minor works. Spotless replace Resolve FM as the University's Facilities Maintenance provider.

Please note that you should not initially notice any significant change to the way that maintenance requests are processed. You can therefore continue to log your Job Requests via the on-line Job Request system through your School/Section delegate, or telephone the AMS Job Request Desk (extension 2816/3637) if the issue is of an immediate nature. Your request will then be forwarded to the appropriate Spotless officer, if required.

Spotless and Asset Management Services will be contacting key stakeholders and holding briefing sessions and other communication activities in the near future to provide more detailed information on the contract.

If you have any queries regarding the Facilities Maintenance contract, please do not hesitate to contact our Facilities Manager, Barry Russell on extension 2688.

Emergency Management

Emergency Evacuations and Training

The University's annual Emergency Evacuations and Warden Training was held between Monday 3 March 2008 and Friday 14 March 2008. As in previous years the majority of University buildings were evacuated to ensure that all staff and students are aware of our emergency evacuation procedures. We thank all staff involved for their forbearance in these statutory evacuation Exercises.

CAPITAL WORKS - Status Report

Expansion of the Cradle Coast Campus - The building achieved Practical Completion in November 2007. Staff and students using it have been asked to provide comments about their initial reaction.

New Pharmacy building - After a number of delays it is expected that Practical Completion will be awarded in three stages between 31 March and 24 April.

Refurbishment of Psychology, Sandy Bay - Stage 1 (space in the Social Sciences Building) was completed in early February. Stage 2, in the old IT Services Building is underway.

Relocation of the Australian School of Fine Furniture to Inveresk - Tenders closed at the end of February and negotiation are currently underway with the preferred tenderer.

AMS is in the process of developing a web based tool to allow staff to view project details via the Web. We are expecting to have this on-line in the next few months.

RELAY FOR LIFE

On 23rd and 24th February a dedicated team braved wind and sleet to complete the 24 hour Relay for Life in support of Cancer Council of Tasmania. The team – Ann Collidge, Wendy Kesseling, Sally Docherty, Lisa Brazendale, Maxine Lynch and son Ben, Barry Russell, Peter Rowland, Helen Renard, Caroline George & Robert Brockman raised \$1165 – thank you to all supporters!

STAFF MOVEMENTS

Kate Boden - resignation

Kate Boden has moved from Reception to Financial and Business Services. Reception is now provided by Spotless from Level 1 of the Corporate Services Building. Please ensure all visitors to the building report to the new reception area.

Wolfgang Frank - resignation

Wolfgang Frank, General Hand, resigned on 11 February. 'Frank' was known as a vibrant and well regarded 'character', and the northern office will miss his jovial and 'can-do' attitude.

Annabel Szramka – resignation

Annabel Szramka, Manager Policy and Administration, resigned from AMS on 1 February 2008 after seven years with the Section. A fitting farewell was held in the Newnham office.

Newsletter compiled by Wendy Kesseling, Office Administrator (South), Asset Management Services.

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