



AGFMA • FACT SHEET

AGFMA Works Types

Audience

Participating Agencies AGFMA FMSP Contractors

Purpose

This Fact Sheet provides information regarding the changes to works types (category) and Ventia Process applied to services that are delivered under the new AGFMA against those work type references used in the former AGFMA to assist Participating Agencies when logging job requests.

Work Types

Work Type (former)	Work Type (new)	Definition	Examples
<p>Unplanned Breakdown Maintenance with a threshold of \$0 - \$3K</p> <p>Unplanned Breakdown Scheduled Maintenance with a threshold of \$0 - \$2K</p>	Breakdown Maintenance with a threshold of \$0-\$3K	<p>Maintenance services or attendance of an unplanned nature to repair and/or restore the function, operation and condition of an Asset in the event of a malfunction or breakdown.</p> <p>For more information refer Breakdown Maintenance Priorities Fact Sheet.</p>	<p>Priority 1, 2, 3 and 4:</p> <ul style="list-style-type: none"> • Sewer failure, blocked drains; • Lifts failed; • Person(s) trapped in a lift; • Exposed live wiring; • HVAC outage; • Leaky tap/toilet.
Preventative Maintenance	Preventative Maintenance	<p>Scheduled or planned services (including checks and inspections) in relation to the ongoing or general maintenance of an Asset in order to maintain the function, operation and condition of that Asset.</p> <p>These works are issued monthly to Contractors.</p> <p>For more information on 2021-2022 Preventative Maintenance refer Service Delivery Plan Continuation for 2021-22 Fact Sheet.</p>	<p>Scheduled or planned maintenance on:</p> <ul style="list-style-type: none"> • Fire equipment; • Roller Doors; • Lifts; • Air Conditioners; • Switchboards; • Drains; • Mains water systems.
<p>Planned Replacement and Refurbishment with a threshold of \$5k - \$1m</p> <p>Unplanned Replacement and Refurbishment with a threshold of \$0 - \$5k</p>	Replacement/ Refurbishment Services with a threshold of \$0-\$1M	<p>Services in relation to the replacement, refurbishment or substantial reconditioning of an (existing) Asset at the end of that asset's useful life or as otherwise appropriate or requested in accordance with the Contract and MoAA.</p>	<ul style="list-style-type: none"> • Replacement of air conditioners; • Refurbishment of room/fit out; • Replacement of bitumen/concrete/pavers; • Replacement of gutters; • Painting.



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Work Type (former)	Work Type (new)	Definition	Examples
<p>Unplanned Minor Works with a threshold of \$0 - \$5k</p> <p>Planned Minor Works with a threshold of \$5k - \$150k</p> <p>Small Planned Construction Work with a threshold \$150K - \$1m</p>	<p>Planned Small Construction Works with a threshold of \$0-\$1M</p>	<p>Construction works in relation to the development, renovation or construction of (new or additional) Assets with a value of up to \$1,000,000.* Including construction and general works of a minor nature under \$150,000, previously known as Minor Works.</p>	<ul style="list-style-type: none"> • Install new power point(s); • Install solar panels; • Build shade structure; • Extend construct a new building; • Install a new generator.

*Planned Small Construction Works with values over \$1M may be delivered within the AGFMA if approved by DIT.

Ventia Work Types and Request Process

CATEGORY	BREAKDOWN MAINTENANCE	REPLACEMENT OR REFURBISHMENT
Definition	Unplanned maintenance services to repair and restore the function, operation and condition of an Asset in the event of a malfunction or breakdown.	Services in relation to the replacement, refurbishment or substantial reconditioning of an (existing) asset at the end of that asset's useful life or as otherwise appropriate or requested in accordance with the Contract and MoAA.
Former Work Types	<p>\$0 - \$3K (unplanned maint)</p> <p>\$0 - \$2K (unplanned scheduled maint)</p>	<p>\$0 - <\$5K (unplanned R&R)</p> <p>\$5 - <\$1M (planned R&R)</p>
New Work Types (Est. Cost of Work)	Breakdown Maintenance \$0 - \$3K	R&R Services \$0 - < \$1M
Quotation Requirements	<ul style="list-style-type: none"> • \$0 - <\$3K – no quote requirement • \$3K - <\$50K - single quote • > \$50K moves to R&R or PSCW via a PIR Form 	<ul style="list-style-type: none"> • \$0 - <\$5K - no quote requirement • \$5K - <\$50K - single quote • \$50K - <\$1M - minimum of 3 quotes via a PIR Form process (see workflow) • Single select/source may be requested and may require written confirmation from an appropriate agency delegate.
Agency Approval	<ul style="list-style-type: none"> • >\$3K - Agency Approval 	<ul style="list-style-type: none"> • >\$3K - Agency Approval
Ventia Owner	<ul style="list-style-type: none"> • Helpdesk/SDL 	<ul style="list-style-type: none"> • SDL < \$150K • Project Manager ≥ \$150K
Request Process	Request via the Panorama Service Request App – select “Breakdown”	Request via the Panorama Service Request App – select “Replacement or Refurbishment”
Documenting Requirements Process	Fill in the Service Request questions in the Panorama App	Fill in the Service Request questions in the Panorama App



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CATEGORY	PLANNED SMALL CONSTRUCTION WORKS (PSCW)			
Definition	<p>Construction works in relation to the development, renovation or construction of a (new or additional) assets with a value of up to \$1,000,000.</p> <p>Including construction and general works of a minor nature under \$150,000, previously known as Minor Works.</p>			
Former Work Types	\$0 - <\$5K <i>(unplanned minor works)</i>	\$5K - <\$50K <i>(planned minor works)</i>	\$50K- <\$150K <i>(planned minor works)</i>	\$150K - <\$1M <i>(planned small construction works)</i>
New Work Types (Est. Cost of Work)	PSCW \$0 - < \$5K	PSCW \$5K - < \$50K	PSCW \$50K- < \$150K	PSCW \$150K - < \$1M Over \$1M DIT approval req.
Quotation Requirements	<ul style="list-style-type: none"> \$0 - <\$5K – no quote requirement or quotes can be requested 	<ul style="list-style-type: none"> single quote multiple quotes can be requested 	<ul style="list-style-type: none"> minimum of 3 quotes req. Single select/source may be requested and may require written confirmation from an appropriate agency delegate. 	<ul style="list-style-type: none"> minimum of 3 quotes req. Single select/source may be requested and may require written confirmation from an appropriate agency delegate.
Agency Approval	<ul style="list-style-type: none"> >\$3K - Agency Approval 	<ul style="list-style-type: none"> Agency Approval 	<ul style="list-style-type: none"> Agency Approval 	<ul style="list-style-type: none"> Agency Approval
Ventia Owner	<ul style="list-style-type: none"> SDL 	<ul style="list-style-type: none"> SDL 	<ul style="list-style-type: none"> SDL 	<ul style="list-style-type: none"> Project Manager
Request Process	<p>Request via your SDL</p> <p>(New functionality will enable all requests to be logged via the Panorama Service Request App soon – select “Small Planned Construction Works under \$150K)</p>	<p>Request via your SDL</p> <p>(New functionality will enable all requests to be logged via the Panorama Service Request App soon – select “Small Planned Construction Works under \$150K)</p>	<p>Request via your SDL</p> <p>(New functionality will enable all requests to be logged via the Panorama Service Request App soon – select “Small Planned Construction Works under \$150K)</p>	<p>Request via the Panorama Service Request App – select “Small Planned Construction Works over \$150K)</p>
Documenting Requirements Process	<p>Provide details to the SDL (for the applicable agency portfolio and region)</p> <p>(New functionality – fill in the Service Request questions in the Panorama App)</p>	<p>Provide details to SDL (for the applicable agency portfolio and region)</p> <p>(New functionality – fill in the Service Request questions in the Panorama App)</p>	<p>Provide details to SDL (for the applicable agency portfolio and region)</p> <p>(New functionality – fill in the Service Request questions in the Panorama App)</p>	<p>Fill in the PIR (Project Initiation Request) form in the Panorama App</p>

*Note the interim process for requesting Planned Small Construction activity < \$150K is to contact your respective Service Delivery Lead (SDL)

For More Information

Contact the AGFMA Team – DIT.AGFMA@sa.gov.au