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COOLOOLA SUNSHINE TAFE COLLEGE MOOLOOLABA REDEVELOPMENT STAGE 2

TRANSCRIPT OF PROCEEDINGS

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**Friday, 30 May 2003
MOOLOOLABA**

WITNESSES

WAYNE BRADLEY	1
STEVE GNATIUK	1
KAYLENE HARTH	1
GLENESTER HOMBSCH	1
NEVILLE TWIDALE	1

The committee commenced at 12.10 p.m.

WAYNE BRADLEY, examined:

STEVE GNATIUK, examined:

KAYLENE HARTH, examined:

GLENESTER HOMBSCH, examined:

NEVILLE TWIDALE, examined:

The CHAIR: Good afternoon, ladies and gentlemen. I declare the hearing into stage 2 of the redevelopment of the Cooloola Sunshine Institute of TAFE at Mooloolaba open. Thank you for your interest and for your attendance here today. The committee has advised the public of the inquiry by advertising in the print media and also by writing directly to a number of individuals, organisations and government departments. The terms of reference for the inquiry are to examine and report on stage 2 of the redevelopment of the Cooloola Sunshine Institute of TAFE at Mooloolaba with particular reference to the purpose of the work; the suitability of the work for its purpose; the necessity for, and the advisability of, the work; value for money achieved by the work; the cost, revenue produced by and recurrent costs of the work; the public value of the work including the impact of the work on the community, economy and environment; procurement methods for the work; the balance of public and private sector involvement in the work; and the performance of the constructing authority and the consultants and contractors for the work.

Before proceeding further, I would like to introduce other members of the committee for today: the Hon. Kevin Lingard, the member for Beaudesert; Mr Ted Malone, the member for Mirani; and Ms Barbara Stone, the member for Springwood. My name is Don Livingstone. I am the member for Ipswich West and the chair of the committee.

The Public Works Committee is a committee of the Queensland parliament and as such represents the parliament. It is an all-party committee which adopts a non-partisan approach to its inquiries. Although the committee is not swearing in witnesses, I remind all witnesses that these hearings are a formal process of the parliament. As such, any person intentionally misleading the committee is committing a serious offence. I also remind witnesses that Hansard will be producing a transcript of the proceedings. I therefore ask you to please identify yourself when you first speak and to speak clearly and at a reasonable pace.

It is important to note that the committee's role is one of scrutinising the government's Capital Works Program and services to ascertain whether the Queensland public is getting value for the money being spent. The committee does not have the power to stop or approve projects or programs. The findings of the committee will be the subject of a report to the parliament. The committee may make recommendations about the issues it deals with. A copy of the report will be forwarded to all witnesses. Mr Bradley, would you like to make an opening statement?

Mr Bradley: Yes, thank you. Mr Chairman and committee members: we welcome the opportunity to appear before the committee today. This facility provides the whole of the Sunshine Coast community with unprecedented opportunities for high-level training in information technology, tourism and hospitality. I think it also will emerge as a principal place of learning and training on the Sunshine Coast, serving communities from Noosa in the north to Caloundra in the south. It has already in the four months we have been open attracted support from service clubs, chambers of commerce and other community groups which are beginning and continuing to use the facilities that are here. So it is more than a place for people to learn; it is a place for the community to be.

I have been associated with a number of capital projects in TAFE over the last 13 years, including significant developments in Townsville, Nambour, Maroochydore and now Mooloolaba. None have been the same. What has been different about this is the closeness between ourselves as client and the government's design and construction arm, Project Services, and the contractor. From the beginning of the conceptual design through to the detailed design through to construction and through to the point we are at today, we have received exceptional service and support from all of those groups. I believe we have been innovative thinkers. They have been attentive listeners. The end product is one that you have had the opportunity to look over earlier today. We owe a great deal to our staff, who developed the plans and ideas, and the architect who took those on board, ultimately at least exceeding our expectations. We had a number of things we must have. They have exceeded our expectations.

It is also worth mentioning the builder, Evans Harch. They are a Sunshine Coast based company who won the contract through a closed tender process. They have previously constructed the Sunshine Coast airport, almost all stages of the University of the Sunshine Coast, a number of schools and this building. They delivered the project on budget and on time. The actual construction period I think was of the order of only about 40 weeks. Because I know from other experiences that projects are not always delivered on budget and on time, I think that owes something, if not everything, to Project Services and Evans Harch and the people who work for them and with them. I think, members of the committee, that might be all that I would like to say by way of introductory statements.

The CHAIR: Thank you, Mr Bradley. Would anyone else like to make an opening statement?

Ms Harth: No, Mr Chairman.

Mr Twidale: No, Mr Chairman.

The CHAIR: We do not mind anyone in particular answering any questions or if you feel that you would like to add something to what has already been said by someone else. Unless a question is asked directly of you, it does not matter. In terms of background, could somebody provide us with an overview of the project and the development here of the TAFE? Basically, what was involved in stage 1 and where are we going as far as the next stages are concerned?

Mr Bradley: The buildings that were closest to the road were constructed 16 to 20 years earlier. In parallel with this project, they have been refurbished and support other training areas. We are in the building that is referred to as stage 2, which is establishing facilities for information technology, travel, tourism, hospitality training and some other programs for the whole of the Sunshine Coast. They have been designed and constructed with some capacity so that we will see that the demands will be able to be accommodated through clever use of these facilities within a five- to 10-year time frame. So there is some capacity. They will help us to deliver over that period.

The buildings on the whole of the site owned by government are of the order of 15 hectares. The area which has been identified as the development zone is of the order of 20 per cent. As was explained as we walked around, there is no intention at this time to go beyond that. If in the future it was necessary to expand facilities here still further, our master plan provides for the building of additional car parking and teaching space over the area contained by the entrance roadways where the existing buildings stand. So future development is seen to be still concentrated in the area of information technology, hospitality, travel, tourism and sports and recreation, but that would not take more of the land. That development would be concentrated building over and above the facilities that sit towards the front. That is the thinking five, 10 or 15 years out.

The site itself has many advantages. It is almost equidistant from the population centres from which it draws in terms of Noosa in the north, Caloundra in the south and Nambour and other centres to the west. It is also at the intersection between the main road north-south and connecting through the motorway to the Bruce Highway. On our boundary to the west is the reserved transport corridor with the heavy rail-light rail land reserve bringing in the future transportation from Landsborough—that is, from the main line at Landsborough through to Caloundra, then north at Kawana, here, Mooloolaba, then Maroochydore and possibly as far north as the Maroochydore airport across the river. So the site itself is ideally situated in the centre of where the greatest population and growth is now occurring on the coastal strip.

We made earlier representations to the Department of Transport when those studies were being undertaken that perhaps the Mooloolaba station may be on the eastern extremity of this site. As forward thinkers we believed our boardwalk could be extended through to that site. The thinking now, though, is that the Mooloolaba station will in fact be at the intersection of that reserved corridor and the Mooloolaba-Buderim Road, which is about another 1.5 kilometres along from this point. So at this stage we may not have that immediate access to what will be a very significant corridor. I think you were asking me about where the building might evolve.

The CHAIR: Yes. Prior to the construction of this campus, where were your IT and hospitality courses actually done?

Mr Bradley: There were some hospitality courses at Nambour and some hospitality courses here in the buildings that have been replaced. The information technology programs were initially in Nambour and subsequently transferred to new facilities in Maroochydore, but with the increase in demand for training in that area that was foreshadowed it required facilities of their own, leaving Mooloolaba to concentrate on areas such as business, real estate, justice studies and the like. It has a CBD location, the Maroochydore centre. So the IT training became one of the core elements for the development of the Mooloolaba centre.

The CHAIR: What was the problem with the existing facilities that created the need to build this facility?

Mr Bradley: I think there were at least two important elements. One was that the IT facility at Maroochydore was situated in a former office building which was internally redeveloped when bought by government about seven years ago. In order to cater for the demands, a larger than normal number of teaching rooms and spaces were created within the shell of that building. So the rooms themselves were very tight fits, but in addition there was an insufficient number of rooms to deliver the training of the quantum required. In the area of hospitality, we believed it was important for hospitality teaching to be centred on the coastal strip itself. Our students have the majority of work opportunities and work experience opportunities here rather than at other sites. It is also an area that is very resource and labour intensive. As a result of aggregating the facilities, it is possible to operate one fewer kitchen than would normally be the case. It is possible to operate with fewer support staff than would otherwise be the case by creating, although it is a rather tired phrase, a centre of excellence here.

The CHAIR: What was the estimated demand for IT and hospitality tourism courses in the region? How did the department identify and quantify that demand?

Mr Bradley: About two years before the project was approved by government there were some value studies conducted, and that included community consultation over a period of two days with industry leaders and local community members, mayors, members of parliament as well as other unmet demand studies. It was through that process, initially going back now perhaps four years, that demands were identified not just for a greater number of training places but for training which was more comprehensive and of a higher standard. It would be fair to say that the facilities and equipment which existed in the other centres reflected the way the industry was operating and the expectations of customers 15 to 20 years ago. There have been significant changes, and I believe those changes are reflected in the way you see kitchens, bistro kitchens, training service areas and bars operating here.

The IT area is one where the number of students who sought enrolment in advanced diploma and diploma certificate level courses in IT this year was below our expectations and so the facilities are not being fully utilised in this first semester for IT diploma training, although they are being used for training by students in other areas. I think this is common across Queensland. Since the telco companies started to disappear from the stock exchange boards, many students have concluded that there is not a future in IT, forgetting that although jobs are not necessarily labelled IT almost every modern job is an IT job. So I think that in a very short space of time the numbers that were expected in IT training in fact will be achieved, but in the first year of our operation they have not been achieved.

Mr LINGARD: In those three areas of IT, hospitality and tourism, what is the maximum number of students who can be accommodated in those three areas?

Mr Bradley: That is a really difficult question to answer because in part it depends on our inventiveness and the willingness of people to attend programs at times they would not otherwise attend. From our point of view, the facilities can be operated at least six days a week from early morning to very late evening. In terms of a multiple of the current numbers of students who are attending who could be accommodated in training, I would say it could increase by 1.5 in the short term, but in offering programs in different delivery mixes and opening facilities for very much longer hours that multiple could be as high as two and 2.5. I am sorry if that is not a precise answer, but I really do not have a precise answer.

Mr LINGARD: What sort of accommodation developments are you looking at in the future?

Mr Bradley: We are principally looking to exploit the capabilities for training in this facility to the absolute maximum by school leavers, by adult members of the community retraining and by the community generally as a facility to support other social objectives as well.

Mr LINGARD: I just notice that there has been a demand on your sport management area.

Mr Bradley: Yes.

Mr LINGARD: Is there a need to expand in that area, because I know of a lot of students who did not get in?

Mr Bradley: That is true. The government provides us with direct grant funds which enable us to provide places for students paying standard fees, those fees being of the order of \$1,000 to \$1,200 a year. So those direct grant places are really government subsidised places. The numbers of students who have applied for those was more than the normal number of places. To expand the subsidised places we would need to take into account what government's other strategic priorities are. Sports and recreation studies, though important, are not a strategic priority. So the expansion that can occur to cater for that unmet demand would be through the introduction of programs where students pay near to or the full cost of that training.

Mr LINGARD: When you were looking at the expansion of the TAFE in these areas, what sort of formal studies were done to say that there was a demand for a Mooloolaba TAFE?

Mr Bradley: The Department of Employment and Training conducts an annual survey where it meets with, interviews and collects information from local employers in terms of training needs that exist and are expected. So that data is drawn on heavily in looking at where the needs are in the immediate future. That is an annual survey. It is published within the department and is known as the Queensland training priorities document. It is developed regionally by departmental officers through public meetings, questionnaires and direct communications with employers, both large and small.

Mr LINGARD: In summary, why was Mooloolaba the best option?

Mr Bradley: It had a number of locational advantages, which I referred to earlier, and in terms of its proximity to the greatest concentration of population on the Sunshine Coast. It had a number of transport advantages, both current and into the future—current in terms of the road network but in future in terms of the public transport network looking 10 years out. There is also an affinity between the teaching that occurs here and the location of the industry itself. On the hospitality/travel/tourism side, the majority of tourism promotional marketing bodies, accommodation and restaurants are on the coast in this vicinity. In the area of IT, there is a limited but growing IT industry in the Kawana area, which is five kilometres to our south just across the river, as well as in Maroochydore itself.

Mr LINGARD: You have already mentioned the railway station could be a problem; it could have been seen as a better option. Are there any other problems that have occurred since you have opened?

Mr Bradley: Yes. Our development work in terms of the number of car parking spaces that would be needed I believe relied upon looking at what levels of provision were made in metropolitan Brisbane institutes. There were also assumptions made about the utilisation of public transport by our students. I do not think we got that totally right. Also, the centre is attracting a lot of community people in addition to the students. So there is a clear shortfall of off-street parking. People are able to park but a significant number of students and sometimes people coming to the other training areas are parking legally in the street, but the off-street parking provision, in hindsight, appears not to be sufficient. Funds have been provided to increase the number of car parking spaces through an additional project in the next three to four months by a further 100. Our estimates, which are better than the first estimates, are that that should move all of the off-street parking onto the property and make life easier for everybody.

Mr LINGARD: If we had a rural student—we will say a student from Longreach—who wanted to come here, you have mentioned the cost of \$1,000. It would seem that there must be high accommodation costs for those kids. Are kids finding it viable to be able to take a place here at Mooloolaba as compared to, say, going to Brisbane?

Mr Bradley: Yes. The needs for students for accommodation are from international students, of whom we have a number, and from students coming here from Brisbane and, as you say, from western Queensland. We have a joint diploma degree program operating in four areas in conjunction with the University of the Sunshine Coast and those programs are attracting students internationally, from Brisbane and from the west. They are accommodated in one of three ways. We provide assistance in arranging homestays and some students are boarded with families. That caters for part of the demand. They also take share flats and share houses and have assistance in finding those. In addition, there is high-quality and possibly less expensive accommodation available on campus at the University of the Sunshine Coast, which is also being expanded. That is operated commercially independently of the university and our students have access to that also. So the accommodation needs I believe are able to be met in those three ways.

Mr LINGARD: I turn now to your computer networks. It is very impressive as you go around the college, I must say, with your two computer networks. What computer networks existed at the Mooloolaba campus prior to stage 2?

Mr Bradley: At Mooloolaba prior to this development there was one computer room which was not networked with the rest of the system and with no Internet connections. The development of this facility sees an institute-wide network with students being able to access materials both from their earlier classes and from the internet outside of class times through the library, as you have seen, and through the flexible learning centre at the front of the building.

Mr LINGARD: Who provided all of the computers and who paid for them? Was it funded as part of the project or was it from a different allocation of money?

Mr Bradley: That is a good question. During the design stage it appeared likely that to complete the project to the original plan it may be necessary to abbreviate the IT wing that you have seen and complete only half of it, leaving the other half to a further stage. No-one is always wholly confident about further stages in any development, and so our management team, with assistance from others, had a look at the issue. 'What do we do? Do we scale back that part of the project and have everything fully equipped? Do we build the building to its required size to accommodate needs five to 10 years out and leave some of it unequipped, or is there another way?'

The way we found was for the institute to pay from its recurrent budget the cost of furniture and the cost of leasing additional IT equipment, where we have had considerable experience. Leasing was not a new process. That is part and parcel of operating the institute. Almost all of our equipment is leased. But in a sense, we ended up with a facility with full capacity by those measures, along with naturally reusing as much of the internal furniture and equipment as we could. For example, we had a quantity of IT equipment, furniture and chairs which were no longer required in Noosa. They were used to fit out the flexible learning centre. We had a number of stoves and other equipment which had some life in them. They were brought from other centres rather than buying new. We put store by having a facility with the space available to accommodate future needs, at least five to 10 years, and in order to achieve that we, as an institute, looked for internal solutions to fit it out initially.

Mr MALONE: Given the rapid development of the IT industry, what provision has been made to allow you to meet the needs in the future of expanded or different technology?

Mr Bradley: The building is linked to an ISDN network. Internally, all areas are cabled. Future changes are accommodated through the right hardware and the right software. I think it is fair to say that the building design provides us with the capability of doing whatever we think the industry will think of in the foreseeable future. It is a very open architecture in its design.

Mr MALONE: Will the existing hardware be capable of taking on board further expansion in the campus?

Mr Bradley: Yes, we think there is capacity in the existing leased hardware to cater for further demands.

Mr MALONE: In terms of the capacity of the classrooms, you showed us as we went around that the classrooms can be expanded. Are all of the classrooms flexible spaces or is that just in some areas?

Mr Bradley: When you are on the ground level in the rooms running off corridors between the food service areas and the back of the building there are a small number of rooms of defined space. However, on the first level the general classrooms are capable of being operated as single or double units. I think with one exception all of the IT rooms on both levels are capable of being operated as single, double or treble units. I looked for other advice there. I am advised that they are double units.

Mr MALONE: So if the needs of the campus change—I guess the architect can answer this—is there an ability to reconfigure the campus to accommodate any possible future changes? The classrooms are flexible to a certain extent, but there could be a need to completely reconfigure them. Is that built into the design?

Mr Bradley: Having the buildings on a raised platform provides you with flexibility in terms of future plumbing. With the cabling being extensive to walls the reconfiguration of the building is a relatively easy task.

Mr MALONE: Have there been some problems with vehicles parking off site? Do you have a figure for the cost of the additional car parks? I think you pointed out that the additional car parks will be alongside the existing ones. Does that expansion fit in with the master plan for the campus? Are there any environmental impacts associated with that?

Mr Bradley: Firstly, the Maroochy council, across the whole of the shire, has introduced a system of road marking where a yellow line close to the footpath means 'Park here and it will cost you \$60.' All homes in the shire have been letterboxed and there has been other advertising of this event. But some students believe that every day might be their lucky day and in the beginning they did park on yellow lines, which were clearly only inserted not to deny students the ability to park on the road but to make it safe. Yellow lines were marked in areas where motorists needed to move to the centre to turn into the property, across residents' driveways and on corners. However, a great deal of space was left for people to park on the roadway. Not everybody knew what a yellow line meant, despite marketing, publicity and information by us, which will be incorporated more fully in student information into the future. We made representations to council for an amnesty. It was not prepared to offer a general amnesty but said it would receive appeals and has received appeals.

In relation to your other questions, the preferred development zone is where the buildings and car parks currently exist. The area immediately to the south on Lady Musgrave Drive is not an environmentally sensitive area. The environmentally sensitive area is more to the east where there are wetlands. It is that area where a study is currently being conducted to test the feasibility of adding the car parks, not unlike the additional car parks added by the Mountain Creek State High School, which is our next door neighbour. So it will be that road section. Nev might have some more information in terms of location, cost and scheduling for that.

Mr Twidale: We are currently looking at putting another 100 car parks in this part of the site. The pink areas are the more significant environmentally sensitive areas of the site. We did look at this area here, but we decided that this area offers the better prospect of doing the least damage to the environment. We have conducted fairly extensive fauna studies on that area in the past few weeks and identified that there is not a major problem in building on that part of the site.

Mr MALONE: What is the approximate cost?

Mr Twidale: We are doing estimates on that as we speak. We expect it will probably be in the order of \$250,000 to \$300,000. It should be finished by October 2003.

Mr MALONE: Did the campus look at other solutions in terms of car parking, for example, the promotion of car pooling and perhaps public transport, bikes and walking, subsequent to that? Did you canvass those ideas?

Mr Bradley: We have canvassed it and we have promoted it, but there is much more that can be done in that area.

Mr MALONE: Are there bike paths close to the campus?

Mr Bradley: Yes, there are. There is a tunnel under the motorway which separates us from Mooloolaba-Maroochydore, which is accessed currently by cyclists going to Mountain Creek State High School, which is adjacent to our property. That can also be used to cover the distance

to this campus. There are very significant numbers of people who cycle from Mountain Creek and Glenfields, just across Karawatha Drive, but not significant numbers beyond that because of the hilly nature of the terrain.

Mr MALONE: We have not had a really good chance to look at this issue. You are in a wonderful bushland area. Is there any possibility of bushfire occurring and what precautions have you taken to minimise that?

Mr Bradley: Yes, there is always the possibility of bushfire. There have not been bushfires in this area for the eight/nine years that I have been here. In terms of access to the site by emergency services vehicles, that will be quite rapid. Emergency Services has created a Sunshine Coast centre for fire and motor vehicle accident response. It is right on the motorway three kilometres to our north at the intersection of the Nambour-Maroochydore road. It is perhaps three or four minutes away. That is on the eastern boundary. Most immediately here there is access off the motorway to the front of the buildings, and they have been constructed in a way to enable Fire Service vehicles to be on all sides. There are fire hydrants and access for emergency vehicles on all sides.

Mr Twidale: There is limited access for emergency services vehicles, but you might have noticed the bitumen track at the perimeter of the site.

Mr MALONE: I did notice that. The thought that came to mind was that it did not look wide enough to carry a vehicle.

Mr Twidale: No. As you drive in from along Lady Musgrave Drive there is an offshoot for fire vehicles to get part the way round near the IT wing. The track is for fireman on foot.

Ms STONE: As a former Moreton TAFE student, I am totally jealous and I wish I had had those facilities when I was studying. I have been very impressed with what I have seen and the answers you have given us today. Thank you for that. I notice that the design brief said that the completion of construction was to be July 2002 but it was pushed to December. Is there any reason why that delay occurred?

Mr Twidale: The initial problem was sorting out the environmental constraints. That delayed the commencement of the schematic design until we knew which was the right part of the site to build on. We lost about six weeks in that process.

I think when the first brief came to us from the client we estimated it would cost something like \$19 million. We then had to do a fair bit of major surgery to the brief to reduce it back to the size of the buildings that we currently have here. That process itself took probably six or eight weeks. That is generally where most of the time was lost.

Ms STONE: In terms of the cooling plant to be installed as part of stage 2, will it have sufficient capacity and can it be used for further needs?

Mr Twidale: Sorry?

Ms STONE: I am referring to the cooling plant for the airconditioning that is to be installed as part of stage 2.

Mr Twidale: Yes, it is adequate.

Ms STONE: What about future demand?

Mr Twidale: We do not see any future demand within this building. We have used all of the latest high-efficiency tools to maximise its efficiency.

Ms STONE: What about other projects that the department has done? Are there similar projects that you could use to give us a cost comparison?

Mr Twidale: Probably the only yardstick we would have in terms of comparing like with like is to look at similar projects we have undertaken in the last four to five years. For instance, for the Cairns Tourism and Hospitality building the gross project cost per square metre was \$2,025 as opposed to \$1,800 for this building. The horticulture facility at the Southern Queensland Institute of TAFE was \$1,786. Another similar building is the Moreton Institute of TAFE bayside campus information and learning building. That was \$1,898 per square metre. These are gross project costs. On a bigger scale, we have the Southbank Roy Wallace building. That was \$1,863 per square metre. The Morningside TAFE students services building was \$1,807, which is virtually the same as for this building.

Ms STONE: I notice that originally there was \$12 million in Commonwealth funding that had been identified to help with the project design and it fell to \$6.5 million in the end. What happened to that?

Ms Harth: The \$12 million was the budget that was initially approved by the minister based on preliminary costings that had been done on the planning at that stage. As we went further through the planning process and the design brief was costed—once we got the final design brief—that indicated that there was an additional budget required to meet the needs of the institute. So the budget that was approved through Executive Council is just over \$14 million.

Ms STONE: What was the break-up of that funding?

Mr Bradley: At the end of the day the Commonwealth contributed approximately \$6 million and the state of Queensland approximately \$9 million.

The CHAIR: Are the budget figures presented on page 9 and 10 of the submission original estimates or forecast final costs?

Mr Twidale: They are forecast final costs. We produce cost monitoring reports to our client every month. These were done on 28 March this year.

The CHAIR: In your opening statement, Mr Bradley, you mentioned that the complex was built on budget and on time. I see the total construction cost with professional fees, statutory charges and other fees was \$13,798,174. That is \$680,000 less than the current forecast final cost. What was the remaining \$680,000 spent on?

Ms Harth: Is that the addition of a number of those subtotals that are shown?

The CHAIR: Yes.

Ms Harth: The figure that is missing from those is the Art Built-In component, which is \$280,000. If I can take you to page 9 of the report, you will see that construction costs totalled \$12,215,419; professional fees and charges, \$1,523,700; statutory charges, \$58,055; loose furniture, \$400,000, which gives you \$14,198,174. If you add on \$280,000 to that, we come to the total expenses.

The CHAIR: Can the department provide the committee with a written breakdown of the forecast final costs of the project?

Mr Twidale: Yes.

Mr LINGARD: I notice that \$400,000 is set aside for furniture and equipment. Was that all spent?

Mr Bradley: Not all of that has been spent to this point. There have been economies achieved through local purchasing.

Mr LINGARD: Can you explain the information technology costs and what you did as far as information technology in terms of funds for leased furniture and equipment?

Mr Bradley: We have used a quantity of second-hand furniture in the building, which does not appear so. We have used some second-hand catering equipment in kitchens, which again does not appear so. No other—

Mr LINGARD: I see that \$200,000 is estimated from the restaurant and bistro. Is that gross return or net return?

Mr Bradley: That is gross revenue.

Mr LINGARD: What happens in the bistro as far as the money received? What happens especially with respect to any profit that might be made from the bistro?

Mr Bradley: The funds are firstly disbursed on payments for materials and for labour that would not ordinarily be engaged for teaching purposes alone. The net income after that is used to provide, in some instances, additional teaching places and to purchase other items of equipment and generally build up the infrastructure of the place.

Mr LINGARD: Do you have a students guild?

Mr Bradley: No, we do not.

Mr LINGARD: Is there no student input into the costs of the bistro and the costs of the library, similar to the way a university student guild might have input into fees?

Mr Bradley: The tuition and materials fees are largely independent of the institute and are a decision for government. The students are represented by a member of our advisory council. The students are consulted through our student activities coordinator when the leases come up for renewal for the delivery of the coffee shop services which have been outsourced. Of the three areas that you saw today the first, the coffee shop/cafeteria, is operated privately. But when we initially go to public tender students are consulted on the requirements at that point and have input into the decisions in terms of the selection of the tenderer. There are obligations in their contract to provide products at a fair price equal or lower to that being charged elsewhere in the district. That is one of the clauses of the contract, which is actually policed.

Mr LINGARD: Do you have any sporting fields or any other outfields?

Mr Bradley: We have no sporting fields. This institute is not alone in that. Generally speaking, TAFE is not creating and maintaining sports facilities in its own right. It could be said that students' needs in those areas are more than adequately met by facilities provided by shires and clubs across the region. In general terms our policy is not in any TAFE institute in Queensland to provide sporting facilities per se.

Mr LINGARD: Do you have foreign fee paying students?

Mr Bradley: Yes.

Mr LINGARD: Are you allowed to bring them in as long as they pay full fees?

Mr Bradley: Yes. We have approximately 100 international students across our campuses at the present time. They pay fees of the order of \$15,000 to \$16,000 per year for the courses which are provided to domestic students at around \$1,000 a year.

Mr Lingard: I just wanted to know about the local industry participation plan. Why did the department decide there was no need for such a plan?

Mr Twidale: It was unfortunately left out of the tender documents, but the contractor did provide one, anyway. I could table that.

Mr MALONE: What level of the work force employed during the construction of the project were apprentices or trainees?

Mr Twidale: The contractual requirement was to provide 13,504 hours of apprenticeship training on the site. We have the documents I could table from the contractor which effectively say they provided 13,695 hours of training.

Mr MALONE: In addition to controlling the airconditioning systems, can the digital system control lighting and power consumption in the building or does it monitor that?

Mr Twidale: It monitors it rather than controls it. With the airconditioning system all the rooms have what we call smart controls, which means they are operated at about 29 degrees until such time as the room is called up for airconditioning by pressing the button at the doors. In the high occupancy areas there is 50 per cent to 60 per cent of outside air and the air quality is monitored to ensure there are acceptable CO2 levels. In the main foyer we have a set temperature of something like 25 or 26 degrees, providing a transitional airconditioning quality. The building management system optimises the operation of the various plants, serving the various zonings around the building, which interact with one another.

Mr MALONE: Do they have a stand-by mode that shuts down at night-time or when the rooms are not occupied?

Mr Twidale: When the rooms are not occupied it will be operating at 29 degrees. That is pretty much an economy cycle. As far as possible outside air is used.

Mr MALONE: What is the normal operating temperature, say, when a room is occupied?

Mr Twidale: It is 22 or 23 degrees.

Ms STONE: You just mentioned the airconditioning, but were other environmental efficiency standards used throughout the building? In particular, did they look at Sustainable Energy Development Authority star ratings?

Mr Twidale: No. However, we have done all of the sensible things. The buildings are fully insulated, which minimises the airconditioning needs. We have sun control devices on the walls.

In terms of long-term maintenance, we generally have used long-term maintenance free materials such as Colorbond sheeting.

In any case, I suppose the energy efficiencies go back to minimising the footprint on the site and the philosophy of containing the usage of the building to within the defined areas as far as possible. You can see from the front entrance to the site when you walk in there are rails to prevent people wandering through the bush. We have tended to confine people to the footpaths.

When you move into the building itself, as someone pointed out earlier, you come exclusively through the front door. That is basically the only way to get in and out of the building. Once you are in the building there is no way out into the bush other than in case of a fire when people can escape. It is intended to contain people within the footprint. The damage that was done to the site during construction has obviously left a scar around the building. I would expect that to regenerate fairly quickly given the nature of the site and the vegetation. As I mentioned, with the building we have done the sensible things without planning to be cutting edge. E.S.D. technology.

I have already mentioned the airconditioning. In terms of the electrical services, we used fluorescent fittings and fixtures. These are very high-efficiency fittings. There is an energy management system which basically switches everything off at night or at controlled times.

Ms STONE: In terms of the public art, I just adored a lot of the pieces that you showed me. I am just wondering if you can tell us a little about those pieces, who the artists were and some costings.

Mr Twidale: We will take that on notice. I would probably get somebody's name wrong.

Mr Bradley: I can provide you with approximate costs and I think artists' names and how that was developed, but it would be better that we provided you with a fulsome response later if that is acceptable.

Ms STONE: That is fine. I notice that there were some claims and variations lodged by the contractor. I am just wondering if that has been settled yet.

Mr Twidale: Not totally. Most of the claims—probably 90 per cent of the claims—have been resolved. As you would appreciate, there are always emerging issues to contend with and further issues to be addressed. That is why the latest cost monitoring report still has a number of claims unresolved. We are working on those. We have monthly meetings with the contractor which we instituted. We are progressing those claims. They are really only very small issues.

Ms STONE: So they are being progressed through. In terms of the new high school reforms, do you have any transitional courses with the high school students happening at all?

Mr Bradley: Yes, we do. We conduct a number of programs in conjunction with schools where students spend two days a week in programs managed by us and three days a week at school. Though you have not seen the facilities, the gymnasium, for example, in the refurbished area is used extensively through school hours by Mountain Creek State High School next door. Their own students in the hospitality area are using the facilities here for work experience as part of their training. There is quite a lot of interaction and integration at the present time. In the reverse sense, our own students are going to be building a large part of the state high school swimming pool in the next six months. We would hope that we will have free access to that as they have had free access to our gymnasium.

Ms STONE: Sounds like a good deal to me.

Mr Bradley: It is.

The CHAIR: I want to thank you for your attendance at today's public hearing. I believe the committee has gathered some valuable information which will assist it with its inquiries. I formally place on record the committee's appreciation for all those involved in the inquiry.

Ms STONE: I move—

That pursuant to section 50(2)(a) of the Parliament of Queensland Act the committee authorises for publication the evidence given here before it this day.

The CHAIR: I now declare the hearing closed.

The committee adjourned at 1.10 p.m.