

# Implementing ARCHIBUS

## UQ Case Study

Gordon Scott • TEMC 2016 • Property and Facilities Division • The University of Queensland



Welcome pfdnaylor

»Home

»Workers

»Job Request Users

»Jobs

»Trades

»PM Tasks

»System Management

»Reports

»Change Password

»Logout



## Welcome to WCC

For system support contact P&F IT on:

Phone: (07) 3365-7590

Email: [computersupport@pf.uq.edu.au](mailto:computersupport@pf.uq.edu.au)

*Your password will expire on 16/02/2022*

### Your Applications

<http://wcc.pf.uq.edu.au/>

<http://asbestos.pf.uq.edu.au/>

<http://adminmodule.pf.uq.edu.au/>

<http://wccrequest.pf.uq.edu.au/>

<http://fireevacplans.pf.uq.edu.au>

**Welcome Darrell Naylor.**

TOP DEFINITION



## ARCHIBUS

Facilities management software, providing a range of integrated modules to help UQ manage their space, real estate, fleet and infrastructure assets.

Cited as leader in Gartner Magic Quadrant for Integrated Workplace Management System

by [Gordon Scott](#) July 17, 2016



9670



120



5. Short listed vendors are invited to demonstrate their solutions and may be invited to take place in a formal evaluation.	★★★★	
6. A Steering Committee is established of suitable senior staff and meets regularly throughout project to review project reports (incl. project risks) provided by the Project Manager.	★★★★	
7. A Project Manager is appointed to manage the project, project staff and report regularly to the Project Steering Committee.	★★★★	
8. The system owner is responsible for sign-off of the User Requirements Specification and ensuring User Acceptance Testing is undertaken prior to and final sign-off on satisfactory completion.	★★★★	
9. That the Project Steering Committee with Legal Office input undertakes a review of a contract with successful/approved vendor to ensure that the University's interests are adequately protected.	★★★★	
10. A formal contract is executed with the successful vendor.	★★★★	

Key: Control Effectiveness

- ★★★★ Well controlled – no findings or recommendations
- ★★★ Generally acceptable – some procedural or control deficiencies
- ★★ Unacceptable – significant procedural or control deficiencies
- ★ Non-existent – no procedural or managerial control

#### 4.0 FINDINGS, RECOMMENDATION AND CONCLUSION

##### 4.1 FINDINGS

Based on the assessment and discussions held with key Project staff, the key controls over the development of the [REDACTED] Project were found to be in place and operating effectively.

##### 4.2 RECOMMENDATIONS

Finding	Recommendation	Priority
1.	Nil	2

Key: Priority of Recommendations

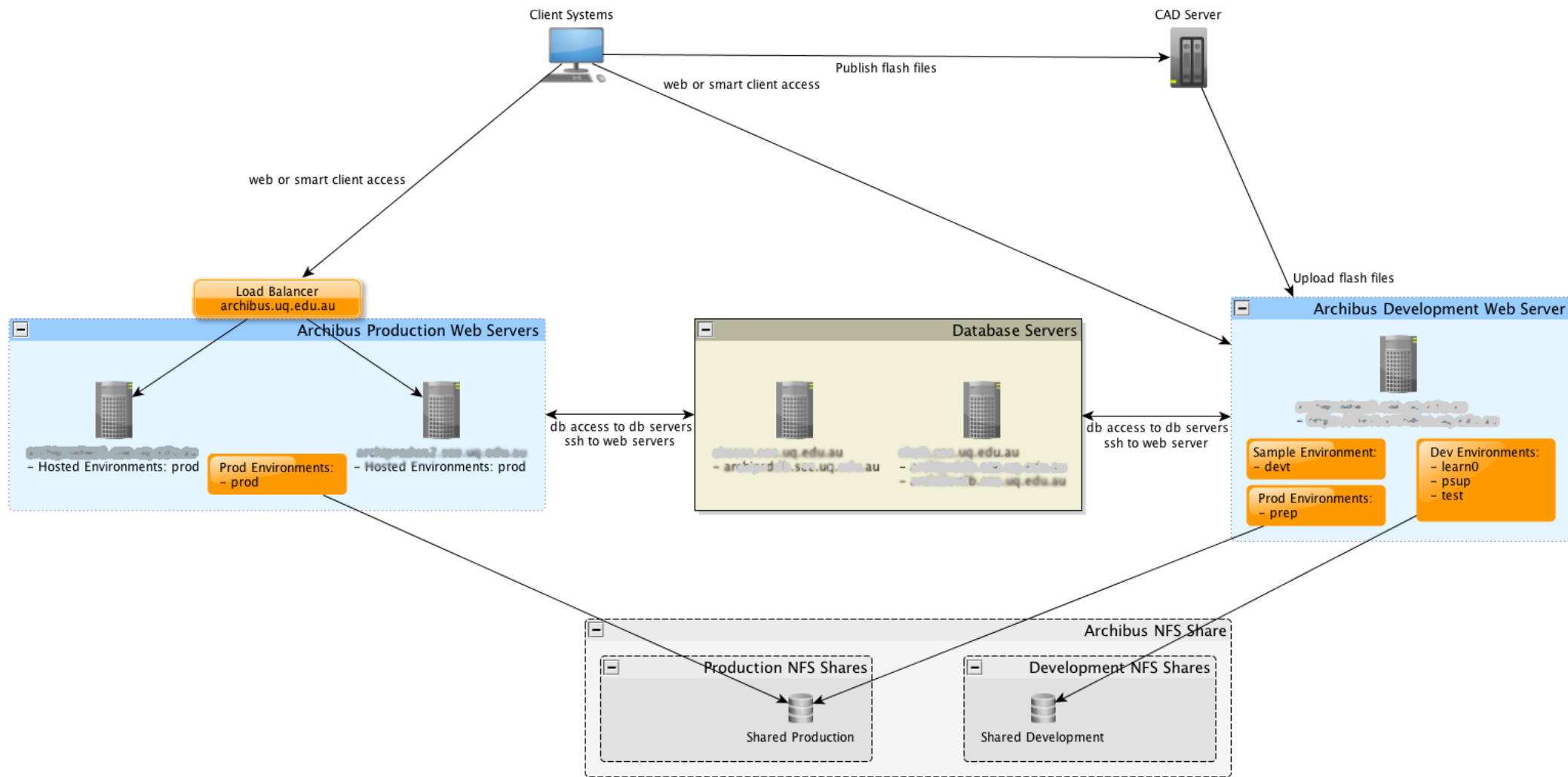
- Priority 1 Serious weakness which exposes UQ significantly in its ability to achieve business objectives or financial results, or is a significant threat to its reputation
- Priority 2 Weakness in internal control or effectiveness, which if ignored, is likely to lead to undermining the internal control framework
- Priority 3 Weakness in procedure or business practice which would benefit the operation if corrected

##### 4.3 MANAGEMENT RESPONSES

Finding	Management Response	Agreed Resolution Date
1.		

##### 4.4 CONCLUSION

ARMS is satisfied that internal controls over the [REDACTED] Project were adequate to ensure that due process was carried out.



# Space Management

Edit Room

Filter

Building Code

Select Floor


0003 Steele Building

01-0003-3

0035 Chamberlain Building

0407 Building 407

Please select a floor



Room Percentage

Primary Room Attributes	Primary Room Type	Room Type

Edit

Yes

306

100.00

5.00

MARINE / COASTAL LABORATORY

82.76

Edit Room Details

Room Details

Save Record

Primary Room Record

Yes

Room Type\*

306

Wet Lab-Postgraduate Students/Research

Room Function\*

11

Research

Org Level Five\*

1031

School of Geography, Planning and Environment

Total Occupants in Room

5.00

Percentage of Space

100.00

Room Comments

MARINE / COASTAL LABORATORY

Room Photo

Room Name

Steele Building Room 334

Survey Photo

Upload a document

UQ Nav Additional Room Details

UQ Nav Comments

Room Web Link

## Issues

- Space editors unaware of room numbers
- Organisation structure
- Training University users

## Worked Well

- Experienced Space Manager, user group
- Good data and processes

# Property Management

## Issues

- Poor Data
- Locating a lease
- Staff turnover

## Worked Well

- No previous system
- Decisive staff

Lease Portfolio Console

Select Lease

Lease Details

▼ Leases

Display Mode: Multi-tab

Tenant Legal Name

BUILDING

COUNTRY

CITY

Show

LEASE

More

Clear

Filter

Leases

AlertsAdd NewPDFDOCXXLS

Lease Code	Tenant Legal Name	Landlord Name	Building Code	City Code	Lease Commencement Date	Lease Expiry Date	Floor(s) Description	Lease Type	Lease/ Sublease	Space Use
	GLOBAL MEDICAL	The University of Queensland	0060	ST LUCIA			part L2 and 1	GROSS	LEASE	_3_LABORATORY
		The University of Queensland	0040	ST LUCIA				N/A	N/A	SPORT/RECREATION
		The University of Queensland	8117	LAWES			1, 2	GROSS	LEASE	_1_OFFICE
		The University of Queensland	0041	ST LUCIA			2	GROSS	LEASE	COMMERCIAL
		The University of Queensland	0021B	ST LUCIA			3	GROSS	LEASE	RETAIL
		The University of Queensland	0061A	ST LUCIA			1	GROSS	LEASE	RETAIL
		The University of Queensland	0039	ST LUCIA				GROSS	LEASE	RETAIL
		The University of Queensland	0021C	ST LUCIA			1	GROSS	LEASE	RETAIL
		The University of Queensland	8112	LAWES				GROSS	LEASE	_3_LABORATORY
		The University of Queensland	8123	LAWES			1	GROSS	LEASE	RETAIL
		The University of Queensland	6212	IPSWICH			1	GROSS	LEASE	RETAIL
		The University of Queensland	0004	ST LUCIA			1	GROSS	LEASE	RETAIL
		The University of Queensland	0883	HERSTON			4	GROSS	LEASE	RETAIL
		The University of Queensland	0075	ST LUCIA			1	GROSS	LEASE	RETAIL
		The University of Queensland	0073	ST LUCIA				N/A	N/A	COMMERCIAL
		The University of Queensland	0073	ST LUCIA			1	GROSS	LEASE	COMMERCIAL
		The University of Queensland	0021A	ST LUCIA				PERCENTAGE	LEASE	RETAIL
		The University of Queensland	8101	LAWES			1	GROSS	LEASE	COMMERCIAL
		The University of Queensland	0061	ST LUCIA			1	GROSS	LEASE	COMMERCIAL
		The University of Queensland	0061	ST LUCIA			1	GROSS	LEASE	COMMERCIAL
		The University of Queensland	0021A	ST LUCIA			3	GROSS	LEASE	COMMERCIAL
		The University of Queensland	01000					GROSS	LEASE	COMMERCIAL
		The University of Queensland	8171	LAWES			1	GROSS	LEASE	_3_LABORATORY
		The University of Queensland	0901	HERSTON			5	GROSS	LEASE	_1_OFFICE
		The University of Queensland	0080	ST LUCIA				NET	LEASE	_3_LABORATORY
		The University of Queensland	0080	ST LUCIA				NET	LEASE	_3_LABORATORY
		The University of Queensland	8105	LAWES			Level 2	GROSS	LEASE	_1 OFFICE



# Fleet Management

## Property and Facilities Fleet Report

Vehicle Report 01 January 2015 - 31 December 2015

Vehicle Registration: UQO11

Custodian: JOHN GRAHAM (UQJGRAHA)

Vehicle Make: TOYOTA

Vehicle Model: CAMRY HYBRID AVV-50R-DEXDBQ

Vehicle Body Type: HYBRID SEDAN

Vehicle Colour: WHITE

Fuel Type: UNLEADED

Organisational Unit: Fleet Services (Property and Facilities)

Date of Purchase: 30 April 2012      Age: 3.7      Cost of Purchase: \$26,424.00

Last Known Odometer Reading: 81,086



Data below is for the period 01 January 2015 - 31 December 2015

### Cost Report

Service Cost: \$1,303.80

Fuel Cost: \$1,487.78

Registration: \$702.20

Sum Cost: \$3,493.78

Running Cost per K's: \$.17

### Data Report

Kilometres travelled: 20,469

Start Kilometre: 50,309

End Kilometre: 70,778

Total Days: 364

Kilometre per Day: 56.23

Fuel Litres per 100k: 5.73



ARCHIBUS Web Central

New Tab

https://devt.archibus.uq.edu.au/archibus/schema/ab-core/views/process-navigator/navigator-details.axvw

ARCHIBUS

UQGSCOT1Sign OutHelp

Find a form or report

Fleet Management

Fleet Management

Fuel

Fuel Records

Enter Fuel Record

Set Up Fuel

Add New Fuel Type

Add New Fuel Provider (i.e. Caltex)

Fuel Reports

Fuel Usage Report

Import Fuel Data

Run Fuel Data Upload

Fuel Fix

Update Fuel Records

Edit Fuel Transaction

Fuel Transactions

No records to display.

Caltex StarCard Online Report: Account Transaction Detail Report - Message (Plain Text)

FILEMESSAGE

IgnoreX

JunkDelete

Reply

Reply All

Forward

Meeting

More

Quick Steps

Move

Rules

OneNote

Actions

Mark Unread

Categorize

Follow Up

Tags

Editing

Find

Related

Select

Zoom

Zoom

Fri 1/07/2016 11:06 AM

MISsupport@caltex.com.au

Caltex StarCard Online Report: Account Transaction Detail Report

To John Graham

Cc Gordon Scott; Lianne Bracefield

MessageAccount Transaction Detail Report.csv (24 KB)

Please find attached your StarCard scheduled report.

Monthly Caltex Report

This is an Automated email. Please DO NOT REPLY.

If you require any assistance or have other queries, please contact StarCard Online Support on 1300 365 096 or email [starcardsupport@caltex.com.au](mailto:starcardsupport@caltex.com.au)

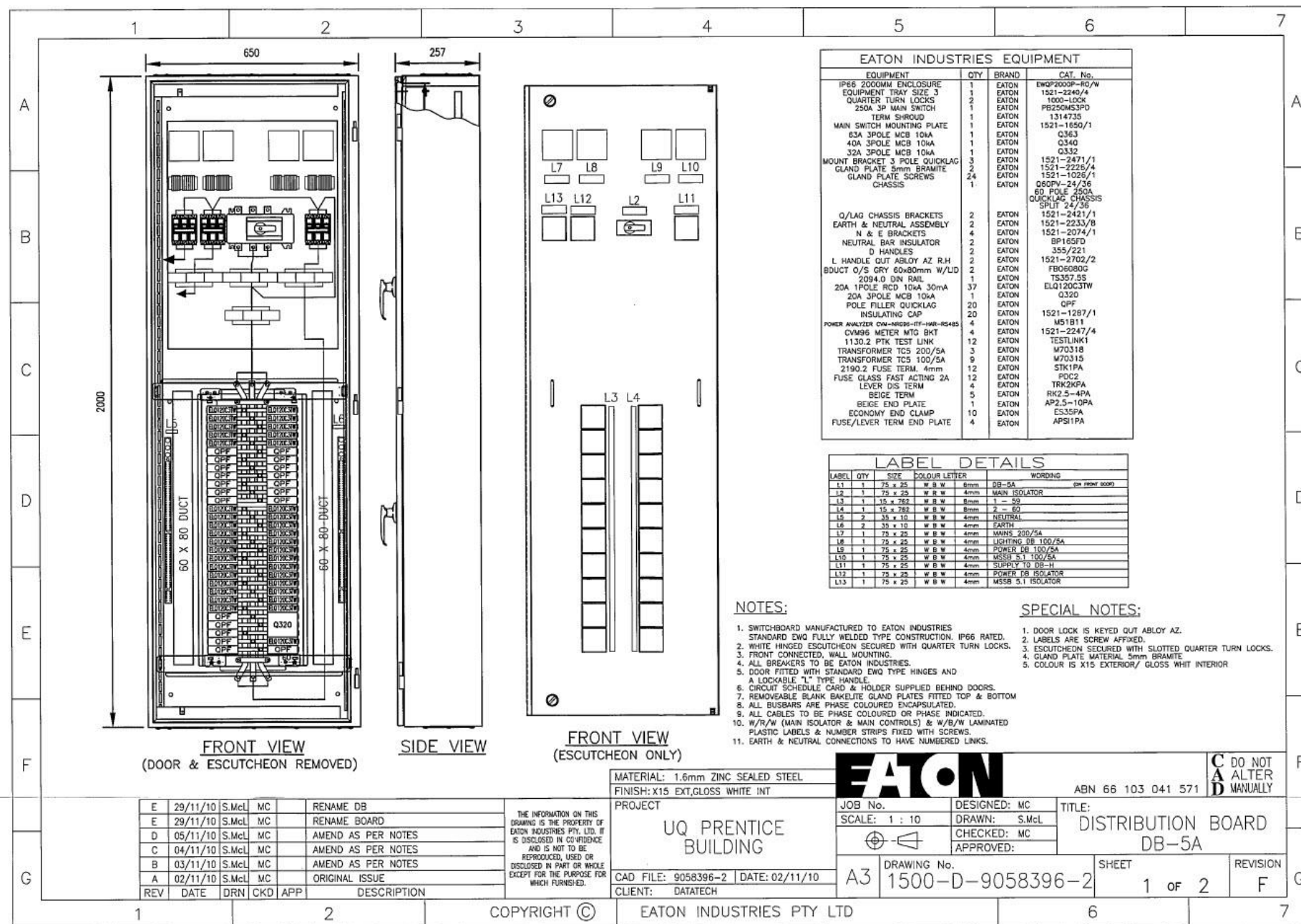
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MISsupport@caltex.com.auCaltex StarCard Online Report: Account Transaction Detail Report



045293



## Emergency Evacuation Plans and Diagrams

Show

Clear

Sign Out

Emergency Evacuation (EE) Plans denote the emergency evacuation procedures for buildings and all UQ sites.

Emergency Evacuation Diagrams show the location of fire equipment and exit routes for each building. These diagrams are placed in strategic areas within UQ buildings.

The EE Plans and Diagrams are in compliance with the Building Fire Safety Regulations 2008 (Qld).

The following EE Plans and Diagrams are available in pdf format. Download [Adobe Reader](#) to view and print PDF files.

Here you can search for a Emergency Evacuation Plan or Diagram. Please select a site and a building to view the available documents.

Site Code

Site Name

Date Uploaded From

Building Code

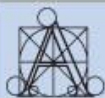
Building Name

Date Uploaded To

# Emergency Plans

## PDF

Building Code	Building Name	Document Name	Description	Date Uploaded	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		<input type="button" value="X"/>
0001	Forgan Smith Building	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0002	Duhig Tower	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0002	Duhig Tower	Emergency Plan	Emergency Plan	3/03/2016	<a href="#">View PDF</a>
0003	Steele Building	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0003	Steele Building	Emergency Plan	Emergency Plan	3/03/2016	<a href="#">View PDF</a>
0003A	Steele Hut Space Bank	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0003A	Steele Hut Space Bank	Emergency Plan	Emergency Plan	16/12/2014	<a href="#">View PDF</a>
0004	Bookshop	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0004	Bookshop	Emergency Plan	Emergency Plan	29/01/2015	<a href="#">View PDF</a>
0005	Richards Building	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0005	Richards Building	Emergency Plan	Emergency Plan	16/12/2014	<a href="#">View PDF</a>
0006	Physics Annexe	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0006	Physics Annexe	Emergency Plan	Emergency Plan	3/03/2016	<a href="#">View PDF</a>
0007	Parnell Building	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0007	Parnell Building	Emergency Plan	Emergency Plan	3/12/2014	<a href="#">View PDF</a>
0008	Goddard Building	Emergency Diagram	Emergency Diagram	3/02/2015	<a href="#">View PDF</a>
0008	Goddard Building	Emergency Plan	Emergency Plan	3/12/2014	<a href="#">View PDF</a>
0009	Michie Building	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0009	Michie Building	Emergency Plan	Emergency Plan	1/02/2016	<a href="#">View PDF</a>
0011	James and Mary Emelia Mayne Centre	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0011	James and Mary Emelia Mayne Centre	Emergency Plan	Emergency Plan	3/12/2014	<a href="#">View PDF</a>
0012	Duhig North	Emergency Diagram	Emergency Diagram	15/07/2015	<a href="#">View PDF</a>
0012	Duhig North	Emergency Plan	Emergency Plan	3/12/2014	<a href="#">View PDF</a>
0012A	Duhig Link	Emergency Plan	Emergency Plan	3/12/2014	<a href="#">View PDF</a>
0012A	Duhig Link	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0014	Sir Llew Edwards Building	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0014	Sir Llew Edwards Building	Emergency Plan	Emergency Plan	4/08/2015	<a href="#">View PDF</a>
0017	Learning Innovation Building	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>
0017	Learning Innovation Building	Emergency Plan	Emergency Plan	17/12/2014	<a href="#">View PDF</a>
0020	Global Change Institute Building	Emergency Plan	Emergency Plan	3/12/2014	<a href="#">View PDF</a>
0021A	Union Building	Emergency Diagram	Emergency Diagram	18/11/2014	<a href="#">View PDF</a>



## Floor Plans

Construction Floor Plan Report  
Print Building Floor Plan Report  
Room Type  
Faculty/Institute/Division org2  
School/Section org3  
Sub Section org5  
Dynamic Floor Plan  
Locate Room

## Space Key Reports

**Totals By**  
Site Bld Floor Room - GFA and UFA  
Organisation Unit - UFA and Rm Area  
**Multiple Selection**  
All Room Data - Multiple Filters  
All Building Data - Multiple Filters  
Theoretical Occpancy

## Favorites

Drag a task here to add.



## Space - PF Reports

Flood Level Data  
Building Information and Photo  
TEFMA Space  
Operational Control Report  
UQ Asbuilt Search (Drawview)  
Stack Plan Org Unit by Building  
Building Summary Report (3 per Page)  
Search and View Service Request  
Refurbishment Register

## Process Metric Scorecard Bucket

Metric	Current	Change	Change Per Year	% of Target	Trend
Building efficiency TEFMA (UFA/TEFMA GFA)	78	0	78	78	
All GFA (by month)	919,783	7,154	919,783	108%	
TEFMA GFA (by month)	793,981	826	793,981	87%	
Work Completed (by month)	2,438	106	279	98%	
Work Requested (by month)	2,542	150	158	102%	
Number of UQ Used Bldgs (by month)	631	3	631	631	
UQ Maintained GFA (by month)	874,438	0	874,438	109%	

## Dashboards

## Faculty Level

Faculty Institute Division UFA Summary

## School Level

School Section UFA Summary

## Building

Building Summary

## Stack Plans

Organisation Unit 5

Primary Room Type

Primary Room Function

## Other

Highlight Rooms org 2 and org 3

## ServiceFM Service Request

## Submit Service Request

Create Service Request

Managed Saved Service Request

## User Funded

Approve User Funded Service Request

## Search Service Request

Search and View Service Request





## **Request for Proposal**

for

**Supply and Delivery of Archibus On Demand software module with  
associated services to The University of Queensland**

**Dated:** 19/03/2013



This document is strictly confidential to The University of Queensland. You must not disclose or provide this document to any person, other than to persons engaged in the preparation of your proposal. You may only use it for the purpose of responding to this

# SERVICE FM

## Client Feedback

- Bill shock user funded work
- No visibility of logged work requests
- If you need service from P&F don't know who to contact

Meeting Date: 31 January 2013

### ISSUE - PF Assist role in logging, reviewing and assigning service requests

- ARCHIBUS has the ability to route work orders directly from the client to the Supervisor based on problem type and location.
- Maintenance requests are currently reviewed by PF Assist and requests generally require communication with the client if the information is inadequate or incorrect.

### RECOMMENDATION

Service requests are to be routed from the nominated client user direct to the maintenance/services supervisor.

### ACTION REQUIRED - To be added to Archibus Issues Register

### OPTION 1 – OPTION 1 – CORRECTIVE MAINTENANCE – STATUS QUO

- PFAssist continue to log all service requests received by phone and e-mail and communicate with client if required.
  - PFAssist continue to review the information in the works description for service request logged on-line and communicate with the client if further information is required.
- Use Archibus to assign all service requests to the Supervisors (Trade and Institutes) based on location and problem type. PFAssist continue to review service request information and select correct problem type and location which will automatically assign to correct supervisor.

Pros	Cons
<ul style="list-style-type: none"><li>• PFAssist continue in their current role as reviewer/editors of information received from the client.</li><li>• They are responsible for communicating with the client if the information is inadequate or incomplete.</li></ul> <p>They remain the central point of contact with the clients and this work-load is not shifted to the Supervisors.</p>	<ul style="list-style-type: none"><li>• The role of PFAssist will become broader and more complex as they deal with more direct client interaction. As such their work-load will increase and this may result in a delay of the service requests being logged in an efficient manner.</li></ul>
<ul style="list-style-type: none"><li>• Using ARCHIBUS functionality to automatically route the service request based on location and problem type to the Supervisors will potentially reduce incorrect assignment of service requests.</li><li>• Location information should be easier to define, as floor plans are available during the submission of the service request.</li></ul>	<ul style="list-style-type: none"><li>• This function is very dependent on PFAssist and the client knowing the exact location of the request and selecting the correct problem type.</li><li>• Training of ARCHIBUS clients will need to be conducted and training material readily available.</li><li>• Comprehensive definitions of problem types, work request examples and scenarios should be published on the P&amp;F web page.</li></ul>





Application/Request Service Request Number of WIR - 533									
Select Filter		<input type="text"/> <input type="button" value="Filter"/> <input type="button" value="Clear"/>							
Date Requested From:		<input type="text"/> <input type="button" value="Date Requested To"/>							
Select a Request to Approve/Reject									
Serial	Service Request #	Location	Job Type	Problem Type	Description	Requested by	Date Requested		
Select	00000004	00-0000-0-000	STANDARD SERVICE	LOCKS AND KEYS	Automatic locking system has been removed to 15. A quote is required to replace same device.	NARIN GOSWAMI (JAGNOR00)	22/07/2008		
Select	00000004	00-0000-0-000	USER FUNDED	CARPENTRY INTERNAL		LARRY BULL (JAGBULL)	22/07/2008		
Select	00000005	00-0000-0-000	NO QUOTE USER FUNDED	GROUNDSCAPE	Please remove branch that has snagged and hang.	CARLA VID-PEL (JAGVID-PE)	22/07/2008		
Select	00000002	00-0000-0-000	STANDARD SERVICE	CARPENTRY INTERNAL	ceiling tile collecting and in danger of falling.	VICTOR ROBERTSON (JAGROBO)	22/07/2008		
Select	00000001	00-0000-0-000	STANDARD SERVICE	PLUMBING	notification only. Blockwater. New contract.	GAILIAN TRENK (JAGTREN)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	SIGNALS	welcome to 100 mph at 100 miles per hour.	SHARBY JAMES (JAGJAM)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	LOCKS AND KEYS	Use risk log day order - used customer every 30 mins.	BRAND RAY (JAGRAY)	22/07/2008		
Select	00000007	00-0000-0-000	STANDARD SERVICE	ELECTRICAL	There's a power outage in room 133, light flicking.	BRAND RAY (JAGRAY)	22/07/2008		
Select	00000006	00-0000-0-000	STANDARD SERVICE	GROUNDSCAPE	Softwood road near the corner of college rd.	LORENAE HODGKIN (JAGHOD)	22/07/2008		
Select	00000005	00-0000-0-000	DAI	CARPENTRY INTERNAL	Can the ceiling door be taken off the room and...	LARRY BULL (JAGBULL)	22/07/2008		
Select	00000004	00-0000-0-000	USER FUNDED	ELECTRICAL	A quote is required to install 60 amp 41500000...	LARRY BULL (JAGBULL)	22/07/2008		
Select	00000004	00-0000-0-000	STANDARD SERVICE	PLUMBING	The more water to level 2, 80% is broken. Co...	ROSE MCKINLEY (JAGMCK)	22/07/2008		
Select	00000002	00-0000-0-000	STANDARD SERVICE	LIGHTS EXTERNAL	There is a light flicking in room 133, the li...	TOM BURNETT (JAGBURN)	22/07/2008		
Select	00000004	00-0000-0-000	STANDARD SERVICE	INTERIOR ALARMS EXCESS	24/11/07 12:00 PM 1200 SYSTEM IS SECURITY CONTROL...	ANDY MOFFAT (JAGMOFF)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	PLUMBING	and log is missing.	JOHN GARY (JAGGARY)	22/07/2008		
Select	00000004	00-0000-0-000	STANDARD SERVICE	ARCHITECTURE	are considering air cooling in room 10000.	STEVE FOX (JAGFOX)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	SECURITY SYSTEM REPORTS	after hours call for 100 Tels. required to be...	SHARBY JAMES (JAGJAM)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	LOCKS AND KEYS	I have to see agreement in the Faculty of law.	PETER DASH (JAGDASH)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	PLUMBING	The emergency gas stops in 100-000 and 100-000...	ALLY GOSWAMI (JAGGOS)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	ARCHITECTURE	about air can help in room 10000 for 100...	PAULINE HADGE (JAGHAD)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	ELECTRICAL	Have any or more 10000 1000 1000 1000...	NIEL TAYLOR (JAGTAYL)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	ACCESS CARD ACCESS	Could you please advise me what else does 100...	NIEL TAYLOR (JAGTAYL)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	LOCKS AND KEYS	The lock master is stuck on the keypad position.	NATHAN GOSWAMI (JAGGOS)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	ELECTRICAL	Please reduce installed power points in room 133.	NATHAN TAYLOR (JAGTAY)	22/07/2008		
Select	00000004	00-0000-0-000	STANDARD SERVICE	GROUNDSCAPE	The Hermine car at the College Rd Staff.	LORENAE HODGKIN (JAGHOD)	22/07/2008		
Select	00000001	00-0000-0-000	USER FUNDED	ELECTRICAL	Discontinue the electrical supply to the unit...	HARTH BULL (JAGBULL)	22/07/2008		
Select	00000000	00-0000-0-000	STANDARD SERVICE	ELECTRICAL	One light out in the hallway location area 100...	LORENAE HODGKIN (JAG			

**Issue and Print Work Requests**

Select [Back](#)

---

**Filter**

Service Request ID:	Requested by:	Work Request Code From:	Work Request Code To:
Date Requested From:	Date Requested To:	Work Request Priority:	Division Code:
Department Code:	Work Request Status:	Job Type:	Project Type:
Billing Code:			

Show Close

---

**Select Open Work Order**

Work Request Code: 271 All

	Service Request ID	Work Request Code	Work Request Priority	Location	Date Work Reported	Problem type	Work Description	Assigned by	Supervisor
Select	2009749	2009749	2	2009111/100	25/05/2014	ELECTRICAL	We have several fluorescent light tube problems.	MICHAEL SCHMITZ (JAGGERS)	MICHAEL SCHMITZ (JAGGERS)
Select	2009725	2009725	3	2009101/100	18/05/2014	ELECTRICAL	In response to alarms being monitored by F.S.B.	NATHAN BROWN (JAGGERS)	MICHAEL SCHMITZ (JAGGERS)
Select	2009627	2009627	5	2009124/1	12/05/2014	ELECTRICAL	Please send temporary power bank as per permit.	CAROL ANN BROWN (JAGGERS)	MICHAEL SCHMITZ (JAGGERS)
Select	20094371	20094371	3	2009034/1	4/04/2014	CLIMATE	Could we please get a quote for the windows to...	ROBERT ENGLISH (JAGGERS)	NATHAN BROWN (JAGGERS)
Select	2009339	2009339	2	2009040/09/003	6/04/2014	FLOORING	A laminate cabinet in lot 68-905 needs to be a...	SARA BROWN (JAGGERS)	SARA BROWN (JAGGERS)
Select	2009307	2009307	2	2009111/100	15/02/2014	ELECTRICAL	Can I please have a quote to move the buslines?	HILLARY SCHMITZ (JAGGERS)	MICHAEL SCHMITZ (JAGGERS)
Select	20094774	20094774	3	2009062/04/017	4/03/2014	FLOORING	A new front storage cabinet in 08-417 needs to...	SARA BROWN (JAGGERS)	SARA BROWN (JAGGERS)
Select	20094601	20094601	3	2009040/101/101	23/02/2014	CLIMATE	We need to acquire a typical room of 10-12...	NATHAN BROWN (JAGGERS)	NATHAN BROWN (JAGGERS)
Select	20094086	20094086	3	2009091/03/280	25/02/2014	CLIMATE	Please look at work to upgrade the entire ca...	SARA BROWN (JAGGERS)	NATHAN BROWN (JAGGERS)

Total records: 8

[illegible][illegible]





## Building Operations Console



Client Quote

Search and View

Report Problem

Show  Building  Room      Group By 

0 selected

☐ SR ID ☐ WR ID ☐ Problem Type ☐ Job Type ☐ Priority ☐ Site ☐ Location ☐ Trade Code ☐ Unresolved ☐ Work Description ☐ Requested by ☐ Assigned To ☐ Requested Date

▼ Requested <input type="checkbox"/> (6)																		
<input type="checkbox"/>	10053369	20045965	PLUMBING	STANDARD SERVICE	2	01	0049-1-101	NO	ceiling leaks in this lab. Hi Steve can you pl...	Approve*	Notify	Re-Route		LIAM BULL (UQLBULL)		26/07/2016		
<input type="checkbox"/>	10053238	20045839	CARPENTRY INTERNAL	STANDARD SERVICE	2	01	0049-3-200	NO	49-200 Row K, middle section seat 4 from left ...	Approve*	Notify	Re-Route		UZMA SAEED (UQUSAEED)		25/07/2016		
<input type="checkbox"/>	10053195	20045796	PLUMBING	USER FUNDED	3	01	0049-2-220	NO	Move eye washsafety shower	Approve*	Notify	Re-Route		STEPHEN WHITTON (UQSWHI15)		25/07/2016		
<input type="checkbox"/>	10053192	20045793	PLUMBING	USER FUNDED	3	01	0049-2-220	NO	Move eye washsafety shower.	Approve*	Notify	Re-Route		STEPHEN WHITTON (UQSWHI15)		25/07/2016		
<input type="checkbox"/>	10053011	20045608	ELECTRICAL	USER FUNDED	2	01	0049-4-417	NO	Disconnect the electrical supply to the umbilic...	Approve*	Notify	Re-Route		MARTIN BULL (UQMBULL2)		21/07/2016		
<input type="checkbox"/>	10052981	20045579	PLUMBING	STANDARD SERVICE	2	01	0049-4-401	NO	There is a leak from overhead pipe in room 401....	Approve*	Notify	Re-Route		AARON BAXTER (UQABAXTE)		21/07/2016		
▼ Assigned to Work Order <input type="checkbox"/> (3)																		
<input type="checkbox"/>	10053139	20045739	MECHANICAL	STANDARD SERVICE	3	01	0079	NO	RO water alarm Paul notified	Print	Estimate/Schedule*	Notify		ERINN OSMOND (UQEOSMON)		25/07/2016		
<input type="checkbox"/>	10052691	20045289	AIRCONDITIONING	STANDARD SERVICE	3	01	0079	NO	QBI inspect filter in animal facility	Print	Estimate/Schedule*	Notify		PAUL MAXWELL (UQPMAXW1)		19/07/2016		
<input type="checkbox"/>	10052690	20045288	AIRCONDITIONING	STANDARD SERVICE	3	01	0079-2	NO	QBI Investigate DP Problems level 2	Print	Estimate/Schedule*	Notify		PAUL MAXWELL (UQPMAXW1)		19/07/2016		
▼ Issued and In Process <input type="checkbox"/> (1)																		
<input type="checkbox"/>	10048360	20041040	PLUMBING	STANDARD SERVICE	3	01	0079-1-108	QBI	NO	Please arrange to have exhaust piping sealed to...	Hold	Update	Complete	Notify	Print	JOHN STEPTOE (UQJSTEPT)	MSI - QBI	1/06/2016
▼ On Hold for Labor <input type="checkbox"/> (2)																		
<input type="checkbox"/>	10053187	20045787	SCIENTIFIC EQUIPMENT	STANDARD SERVICE	1	01	0079-4-410	QBI	NO	Hi Paul and Rion,As discussed, can you please f...	Update	Complete		Notify	Print	CLARE SEAMAN (UQCSEAMA)	ESI - QBI	25/07/2016
<input type="checkbox"/>	10046122	20038822	LOCKS AND KEYS	STANDARD SERVICE	3	01	0079	QBI	NO	D294 Outside lever extremely loose where lever ...	Update	Complete		Notify	Print	RAEWYN GREENHALGH (UQRGREE7)	JOHN BARNES	9/05/2016
▼ On Hold for Parts <input type="checkbox"/> (3)																		
<input type="checkbox"/>	10053328	20045929	ELECTRICAL	STANDARD SERVICE	3	01	0057-2	QBI	NO	QBI. LRA to supply lamps as per quote 71000395	Update	Complete		Notify	Print	RION SENIOR (UQRSENI0)	LAMP REPLACEMENT	26/07/2016
<input type="checkbox"/>	10052835	20045433	ELECTRICAL	STANDARD SERVICE	3	01	0079-1	QBI	NO	QBI. Instrument choice to supply 3 x data logge...	Update	Complete		Notify	Print	RION SENIOR (UQRSENI0)	ESI - QBI	20/07/2016
<input type="checkbox"/>	10052661	20045259	ELECTRICAL	STANDARD SERVICE	3	01	0079-1	QBI	NO	QBI. Haymens Electrical. supply 10 x 63A isolat...	Update	Complete		Notify	Print	RION SENIOR (UQRSENI0)	HAYMANS	19/07/2016
▼ Completed <input type="checkbox"/> (4)																		
<input type="checkbox"/>	10053386	20045982	MECHANICAL	STANDARD SERVICE	3	01	0057-2	QBI	NO	CAI. Doors not locking correctly escort Siemens	Close		Notify			RION SENIOR (UQRSENI0)	MSI - QBI	26/07/2016
<input type="checkbox"/>	10053019	20045615	AIRCONDITIONING	STANDARD SERVICE	1	01	0057-2	QBI	NO	CAI. AGC to investigate AHU2-7 fault as per pho...	Verify*	Close	Notify			RION SENIOR (UQRSENI0)	AG COOMBS	21/07/2016
<input type="checkbox"/>	10052749	20045347	ACCESS CONTROL	STANDARD SERVICE	2	01	0057-2-219	QBI	NO	The inner door of the level 2 radiochemistry A...	Close		Notify			NINA MOORE (UQNM00R2)	SIEMENS	19/07/2016
<input type="checkbox"/>	10046475	20039165	LOCKS AND KEYS	STANDARD SERVICE	3	01	0079	QBI	NO	D240 Requires new 1801 70sc handle broken off,...	Verify*	Close	Notify			RAEWYN GREENHALGH (UQRGREE7)	JOHN BARNES	12/05/2016

# Number of Clicks

## Implementation

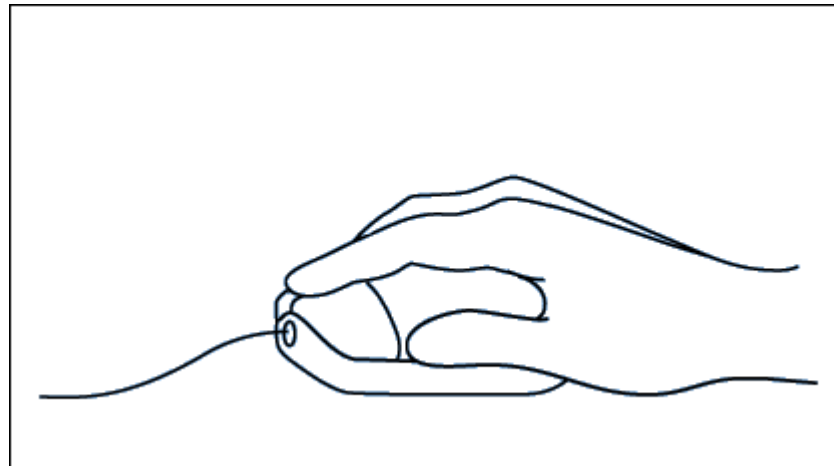
Supervisor 17 clicks

Tradesman 5 clicks

## Current

Supervisor 7 clicks

Tradesman 7 clicks





On Demand Work

Contractor

Filter

Show Clear

## Trade staff Closing Requests

Work Request Code 20045738

## Work Request Details

Service Request ID 10053138

Problem Type CARPENTRY INTERNAL

Status Issued and in Process ▼

Work Description Repair damage to internal downpipe boxing.

Cause Code

Repair Type

Work Request Code 20045738

Date Work Requested 25/07/2016

## Work Request Tradesperson

When you edit your Work Request details, the Work Request will turn green to indicate that it's complete.  
If your Work Request is the final one to be completed, please update the Status of the Request to "Complete".

Primary Trade

Tradesperson Id

Date Tradesperson Assigned

Time Tradesperson Assigned

Actual Hours

Responded Date

Edit

CAR/PAI (SL)

CP1

25/07/2016

8:18 AM

0.00

## Work Request Tradesperson Assignment

## Tradesperson Assignment

Save

Work Request Code 20045738

Trade CAR/PAI (SL) ▼

Date Scheduled 26/07/2016

Time Tradesperson Assigned 8:18 AM

Craftsperson Code CP1

Responded Date 15/08/2016

Actual Hours 2

Overtime Hours 0.00

Doubletime Hours 0.00

Additional Comments

# Improving Speed



**ORACLE®**  
DATABASE **11<sup>g</sup>**



**ORACLE®**  
EXADATA



**ORACLE®**  
DATABASE **12<sup>c</sup>**

```

AND (
(wr.supervisor IS NULL AND wr.work_team_id IS NULL) OR
(wr.supervisor = ${sql.literal(user.employee.id)}) OR
(wr.supervisor IS NULL AND NOT wr.work_team_id IS NULL AND (wr.work_team_id IN (SELECT work_team_id FROM cf WHERE cf.email = ${sql.literal(user.email)}) AND cf.is_supervisor = 1)
OR wr.work_team_id IN (SELECT work_team_id FROM cf WHERE cf.email IN (SELECT cf.email FROM em WHERE em.em_id IN
(SELECT workflow_substitutes.em_id FROM workflow_substitutes WHERE workflow_substitutes.em_id = em.em_id
AND workflow_substitutes.substitute_em_id = ${sql.literal(user.employee.id)}) AND
(workflow_substitutes.steptype_or_role= 'supervisor' or workflow_substitutes.steptype_or_role='allroles')
AND (workflow_substitutes.start_date_unavailable IS NULL OR workflow_substitutes.start_date_unavailable <= ${sql.currentDate})
AND (workflow_substitutes.end_date_unavailable IS NULL OR workflow_substitutes.end_date_unavailable >= ${sql.currentDate}}))))))
OR wr.supervisor IN (SELECT workflow_substitutes.em_id FROM workflow_substitutes WHERE workflow_substitutes.em_id = wr.supervisor
AND workflow_substitutes.substitute_em_id = ${sql.literal(user.employee.id)}) AND
(workflow_substitutes.steptype_or_role= 'supervisor' or workflow_substitutes.steptype_or_role='allroles')
AND (workflow_substitutes.start_date_unavailable IS NULL OR workflow_substitutes.start_date_unavailable <= ${sql.currentDate})
AND (workflow_substitutes.end_date_unavailable IS NULL OR workflow_substitutes.end_date_unavailable >= ${sql.currentDate}))
)
OR wr.wr_id IN (SELECT wr_id FROM wr_step_waiting WHERE wr.wr_id = wr_step_waiting.wr_id AND wr_step_waiting.step_type='verification' AND
(wr_step_waiting.em_id = ${sql.literal(user.employee.id)}) OR wr_step_waiting.em_id IN (SELECT em_id FROM workflow_substitutes WHERE
workflow_substitutes.em_id = wr_step_waiting.em_id AND workflow_substitutes.substitute_em_id = ${sql.literal(user.employee.id)})
AND (workflow_substitutes.steptype_or_role=wr_step_waiting.step_type or workflow_substitutes.steptype_or_role='allroles')
AND (workflow_substitutes.start_date_unavailable IS NULL OR workflow_substitutes.start_date_unavailable <= ${sql.currentDate}))

```

```
AND wr.tr_id in (select tr_id from uq_workteam where em_id = '${user.employee.id}')
```





## Building Operations Console



Client Quote

Search and View

Report Problem

Show  Building  Room

More

Clear

Filter

Recent

Group By 

## ServiceFM

Submit Service Request

Create Service Request

Manage Saved Requests

Approve User Funded Service Request

Supervisor Work List

Approve Service Request

Assign Tradesman add Quote

Issue User Funded

Update Work Request

Search Service Request

Search and View Service Request

Console

Building Ops Console

0 selected

SR IDWR IDProblem TypeJob TypePriority

▼ Requested (1)

1005431520046879AIRCONDITIONINGSTANDARD SERVICE3

▼ Assigned to Work Order (2)

1005385420046430AIRCON PROACTIVEUSER FUNDED3

1005385020046426AIRCON PROACTIVEUSER FUNDED3

▼ Issued and In Process (7)

1005421820046789REFRIGERATIONSTANDARD SERVICE3010042-2-209REF (SL)NOfridge in tea room is not working correctly (Sa...HoldUpdateCompleteNotifyPrintGRANT MORROW (UQGMORRO)RF44/08/2

1005415720046733AIRCONDITIONINGSTANDARD SERVICE2010084A-3-312REF (SL)NOHello, The air con in room 312 building 84A is ...HoldUpdateCompleteNotifyPrintBENJAMIN WILLIAMS (UQBWILL3)RF33/08/2

1005410220046678AIRCON PROACTIVESTANDARD SERVICE3010084AREF (SL)NOFCU1-2 Noisy fan motor needs further investigat...HoldUpdateCompleteNotifyPrintDENNIS BREEN (UQDBREEN)RF53/08/2

1005409920046675AIRCON PROACTIVESTANDARD SERVICE3010007REF (SL)NOFCU 2 requires replacement bearingsHoldUpdateCompleteNotifyPrintDENNIS BREEN (UQDBREEN)RF43/08/2

1005335020045951AIRCONDITIONINGSTANDARD SERVICE1010076-3-346REF (SL)NOaircon is not workingHoldUpdateCompleteNotifyPrintMICHAEL NEFEDOV (UQMFNEFED)RF826/07/

1005303420045630AIRCONDITIONINGSTANDARD SERVICE3010078-3-329REF (SL)NOair conditioning not cooling in room thanksHoldUpdateCompleteNotifyPrintSTEVE FICK (UQSFICK)RF822/07/

1005302620045622AIRCONDITIONINGSTANDARD SERVICE3010084A-5-506REF (SL)NOadjust air con temp in room 506 please as it is...HoldUpdateCompleteNotifyPrintMALCOLM MAGEE (UQMMAGEE)RF821/07/

▼ On Hold for Labor (11)

1005430120046866AIRCON PROACTIVESTANDARD SERVICE3010068-11REF (SL)NOReplace supply air temp sensors AHU 11.1 11.2UpdateCompleteNotifyPrintDENNIS BREEN (UQDBREEN)AG COOMBS BMS4/08/2

1005427320046840AIRCONDITIONINGSTANDARD SERVICE2010084A-4-413REF (SL)NOThe air conditioning is too cold, could it be a...UpdateCompleteNotifyPrintSJAAN GOMERSALL (UQSGOME1)AG COOMBS BMS4/08/2

1005424420046815AIRCONDITIONINGSTANDARD SERVICE1010078-3-343REF (SL)NOaircon isnt working. Room is very hot. Rashita ...UpdateCompleteNotifyPrintRENAE GRAVES (UQRGRAVE)AG COOMBS BMS4/08/2

1005422520046796AIRCON PROACTIVESTANDARD SERVICE2010047A-1REF (SL)NOCheck operation of make-up air fans. No VSD or ...UpdateCompleteNotifyPrintDENNIS BREEN (UQDBREEN)AG COOMBS BMS4/08/2

1005421420046785AIRCONDITIONINGSTANDARD SERVICE3010050-1-L128REF (SL)NOthe air con duct in the far corner of Level 1 D...UpdateCompleteNotifyPrintANDREW VEITCH (UQAVEIT1)AG COOMBS4/08/2

1005411620046692AIRCONDITIONINGSTANDARD SERVICE2010069-6-603CREF (SL)NOThere sounds like lots of water is running behi...UpdateCompleteNotifyPrintRENAE GRAVES (UQRGRAVE)AG COOMBS3/08/2

1005409620046672AIRCON PROACTIVESTANDARD SERVICE3010064AREF (SL)NORepairs to exhaust air system , door grill inst...UpdateCompleteNotifyPrintDENNIS BREEN (UQDBREEN)AG COOMBS3/08/2

1005405420046630AIRCON PROACTIVESTANDARD SERVICE4010021AREF (SL)NOAC 5 requires the Supply Air Chamber roof to be...UpdateCompleteNotifyPrintDENNIS BREEN (UQDBREEN)AG COOMBS3/08/2

1005403820046614AIRCON PROACTIVESTANDARD SERVICE3010088FREF (SL)NORepairs to fan motor as per quoteUpdateCompleteNotifyPrintCHRISTOPHER GALLIGAN (UQCGALLI)AG COOMBS2/08/2

1005351820046113AIRCONDITIONINGNO QUOTE USER FUNDED3030093CREF (SL)NOInstall AC unit in ServerStaff room as per quot...UpdateCompleteNotifyPrintCHRISTOPHER GALLIGAN (UQCGALLI)AG COOMBS27/07/

1005314520045745AIRCONDITIONINGUSER FUNDED3010003-3REF (SL)NOCIPDD monthly facility chiller and generator te...UpdateCompleteNotifyPrintAI-LEEN LAM (UQALAM3)AG COOMBS25/07/

▼ Completed (17)

1005413720046713AIRCONDITIONINGSTANDARD SERVICE3010024A-4-405REF (SL)NOHello, Could we please have this air-con looked...Verify\*CloseNotifyROXANNE ENGLISH (UQRENGL1)RF33/08/2

1005409120046667AIRCON PROACTIVESTANDARD SERVICE3010035-0REF (SL)NOCheck AC plants as discussed. IE - CHWVs for...Verify\*CloseNotifyDENNIS BREEN (UQDBREEN)AG COOMBS BMS3/08/2

1005407520046651AIRCONDITIONINGSTANDARD SERVICE1010039A-2-222REF (SL)NOAircon isnt working and is very hot. Contact 69...Verify\*CloseNotifyRENAE GRAVES (UQRGRAVE)AG COOMBS BMS3/08/2

1005406520046641AIRCONDITIONINGSTANDARD SERVICE2010060-8-821REF (SL)NOGood morning The user has reported. Its to warm...Verify\*CloseNotifyANNE OLA (UQAOLA)RF33/08/2

1005406020046636AIRCONDITIONINGSTANDARD SERVICE2010050-4-C404REF (SL)NO50-C404 Can we have the system checked to make ...Verify\*CloseNotifyMARTIN BULL (UQMBULL2)RF33/08/2

Supervisor Work List

Approve Service Request

Assign Tradesman add Quote

Issue User Funded

Update Work Request

Search Service Request

Search and View Service Request

Console

Building Ops Console

Unresolved

Work Description

Requested by

Assigned To

Requested

Today a couple of PF guys were in offering advi...Approve\*NotifyRe-RouteJASON COCKINGTON (UQJCOCKI)4/08/2

Please quote on replacing AC fan guards for uni...PrintEstimate/Schedule\*NotifyCARLA HEMPEL (UQCHEMPE)1/08/2

Please provide a quote on installing a split sy...PrintEstimate/Schedule\*NotifyCARLA HEMPEL (UQCHEMPE)1/08/2



Foxit Reader PDF  
Document



Foxit Reader PDF  
Document



## Manage Assessment Items

Filter - Project Code: 2015-COND ASSESSMENT

Show Clear Generate Assessment Records

Site Code  
Precinct CodeBuilding Code  
Equipment CodeBuilding Status  
Assessed By

## Select Building

Building Code: 0[629] 1[50] 2[3] 3[1] 4[1] 5[1] 6[30] 8[362] A[1077] Page 1

Site Code	Building Code	Building Name
01	0001	Forgan Smith Building
01	0002	Duhig Tower
01	0003	Steele Building
01	0003A	Steele Hut Space Bank
01	0004	Bookshop
01	0005	Richards Building
01	0006	Physics Annexe
01	0007	Parnell Building
01	0008	Goddard Building
01	0009	Michie Building
01	0010	Great Court Tunnel & Cloisters
01	0011	James and Mary Emelia Mayne Ce
01	0012	Duhig North
01	0012A	Duhig Link
01	0013	Steele Annexe (Demolished)
01	0014	Sir Llew Edwards Building
01	0015	Credit Union Hut (Demolished)
01	0016	Radon Pavilion
01	0017	Learning Innovation Building
01	0018E	Fred Schonell Fountain
01	0018F	Weiss Fountain
01	0018G	Unpack Fountain

Page 1 of 11 Next &gt;&gt;

## Select Equipment

## Building Details

Site Code	01	Site Name	St Lucia
Building Code	0001	Building Name	Forgan Smith Building
Date Built	1/01/1949	Building Owner	The University of Queensland
Number of Floors	7	Gross Area (GFA) m <sup>2</sup>	12,234.64
Usable Area (UFA) m <sup>2</sup>	6,824.57	Building Status	Active Building
Building Photo	0001.jpg	TEFMA Asset Services	Yes
Overall Building Comments	Forgan Smith building was constructed in 1949 of concrete, masonry block and pre-finished with sandstone cladding. The building has six levels and is currently active. It accommodates predominantly offices and teaching facilities, has high use and is functional for its current use. The building adaptability is good as it is generally adaptable for most alternative uses. Externally, Forgan Smith building is in very good condition for its age with a well-maintained appearance.		
ARV	117,400,000.00	IRV	133,810,000.00

## Select Classification Code

Clear Selection

- 01 Substructure
- 02 Superstructure
- 03 Finishes
- 04 Fittings
- 05 Services
- 06 Centralised Energy Systems
- 07 Alterations
- 08 Site Works
- 09 External Services
- 10 External Alterations
- 11 Statutory Compliance

## Assessment Items

Add New Update Selection Assign Items to Assessor

Assessed By	Classification Description	Building Code	Room Code	Status	Description	Date Assessed	Risk Likelihood	Risk Consequence	Condition Priority
30 UQNMANAG	Asbestos Materials	0001		REVIEWED	Asbestos content-----Remove and make good / rep...	3/11/2015	Moderate	Moderate	Medium R
31 UQRJONE1	Electric Light and Power	0001		REVIEWED	DB circuit diagram / schedule is outdated-----...	21/10/2015	Unlikely	Moderate	Low R
90 UQDPPEBL	Fire Protection	0001		REVIEWED	Fire-----Up-grade of Evacuation System and dete...	13/04/2016	Unlikely	Moderate	Low R
68 UQRJONE1	Wall Finishes	0001		REVIEWED	External Wall finish - Dirty sandstone-----Clea...	21/10/2015	Moderate	Moderate	Medium R
54 UQRJONE1	External Walls	0001		REVIEWED	Water and damp ingress through walls of tower--...	21/10/2015	Likely	Moderate	Medium R
68 UQRJONE1	Staircases	0001		REVIEWED	Staircases - Water seepage and no drainage-----...	21/10/2015	Moderate	Moderate	Medium R
30 UQRJONE1	Special Services	0001		REVIEWED	Security System - Inadequate / Obsolete -----Up...	22/10/2015	Moderate	Moderate	Medium R
74 UQRJONE1	Sanitary Fittings	0001		REVIEWED	Western end - Low Library Toilets. Cisterns faul...	22/10/2015	Rare	Minor	Low R
29 UQRJONE1	Roof	0001		REVIEWED	Leakage - Western end - Membrane replacement. Ex...	22/10/2015	Moderate	Moderate	Medium R
68 UQRJONE1	Superstructure	0001		REVIEWED	Forgan Smith Tower, Lift motor room Replace ex...	21/10/2015	Moderate	Moderate	Medium R
47 UQKOSULL	Fire Protection	0001		REVIEWED	Upgrade wet fire systems	25/10/2015	Moderate	Moderate	Medium R
50 UQKOSULL	Windows	0001		REVIEWED	Replace windows	22/10/2015	Moderate	Minor	Low R
51 UQKOSULL	Floor Finishes	0001		REVIEWED	Replace floor finishes	22/10/2015	Unlikely	Minor	Low R
52 UQKOSULL	Transport Systems	0001		REVIEWED	Upgrade lift	22/10/2015	Moderate	Moderate	Medium R
53 UQKOSULL	Electrical	0001		REVIEWED	Upgrade electrical circuits to include RCD's	22/10/2015	Moderate	Moderate	Medium R



## Overall Building Quality Rating

Report Date: 10/03/2016

### 0001 - Forgan Smith Building



Forgan Smith building was constructed in 1949 of concrete, masonry block and pre-finished with sandstone cladding. The building has six levels and is currently active. It accommodates predominantly offices and teaching facilities, has high use and is functional for its current use. The building adaptability is good as it is generally adaptable for most alternative uses. Externally, Forgan Smith building is in very good condition for its age with a well-maintained appearance. The roof of the west wing is being refurbished (2016). The roof of central tower and east wing are in poor condition. The internal finishes of the building are in very good condition. Electrical and data services are modern in level 1 and up to date in other levels. There are three lifts in good condition. Plumbing services are generally in a very good condition, while the A/C system is good condition, resulting in an efficient building with an average level of sustainability. The building is regarded as a critical asset to the University of Queensland and the level of service recommended is showpiece response. There are major concerns for the building. Possible interventions include fixing of the roof on central tower and east wing or the addition of a new floor on east wing, replicating the addition on the western end and replacement of the fire system.

#### Building Quality Rating



Fair

#### Retification Strategy

Renovation

#### Remaining Useful Life

24 years

#### Asset Replacement Value

\$117,400,000

#### Level of Service

Showpiece

#### Overall Condition Rating

Good

Sub/Superstructure

Good

Roof/External Finishes

Good

Internal Finishes/Fittings

Good

Water/Sanitary System

Good

Data/Electrical System

Good

Air System

Good

Condition Backlog \$7,772,960

Functionality Backlog \$80,000

Quality Backlog \$200,000

#### Overall functionality Rating

Fair

Spatial Relationships

Fair

Environmental confort

Good

Provision / Amenity

Good

Legislative Compliance

Fair

Aesthetics

Fair

Adaptability

Excellent

### 0042 - Prentice Building



Prentice Building was constructed in 1961 of concrete and brick cladding with metal deck roof. The building has five usable levels and is currently active. It accommodates predominantly offices, has high use and is functional for its current use. The building adaptability is excellent as it is generally very adaptable, being easily modified for a number of uses. Externally, Prentice Building is in very good condition for its age with a well-maintained appearance. The roof is in very good condition. The internal finishes of the building are in very good condition. Electrical and data services are modern. There is one lift in good condition. Plumbing services are generally in very good condition, while the A/C systems are in very good condition, resulting in an efficient building with a good level of sustainability. The building is regarded as a high priority asset to the University of Queensland and the level of service recommended is a comprehensive response. There are no major concerns for the building and no plan for near future interventions.

#### Building Quality Rating



Excellent

#### Retification Strategy

Backlog Maintenance

#### Remaining Useful Life

18 years

#### Asset Replacement Value

\$36,650,000

#### Level of Service

Comprehensive

#### Overall Condition Rating

Excellent

Sub/Superstructure

Excellent

Roof/External Finishes

Excellent

Internal Finishes/Fittings

Excellent

Water/Sanitary System

Good

Data/Electrical System

Excellent

Air System

Good

Condition Backlog \$6,842

Functionality Backlog \$0.00

Quality Backlog \$6,842

#### Overall functionality Rating

Excellent

Spatial Relationships

Excellent

Environmental confort

Excellent

Provision / Amenity

Excellent

Legislative Compliance

Good

Aesthetics

Excellent

Adaptability

Good

### 0049 - Advanced Engineering Building



Advanced Engineering building was constructed in 2013 of concrete and metal deck roof. The building has seven usable levels and is currently active. It accommodates predominantly offices, lecture rooms and laboratories, has high use and is functional. The building adaptability is excellent as it is generally very adaptable, being easily modified for a number of uses. Externally, Advanced Engineering building is in very condition for its age with a well-maintained appearance. The roof is in very good condition. The internal finishes of the building are in very good condition. Electrical and data services are up to date. There are three lifts in good condition. Plumbing services are generally in very good condition, while the A/C systems are in very good condition, resulting in an efficient building with good level of sustainability. The building is regarded as a critical asset to the University of Queensland and the level of service recommended is a comprehensive response. There are no major concerns for the building and no plan for near future interventions.

#### Building Quality Rating



Good

#### Retification Strategy

Backlog Maintenance

#### Remaining Useful Life

54 years

#### Asset Replacement Value

\$132,570,000

#### Level of Service

Comprehensive

#### Overall Condition Rating

Excellent

Sub/Superstructure

Excellent

Roof/External Finishes

Excellent

Internal Finishes/Fittings

Excellent

Water/Sanitary System

Good

Data/Electrical System

Good

Air System

Excellent

Condition Backlog \$591,509

Functionality Backlog \$557,357

Quality Backlog \$1,148,886

#### Overall functionality Rating

Good

Spatial Relationships

Good

Environmental confort

Good

Provision / Amenity

Good

Legislative Compliance

Good

Aesthetics

Excellent

Adaptability

Excellent



Emergency Building Wardens

Building Details

Site Code01

Building Code0068

Date Built1/01/1973

Number of Floors15

Usable Area (UFA) m<sup>2</sup>6,867.47

Building Photo0068.jpg

Chief WardenGREG BROW

Previous Warden Review Date2/08/2016

Planned Emergency Drill

Comments

Site NameSt Lucia

Building NameChemistry Building

Building OwnerThe University of Queensland

Gross Area (GFA) m<sup>2</sup>10,854.48

Building StatusActive Building

TEFMA Asset ServicesYes

Deputy WardenGREGORY R

Last Emergency Drill

Chemistry Building is one of two buildings comprising the School of Chemical and Molecular Biosciences. The building, located on Cooper Road in the Chancellors Place Precinct, is one of the highest constructions on campus with twelve storeys. Chemistry Building has its main facade facing north, and is composed of precast concrete panels and recessed aluminium framed windows. The building houses the School of Chemical and Molecular Biosciences main reception, as well as staff laboratories and teaching facilities including a First Year Teaching Facility on level 2 and the Advanced Teaching Labs on level 5.

Emergency Documentation

Building Code	Building Name	Document Name	Description	Date Uploaded	
0068	Chemistry Building	Emergency Diagram	Emergency Diagram	1/07/2016	View PDF
0068	Chemistry Building	Emergency Plan	Emergency Plan	22/09/2015	View PDF
0068	Chemistry Building	Fire Safety Compliance Survey	Fire Safety Surveys	1/03/2016	View PDF
0068	Chemistry Building	Fire Planning Audit	Fire Safety Surveys	1/03/2016	View PDF
0068	Chemistry Building	Evacuation Report	Evacuation Report 2016	11/08/2016	View PDF

Floor Wardens

Add New

Delete Selected

Complete Warden Review

	Category Type	Floors	Employee ID	Division Code	Employee Telephone	Email Address
<input type="checkbox"/>						
<input type="checkbox"/> Edit	Floor Warden	3	TAMMIE F	1025		
<input type="checkbox"/> Edit	Floor Warden	3	NATALIE S	1025		
<input type="checkbox"/> Edit	Floor Warden	3	KELLY CO	1025		
<input type="checkbox"/> Edit	Floor Warden	1	ROBERT W	1025		
<input type="checkbox"/> Edit	Floor Warden	1	ROBIN BE	1025		
<input type="checkbox"/> Edit	Floor Warden	1	TRI LE (UQ	1025		
<input type="checkbox"/> Edit	Floor Warden	1	CAMERON	1025		
<input type="checkbox"/> Edit	Floor Warden	2	DENISE AC	1025		
<input type="checkbox"/> Edit	Floor Warden	2	FIONA AR	1025		
<input type="checkbox"/> Edit	Floor Warden	2	KEVIN JAC	1025		
<input type="checkbox"/> Edit	Floor Warden	2	PHILIP SH	1025		
<input type="checkbox"/> Edit	Floor Warden	4	JY CHART	1025		
<input type="checkbox"/> Edit	Floor Warden	4	CEL KART	1025		

CAUTION

Room Certifications		
	Quarantine(QAP) - strict containment	
Entry Restrictions		
	Restricted Entry-authority from Facility Manager	
Hazards present in this facility		
	Hazardous chemicals	 Biological hazards
	Compressed gas cylinders	
Conditions of Entry		
	Foot Protection/Closed Shoes	 Protective clothing/Lab Coat
CONTACTS	 0003-3-334	Room #0003-334
Facility Manager:	Dr Linda Nothdurft	
Academic Supervisor:		
Safety Coordinator:	Alan Victor	
After hours Contact:	Michael Tobe	

## Update Hazardous Rooms

## Select Floor

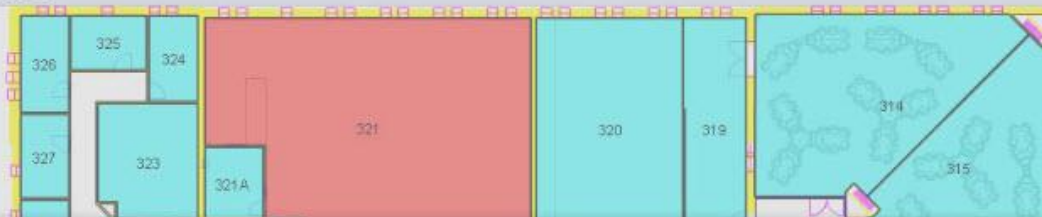
4 0003 Steele Building

3 01-0003-3

0035 Chamberlain Building

0407 Building 407

Please select a room for floor: 0003-3



## Update Hazardous Rooms

## Hazard Contacts

Generate Door Sign

	Contact Type	Contact Name	Office Number	Mobile Number	<input type="checkbox"/> Hide Mobile on Door Sign
1	Academic Supervisor				<input checked="" type="checkbox"/>
2	After hours Contact	Michael Tobe			<input type="checkbox"/>
3	Facility Manager	Dr Linda Nothdurft			<input type="checkbox"/>
4	Safety Coordinator	Alan Victor			<input type="checkbox"/>

## Room Certifications

- ☐ PC1/PC2- strict containment
- ☐ PC3 - high risk - very strict containment
- ☒ Quarantine(QAP) - strict containment
- ☐ Radiation certified - restricted access

## Entry Restrictions

- ☐ NO ENTRY for trades, security, cleaning staff
- ☒ Restricted Entry-authority from Facility Manager

## Hazards present in this facility

- ☒ Hazardous chemicals
- ☒ Biological hazards
- ☐ Radiation apparatus
- ☐ Lasers
- ☐ Strong magnetic fields
- ☐ High voltage danger
- ☐ Asphyxiant danger
- ☐ Excessive noise
- ☒ Compressed gas cylinders
- ☐ Reticulated gas
- ☐ Animal allergens

## Conditions of Entry

- ☒ Foot Protection/Closed Shoes
- ☐ Foot Covers
- ☒ Protective clothing/Lab Coat
- ☐ Hairnet
- ☐ Eye Protection
- ☐ Gloves
- ☐ Hearing protection
- ☐ Respiratory protection
- ☐ Radiation dosimeters

## Room Details

Save Record

Hazard Notes





## Select Building

0031B 8 111 Building 31B  
0039 8 111 Colin Clark Building  
0039A 8 111 General Purpose North 3  
0082E 8 111 Seddon West Block  
0083 8 111 Hartley Teakle Building

## Please Enter Contact Details

Save Record

Building Review Completed

Update Same Contact All Buildings

## Building Details

Building ID 0031B

Faculty/Division Name Faculty of Business, Economics and Law

School/Section School of Law

Building Name Building 31B

## Primary Contact

Employee Name MARIA PARNELL (UQMPARNE)

Clear

Select elipsis button [...] by hovering mouse over the right hand side of the employee name field.

Mobile Number

Home Phone Number

## Second Contact

Employee Name CHRIS PYE (UQCPYE)

Clear

Mobile Number

Home Phone Number

## Third Contact

Employee Name

Clear

Mobile Number

Home Phone Number

## Instructions

1. Select the building you wish to update by selecting the building name under the "Select Building" panel.
2. Review the name and phone number (s) of the PRIMARY employee who will be contacted FIRST, in the event of an emergency. Update these details as required.
3. If possible, enter a second or third employee who will be contacted if the primary contact is unavailable.  
Please note, if you have the same contact for all buildings, you can update this in one action by selecting the "Update Same Contact All Buildings" button.
4. Press Save Record for each building
5. Repeat process for all your buildings.
6. When complete, select the "Building Review Completed" button to indicate that you have finished your update of all building contacts.

Any issues please call ext:52948 or 69637

Please note, if you have the same contact for all buildings you can update this in one action by selecting the "Update Same Contact All Buildings" button



## Lost Property Record

Add Associated Items

Save Record

PDF

## Item

Lost Property Id 2015000554

Created Date 29/07/2016

Created By SIMON VISOR (UQSVISOR)

## Property Information

Category\* Item Description\* 

Enter a description of the lost property detailing identifying characteristics.

comments Stored Location 

## Owners Details

Owners Contact Details 

## Finders Details

Finders Claim NO Finders Name Finders Contact Details 

## Documents







Campus Asset Explorer

Filter

Problem Type: LIGHTS INTERNAL Site Code: Work Request Status: Date Requested From: Date Requested To:

Map







- Asbestos – Clean Building
- Asset Management
- ESRI
- Asset Condition Assessment (Fire)
- Personnel and Occupancy
- Mobile
- Projects
- High Risk Keys

ANY  
QUESTIONS  
?