AUSTRALIAN CHANCERY PROJECT
PARIS, FRANCE

BASE BUILDING REFURBISHMENT
INTERNATIONAL ENERGY AGENCY
TENANCY FIT-OUT

STATEMENT OF EVIDENCE FOR PRESENTATION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

SUBMISSION 1

Australian Government

Department of Foreign Affairs and Trade

Overseas Property Office

Date of Submission: November 2016

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1 IDENTIFICATION OF THE NEED

1.1 Project Objectives

1.1.1 The Department of Foreign Affairs and Trade (DFAT) through the Overseas Property Office (OPO) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with the base building refurbishment and the integrated fit-out of the area proposed for lease to the International Energy Agency (IEA) within the Australian Chancery Complex in Paris (the Project).

1.1.2 The OPO submitted a detailed business case, in February 2015 to the Department of Finance (DOF) for consideration, which was approved in the 2015-16 Budget.

1.1.3 On completion of the Project, the Chancery will continue to accommodate Australia's permanent missions to France, United Nations Educational, Scientific and Cultural Organisation (UNESCO), Organisation for Economic Cooperation and Development (OECD), and secure a long-term twelve-year lease with the IEA with an option to extend up to nine years (three tri-annual options) in accordance with French Commercial lease legislation. This commercial lease with the IEA will provide expected rental revenue of AUD $51.7 million (including outgoings – AUD $59.8 million*) by the completion of the twelve-year agreement.

1.1.4 This project also provides the OPO with the opportunity to complete the essential base building upgrade and refurbishment of the chancery on a pre-leased basis. The OPO will manage the delivery of the works detailed under this submission.

1.2 Background

1.2.1 The Australian Chancery complex in Paris is located in a UNESCO heritage listed precinct at 4 Rue Jean Rey, in the 15th Arrondissement. The triangular shaped block is situated 400 m southwest of the Eiffel Tower.

1.2.2 The chancery complex was designed by renowned Australian architect Harry Seidler in collaboration with the French architect Marcel Breuer. As afforded by its location and leading edge design of its day, the complex is considered one of the pre-eminent buildings in Australia's overseas estate. The complex was constructed in the late 1970s.

1.2.3 The site area is 9,000sqm in a combined residential and commercial sector with two crescent shaped buildings, a ten storey residential and an eight storey chancery. The complex contains 32 residential apartments totalling 6,316sqm, and office accommodation and public areas of 11,215sqm spread between the two buildings of which 5,650sqm accommodates the Australian Government's requirements. The chancery and apartment buildings are linked at the two basement levels and at the ground and lower ground floor levels.

1.2.4 The Australian Government occupies office accommodation on the fourth, fifth, sixth and basement floors with 5,565sqm of the space, surplus to the Australian Government's needs, leased to the IEA since 1996. The area occupied by the IEA tenancy was spread across lower ground and ground floor of the apartment building, and first, second and third floors of the chancery building. The IEA also leases four residential apartments.

*Outgoings include a share of service charge costs including building insurance and management fees (electricity/water/gas etc.) for the space leased.

1.2.5 In 2009 OPO commenced a major base building refurbishment project in the Chancery building, 'The Mid Life Engineering Services Refurbishment Project' (MLR). This project was approved by the PWC in November 2009. The MLR Project replaced the electrical and mechanical services, undertook asbestos abatement and removal, and completed a range of other mid-life upgrades to the building, including all back of house engineering services. This project was completed in December 2015.

1.2.6 The MLR works focused on base building plant and equipment upgrades and the horizontal services reticulation upgrades to Chancery levels 4, 5 and 6 and basement, and on the increased scope of asbestos abatement and removal works.

1.2.7 The IEA lease of space in the Australian Chancery building was due to expire in April 2017. In 2014, the IEA sought lease proposals for its future office accommodation needs from member delegates, including Australia, for consideration by its Governing Board. Five proposals were shortlisted by the Board, two located in Paris, two in regional France and one in Budapest, Hungary.

1.2.8 The IEA identified Australia's offer as the most expensive (using an internal cost model) with the Hungarian offer the cheapest over the twelve (12) year period. However, the final decision by the IEA Board in June 2015 was to continue leasing the space within the Australian Chancery in Paris on the commercial terms detailed in the Australian offer and it authorised the IEA Secretariat to finalise the legal documentation for the lease. The IEA Board decision was communicated to OPO via a Letter of Interest in July 2015 and a Heads of Terms (HoT) in June 2016.

1.2.9 A pre-condition of the new IEA lease is for the tenant space to have all asbestos hazards abated and/or removed, with relevant HAZMAT management plans and registers developed as per the MLR Project. In addition, the base building services will be upgraded to the IEA tenant space with an integrated fit-out provided as a lease incentive.

1.2.10 The works to upgrade the tenant fit-out currently occupied by IEA to meet their future accommodation requirements and the associated base building services upgrade works comprises the core of the Project proposed under this submission.

1.2.11 The base building refurbishment outlined in this submission will complete the mid-life engineering services upgrades within the upper and lower ground floor and levels 1, 2 and 3. An integrated tenant fit-out for the IEA is also proposed to be delivered as part of this project.

1.2.12 DFAT is also progressing feasibility studies on other medium works in the Chancery to address the changed security environment and internal reconfigurations due to changes to Attached Agency functional, space and security requirements. Some of these medium works, if funded, may be delivered concurrently with the IEA project if there are associated coordination requirements with the Project.

1.3 Need

1.3.1 The IEA's future space requirement in the chancery building is to lease approx. 6100sqm of space across the chancery and apartment buildings. A pre-condition of IEA's future occupation of the excess space in the chancery building is a refurbished base building and integrated fit-out offered on commercial market terms.

1.3.2 The base building services in the area to be occupied by the IEA are in need of an upgrade as the services are over 35 years old and at the end of life. The renegotiated

lease with the IEA allows OPO the opportunity to upgrade and refurbish this area of the chancery, integrated with a tenant fit-out that meets the IEA's functional requirements and at the same time secure a compatible long term tenant.

1.3.3 The base building refurbishment included in the Project outlined in this submission will complete the engineering services upgrades within the upper and lower ground floor and levels 1, 2 and 3. An integrated tenant fit-out for the IEA is also proposed to be delivered as part of this project.

1.3.4 On completion of the Project, the new lease with the IEA will secure for the Australian Government a twelve (12) year lease, with a tenant compatible with the operations of the Australian Embassy, whilst achieving a commercial return on investment.

1.4 Lease Arrangements - IEA

1.4.1 The IEA's lease of office space (5565sqm), across the Chancery and Residential Apartment Buildings was due to expire in April 2017. The IEA has executed a Heads of Terms (HoT) in June 2016 for a new twelve-year lease of approx. 6100sqm space in the Chancery building commencing from July 2019. The proposed increase to the IEA's leased area of approx. 535sqm will be realised through internal reconfiguration of existing accommodation which also addresses the Australian Government's current needs. The HoT outlines the scope of refurbishment works, the agreed conceptual design and specifications for the IEA's new fitout, and the commercial lease terms for the new twelve-year lease. The HoT also provides for the partial surrender of office area by the IEA in August 2016, with the apartments to be vacated in December 2016. The IEA has relocated to an interim premises in Paris whilst retaining the IT room in the chancery building. The vacation of the building provides access to the site for preliminary site surveys, asbestos audit and abatement in preparation for the refurbishment.

1.4.2 To manage the interaction and obligations between the lessor (OPO) and the lessee (IEA) during the construction phase, an Agreement for Lease (AFL) is close to finalisation which details the full scope of refurbishment works, the lease terms and conditions, project change processes and procedures, and governance arrangements.

1.4.3 On completion of the Project, the IEA and the Commonwealth of Australia will commence the new twelve (12) year commercial lease for approx. 6100sqm of office space in the Australian Chancery building with an option to extend up to nine years (three tri-annual options) in accordance with French Commercial lease legislation. The new lease is also close to finalisation and will be based on market rent. Details of the revenue that will be generated by the IEA lease are provided in Submission 1.1.

1.5 Description of Proposal

1.5.1 Three options were considered to address the Business Needs of the refurbishment proposal in the Chancery:

(a) Option 1 - Do nothing and mothball the IEA vacated tenancy;

(b) Option 2 - Undertake base building and integrated fit-out works to retain the IEA as a tenant; and

(c) Option 3 - Undertake base building works and find a new tenant.

1.5.2 Option 2 was determined to provide a lower risk and overall best long- term outcome for the Commonwealth (refer to section 1.9).

1.5.3 The scope of work comprises an integrated base building and fit-out refurbishment of the proposed 6100sqm of IEA leased area to provide efficient, modern and functional accommodation that includes office facilities, large conference rooms and improved amenities.

1.6 Options Considered for the Leasing of Surplus Space in the Chancery

Option 1 – "Do Nothing"

1.6.1 This Option assumed the current IEA lease expires by April 2017 and the new lease proposal would be withdrawn from consideration.

1.6.2 This option mothballs the vacated IEA tenancy of approximately 5,565sqm and defers the base building upgrades and asbestos abatement and/or removal to a future date.

1.6.3 This option still requires the maintenance of the vacant space, operation of the building services at an inefficient 50 percent capacity resulting in increased energy costs and a poor return on investment for the Commonwealth.

Option 2 – "Retain IEA as a Tenant and Upgrade Tenant Space"

1.6.4 Option 2 considered the Commonwealth entering into a new commercial leasing arrangement with the IEA, reflecting market terms and conditions. This option included the delivery of an integrated base building services upgrade and IEA tenant fit-out project on a pre-leased basis.

1.6.5 The IEA would relocate to alternative office accommodation for the duration of the building refurbishment works.

1.6.6 On completion of the upgrade works, the IEA and the Commonwealth would commence a new twelve (12) year commercial lease arrangement.

Option 3 – "Upgrade Base Building and Find an Alternative Tenant"

1.6.7 This Option considered base building refurbishment works to the vacated tenant space with no pre-commitment lease and seeking a new compatible tenant/s to lease the refurbished space. This option requires the marketing of the refurbished space whilst being fully exposed to the vagaries of prevailing market conditions.

Options Assessment

1.6.8 Option 1 requires the least capital investment of any of the options considered. However, this option results in the inefficient operation of the building, does not represent value for money as it requires the maintenance and management of 50 percent of unoccupied space in the Chancery with no offset against revenue.

1.6.9 Options 2 and 3 require more capital investment for the works. Option 3 presents a greater risk than Option 2, as it requires the OPO to find a compatible new tenant to occupy the space currently leased by the IEA.

1.7 Reasons for Adopting Proposed Course of Action – Option 2 - "Retain IEA as a Tenant and Upgrade Tenant Space"

1.7.1 Option 2 is the preferred option as it secures a commercial lease with the IEA for a twelve (12) year period with the associated rental revenue for the Commonwealth. This option maximises the use of space with a known tenant; reduces operational and maintenance costs and provides capital value input to the property.

1.7.2 This option requires Commonwealth funding to design and deliver an integrated base building refurbishment and fit-out of the IEA leased area.

1.7.3 This option provides the best value for money for the Commonwealth with the long-term lease agreement with the IEA providing a strong revenue stream from rental income, which is detailed in Submission 1.1.

1.8 Environmental Impact Assessments

1.8.1 There are no known requirements or actions proposed that require this submission to undergo an Environmental Impact Assessment.

1.8.2 A hazardous materials register is currently in place for the Chancery complex and some removal of hazardous materials, including asbestos, will be necessary to perform the works. All work will be undertaken in accordance with relevant legislation and approved safe work practices.

1.9 Heritage and Moral Rights Considerations

1.9.1 The Chancery complex is in a UNESCO heritage listed precinct of Paris. However, the proposed works under this submission are largely internal to the building and therefore the Project will not require heritage approvals.

1.9.2 There are no current requirements for additional plant and equipment on the roof, therefore, no additional visual and noise screening is anticipated. The heritage implications of any external plant and equipment installations, if required, will be determined in conjunction with establishing the feasibility of these measures.

1.9.3 Moral Rights legislation requires the building owner to consult with the designer in the conduct of any works that may alter the original architecture or the attribution therewith.

1.9.4 If there are proposed changes to the structure of the building, façade, foyers, courtyards, or other key architectural elements of the building, this will be advised to Harry Seidler & Associates, the original architect of the Chancery complex.

1.9.5 The disabled access to the lower ground and ground floors of the buildings may require consultation with authorities. The feasibility of achieving this requirement through alternate solutions or through utilisation of existing arrangements is also under investigation.

1.10 Details of Organisations Consulted

1.10.1 Development of the current scope of works has involved extensive consultation with the IEA. Ongoing consultation will occur during the lease finalisation, design documentation and delivery phases of the project to minimise disruption to the Chancery occupants. The IEA has relocated into interim accommodation, for the duration of the design and delivery of the works.

1.10.2 Consultation with members of the Government Energy Efficiency Team (Department of Industry and Science) was undertaken in relation to the MLR project. The team expressed broad support for the project and the energy efficiency initiatives proposed. They will be notified, as required, of the scope of works being proposed across the IEA tenancy.

1.10.3 The DFAT's Operational Security Branch, has been consulted on security requirements for the refurbishment works and the reconfiguration of Australian Government

tenancies.

1.10.4 Consultations have been undertaken with the Post in relation to the IEA tenancy and the interface with Post operations. Further consultation will be undertaken as part of the design process.

1.10.5 Other Agencies and organisations who occupy both the Chancery and Apartments will be consulted during the design and construction process.

2 TECHNICAL INFORMATION

2.1 Location and Climate

2.1.1 Paris is the national capital and major transportation hub of France. The city is situated on the River Seine, some 150km southeast of the English Channel. The climate in Paris is moderate by comparison with much of Europe, with summer temperatures averaging between 14º – 24 º Celsius and between 4 º – 7 º Celsius in winter. The rainfall averages 619 mm per annum distributed relatively evenly throughout the year.

2.2 Scope of Work

2.2.1 The scope of work includes base building refurbishment and integrated fit-out of the IEA leased area.

2.2.2 The proposed IEA fit-out works will include the following:

(d) Office areas to accommodate 293 workstations, including hot desks and translation booths;

(e) 34 Offices;

(f) 14 meeting rooms;

(g) One large conference room;

(h) Staff amenities (coffee breakout room, utilities area and storage);

(i) New lift to provide access from lower ground floor to upper ground floor;

(j) Relocation of IT server room; and

(k) Large conference room (170 seats including coffee and bar area) and associated AV services and translation booths.

2.2.3 The proposed base building refurbishment within the IEA tenancy floors includes:

(l) Asbestos removal/ abatement;

(a) Code compliance – upgrades to access and egress requirements;

(b) Building core wet area upgrade;

(c) Upgrade to building services including;

i. mechanical services;

ii. electrical services;

iii. hydraulic services; and

iv. fire services in the IEA tenancy area.

2.2.4 The refurbishment of the central core areas and upgrades to the base building engineering services for levels 4, 5 and 6 were completed as part of the MLR Project.

2.2.5 The program for other medium and minor works within the Embassy and perimeter will

be coordinated to the extent possible to avoid duplication of effort and works.

2.3 Zoning and Approvals

2.3.1 The property is zoned for Embassy and mixed residential/commercial use. No changes to the zoning will be required as a result of this project.

2.3.2 Local permits for the refurbishment works will be required from local authorities.

2.3.3 Local permits and approvals are required for the siting of any additional roof-top equipment, screening or sound abatement works, however at this point it is not envisaged that any such works will be required as part of this Project.

2.4 Land Acquisition

2.4.1 The Australian Embassy in Paris is fully owned by the Commonwealth and no additional land will be acquired for this Project.

2.5 Codes and Standards

2.5.1 All works will be designed to comply with French codes and standards. Compliance with the *Australian National Construction Code (NCC)* and any other relevant Australian Standards will be achieved where possible.

2.5.2 The Project will be delivered in accordance with the *Disability Discrimination Act 1992 (DDA)*. Particular attention will be given to equality in access to premises and amenities. The issue of DDA access has been discussed with the IEA and the agreed scope of works will be delivered as part of the Project.

2.5.3 It is noted that a specific, separate building compliance audit was finalised as part of the MLR Project. Any compliance issues relevant to the IEA fit-out will, where achievable, be addressed as part of the Project.

2.6 Architecture

2.6.1 The primary focus of the Project is the upgrade of the IEA fit-out and associated base building services works within the IEA leased space, not upgraded as part of the MLR Project.

2.6.2 The architectural aspects of the design will primarily include the refurbishment of the IEA fit-out within the leased areas to provide efficient, modern and functional office accommodation.

2.6.3 The only external architectural element associated with the fit-out are the potential modifications that may be required for DDA access at the street entrance to the IEA tenancy. Any works required will be considered in the context of the impact on the architectural heritage of the building.

2.7 Master Planning and Site Planning

2.7.1 Minimal site planning is required for this refurbishment project as all construction will be undertaken within the IEA Tenancy which is fully within the existing Chancery Complex.

2.8 Materials and Finishes

2.8.1 Materials and finishes will be selected to present a high quality fit-out for the IEA space that is durable, requires minimum maintenance and is consistent with the fit-out in the rest of the chancery. All materials and finishes will be selected to complement and enhance the heritage qualities and style of the original building architecture and within the outline specifications and budget agreed with the IEA.

2.9 Structure

2.9.1 The Project proposal will not make any material changes to the structure of any of the buildings on the site.

2.10 Mechanical Services

2.10.1 A majority of the base building mechanical works have been delivered as part of the MLR Project. The proposed base building mechanical services works for this Project are generally limited to the mechanical services reticulation and controls to the IEA tenant floors and will be integrated into the fit-out works.

2.11 Hydraulic Services

2.11.1 The majority of Base Building hydraulic works have been delivered as part of the MLR Project. The proposed base building hydraulic Services works are generally limited to the IEA tenant floors.

2.12 Electrical Services

2.12.1 The majority of base building electrical works have been delivered as part of the MLR Project. The proposed electrical works are restricted to the horizontal distribution and tenant distribution boards and controls to the IEA tenancy.

2.13 Smoke Detection System

2.13.1 Fire and smoke detection equipment have been upgraded as part of the MLR project with the exception of the current IEA tenancy areas. Smoke detection systems within the IEA tenancy will be upgraded and integrated with the installed base building fire detection services and systems.

2.14 SSISEP/ Public Address System

2.14.1 A combined Sound System and Intercom System for Emergency Purposes (SSISEP) and public address system has been provided to allow emergency communication to all areas of the building and were delivered as part of the MLR Project.

2.14.2 Minimal additional works are required, as part of this Project, to the building emergency communications systems. The works previously undertaken by the MLR Project included the upgrade of the building and floor block cabling system, and installation of infrastructure to support the new systems.

2.14.3 The IEA tenancy specific SSISEP works are included in the project.

2.15 Security Specifications

2.15.1 The details of the security requirements within the IEA space, including access and separation between the Embassy and other Australian Government tenancies have been considered in the concept design.

2.15.2 The requirements will be further developed as part of the finalisation of the design for the Project. Allowances have been made in the Project budget for security works.

2.16 Lift Services

2.16.1 Upgrade of the passenger lift control system and access control was undertaken as part of the MLR Project to improve the responsiveness of the lift service. The scope also included the installation of additional safety protection installations to the lift motor rooms.

2.16.2 Minimal additional lift works will be required in this Project. It is anticipated works will be limited to lift access controls and programming.

2.17 Civil Works

2.17.1 No civil works are required as part of this Project.

2.18 Landscape Design

2.18.1 The IEA has requested DDA access from the street to their separate tenant entry. Options under consideration include the introduction of a ramp/lift within the landscaped garden or alternate DDA compliant access from the Chancery Building.

2.19 Operations, Maintenance and Warranties

2.19.1 Operation and maintenance manuals will be provided by the Works Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As-built documentation will be incorporated into the construction completion report.

2.19.2 Warranties will be provided in the name of the Commonwealth of Australia and a 12 month defects liability period will be a condition of the Works Contract.

2.20 Acoustics

2.20.1 To the extent possible various acoustic attenuation measures will be included in the design of the IEA fit-out to minimise noise in open plan spaces and provide a level of privacy for offices and meeting rooms.

2.20.2 The final scope of acoustic works will be detailed in the design development phase of the Project.

2.21 Ecologically Sustainable Design (ESD)

2.21.1 In the MLR Project energy conservation was an important design consideration in the selection of base-building plant and equipment. All plant and equipment were selected to achieve efficient performance.

2.21.2 The selection of tenant specific services equipment and zoned services controls will maximise energy efficiency measures for this Project.

2.21.3 The finalisation of the specifications for plant and equipment to be included in the IEA fit-out will ensure that local codes, the NCC and the intent of *Energy Efficiency in Government Operations (EEGO)* policies are achieved to the extent possible within the existing base building constraints.

2.21.4 Active energy conservation measures that are proposed to be incorporated into the engineering services design include:

(a) modular air conditioning system to allow zoned control of temperatures including potential for a reduction in operating cost and power consumption when a building is partly occupied;

(b) control of ducted outside air ventilation supply, in response to occupancy of office areas and meeting rooms;

(c) time scheduled control of air-conditioning systems and lighting;

(d) installation of high energy efficient lighting;

(e) automatic zoned switching of lighting to minimize energy use; and

(f) elemental smart metering of electricity use to facilitate ongoing energy management, monitoring and reporting.

2.22 Provisions for People with Disabilities

2.22.1 The existing Chancery building makes provision for people with disabilities, including car parking and disabled toilets. Areas of deficiency such as circulation requirements are being rectified by OPO through the Repairs and Maintenance program, separate to the scope of this Project. Building compliance reports, DDA compliance registers and Work Health and Safety (WH&S) reports are current for the property.

2.22.2 IEA has requested some additional works relating to equitable access to the ground level and upper ground levels. Options for resolving this requirement will be finalised as part of the design development for this Project.

2.23 Heritage Issues

2.23.1 There are no known heritage issues restricting the refurbishment of the base building engineering services and the tenant fit-out, which are primarily works internal to the building. Potential heritage and moral rights issues are discussed in section 1.11.

2.24 Child Care Provisions

2.24.1 No child care facilities are located within the IEA leased space.

2.25 Fire Protection

2.25.1 Works have been undertaken during the MLR Project to bring the building, as far as practical, up to compliance with current standards with engineered solutions developed where deemed to satisfy requirements could not be achieved.

2.25.2 OPO will address the fire compartmentation requirements within the IEA tenancy during the design and delivery of the works for the floors included in the scope of this Project.

2.26 Work Health and Safety

2.26.1 Compliance with WH&S standards is of high importance to OPO as the building owner. In accordance with the *Work Health and Safety Act 2011,* considerable attention will be given to this aspect during the detailed planning of the Project and drafting of contract documentation.

2.26.2 WH&S issues will be particularly important during the construction stage of the Project, as the building will remain occupied by the Embassy and functional through the delivery phase. WH&S risks will therefore apply not only to construction workers, but to building occupants, and the general public who may visit the Chancery. The IEA relocation to an interim accommodation during construction will treat some WH&S risks. The works contractor will need to implement a project specific Work Health and Safety Management Plan including safety induction training. The asbestos removal / abatement works will have specific WH&S plans in accordance with local regulations and consistent with French law.

2.27 Authorities and Local Industry Consultation

2.27.1 The OPO has consulted with:

(a) Post Management;

(b) the OECD and Tenant Agencies;

(c) the IEA; and

(d) local consultants (local authority approvals advice)

2.28 Local Impact

2.28.1 The local community impact of this project is expected to be low as it is in keeping with the local zoning and development requirements.

2.28.2 The nature of internal refurbishment work is such that those impacted will be the people occupying and using the facility on a regular basis. To manage this, the Contractor will be required to develop a noise management plan in order to monitor and manage construction generated noise, and seek to schedule high noise activities to out of hours. As the site is located within an area containing residential apartments, restrictions to working hours and noise levels, and a traffic management plan will be included in the conditions of contract.

2.28.3 It will be vital that management of asbestos removal/ abatement works is undertaken with strict adherence to the agreed Asbestos Removal Control Plan that will be developed and implemented during the refurbishment works. Air monitoring and other associated safety precautions will be undertaken to internationally accepted standards.

2.28.4 The majority of the construction work force will be from France. Varying resource levels of the construction workforce will be employed during the refurbishment work.

2.29 Project Cost Estimates

2.29.1 The out-turn cost estimate of the proposed works is AUD $27.73 million, based on a cost plan which has been escalated to the mid-point of construction. The out-turn cost estimate has been developed by a Cost Planning Consultant and includes the refurbishment works and other related elements such as consultants' fees, project management, supervision and site office expenses. Escalation risk will be borne by the Contractor, with foreign currency risk remaining with the Commonwealth.

2.29.2 The estimate does not include any business equipment, computers, artwork or white goods.

2.29.3 The estimate includes local authority charges and French VAT of 20%.

2.29.4 The out-turn estimated cost of the proposed works is further detailed in Submission 1.1.

2.30 Project Delivery Strategy

2.30.1 Following a detailed analysis, a Design and Construct (D&C) delivery with a Guaranteed Maximum Price has been selected as the most appropriate delivery methodology for this Project. This methodology allows OPO, as the building owner, to manage cost risks and have assurance of delivery within the budget and will ensure a value for money outcome for the Commonwealth. A design consultant will be engaged to update the functional design brief and conceptual documentation for tender, with input from both Australian and Paris based engineers and architects. This input will enable incorporation of requirements for local authority approvals, and adherence to codes and standards, including a comparative compliance assessment with Australian codes and standards.

2.30.2 D&C tenders will be sought from suitably licenced and qualified contractors with experience of project delivery in the Paris region. As the building industry in France is a sophisticated market with a high level of capacity to undertake the proposed works, the tender process will be advertised in France, published through AusTender and include an industry briefing.

2.30.3 A Project Management company with experience in France will administer the D&C contract. The Project Manager will provide superintendency services of the contract, with on-site support from design and cost planning consultant representatives.

2.30.4 Local approvals will also be the responsibility of the Contractor and their in-country Consultants as part of the design obligations.

2.31 Construction Program

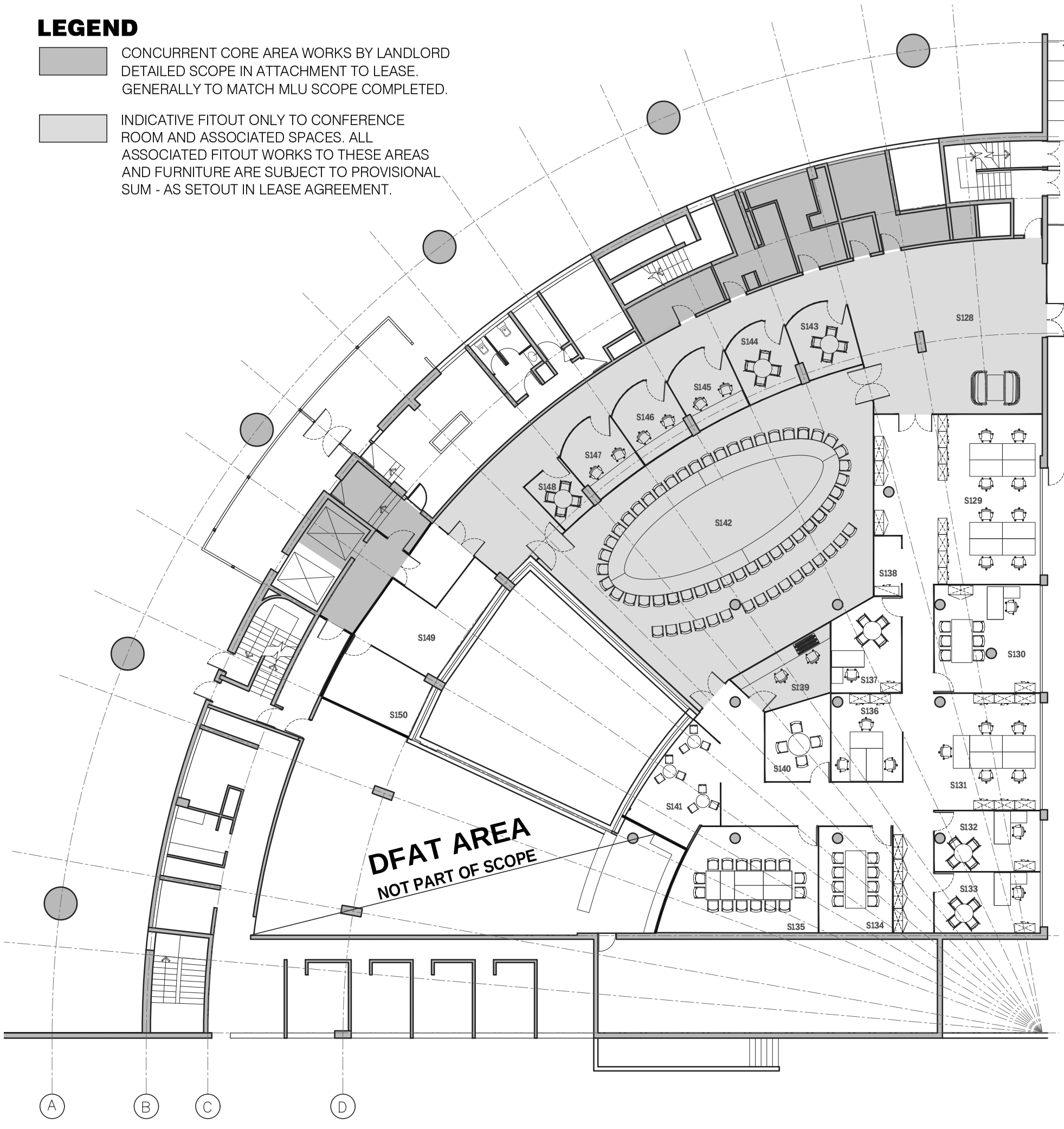
Following the PWC Public Hearing and subject to Parliamentary approval and Lease commitment by the IEA, the Project program allows for the tendering of the works in mid-2017 with project completion in Q1 2019, including the IEA's technical fit-out works prior to occupancy in Q3 2019.

Annexure 1 – DRAWINGS

LEGEND

CONCURRENT CORE AREA WORKS BY LANDLORD
DETAILED SCOPE IN ATTACHMENT TO LEASE.
GENERALLY TO MATCH MLU SCOPE COMPLETED.

INDICATIVE FITOUT ONLY TO CONFERENCE ROOM AND ASSOCIATED SPACES. ALL ASSOCIATED FITOUT WORKS TO THESE AREAS AND FURNITURE ARE SUBJECT TO PROVISIONAL SUM - AS SETOUT IN LEASE AGREEMENT.

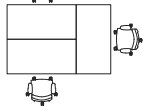
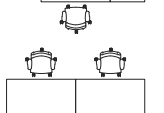
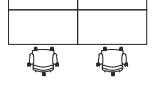
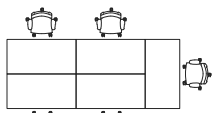
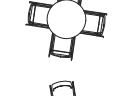
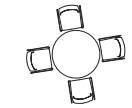
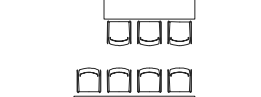


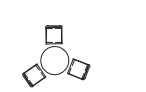
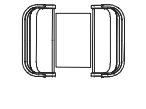
Refer to Sheet Sk-LG-02
for R-1 Chancery Layout

NOTE:
ALL FURNITURE / STORAGE SHOWN SUBJECT TO PROVISIONAL SUM DEFINED IN LEASE AGREEMENT, INDICATIVE ONLY.

LIFT ACCESS BETWEEN APARTMENTS LGF AND RDC WILL BE PROVIDED. FINAL SOLUTION SUBJECT TO FURTHER DESIGN DEVELOPMENT.

TYPICAL FURNISHINGS LEGEND

4		L Shaped desk (Desk: 0.80 x 1.60m + Return: 0.80 x 0.6m)
1		Rectangular desk (1.60 x 0.80m)
2		Rectangular Desk (1.60 x 0.80m)
1		Rectangular Desk (1.60 x 0.80m)
5		Round table + 4 visitor chairs (Ø0.90m)
3		Round Meeting table + 4 visitor chairs (Ø1.10m)
1		Square Meeting table + 6 visitor chairs Dim : 2.10 x 1m
1		Square Meeting table + 8 visitor chairs Dim : 2.80 x 1m
1		Square Meeting table + 16 visitor chairs Dim : 2.80 x 1m

13		High storage cabinet (1.20x0.45m)
4		High storage cabinet (L1.00 x W0.45 x H2m)
11		Mid high cabinet (L0.8 x W0.45 x H1.10m)
2		Informal space
3		Round high table + 3 bar stools (Ø0.65m)
1		Informal Alcôve

Australian Government
Department of Foreign Affairs and Trade
Overseas Property Office

International Energy Agency

APARTMENTS
R-1
LOWER GROUND FLOOR

FURNITURE LAYOUT

International Energy Agency
9, rue de la Fédération
75739 Paris Cedex 15 France

Sk-LG-01 30 May 2016

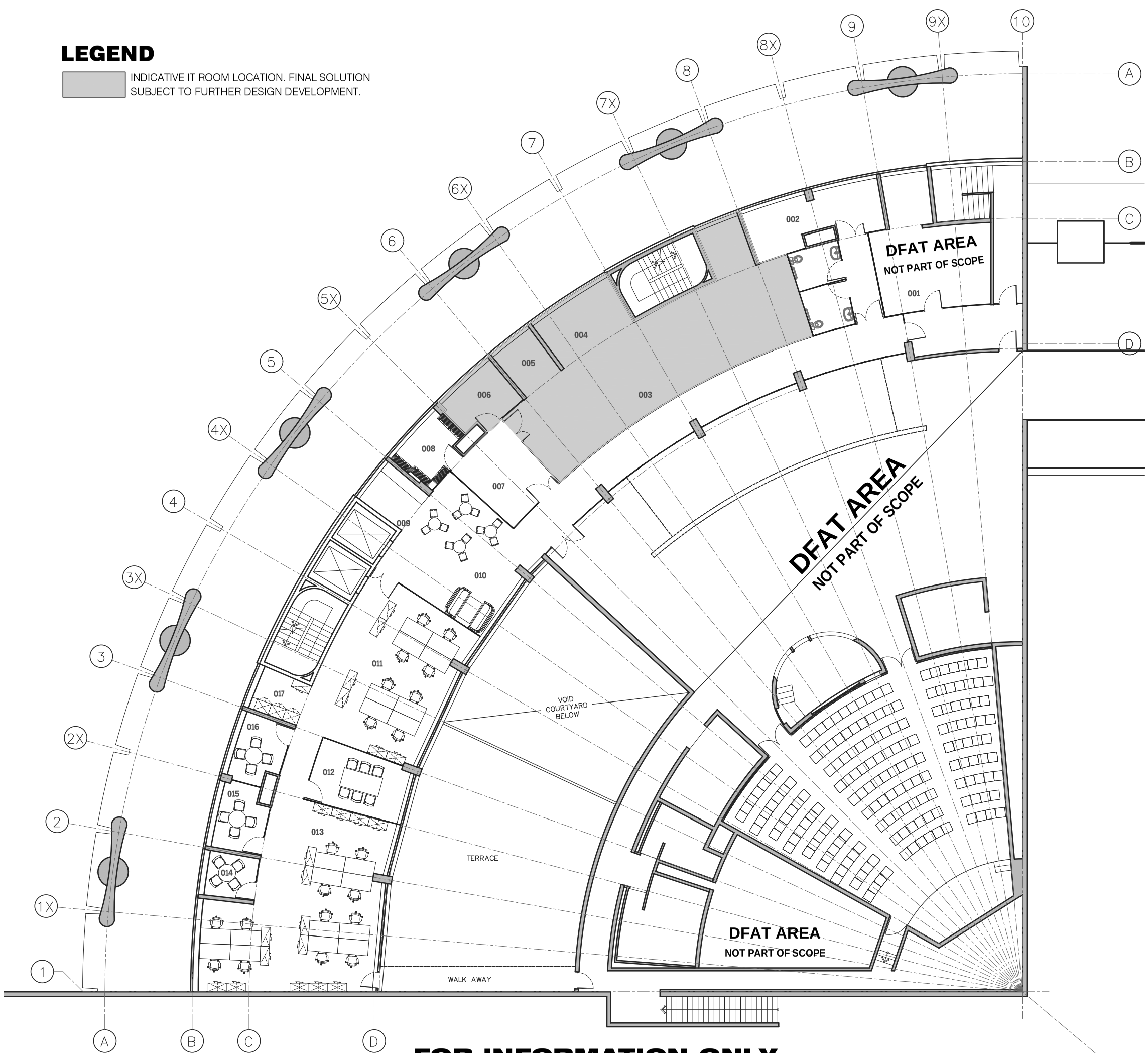
Proj No. **16-11** | FILE NAME 006 - 1 - R-1.dwg | SHEET SIZE: A3 | PLOT DATE 30-May-16

FOR INFORMATION ONLY

Australian Chancery Project, France - Base Building Refurbishment, International Energy Agency Tenancy fit-out Submission 1

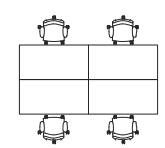
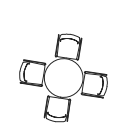
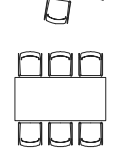
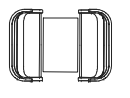
LEGEND

INDICATIVE IT ROOM LOCATION. FINAL SOLUTION SUBJECT TO FURTHER DESIGN DEVELOPMENT.



FOR INFORMATION ONLY

TYPICAL FURNISHINGS LEGEND

5		Rectangular Desk (1.60 x 0.80m)
3		Round Box table + 4 visitor chairs (Ø0.90m)
1		Square Meeting table + 6 visitor chairs (2.10 x 1m)
11		High storage cabinet (L1.00 x W0.45 x H2m)
11		Mid high cabinet (L1.00 x W0.45 x H1.10m)
5		Shelves
4		Round high table + 3 bar stools (Ø0.65m)
1		Informal Alcôve

NOTE:

ALL FURNITURE / STORAGE SHOWN SUBJECT TO PROVISIONAL SUM DEFINED IN LEASE AGREEMENT, INDICATIVE ONLY

LIFT ACCESS BETWEEN APARTMENTS LGF AND RDC WILL BE PROVIDED. FINAL SOLUTION SUBJECT TO FURTHER DESIGN DEVELOPMENT

Australian Chancery Project, France - Base Building Refurbishment, International Energy Agency Tenancy fit-out
Submission 1

Australian Government
Department of Foreign Affairs and Trade
Overseas Property Office

International Energy Agency

APARTMENTS
RDC
UPPER GROUND FLOOR

FURNITURE LAYOUT

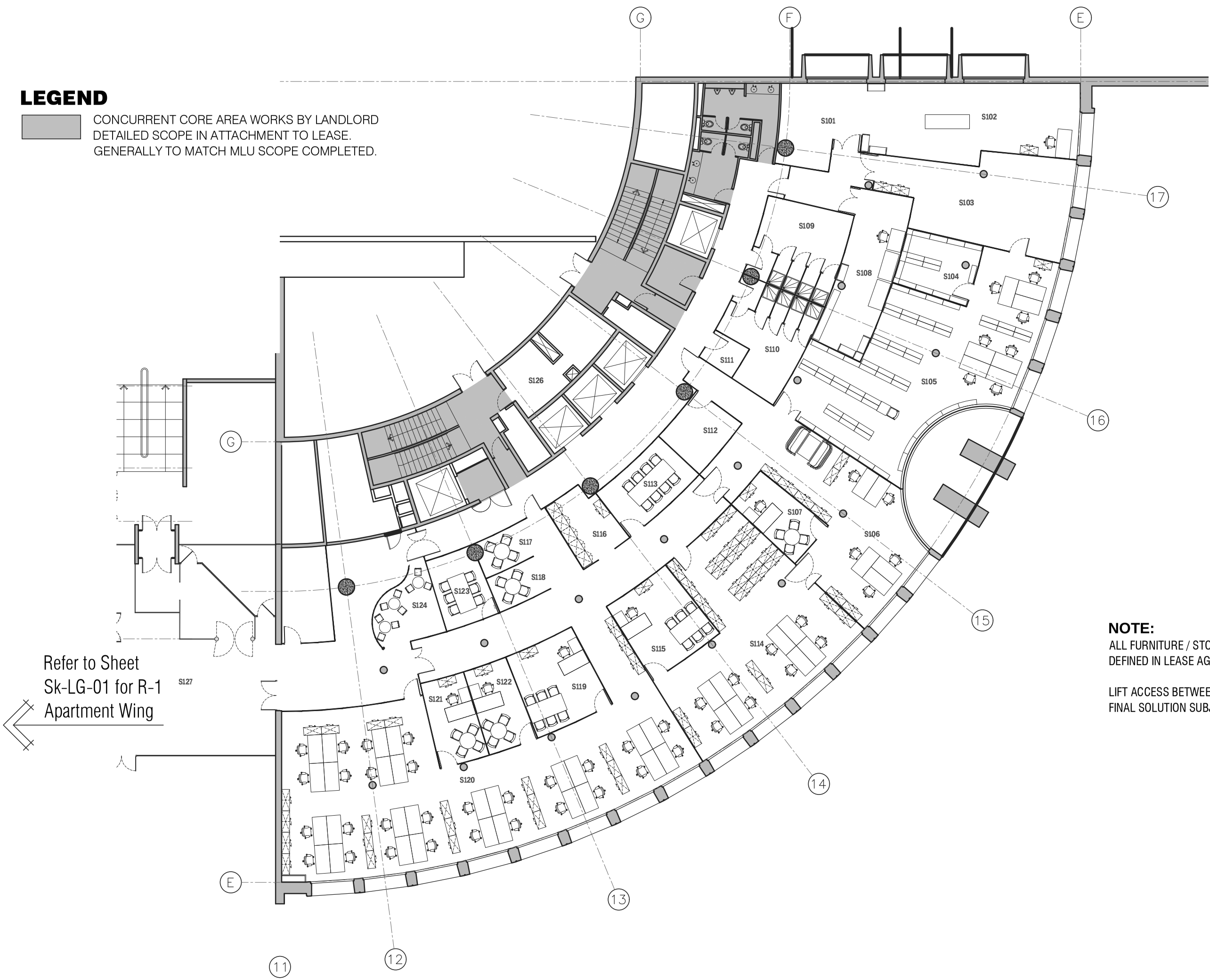
International Energy Agency
9, rue de la Fédération
75739 Paris Cedex 15 France

Sk-UG-02 11 May 2016

Proj No. 16-11 | FILE NAME D06 – 2 – RDC.dwg | SHEET SIZE: A3 | PLOT DATE 11-May-16

LEGEND

CONCURRENT CORE AREA WORKS BY LANDLORD
DETAILED SCOPE IN ATTACHMENT TO LEASE.
GENERALLY TO MATCH MLU SCOPE COMPLETED.



TYPICAL FURNISHINGS LEGEND

5		L Shaped desk (Desk: 0.80 x 1.60m + Return: 0.80 x 0.6m)
1		Rectangular desk (1.60 x 0.80m)
2		Rectangular desk (1.60 x 0.80m)
10		Rectangular Desk (1.60 x 0.80m)
4		Round table + 4 visitor chairs (Ø0.90m)
2		Square Meeting table + 6 visitor chairs Dim : 2.10 x 1m
1		Square Meeting table + 8 visitor chairs Dim : 2.80 x 1m
33		High storage cabinet (1.20x0.45m)
29		High storage cabinet (L1.00 x W0.45 x H2m)
6		Mid high cabinet (L0.8 x W0.45 x H1.10m)
3		Round high table + 3 bar stools (Ø0.65m)
1		Informal Alcôve

NOTE:

ALL FURNITURE / STORAGE SHOWN SUBJECT TO PROVISIONAL SUM DEFINED IN LEASE AGREEMENT, INDICATIVE ONLY.

LIFT ACCESS BETWEEN APARTMENTS LGF AND RDC WILL BE PROVIDED. FINAL SOLUTION SUBJECT TO FURTHER DESIGN DEVELOPMENT

FOR INFORMATION ONLY

Australian Government
Department of Foreign Affairs and Trade
Overseas Property Office

International Energy Agency

CHANCERY
R-1
LOWER GROUND FLOOR

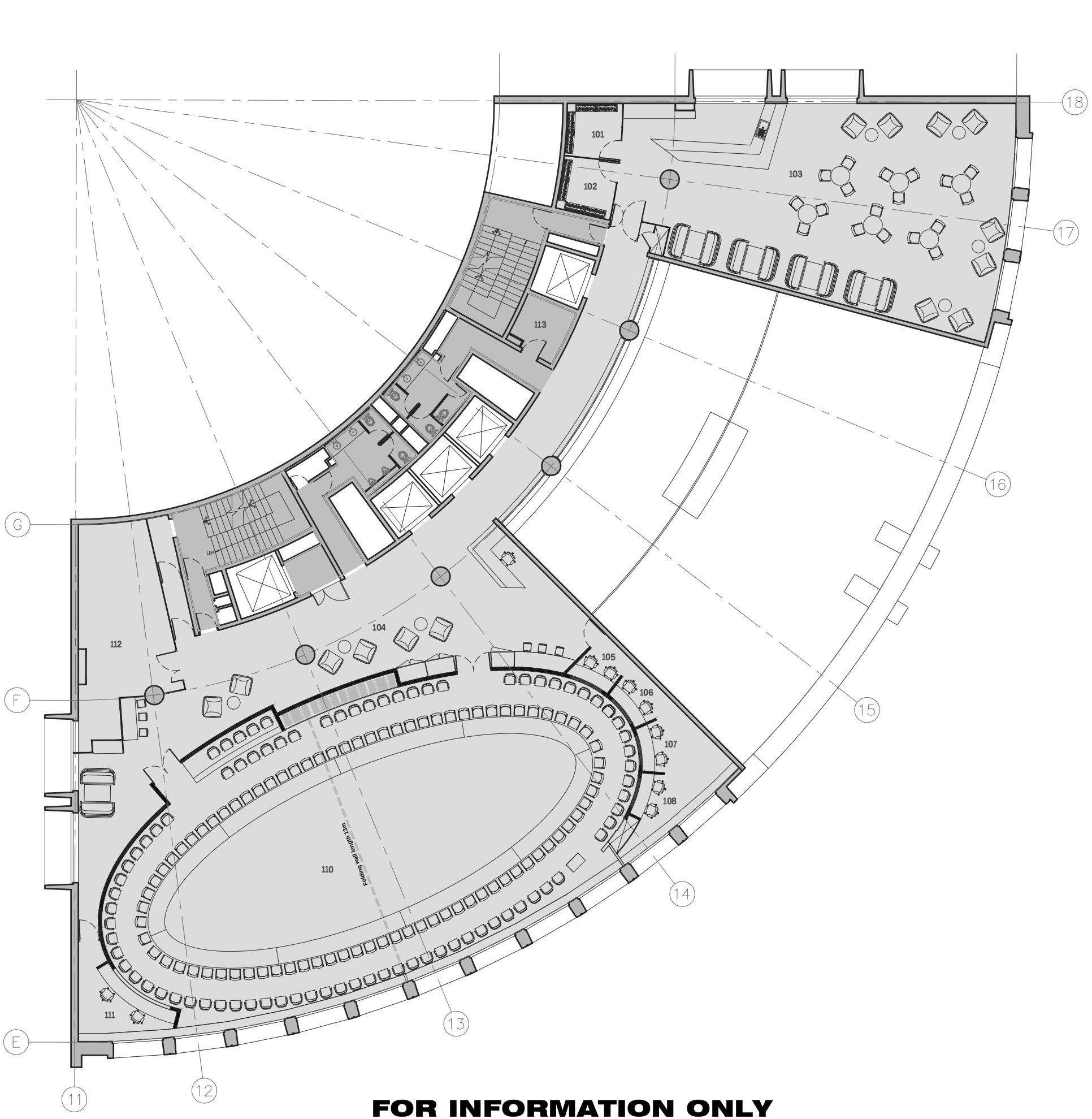
FURNITURE LAYOUT

International Energy Agency
9, rue de la Fédération
75739 Paris Cedex 15 France

Sk-LG-02 11 May 2016

Proj No. **16-11** | FILE NAME 006 - 1 - R-1.dwg | SHEET SIZE: A3 | PLOT DATE 11-May-16

Australian Chancery Project, France - Base Building Refurbishment, International Energy Agency Tenancy fit-out
Submission 1



LEGEND

CONCURRENT CORE AREA WORKS BY LANDLORD DETAILED SCOPE IN ATTACHMENT TO LEASE. GENERALLY TO MATCH MLU SCOPE COMPLETED.

INDICATIVE FITOUT ONLY TO CONFERENCE ROOM AND ASSOCIATED SPACES. ALL ASSOCIATED FITOUT WORKS TO THESE AREAS AND FURNITURE ARE SUBJECT TO PROVISIONAL SUM - AS SETOUT IN LEASE AGREEMENT.

TYPICAL FURNISHINGS LEGEND

11		Work chair
80		Chair conference table 1
80		Chair conference table 2
2		Visitor Desk
8		Shelves (L1.20 x W0.40 m)
6		Round table + 3 chairs Bar (Ø0.90m)
7		Informal space
5		Informal Alcôve

NOTE:
ALL FURNITURE / STORAGE SHOWN SUBJECT TO PROVISIONAL SUM DEFINED IN LEASE AGREEMENT, INDICATIVE ONLY

FOR INFORMATION ONLY

Australian Government
Department of Foreign Affairs and Trade
Overseas Property Office

International Energy Agency

CHANCERY
R+1
LEVEL 1

FURNITURE LAYOUT

International Energy Agency
9, rue de la Fédération
75739 Paris Cedex 15 France

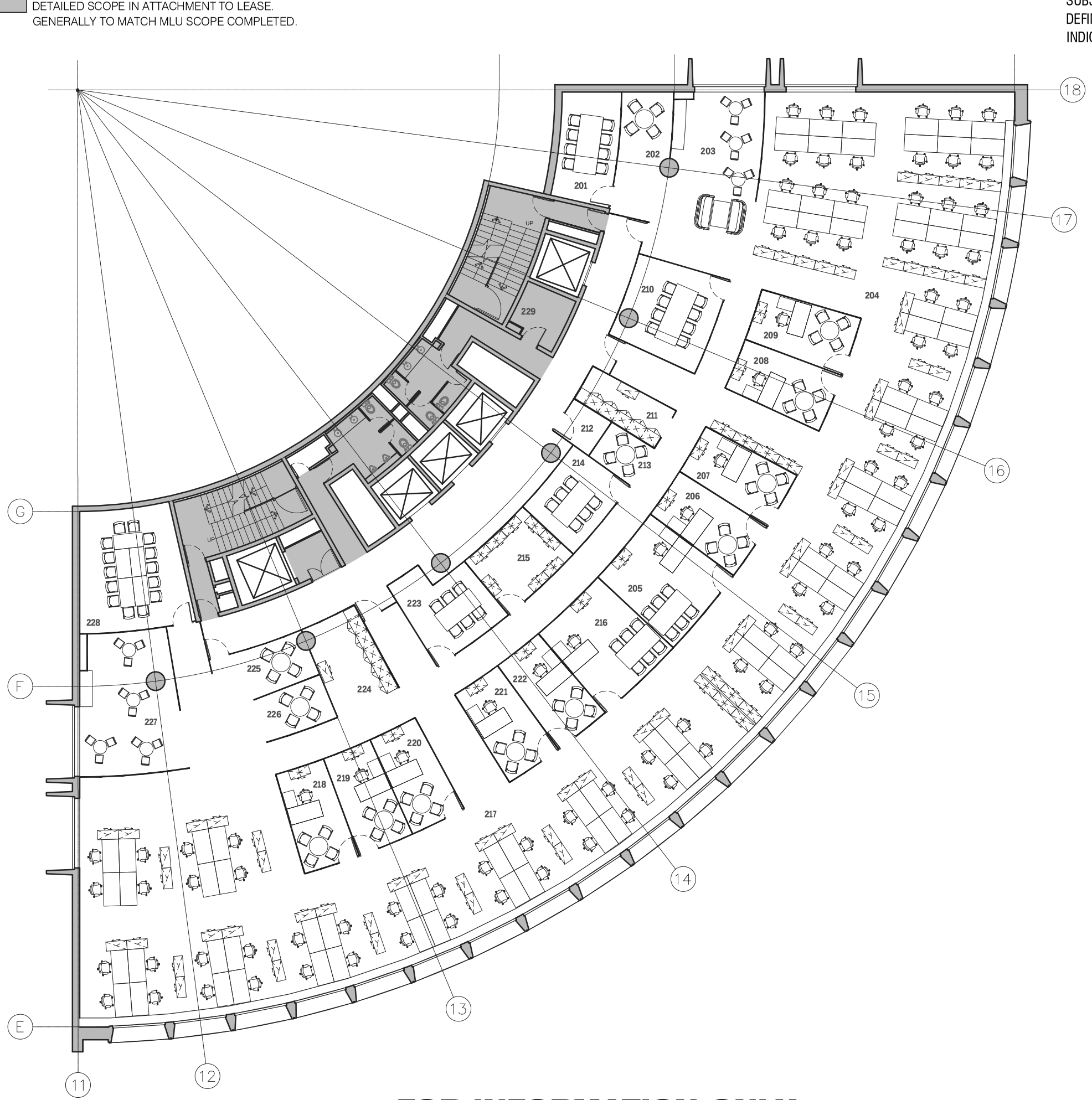
Sk-R1-01 11 May 2016

Proj No. **16-11** | FILE NAME 006 - 3 - R+1.dwg | SHEET SIZE: A3 | PLOT DATE 11-May-16

Australian Chancery Project, France - Base Building Refurbishment, International Energy Agency Tenancy fit-out
Submission 1

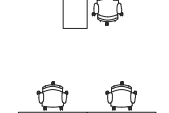
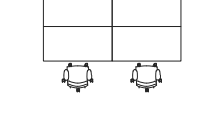
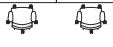
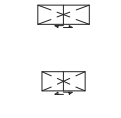
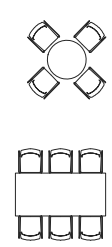
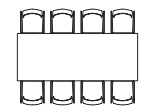
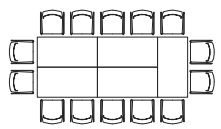
LEGEND

CONCURRENT CORE AREA WORKS BY LANDLORD
DETAILED SCOPE IN ATTACHMENT TO LEASE.
GENERALLY TO MATCH MLU SCOPE COMPLETED.



NOTE:
ALL FURNITURE / STORAGE SHOWN SUBJECT TO PROVISIONAL SUM DEFINED IN LEASE AGREEMENT, INDICATIVE ONLY

TYPICAL FURNISHINGS LEGEND

11		L Shaped desk (Desk: 0.80 x 1.60m + 0.80 x 0.6m)
14		Rectangular Desk (1.60 x 0.80m)
4		Rectangular Desk (1.60 x 0.80m)
10		High storage cabinet (1.20x0.45m)
19		High storage cabinet (L1.00 x W0.45 x H2m)
69		Mid high cabinet (L1.00 x W0.45 x H1.10m)
1		Informal Alcôve
7		Round high table + 3 bar stools (Ø0.65m)
13		Round Meeting table + 4 visitor chairs (Ø0.90m)
4		Square Meeting table + 6 visitor chairs (2.10 x 1m)
2		Square Meeting table + 8 visitor chairs Dim : 2.80 x 1m
1		Square Meeting table + 14 visitor chairs Dim : 3.50 x 1.40m

FOR INFORMATION ONLY

Australian Chancery Project, France - Base Building Refurbishment, International Energy Agency Tenancy fit-out
Submission 1

Australian Government
Department of Foreign Affairs and Trade
Overseas Property Office

International Energy Agency

CHANCERY
R+2
LEVEL 2

FURNITURE LAYOUT

International Energy Agency
9, rue de la Fédération
75739 Paris Cedex 15 France

Sk-R2-01 11 May 2016

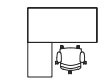
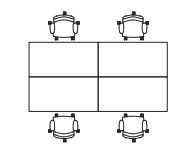
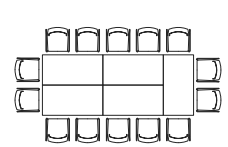
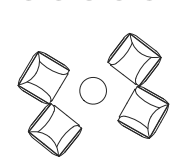
Proj No. **16-11** | FILE NAME D06 - 4 - R+2.dwg | SHEET SIZE: A3 | PLOT DATE 11-May-16

LEGEND

CONCURRENT CORE AREA WORKS BY LANDLORD
DETAILED SCOPE IN ATTACHMENT TO LEASE.
GENERALLY TO MATCH MLU SCOPE COMPLETED.

FOR INFORMATION ONLY

TYPICAL FURNISHINGS LEGEND

6		L Shaped desk (Desk: 0.80 x 1.60m + 0.80 x 0.6m)
18		Rectangular Desk (1.60 x 0.80m)
2		High storage cabinet (1.20x0.45m)
15		High storage cabinet (L1.00 x W0.45 x H2m)
94		Mid high cabinet (L1.00 x W0.45 x H1.10m)
4		Round high table + 3 bar stools (Ø0.65m)
7		Round Meeting table + 4 visitor chairs (Ø0.90m)
5		Square Meeting table + 6 visitor chairs (2.10 x 1m)
2		Square Meeting table + 14 visitor chairs (3.50 x 1.40m)
1		Informal space

NOTE:
ALL FURNITURE / STORAGE SHOWN SUBJECT TO PROVISIONAL SUM DEFINED IN LEASE AGREEMENT, INDICATIVE ONLY

Australian Chancery Project, France - Base Building Refurbishment, International Energy Agency Tenancy fit-out
Submission 1

Australian Government
Department of
Foreign Affairs and Trade
Overseas Property Office

International Energy Agency

CHANCERY
R+3
LEVEL 3

FURNITURE LAYOUT

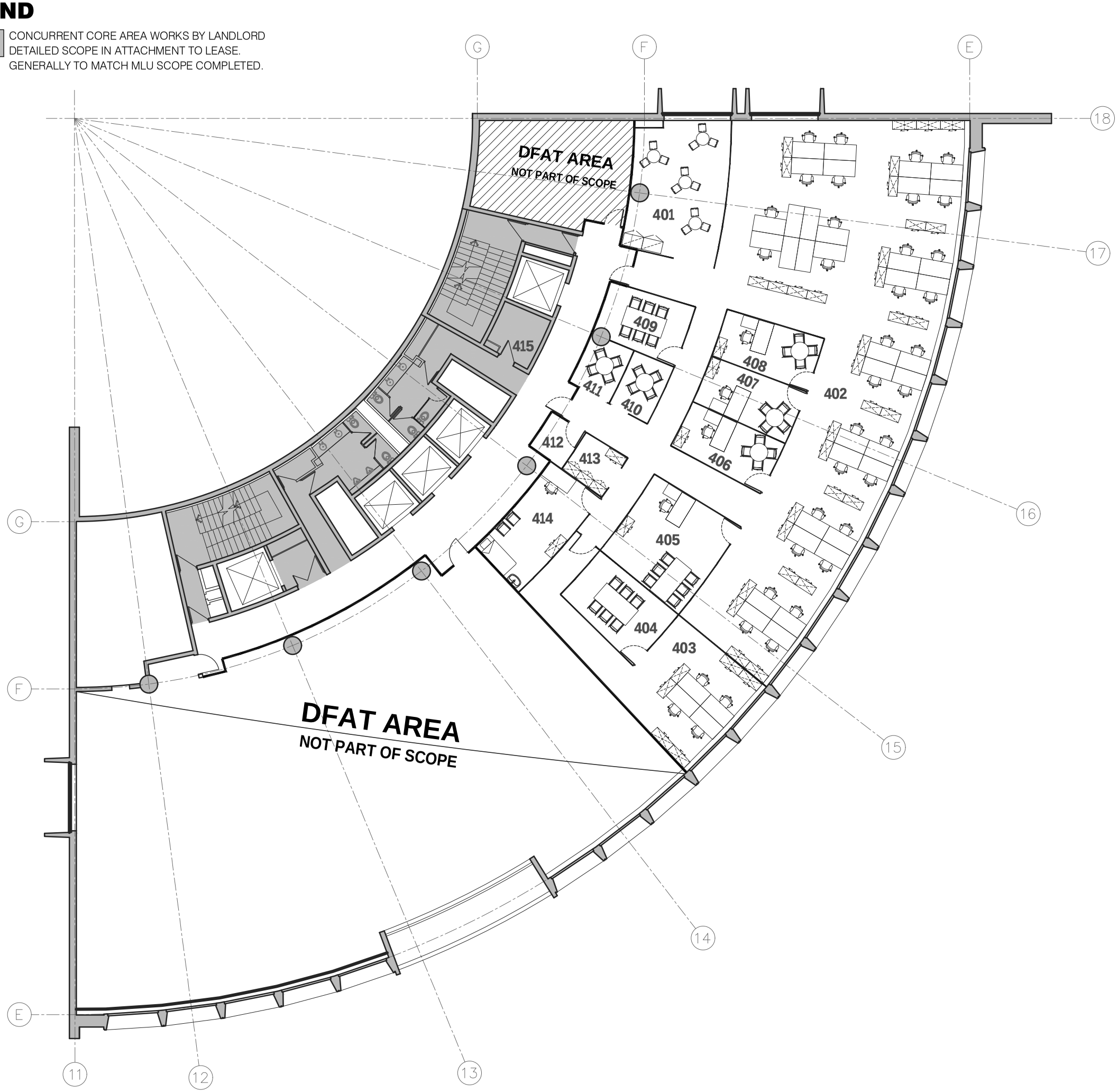
International Energy Agency
9, rue de la Fédération
75739 Paris Cedex 15 France

Sk-R3-01 11 May 2016

Proj No. **16-11** | FILE NAME D06 - 5 - R+3.dwg | SHEET SIZE: A3 | PLOT DATE 11-May-16

LEGEND

CONCURRENT CORE AREA WORKS BY LANDLORD
DETAILED SCOPE IN ATTACHMENT TO LEASE.
GENERALLY TO MATCH MLU SCOPE COMPLETED.



FOR INFORMATION ONLY

TYPICAL FURNISHINGS LEGEND

4		L Shaped desk (Desk: 0.80 x 1.60m + 0.80 x 0.6m)
8		Rectangular Desk (1.60 x 0.80m)
4		L Shaped desk (Desk : 0.80 x 1.60m + 0.80 x 1.60m)
10		High storage cabinet (1.20x0.45m)
4		High storage cabinet (L1.00 x W0.45 x H2m)
31		Mid high cabinet (L1.00 x W0.45 x H1.10m)
1		Dry Pantry (Fixed Joinery) (L2.00 x W0.60 x H.90m)
1		Medical office bed / first aid bed
1		Medical office sink
3		Round Box table + 4 visitor chairs (Ø0.90m)
2		Round Box table + 2 visitor chairs (Ø0.90m)
3		Square Meeting table + 6 visitor chairs (2.10 x 1m)
4		Round high table + 3 bar stools (Ø0.65m)

NOTE:
ALL FURNITURE / STORAGE SHOWN SUBJECT TO PROVISIONAL SUM DEFINED IN LEASE AGREEMENT, INDICATIVE ONLY

Australian Chancery Project, France - Base Building Refurbishment, International Energy Agency Tenancy fit-out
Submission 1

Australian Government
Department of
Foreign Affairs and Trade
Overseas Property Office

International Energy Agency

CHANCERY
R+4
LEVEL 4

FURNITURE LAYOUT

International Energy Agency
9, rue de la Fédération
75739 Paris Cedex 15 France

Sk-R4-01 11 May 2016

Proj No. **16-11** | FILE NAME 006 - 6 - R4.dwg | SHEET SIZE: A3 | PLOT DATE 11-May-16