



## AGFMA • FACT SHEET

# Services to Anangu Pitjantjatjara Yankunytjatjara (APY) Lands

## Audience

Participating Agencies
  AGFMA FMSP
  Contractors

## Purpose

This Fact Sheet provides information on the established arrangements for delivery of Planned Small Construction Works (PSCW) inclusive of Refurbishment and Replacement (R&R), Preventative Maintenance (PM) and Breakdown Maintenance (BD) services to Sites located across Anangu Pitjantjatjara Yankunytjatjara (APY) Lands and surrounding areas and Towns such as Oodnadatta (refer map page 3).

## Background

PM and BD services to 'in scope assets' of the Across Government Facilities Management Arrangements (AGFMA) on the APY Lands are performed by Furnell Plumbing Pty Ltd (Furnell).

The Furnell contract was established to encourage local aboriginal employment, along with improved service delivery and value for money for government in the APY Lands area. The Furnell contract is between Furnell and South Australian Housing Authority, with Department for Infrastructure and Transport (DIT) responsible for contract support/management for certain 'contract' aspects arrangements, including negotiating contract scope changes, cost increases, terms and conditions etc.

Under the AGFMA, Furnell effectively operates as a sub-Facilities Management Service Provider (sub-FMSP), in that a PM and BD job is raised with the AGFMA Facilities Management Service Provider (FMSP), who allocate the job to Furnell to manage and administer. Furnell in most cases coordinate their own trades or subcontractors to complete the work in line with the established arrangement.

This sub-FMSP arrangement was in place under the former AGFMA, where DIT Facilities Services liaised with Furnell for PM and BD jobs. The current arrangement is the AGFMA FMSP now liaises with Furnell.

Under the AGFMA contract with the FMSP, the FMSP have a contractual requirement to provide operational coordination of Furnell's delivery of PM and BD works.

The Furnell contract specifically excludes R&R and or PSCW on AGFMA assets. The FMSP as the AGFMA FMSP has responsibility for these work types on the APY Lands.

## Preventative Maintenance and Breakdown Response Process

The FMSP will operationally deliver the agreed PM and BD services through the Furnell contract.

Agencies will have noted these invoices flowing through the FMSP system inclusive of IT or administration work order management such as invoicing to Agencies.



## AGFMA • FACT SHEET

### Small Planned Construction Works and Replacement and Refurbishment

The Furnell contract specifically excludes R&R and or PSCW on AGFMA assets and as such these work types are coordinated via the AGFMA FMSP as is the case for non-APY Lands sites.

This means that Participating Agencies should log jobs for this work through Panorama for Sites located in the APY Lands and surrounding areas. The FMSP will manage and deliver these project works and invoices to recover the costs from Participating Agencies (just as it appears for other AGFMA fee recovery processes).

These R&R and or PSCW on AGFMA assets follow the same path as other AGFMA projects and accordingly roles and responsibilities are in line with the AGFMA.

### Reporting and Invoicing

Reporting is a requirement of both the Furnell contract and projects delivered by the FMSP.

Furnell will provide their quarterly and annual reports to the FMSP to in turn pass on to Participating Agencies through the Facilities Management Governance Group (FMGG) reporting cycle. DIT still retain Contractual responsibility with Furnell.

R&R and or PSCW and projects on AGFMA assets on the APY Lands delivered by the FMSP will be included in normal reporting cycles.

Invoicing will be centralised under the AGFMA finance and billing systems delivered by the FMSP for ease of processing by Participating Agencies.

### Annual Service Delivery Plan Process (ASDP)

Unfortunately, the APY Lands Preventative Maintenance Plan for 2023/24 was not able to be incorporated in Agency ASDP; however, it was attached to subsequent ASDP processes for ease of reference for Participating Agencies.

As part of the ASDP process for the 2024/25 financial year a copy of the Plan (as agreed with Participating Agencies through the Furnell contract) will once again be provided separately by the FMSP.

### Why does a separate arrangement exist?

The arrangements with Furnell were contractually committed prior to the progression of the new AGFMA contract.

The FMSP's commitment to work with Furnell to deliver the operational aspects for preventative and breakdown delivery (inclusive of job logging, invoicing etc.) coupled with the FMSP's approach to project delivery similar to the standard AGFMA channels is expected to deliver benefits through a standard approach for Agencies with Sites in the APY Lands and surrounding areas.

### Projects with the FMSP for the APY Lands and Surrounding areas

The FMSP have a body of subcontractors appropriately experienced to complete work in the APY Lands.

The FMSP will attend the APY Lands via dedicated and scheduled trips to discuss projects and services or review progress on works.



## AGFMA • FACT SHEET

### Fee model and costs for delivery

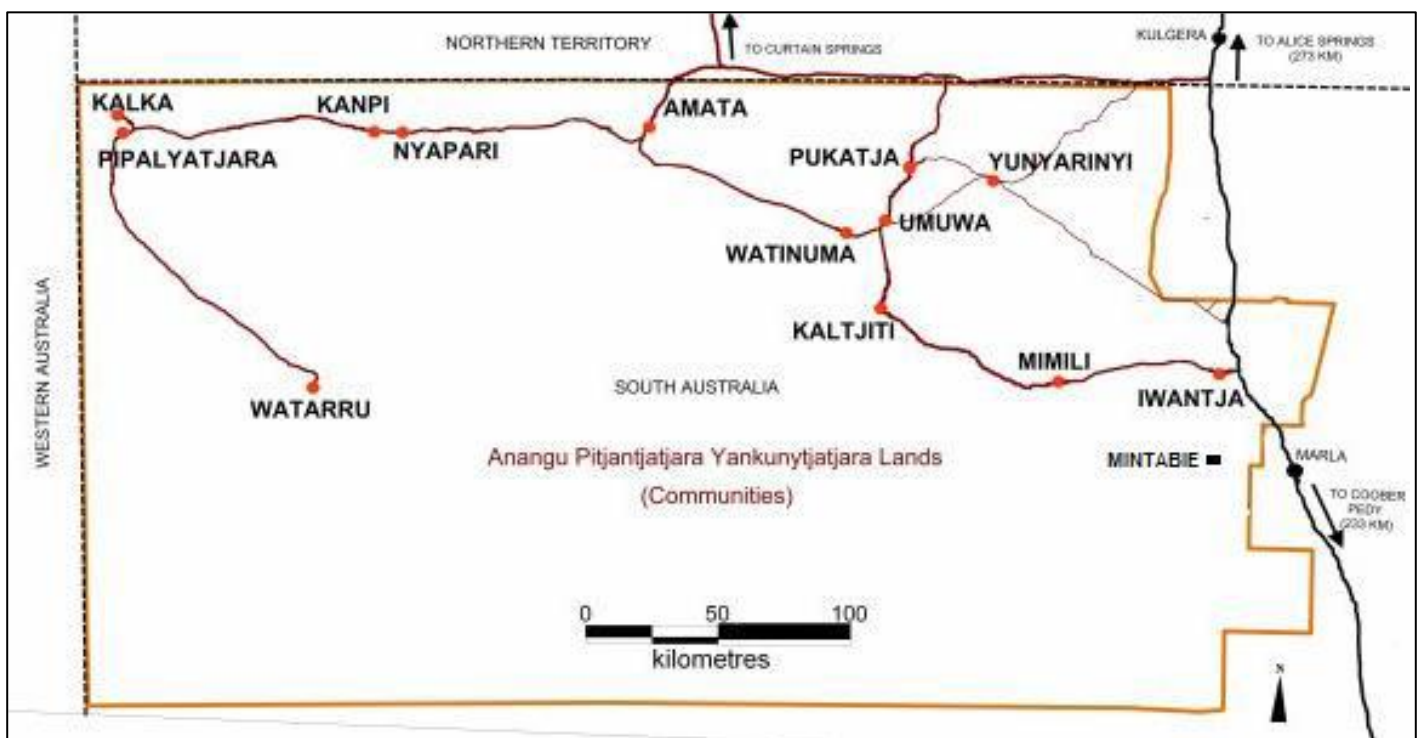
There will be a fee recovery process, based on the number of Sites Agencies have located in the APY Lands and will be recovered by the FMSP as part of the standard AGFMA finance and billing systems.

The FMSP project attendance costs are covered in the fee; however, Projects above \$150K will attract the FMSP's standard fee structure.

### APY Lands Contract Area

The APY Lands span an area of over 106,000 square kilometres in far north-western South Australia.

The Contract Area includes the APY Lands and the townships of Marla, Mintabie and Oodnadatta.



### For More Information

Contact the AGFMA Directorate - [DIT.AGFMAAdmin@sa.gov.au](mailto:DIT.AGFMAAdmin@sa.gov.au)