

MISLEADING INFORMATION RE THE CONDITION OF EXISTING SANDY BAY CAMPUS BUILDINGS

In February 2019, ([Mercury 24/02/19](#)) as justification for relocating the university, the UTAS Vice Chancellor claimed that two-thirds of the Sandy Bay buildings were due for replacement and that a move to the CBD would cost \$445 million as compared with \$570 million to retain the existing campus

The background to this information has never been made public and no details have been released as to how these costings were arrived at. And just a month later UTAS increased its cost estimate of new construction by \$155m to more than \$600m ie a cost increase of 35% in the space of 1 month ([Mercury 05/04/19](#)). Recently, the construction cost of upgrading the Forestry Building in the CBD has also increased by more than 50% (\$87m original budget, \$131m tendered price). Does this mean that the original budget for relocating to the CBD should also be increased by over 50%, ie \$900m vs \$600m? Or even more once consultant fees, further inflation and cost increases are taken into account.

One has to question UTAS's ability to competently financially manage such an enormous project.

The Vice Chancellor's statement is also directly contradicted by the university's own "Sandy Bay building and functionality report – July 2018". This document was intended for UTAS eyes only, and was marked "Confidential-Not for external distribution". (A copy of this "leaked" document is available at https://www.saveutasampus.com/files/ugd/54d3ee_ebb1d648d3124f3893cf9c25f0810b6f.pdf)

The report claims that most of the Sandy Bay buildings need to be demolished, but detailed analysis of the information (see attached spreadsheet) actually reveals that more than 60% of the buildings were in relatively good condition, the remainder could easily be refurbished, and the cost of refurbishment was almost half that of building new facilities

The report also said the university had not properly maintained its Sandy Bay buildings, with a maintenance backlog in excess of \$100m.

It also identified the fact that the Sandy Bay facilities are under-utilised. (See attached extracts from the report)

UTAS has recently revealed that it uses only 17% of its Sandy Bay learning and teaching facilities, yet it is paying significant money to lease office space for teaching purposes in the CBD, whilst purpose built teaching spaces remain empty at Sandy Bay.

Although the report identifies a number of significant buildings on the Sandy Bay campus that are in good condition, the university's recent Sandy Bay Masterplan proposed that two thirds of these buildings will be demolished. Conversely, of the buildings that the report identifies as being in poor condition, the Masterplan shows two thirds of these would be retained and refurbished.

Included in this are some magnificent buildings, which are in excellent condition, and which are proposed to be demolished, including the Centenary Building, Law, Administration, Old IMAS Building, Pharmacy, the new glasshouse research complex, and the UniGym. (See attached extracts from the report).

There is no economic or functional logic in the proposed Sandy Bay Masterplan to justify demolishing perfectly good buildings whilst retaining and refurbishing those identified as in poor condition.

Further to this secrecy and misinformation, an article in the Mercury ([01/07/22](#)) revealed the information contained in this leaked report. But responding to this, UTAS Chief Operating Officer David Clerk said this "leaked" report had actually been on public display in 2019 and freely available to staff since then. Mr Clerk hit back at the suggestion that UTAS had intentionally left its buildings to run down. "The condition of the Sandy Bay campus is not the result of the University deliberately running it down. This is a consequence of the way universities are funded," he said. "This is not a leaked report. The building condition and functionality report was freely available to staff, students and members of the community at the exhibition room the University set up in 2019 prior to making the decision to move," Mr Clerk said. Unfortunately no-one can remember sighting this document at the exhibition room.

Note that almost immediately after this Mercury article was published, this "leaked" document was placed on the UTAS website as part of the background documents justifying the move. It had not previously been on the website. It has since been removed from the website, is no longer available for public view, and is also one of the documents that was totally redacted from the UTAS Business case released to the public.

ALTERNATE ANALYSIS OF INFORMATION SHOWN IN THE LEAKED "UTAS SANDY BAY BUILDING CONDITION AND FUNCTIONALITY REPORT - JULY 2018"

All of the building areas and condition assessments (Good/Fair/Poor/Very Poor) shown below are taken directly from the UTAS report

Red = Proposed to be demolished in the Sandy Bay Masterplan

Black = Proposed to be retained and refurbished in the Sandy Bay Masterplan

UTAS BLDG No.	PRECINCT	BUILDING CONDITION (As identified in the 2018 UTAS Report)													
		OTHER BUILDINGS (Not assessed in Building report)	LOWER SANDY BAY BUILDINGS (in Building report)	AREA m ²	OVERALL TOTAL										
					DEMOLISH	RETAIN	GOOD	FAIR	POOR	VERY POOR					
					DEMOLISH	RETAIN	DEMOLISH	RETAIN	DEMOLISH	RETAIN	DEMOLISH	RETAIN	DEMOLISH	RETAIN	
1	1	301 Sandy Bay Road		?											
2	1	6 Grace St		?											
3	1	Childcare Centre (Lady Gowrie)		?											
4	1		Rugby Pavilion	346	346		346								
5	1	After School Care		?											
6	1		Unigym	2,608	2,608		2,608								
7	1		Old IMAS	1,891	1,891		1,891								
8	1		Cricket Pavilion	356	356		356								
9	1		Law	4,732	4,732		4,732								
10	2		Surveying	319	319						319				
11	2		Engineering	5,069		5,069				5,069					
12	2		Staff Club	706	706						706				
13	2		Engineering Workshop	2,573	2,573				2,573						
14	2		Centenary Building (Tsbe)	6,705	6,705			6,705							
15	2		Geography-Geology & CODES	6,918		6,918						6,918			
16	2		Chemistry	9,339		9,339		9,339							
17	2		Pharmacy	1,198	1,198			1,198							
18	2		Mathematics	823	823							823			
19	2		Physics	5,179		5,179				5,179					
20	2		Morris Miller Library	7,781		7,781							7,781		
21	2		Social Sciences	5,951		5,951							5,951		
22	2		Terrapin	117	117								117		
23	2		Psychology Research Centre	1,174	1,174								1,174		
24	2		Arts Lecture Theatre	636		636				636					
25	2		Humanities	3,124	3,124									3,124	
26	2		University Centre/Stanley Burbury	2,302		2,302								2,302	
27	2		Studio Theatre	1,237		1,237								1,237	
28	2		Administration	2,386	2,386			2,386							
29	2		TUU Student Union	6,299	6,299									6,299	
30	4	Research House		?											
31	3		Herbarium	572		572				572					
32	3		Life Sciences	9,278	9,278					9,278					
33	3		Corporate Services Building	2,765		2,765		2,765							
34	3	Ag. Science Building		?											
35	3	Ag. Science Student Hut		?											
36	3		Old Medical Sciences	3,500	3,500					3,500					
37	4	Hytten Hall		?											
38	4	Old Commerce Building		?											
39	4	Old Commerce Annexe		?											
40	4	Old Wardens Lodge		?											
41	5	CSIRO Forestry		?											
42	3		Steps Building	404	404					404					
43	3		Horticultural Research Centre	1,216	1,216					1,216					
44	4	Sandy Bay Apartments		?											
45	4	Accommodation Services		?											
46	4	Peppers Restaurant		?											
47	4	John Fisher College		?											
48	4	Annex, The		?											
49	4	Christ College		?											
50	4	Lodge, The		?											
51	4	Tasmanian Institute of Agriculture		?											
52	1	Community Health Clinic		?											
	3		Ag Science Glasshouse	1,489	1,489			1,489							
	3		Glass Houses	1,750	1,750							1,750			
	3		Life Sciences Annexe - Tiar	118	118									118	
TOTALS =				100,861	m ²	53,112	47,749	21,711	12,104	16,971	11,456	4,889	20,650	9,541	3,539
						100,861		33,815		28,427		25,539		13,080	
						62,242 (62%)				38,619 (38%)					

The figures reveal that almost 2/3 of the Sandy Bay Campus is actually identified in the UTAS Report as being in Good or Fair condition.

All the buildings rated by UTAS as being in "Poor", or "Very Poor" condition are actually identified in the Report as being structurally sound and could easily be refurbished. The above Report also assessed each building's supposed functionality. These ratings appear to have little relevance as the identified functional issues can easily be remedied. There are a number of buildings on the Sandy Bay Campus close to Sandy Bay Rd, and above Churchill Ave, which were not assessed in the UTAS Building and Functionality Report. These are listed in the third column (Other Buildings). No data is provided in the UTAS 2018 Report re these buildings (area and condition). However whether they are to be demolished or retained is indicated on the proposed Sandy Bay Master Plan, and is reflected in the above figures. Their areas and condition statements are not included in the above numbers.

SUMMARY OF WHAT IS PROPOSED FOR THE ABOVE BUILDINGS IN THE SANDY BAY MASTER PLAN

BUILDINGS IN GOOD/FAIR CONDITION PROPOSED TO BE DEMOLISHED =	38,682 m ²	BUILDINGS IN POOR/VERY POOR CONDITION PROPOSED TO BE DEMOLISHED =	14,430 m ²
BUILDINGS IN GOOD/FAIR CONDITION PROPOSED TO BE DEMOLISHED =	23,560 m ²	BUILDINGS IN POOR/VERY POOR CONDITION PROPOSED TO BE RETAINED =	24,189 m ²

The above figures reveal that the proposed Sandy Bay Campus Masterplan intends to demolish almost 2/3 of the Campus listed as being in Good or Fair condition. The figures also show that the proposed Master Plan intends to retain and upgrade the majority of the Campus listed as being in Poor or Very Poor condition.

Buildings which are in Good condition proposed to be demolished include the Centenary Building, Old IMAS, the University Gym, the Law Faculty Building, and the Administration Building.

The 2018 Report appears to have been prepared as part of the justification for construction of a new STEM building.

The findings of the 2018 Report were based on the following documents:

- Condition and Functionality Assessment, 2012.
- Strategic Asset Management Framework 2015
- Desktop review of building condition and functionality 2017.
- Informal User Group consultation 2017

These documents are not available so the above analysis is based on the 2018 Report.

Data sources and assessment methodology

Condition and functionality audit reports

The University of Tasmania has undertaken a number of building condition and functionality assessments in recent years, including for the purpose of informing the University's Strategic Asset Management Framework (SAMF).

Facility condition and functionality assessments can be

undertaken in a variety of ways. In 2017 the University elected to undertake a desktop review to ascertain adequate building and site liability risk profiles, and to assist in the development of strategic property liability mitigation plans.

The relative rating benchmarks for condition and functionality are as follows:

TEFMA Status	Overall Condition Rating/ Overall Functionality Rating Range	Facility Condition Index/ Facility Functionality Index Range
Excellent	4.0 – 5.0	0.97 – 1.00
Good	3.0 – 4.0	0.90 – 0.97
Fair	2.5 – 3.0	0.85 – 0.90
Poor	2.0 – 2.5	0.80 – 0.85
Very Poor	1.0 – 2.0	< 0.80

The functionality audit indicated that the University's built portfolio rates as 'Very Poor', with a Facility Functionality Index (FFI) of 0.77 out of 1.00 - particularly at Sandy Bay.

Seventy-one per cent of audited buildings have an assessed functionality below the benchmark standard, with the majority of these buildings within the 'Fair' range.

The report identifies very clearly that existing infrastructure throughout Sandy Bay is not meeting Tertiary Education Facilities Management Association (TEFMA) benchmarks and does not align with the University Council's motion to target an Overall Condition Rating (OCR) of 4.

The condition audit revealed that the University has an average Facility Condition Index (FCI) of 0.84 (poor), placing it amongst the lowest 10% of the sector.

Across the University 42% of audited building stock rated as 'Poor' to 'Very Poor', with 25 of the 34 poorest performing buildings being located at the Sandy Bay campus. Following the condition and functionality assessment in 2012 the University Council noted a requirement to move towards a condition score of 4 (Good) or better for all buildings.

Definitions:

FCI: Facility Condition Index

FFI: Facility Functionality Index

OCR: Overall Building Condition Rating

OFR: Overall Infrastructure Functionality Rating and Build Quality

API: Asset Priority Index – assessed by strategic alignment, intradependency (can the function be provided elsewhere on campus), interdependency (can the activity be delivered in another way) and consequences (what would be the impact of doing nothing).

Strategic Alignment: Rating of strategic alignment with strategic plan

Assessment methodology

The approach to determining a building's rating considered:

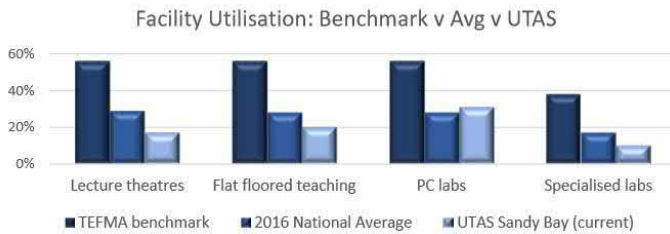
- A review of each building including age, current use, suitability, opportunity to achieve a condition score of 4 (good), and the cost effectiveness to refurbish the building based on existing and actual Gross Floor Area (GFA) requirements.
- The TEFMA rating system and building condition assessment undertaken by IS&D.
 - Modern day building code compliance requirements, particularly in relation to accessibility.
 - Costs and works required to ensure building resilience, further exemplified by flooding experienced in May 2018.
 - Age of the existing buildings and any potential refurbishment complexities such as the presence of hazardous materials, non-flexible building footprint, ability to upgrade base build services.
 - User group feedback during workshops generally describing existing facilities at Sandy Bay as in poor condition and not fit for purpose.

- A substantial proportion of the Sandy Bay campus is nearing the end of its useful life when considering: building condition, building functionality, BCA compliance and accessibility.
- The utilisation of the existing campus facilities is poor and significantly below TEFMA benchmarks. Current floor space needs to be reduced and renewed to improve both efficient use of space and staff/student experience.
- The costs to build and to refurbish vary greatly depending on the facilities required, but range between \$7000-\$10000/m² for new buildings and \$3200-6200/m² for refurbishment of existing buildings, excluding the costs of temporary decanting.

The key inputs utilised include:

- the condition and functionality Assessment 2012
- Strategic Asset Management Framework 2015
- the condition and functionality audit 2017
- Southern Infrastructure User Group consultation 2017
- GFA and space demand assessment.

Operational Efficiency and Utilisation



IS&D undertake annual space utilisation surveys with the results noted in the below table. The results indicate the University is one of the worst performers in space utilisation.

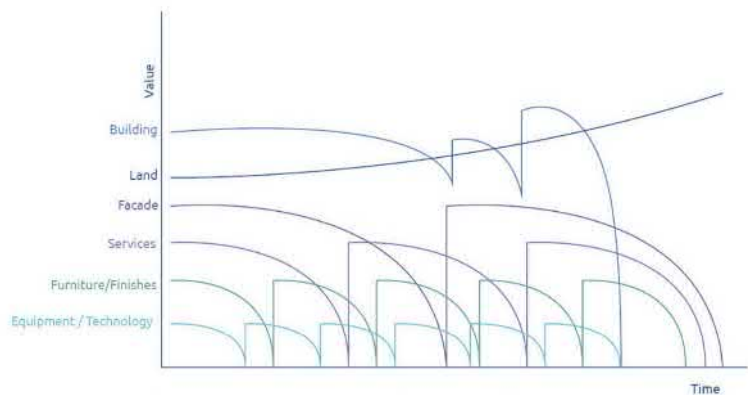
Based on 2018 EFTSL the University currently requires 72,417m². This is 21,419m² (23%) less than the current GFA of the Sandy Bay campus and is further evidenced through the poor utilisation data.

This indicates the university operates significantly below the national average and industry benchmarks for most spaces.

Academic Support

Cambridge Architectural Research contend that performance is another key consideration in determining how effectively a building meets its users' needs and aspirations. The following aspects are critical in evaluating building performance:

- User satisfaction
- Operational efficiency and utilisation
- Environmental conditions – heat/ventilation, light, sound
- Sustainability – energy, emissions, pollution
- Condition and structural integrity

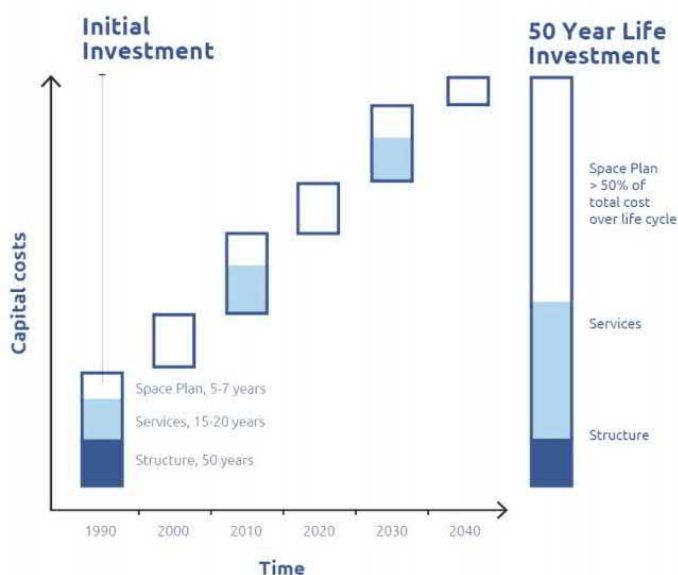


It's clear from the staff feedback and audits already completed that the university would not rate well in these areas.

The majority of Sandy Bay buildings were designed with little to no flexibility to address future needs and this makes replacement rather than refurbishment more cost effective in most cases.

Another way to understand a building's adaptability is by analysing its life cycle. The below diagram by C-Lab (Columbia University Laboratory for Architecture) highlights the way in which building value is dictated by how the life cycles of various components align. This diagram assumes that preventative maintenance and operational expenditure targets are met over the life of the building.

Costs over a typical building lifecycle



As this diagram demonstrates, the cost of space plans – how you organise the layout of a building – and services are much higher than the cost of the structure over a building's life.

In ideal circumstances, a capital investment plan like the one to the left means you will get maximum life out of your building, as illustrated in the first diagram.

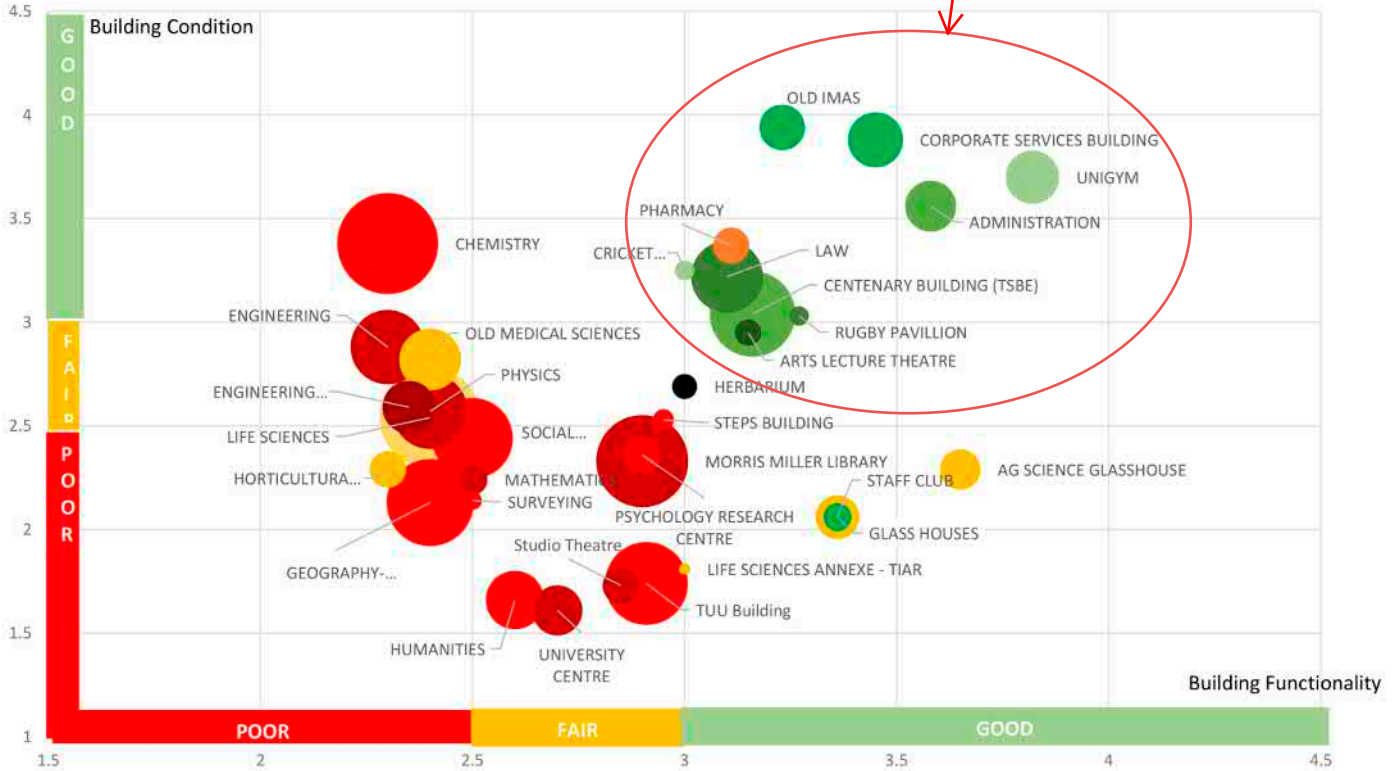
It's clear that the University of Tasmania has not met their capital and operational expenditure targets at the Sandy Bay Campus. This means many buildings are rated as in poor to fair condition with a maintenance backlog in excess of \$100m.

While money can be spent on new space plans and services for existing buildings, in most cases this is not cost effective for buildings aged between 40 and 60 years old. Most of these buildings are at the end of the life cycle and money is better spent creating new purpose-built facilities.

Summary of recommendations

All of these "GOOD" buildings proposed to be demolished under the Sandy Bay Masterplan.

Building summary



Building summary

Lower Sandy Bay Buildings	GFA	Condition Rating	Functionality Rating
Administration	2,386	3.56 Good	3.58 Good
Ag Science Glasshouse	1,489	2.29 Good	3.65 Good
Arts Lecture Theatre	636	2.95 Fair	3.15 Good
Centenary Building (Tsbe)	6,705	3.04 Good	3.16 Good
Chemistry	9,339	3.38 Good	2.30 Poor
Corporate Services Building	2,765	3.88 Good	3.45 Good
Cricket Pavillion	356	3.25 Good	3.00 Good
Engineering	5,069	2.88 Fair	2.30 Poor
Engineering Workshop	2,573	2.59 Fair	2.35 Poor
Geography-Geology & Codes	6,918	2.13 Poor	2.40 Poor
Glass Houses	1,750	2.06 Poor	3.36 Good
Herbarium	572	2.69 Fair	3.00 Fair
Horticultural Research Centre	1,216	2.29 Fair	2.30 Poor
Humanities	3,124	1.66 Very Poor	2.60 Fair
Law	4,732	3.22 Good	3.10 Good
Life Sciences	9,278	2.54 Fair	2.40 Poor
Life Sciences Annexe - Tiar	118	1.81 Very Poor	3.00 Good
Mathematics	823	2.24 Poor	2.50 Poor
Morris Miller Library	7,781	2.33 Poor	2.90 Fair
Old Imas	1,891	3.94 Good	3.23 Good
Old Medical Sciences	3,500	2.82 Fair	2.40 Poor
Pharmacy	1,198	3.37 Good	3.11 Good
Physics	5,179	2.57 Fair	2.40 Poor
Psychology Research Centre	1,174	2.36 Poor	2.90 Fair
Rugby Pavillion	346	3.03 Good	3.27 Good
Social Sciences	5,951	2.44 Poor	2.50 Poor
Staff Club	706	2.06 Poor	3.36 Good
Steps Building	404	2.53 Fair	2.95 Fair
Studio Theatre	1,237	1.73 Very Poor	2.85 Fair
Surveying	319	2.14 Poor	2.50 Poor
Terrapin	117	2.14 Poor	2.50 Poor
Tuu Student Union	6,299	1.74 Very Poor	2.91 Fair
Unigym	2,608	3.70 Good	3.82 Good
University Centre	2,302	1.61 Very Poor	2.70 Fair
Total	100,861	2.47 Poor	2.72 Fair