



AGFMA • FACT SHEET

Planned Small Construction and Replacement & Refurbishment Framework

Audience



Participating Agencies



AGFMA FMSP



Contractors

Purpose

This Fact Sheet provides information on project works, project types, and threshold limits applicable to the Across Government Facilities Management Arrangements (AGFMA).

AGFMA Application

The Department for Infrastructure and Transport (DIT) through the AGFMA Directorate (DIT AGFMA) monitor and conduct a range of Audit and Assurance activities. This includes a program of reasonable demonstration and compliance with the various contracted requirements and broader delivery expectations and processes conducted by the Facilities Management Services Provider (FMSP).

The AGFMA was designed to allow Participating Agencies more direct access to the FMSP.

The AGFMA is acknowledged as an approved 'secondary procurement' process and requires alignment with government policies and processes including Treasurers Instructions.

Planned Small Construction Works

Planned Small Construction Works (PSCW) are classified as '*construction work*' under Treasurer's Instructions – 18 (TI-18).

Accordingly, the AGFMA PSCW's threshold value of \$1 Million for works meeting the classification of '*construction work*' are not to conflict with TI-18.

Participating Agencies should perform a risk assessment to demonstrate and confirm the works meet the Low Risk determination. Only Low Risk work is endorsed to be undertaken by the FMSP.

Risk Assessments identified as above Low Risk need to be delivered by alternative mechanisms such as DIT Building Projects and or Participating Agency's Accredited delivery process regardless of value.

Table 1 refers to PSCW and thresholds for work that can be delivered through the AGFMA.



AGFMA • FACT SHEET

Table 1

PSCW Project Values	Risk Rating	Works to be delivered by	Comment
< \$1Million	Low Risk	FMSP, or Accredited Participating Agency	<ul style="list-style-type: none"> Participating Agencies own minimum project elements and/or risk pre-requisites are satisfied with the FMSP. Participating Agencies are encouraged to undertake regular risk assessments throughout the project cycle. Participating Agencies to retain all records for Audit.
	Above Low Risk	DIT Building Projects or Accredited Participating Agency	<ul style="list-style-type: none"> Participating Agencies to retain all records for Audit. Participating Agencies may retain the project with appropriate treatment applied by PAS Accreditation Unit.
> \$1Million		DIT Building Projects or Accredited Participating Agency	<ul style="list-style-type: none"> FMSP delivery is not available through AGFMA Participating Agencies to retain all records for Audit. Participating Agencies may retain the project with appropriate treatment applied by DIT Professional Advisory Services Accreditation Unit.

Replacement & Refurbishment

Replacement and Refurbishment (R&R) services apply in relation to the replacement, refurbishment, or substantial reconditioning of an Asset at the end of service of life or other as appropriate.

R&R has an endorsed upper limit of <\$4Million applicable to the AGFMA following consultation with Participating Agencies (given the AGFMA does not explicitly specify an upper limit).

Participating Agencies should perform a risk assessment to demonstrate and confirm R&R works meet the Low Risk determination. Only Low Risk work is endorsed to be undertaken by the FMSP.

Risk Assessments identified as above Low Risk rating need to be delivered by alternative mechanisms such as DIT Building Projects and or Participating Agency’s Accredited delivery process regardless of value.

Table 2 refers to R&R and thresholds that can be delivered through the AGFMA.



AGFMA • FACT SHEET

Table 2

R&R Project Values	Risk Rating	Works to be delivered by	Comment
<\$4Million	Low Risk	FMSP or Accredited Participating Agency	<ul style="list-style-type: none"> If the project reaches \$1Million and up to \$4Million, Participating Agencies are encouraged to review and consider project progression. Participating Agencies are to retain all records for Audit. Participating Agencies will have to satisfy their own minimum project elements and or risk pre-requisites.
	Above Low Risk	DIT Building Projects or Accredited Participating Agency	<ul style="list-style-type: none"> Participating Agencies to retain all records for Audit. Participating Agencies may retain the project with appropriate treatment applied by DIT Professional Advisory Services Accreditation Unit.

Risk Assessment Guide and Template

DIT Professional Advisory Services (PAS) have developed a Template and a Guide for completion which can be used if Participating Agencies do not presently have an existing Risk Assessment process. If assistance is required to complete the risk assessment, they can contact the FMSP’s Project Management Office (PMO) or PAS for assistance (DIT.pasfmcompliance@sa.gov.au.)

The PAS Risk Assessment Agency Template is provided [here](#).

Records Retention and Audit

The AGFMA Directorate will continue to conduct periodic compliance assessments of the FMSP to provide observations at a program and process levels which involves but is not limited to projects, budget approval, records of process, competitive environment, probity/and tender requirements, and variations which demonstrate compliance with the AGFMA Agreement.

Participating Agencies should ensure that each project and requisite deliverables for compliance are satisfied according to their agency requirements.

Participating Agencies are reminded to ensure they satisfy all applicable Treasurers Instruction’s including (but not limited to) TI-18 - Procurement, TI- 8 Financial Authorisations when delivering projects works.

Participating Agencies are responsible for arranging alternative delivery arrangements for works not approved to be completed through the AGFMA.

The FMSP and Participating Agencies are required to assess, provide and store (but not be limited to):

- Procurement and acquisition approach information.
- Competitive and tender environment.
- Specification documentation and cost estimates.



AGFMA • FACT SHEET

- Risk assessments.
- Other plans and approaches (such as Safety Management or Asbestos Management plans).

Alternative Project Works

Participating Agencies can consult directly with PAS where an AGFMA risk level or threshold value has been exceeded and unable to be delivered by the FMSP.

Participating Agencies should inform the FMSP of the decision and consult with DIT Building Projects for delivery, including those delivered via Agency Accreditation.

The FMSP is responsible for ensuring and presenting all information on the project back to the Participating Agency for delivery through the alternative mechanism.

For More Information

Contact the AGFMA Directorate - DIT.AGFMA@sa.gov.au