

FACILITIES REPORT for GC January 2020

Ashbourne Campus:

Progress is slow, but not off the radar, for UV filters on rainwater tanks for drinking water, cracks in concrete tanks for firefighting water and pumps for firefighting. Quotes have been provided, by our DPTI Facilities Manager, to the Education Department's Asset Services Unit but it is currently sitting with them awaiting further action. We understand they are currently working through urgent projects following the bushfires over the Christmas School Holidays but we continue to press for action as we consider our need is also a high priority.

Langhorne Creek Campus:

An APA (Asset Performance Assessment) was lodged for all buildings and formally actioned by the department in October, 2019. We acknowledge this is well overdue and on February 5th, 2020 the department's Asset Service Unit signed off for corporate funding of \$19,460 for a feasibility report *'to be carried out to buildings 2-6 inclusive (building 1 is the toilet block). The request was for wood rot, window frames, gutters, downpipes, external paint, stormwater run-off/roofs and loose bricks/cracking (the latter on building 6 – the JP house). It is to audit the cost of services, structural and civil works required for remedial or repair services including a quantity surveyor to provide a cost estimate for scope of work required'*. This request from the department goes on to state that *'if it is found that buildings require to be renewed due to not being feasible additional cost quoted for services of \$12,310 will be included to prepare a scope, engineering assessment and costings'*. This is a great start to the process and we need to be patient while this is provided. We are confident the assessments will be in our favour and we'll see either new buildings or marked improvements, albeit an imposition at the moment. We appreciate the patience of families at the campus.

Our DPTI Facilities Manager, Rob, advised on February 4th 2020 that there is corporate funding of \$80,000 for re-stumping and external painting for building 4 (Library, art room and classroom). Rob advised this came about because of a Ministerial, which is not the way it is normally raised. It is usually assessed by information gathered from SAMIS and FAMIS* (see further explanation below) and this will have to be strategically incorporated into the feasibility report described above so we get the best value for money.

Milang Campus:

Milang campus was visited with our DPTI Facilities Manager, Rob Clark on Tuesday 4th February 2020 rounding out his assessment of all 5 of the EFS sites. Rob works for DPTI with whom there is an agreement (AGFMA – Across Government Facilities Management Agreement) for DPTI to provide consultation and services to all government departments (Justice, Health, Police, Education) for their facilities. In short he is our "bridge" to the Education Department's Asset Services Unit.

Rob provided invaluable insight into what warrants corporate funding and what needs to be site funded works, both of which he is able and happy to assist with.

While at Milang he noted some structures that have been installed by the MOSH staff that are not on the SAMIS (Strategic Asset Management Information System) map to which the department refers for their assessment of ongoing services and upkeep. We spoke with the current co-ordinator of the MOSH and will need to ensure any work meets departmental design standards. This will be monitored at campus level.

By chance there were volunteers from the Milang Progress Association working on the "Old Butter Factory" on the property neighbouring the campus and Rob was able to provide expert knowledge on what they required to have the shared fence repaired. It was a respectful conversation that strengthened the school's connection with the community who, at Milang, are extremely active in restoring some of the beautiful old buildings featured in the region.

SR-6 Campus:

Once the oval irrigation is repaired that should be the last of the "defects" requiring attention from the "new" building. This should be completed by the plumber any day.

The Basketball Association have met with us again and are working through tasks required to tidy up the Gym/Stadium so it becomes a more inviting venue for students and for prospective Basketball players from the local community. Storage of school PE equipment in the foyer has been an ongoing issue as it blocks access to the stadium and one of the fire exits as well as blocking access to the trophy cabinets of which the SDBA (Strathalbyn and Districts Basketball Association) are very proud. Through the Head of Campus we are working towards a better solution bearing in mind the building is operated under a legally executed Joint Use Agreement and was provided, originally, with funds from the Basketball Association as well as other community funds.

Some more unused fixtures in the Gym/Stadium have been identified and are marked for removal by a contractor as many are metal fittings attached to the walls that may need cutting off with a grinder. The Gym/Stadium is heavily used during school hours and out of school hours as well as on weekends so we need to co-ordinate a suitable and safe time for the work to be carried out.

The Joint Use Agreement for this building was been given to the Basketball Association who requested some changes to the clause referring to times for exclusive use of each party hence, this has gone back to the crown solicitor's office for amendment. The department's Property Services Unit keep us informed as we get closer to having this agreement executed. This is between the Education Department and the Basketball Association therefore doesn't require the GC chair to sign.

Our DPTI Facilities Manager, Rob, advised on February 4th 2020 that there is corporate funding of \$50,000 for "building 4 (the 6-teacher unit hosing Junior Primary) roof patching, gutters and fascia". This will be provided by DPTI. This funding is from Asset Maintenance Funding the department calculates on information from SAMIS and FAMIS as explained below.

7-12 Campus:

Unfortunately, the Christmas School Holidays didn't differ from any other school holidays in terms of vandalism although we are always thankful when it isn't major damage such as a building fire as we see at other schools. This has led to the approval in the 2020 budget for site funded CCTV's to be installed in an effort to curb the number of incidents as we are obliged to do. While losses or repairs of most incidents are covered by the department there is inconvenience, and sometimes potential dangers that staff need to attend to and this is time consuming and inevitably incurs further expenses by the school. Quotes for cameras varied from \$7,000 to \$23,000 and, after being checked for meeting the Education Department's design standards, will be managed by DPTI and the Security and Emergency Management Unit.

Corellas continue to cause destruction at the Strathalbyn sites. Chewing off silicone safety tags from rooves, conduit to solar systems, chewing holes in volleyball, netball, tennis and soccer nets, speaker wires, droppings on the covered basketball court (despite being cleaned off daily) and creating divots in the ovals that have the potential for tripping and causing a rolled ankle. While we have been advised by Rob Clark to submit a request under "pest control" for some assistance with these problems this won't stop the oval destruction and we are not permitted to destroy the birds on a departmental site despite them being declared a "pest" so we continue to repair and clean up after them at the school's expense.

The building affectionately known as "the old white shed" was demolished during December/January school holidays in preparation for proposed new buildings to allow for the growing population of Strathalbyn and surrounds. While not heritage listed the shed had several HazMat inspections undertaken and, despite the shed being built 92 years ago, it contained no hazardous material. The concrete slab was in relatively good condition however the corner posts which were rotted at ground level and the walls were only held up by the framework.

Our DPTI Facilities Manager, Rob, advised on February 4th 2020 that there is corporate funding for "carpark B" which is the bituminised area around the western side and back of the Admin building. Due to the proposed building in this area it would be wise for the building to be completed first so we can get better value for the \$143,000 of funding as the money cannot be redeployed to a different location.

GRANT:

We were advised at the end of December 2019 that we were unsuccessful with our application for the Federal "Local School's Community Fund" grant. We believe we are disadvantaged because the Federal Government sees us as ONE school but doesn't recognise we are on 5 different geographical locations.

***SAMIS** (Strategic Asset Management Information System) and **FAMIS** (Facilities Asset Management Information System) are the portals thorough which our "breakdown maintenance" jobs are submitted when assets such as air conditioners, carpets, gutter, plumbing, etc. break down and we require a contractor to repair. The department uses statistics from these systems to assess asset lifetimes and need for corporate maintenance funding when specific programmes are implemented. Sometimes it's for floor covering, sometimes painting or water supplies, and the needs are assessed corporately with no site consultation so we are always grateful if we "make the list"!