UNIVERSITY of TASMANIA

Sandy Bay building condition and functionality report

> July 2018

Executive summary

The University of Tasmania is ***committed to providing a world class experience*** for students, teachers and the broader community.

Teaching and learning will always be at the heart of any campus, but every university experience is shaped by the buildings and facilities that allow teaching, learning and research to happen.

As the University of Tasmania aims to attract more students from Tasmania, Australia and the rest of the world, it must consider how it can provide modern, flexible and comfortable facilities that enhance all elements of campus life.

The University of Tasmania is at a crossroads. To deliver a campus that is fit for purpose in the 21st century, the university community must decide whether to renew its ageing Sandy Bay campus and retain a distributed model or ontinue moving towards a city precinct approach. The logical first step is to assess the condition of the buildings at Sandy Bay.

Assessors from the University's Infrastructure Services & Development team have conducted audits in 2012 and 2017. They considered:

- every building's current condition and functionality
- its location on the current campus
- the potential of collocating STEM subjects into a single building
- the benchmarked costs of new buildings and refurbishing of existing specialist buildings.

The audits provide an assessment of each building culminating in a rating on Building Condition, Building Functionality and Strategic Importance.

This report covers all the main buildings on the Sandy Bay Campus.

An informal survey of key administrative, academic and managerial staff and students also looked at how university staff and students rated the buildings and facilities.

Overall, the survey revealed a high level of frustration about the state of Sandy Bay buildings and facilities. At the same time, many staff have a strong attachment to the buildings they work in. Some strongly value the buildings' mid-century architecture, internal fittings, views and separate staff offices.

Common concerns across many buildings include a lack of temperature control (buildings that overheat in summer and are hard to heat in winter); inadequate, unreliable power supply; inadequate internet connections; lack of modern technology including crucial teleconferencing facilities; faulty elevators; tired and broken fittings and furniture; toilets that are in a poor condition; and teaching, workshop and laboratory spaces that are makeshift or outdated.

The poor condition of all six science buildings provides an opportunity to create a newly designed and consolidated STEM building, which will have demonstrated benefits of cross discipline interactions in equipment use, services and social interaction.

A summary of the condition of the remaining 16 largest buildings is below:

Lower Sandy Bay Buildings	GFA (m^2)	Condition Rating	Functionality Rating
Chemistry	9,339	Good	Poor
Life Sciences	9,278	Fair	Poor
Geography-Geology & Codes	6,918	Poor	Poor
Physics	5,179	Fair	Poor
Engineering	5,069	Fair	Poor
Engineering Workshop	2,573	Fair	Poor
Morris Miller Library	7,781	Poor	Fair
Centenary Building (Tsbe)	6,705	Good	Good
Tuu Student Union	6,299	Poor	Fair
Social Sciences	5,951	Poor	Poor
Law	4,732	Good	Good
Old Medical Sciences	3,500	Fair	Fair
Humanities	3,124	Poor	Fair
Corporate Services Building	2,765	Good	Good
Unigym	2,608	Good	Good
Administration	2,386	Good	Good

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

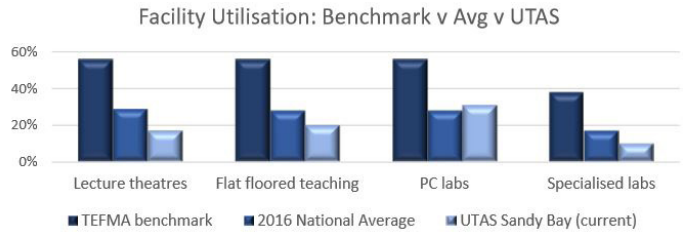
The approach to determining a building's rating considered:

- 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/m^2 for new buildings and $3200-6200/m^2 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.

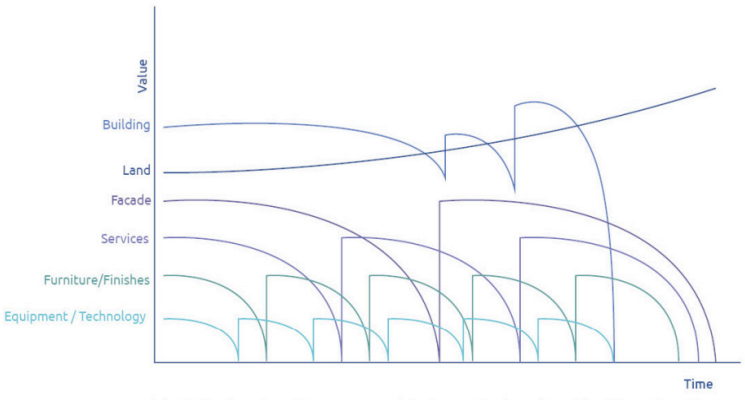
Based on 2018 EFTSL the University currently requires 72,417m2. This is 21,419m2 (23%) less than the current GFA of the Sandy Bay campus and is further evidenced through the poor utilisation data.

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

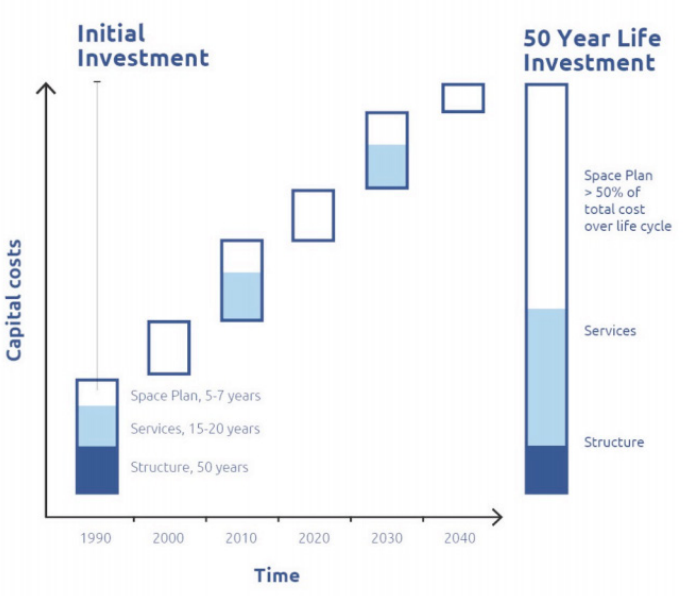


It's clear from the staff feedback and audits already completed that the university would not rate well in these areas.

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

Another way to understand a buildings 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.

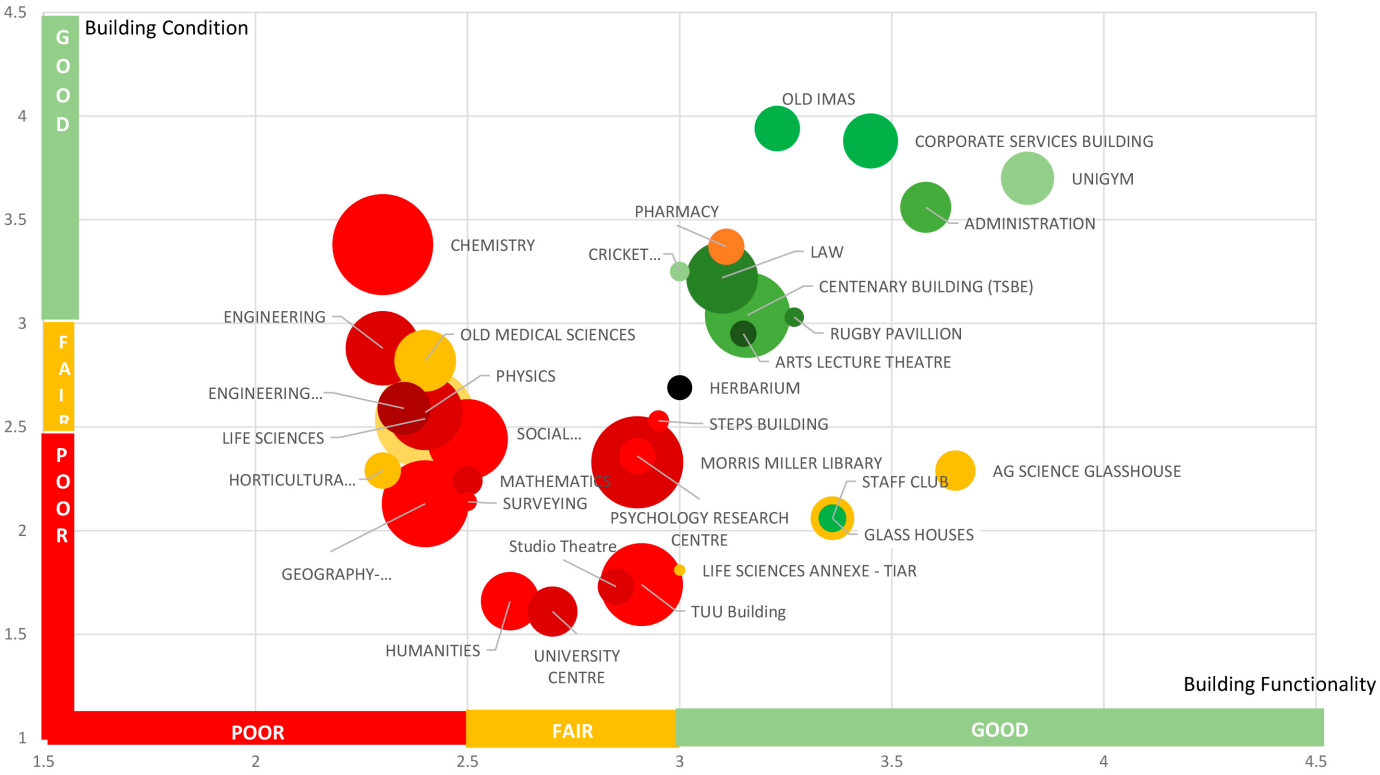
In ideal circumstances, a capital investment plan like the one to the left means you will get maximum life out of your building, as illustrated in the first diagram.

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 building are at the end of the life cycle and money is better spent creating new purpose-built facilities.

Summary of recommendations

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**

Individual building assessment and feedback

Chemistry

Year constructed	1961 (57 years old)
Gross floor area	10,127 m^2

Condition Rating	Good (3.38)
Functionality Rating	Poor (2.30)
Strategic Importance	High (3.71)

Building use

The Chemistry building houses chemistry teaching and research labs, lecture theatres and tutorial rooms, a PC Lab, and academic offices.

Condition and functionality assessment

- Chemistry has undertaken a range of refurbishments over the past decade, which is reflected in the 'Good' condition ratings of many of the office and lecture theatre spaces.
- Many of the teaching and research labs have not been refurbished or updated since the building was opened.
- Many labs were not purpose-built, but are rather rooms that have been retrofitted. As a result they are a compromise on space, amenity or functionality.
- There are numerous ad hoc/makeshift spaces.
- The Chemistry building houses ACROSS, Central Science Laboratory, Separation Science and a little pharmacy. Numerous extensions have been tacked on over the decades resulting in "rabbit warren" like corridors and spaces. As a result, collaboration between staff is not high and the buildings lack informal study spaces for students to gather and study together.
- Currently there is not enough room for each graduate student to have a desk and computer. Student rooms are also mixed in with labs, storage rooms and teaching spaces.

Life Sciences

Year constructed	1970 (48 years old)
Gross floor area	9,278 m^2

Condition Rating	Fair (2.54)
Functionality Rating	Poor (2.40)
Strategic Importance	High (3.62)

Building use

The Life Sciences building houses Agricultural Sciences teaching and research labs, lecture theatres and tutorial rooms, a PC Lab, and academic offices.

Condition and functionality assessment

- Many of the teaching and research labs have not been refurbished or updated since the building was opened which means they do not meet current teaching and research standards. For example, many of the lab benchtops are dilapidated and not compliant with current infection control standards.
- Many labs were not purpose-built but are rather rooms that have been retrofitted. As a result, they compromise on space, amenity or functionality.
- Many rooms have been re-purposed and adjusted on an "ad hoc" basis as needs have changed.

Morris Miller Library

Year constructed	1968 (50 years old)
Gross floor area	7,781 m^2

Condition Rating	Poor (2.33)
Functionality Rating	Fair (2.90)
Strategic Importance	High (3.56)

Building use

The Morris Miller Library is the university's main library and resource centre. It houses the majority of Student Experience Staff, meeting rooms, book collections, staff/student consultation rooms, PC Labs, and study space for undergraduate and post graduate students.

Condition and functionality assessment

- The structural layout of the building makes the large space very inefficient.
- Some areas of the library function very well, such as the staff spaces. But current student study areas and library spaces are not meeting current needs.
- The co-location of quiet scholarly study spaces and collaborative group study is problematic. The noise from people in the lower levels feeds up into the floors above and disturbs quiet study.
- The layout of book collections is not ideal. The rare books and special collection zone is hidden away on the top floor and it not often accessed. It is also too cramped, with no room for required expansion.
- With more than 1 million visits a year, the library is a congested space. The poor building design means that it is often over-crowded and smelly.
- Toilet facilities at the library are inadequate for the amount of use they get. They are also non-compliant with current building code requirements.
- There is inadequate space to co-locate student services and library functions together in a meaningful way.
- The building has no room for much-needed high-tech group study areas and state of the art teaching spaces. There's also no room for events or gallery spaces.
- The substructure of the library is in good condition, and the building facade has architectural merit and is valued for its "gravitas".
- Students value the central location of the library, close to the café and campus colleges.
- The view from the library and green surrounds make it a potentially great space for scholarly study. Many users say that is inspiring and value the connection it provides to nature.

Geography & Environment, CODES

Year constructed	1961 (57 years old)
Gross floor area	6,918 m^2

Condition Rating	Poor (2.13)
Functionality Rating	Poor (2.40)
Strategic Importance	High (3.21)

Building use

The Geography and Environment building houses a significant geology collection and also contains the earth sciences workshop. Other spaces include:

- Research and teaching labs
- Seminar rooms and tutorial spaces
- Academic offices for Geography, Earth science and CODES staff
- Microscope Labs
- PC Labs
- Earth Science workshops
- Lecture Theatre
- Student and Staff lounge/breakout spaces

Condition and functionality assessment

- The building has a large structural crack in the fourth-floor foyer and a leaking roof that needs replacing.
- Many windows are stuck and cannot be opened.
- The building systems are in a generally poor state and require significant replacement.
- There is a lack of air conditioning in some rooms and the noise of systems in other rooms makes the rooms unusable.
- The building has an unstable power supply and a lack of power boards which makes it difficult or impossible to install new equipment.
- There are inadequate internet connections in the building.
- Audio-visual equipment for teleconferencing is poor and staff presently have to bring their own laptops.
- There no lecture capture facilities to cater for distance students.
- Many fixtures and fittings are dated, broken and need replacing, including blinds, seats in the main lecture theatre and toilet facilities.

Centenary Building

Year constructed	1992 (26 years old)
Gross floor area	6,705 m^2

Condition Rating	Good (3.04)
Functionality Rating	Good (3.16)
Strategic Importance	High (3.05)

Building use

The building use is split between COBE and COSE. The building contains multiple spaces including:

- Trade Table café
- Student services information desk
- Harvard lecture theatres
- Break-out and information learning spaces
- Academic offices for computing and COBE
- A Lecture theatre
- Information & Communication Technology (ICT) Computer Labs
- Seminar/Video Conference Room

Condition and functionality assessment

- The Centenary building is in good condition and is also functionally well aligned to current learning and working environments.
- It had a recent refurbishment to accommodate TSBE and dedicated Harvard-style lecture theatres.

Physics

Year constructed	1961 (57 years old)
Gross floor area	5,426 m^2

Condition Rating	Fair (2.57)
Functionality Rating	Poor (2.40)
Strategic Importance	Moderate (2.40)

Building use

The Physics building houses many of the academic and professional offices for Mathematics and Physics staff. There are many teaching and research spaces including:

- A PC Lab
- Lecture theatres
- Seminar rooms
- Break-out spaces for staff and students
- Physics teaching and research labs
- An immersive video conferencing room

Condition and functionality assessment

- The Physics building houses small discrete offices that are poorly lit and discourage collaboration.
- There is limited space for staff and students to meet and collaborate.
- Significant investment is required to address a lack of air conditioning, technology, basic amenities and a poor state of fixtures and fittings.

Psychology and Social Sciences

Year constructed	1963 (55 years old)
Gross floor area	5,591 m^2

Condition Rating	Poor (2.44)
Functionality Rating	Poor (2.50)
Strategic Importance	High (3.14)

Building use

The Psychology and Social Sciences building primarily provides office space for staff and students in the psychology and social sciences faculties. Recently Riawunna were relocated into the building adjacent to the car park off Churchill Avenue. The building also contains teaching spaces, video conference facilities, a PC Lab for research activities and a cognitive research lab.

Condition and functionality assessment

- The Psychology and Social Sciences building is in poor condition and also rates poorly for functionality.
- The separate offices are appreciated by academics, with enjoyable vistas, but the general condition of facilities is poor.
- There is a lack of professional meeting rooms and collegial communal spaces.
- There are significant temperature control issues in the building in both winter and summer, with staff sent home on numerous occasions due to untenable conditions.
- Internet connections and power supplies are insufficient for modern requirements.
- Basic services such as elevators and restrooms require significant replacement.
- There are also many accessibility issues which would require a costly retrofit.

TUU Building

Year constructed	1975 (43 years old)
Gross floor area	6,299 m^2

Condition Rating	Very Poor (1.74)
Functionality Rating	Fair (2.81)
Strategic Importance	Moderate (2.25)

Building use

The TUU building contains the University Bar, Café, and provides multiple commercial spaces suitable for complementary services. Other facilities include:

- Flexible activity spaces- Examination space
- Prayer rooms
- TILT
- Union offices

Condition and functionality assessment

The TUU Building has one of the lowest overall condition ratings across the Sandy Bay campus, 56% below the Council target of 4. It has significant accessibility and building compliance issues.

Engineering and Spatial Sciences

Year constructed	1958 (60 years old)
Gross floor area	5,435 m^2

Condition Rating	Fair (2.88)
Functionality Rating	Poor (2.30)
Strategic Importance	High (3.70)

Building use

The Engineering and Spatial Sciences building provides accommodation for academic staff. It also houses the main data centre for the University. Other facilities include:

- Research and teaching labs
- A lecture theatre
- Multiple seminar and tutorial spaces
- PC Labs

Condition and functionality assessment

- The Engineering and Spatial Sciences Building is set up in a way typical of the era it was built – 1958.
- It has long corridors with closed offices which discourage collaboration and collegiality.
- Being set apart from other science buildings doesn't help create connections between staff and students from other science disciplines.
- Many of the workshops and labs require significant upgrading and are below the standard of current high school facilities.
- Rating was assessed as "Fair" before extensive flood damage. Since the flooding, activities have been relocated elsewhere on campus as the spaces are generally not being refurbished.

Law Building

Year constructed	1987 (31 years old)
Gross floor area	4,732 m^2

Condition Rating	Good (3.22)
Functionality Rating	Good (3.23)
Strategic Importance	High (3.13)

Building use

The Law building is exclusively used by the Law faculty and is comprised of:

- The Law library
- Multiple lecture theatre and tutorial spaces
- Student break-out and informal learning spaces
- Academic offices
- The Moot court - replica court room for mock scenarios
- The Tasmania Law Reform Institute

Condition and functionality assessment

- The condition of the Law Building was assessed before it was damaged by flooding.
- The Law library is well regarded and utilized as a student study area with adequate office and teaching spaces.
- Prior to flooding, the building had normal levels of wear and tear.
- Refurbishment of the building since the flooding includes internal finishes, fabrics, recarpeting, repainting, and the instalment of an additional data node.

Engineering Workshop

Year constructed	1960 (58 years old)
Gross floor area	3,631 m^2

Condition Rating	Poor (2.59)
Functionality Rating	Poor (2.35)
Strategic Importance	High (3.26)

Building use

The Engineering Workshop contains research and teaching labs, workshops, academic offices for engineering staff, a breakout space and a conference/tea room area.

Condition and functionality assessment

- The current workshops don't allow equipment to be flexibly arranged which is a significant disadvantage. While some fixed installations are required, many existing fixed installations are antiquated and a poor use of space.
- The workshops are cold and noisy and overall don't meet expectations for university level facilities.
- Many elements of the building are also not compliant with current building codes.

University Centre

Year constructed	1976 (42 years old)
Gross floor area	3,539 m^2

Condition Rating	Very Poor (1.61)
Functionality Rating	Fair (2.70)
Strategic Importance	High (3.26)

Building use

The Stanley Burbury theatre is the largest teaching space on campus. On the lower levels there is a Museum and Student Lounge with space currently under refurbishment for the incoming GRO staff and HDR Hub. On the ground floor facing the main campus courtyard is Lazenby's café.

Condition and functionality assessment

- Whilst refurbishment work has been undertaken on the University Centre entry and the Stanley Burbury Theatre, most of the other lecture theatres in the building have no disabled access, have poor viewing angles and limited modern facilities.
- The recent refurbishment of the 'Theatre in the Round' required significant asbestos remediation. This would also be required in other parts of the building if refurbishment went ahead.
- The audio visual and IT infrastructure also requires considerable upgrading.

Humanities

Year constructed	1974 (44 years old)
Gross floor area	3,124 m^2

Condition Rating	Very Poor (1.66)
Functionality Rating	Fair (2.66)
Strategic Importance	High (3.15)

Building use

The Humanities building mainly provides academic offices for humanities staff and students. There are also four tutorial rooms with a video conference room and student hub/study room.

Condition and functionality assessment

- Humanities has significant strategic importance to the university especially given its share of the student population.
- Currently this building is in very poor condition.
- Significant investment is required to address a lack of air conditioning, technology, basic amenities and a poor state of fixtures and fittings.
- The building has very poor disabled access and very limited wheelchair access. There is no lift for wheelchair access and no disabled toilet.
- There is a lack of small and large meeting rooms for small staff seminars.
- There is also a lack of appropriate communal space for postgraduates.

Corporate Services Building

Year constructed	1971 (47 years old)
Gross floor area	2,765 m^2

Condition Rating	Good (3.88)
Functionality Rating	Good (3.45)
Strategic Importance	Moderate (2.71)

Building use

The Corporate Services Building houses the majority of the University's professional staff with associated meeting and break-out spaces. Teams within this building include Legal, Finance, HR, IS&D and ITS.

Condition and functionality assessment

- Despite the impact of flooding in May 2018, the corporate services building has had significant refurbishment and is in good condition.
- The building has a generally good spatial layout for professional services staff with a mix of offices, open plan areas and meeting rooms.

Sporting Pavilion and Gym

Year constructed	1976 (42 years old)
Gross floor area	2,608 m^2

Condition Rating	Good (3.70)
Functionality Rating	Good (3.82)
Strategic Importance	Moderate (2.34)

Building use

The Gym and associated facilities service the sport and recreation activities managed by the Student Experience team. Outbuildings include the cricket/football pavilion, the rugby pavilion and tennis courts. The Gym contain commercial space and a multi-purpose hall utilised by multiple university clubs.

Condition and functionality assessment

- The gym suffered some damage from the flooding in May 2018, which has been repaired.
- The building is otherwise in good condition following regular refurbishment.

Administration Building

Year constructed	1970 (48 years old)
Gross floor area	2,386 m^2

Condition Rating	Good (3.56)
Functionality Rating	Good (3.58)
Strategic Importance	High (3.01)

Building use

The Administration building provides accommodation for the Chancellery, Vice Chancellor and VC Office, DVC Research, Global, COO office, Governance, Audit and Risk, Marketing and Strategy.

Condition and functionality assessment

- The Administration building has been recently refurbished and is reasonably well maintained.
- Many of the accessibility and building code requirements have been iteratively addressed as maintenance and refurbishment have been undertaken.

Old IMAS

Year constructed	2003 (15 years old)
Gross floor area	1,891 m^2

Condition Rating	Good (3.94)
Functionality Rating	Good (3.23)
Strategic Importance	High (3.19)

Building use

Following the relocation of IMAS to the Hobart waterfront, the old facility has been repurposed to suit various pressing needs. Currently the building is being refurbished to relocate Education and the University College. This will include:

- Tutorial spaces
- Specialised class rooms
- A PC lab
- Meeting rooms
- Consultation rooms
- Academic and professional staff offices
- Student and staff breakout spaces

Condition and functionality assessment

- The Old IMAS building is the newest facility on the Sandy Bay campus.
- The good structural and functional condition of the facility enables flexibility in alterations to the internal fit-out and services.
- The building is currently being re-purposed for the Faculty of Education and University College.

Psychology Research Centre

Year constructed	1977 (41 years old)
Gross floor area	1,174 m^2

Condition Rating	Poor (2.36)
Functionality Rating	Fair (2.60)
Strategic Importance	High (2.62)

Building use

The Psychology Research Centre provides offices for academic staff and consultation rooms for their research.

Condition and functionality assessment

- The Psychology Research Centre is in poor condition with a functionality rating at the lower end of the 'fair' spectrum.

Mathematics

Year constructed	1962 (56 years old)
Gross floor area	891 m^2

Condition Rating	Poor (2.24)
Functionality Rating	Poor (2.50)
Strategic Importance	Moderate (2.31)

Building use

The Mathematics building currently accommodates COBE academic offices, Sense T project team and a PC Lab. Temporary offices for other faculties are often housed here.

Condition and functionality assessment

- The Mathematics building houses small discrete offices that are poorly lit and discourage collaboration.
- It has long corridors and a lack of suitable spaces for staff and students to meet and study together.
- In addition to a poor condition and functionality assessment, the building requires significant accessibility and building code compliance work.
- More recently, staff space has been redeveloped on level 1.

Arts Lecture Theatre (Heritage Listed)

Year constructed	1965 (41 years old)
Gross floor area	636 m^2

Condition Rating	Poor (2.95)
Functionality Rating	Fair (3.15)
Strategic Importance	High (2.96)

Building use

The Arts Lecture theatre is a heritage listed building. It is currently utilised for media studies and contains a lecture theatre and media lab. As media studies is relocating to Salamanca Square it is the University's intention to re-purpose the building for communications staff.

Condition and functionality assessment

- As the Arts Lecture theatre is heritage listed, the University has a duty to ensure preventative maintenance is undertaken to improve its current poor condition rating.

> Learn more

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