

2022 PRESIDING OFFICERS' STATEMENT REGARDING THE CONDITION OF PARLIAMENT HOUSE

This is the Presiding Officers' eighth annual statement on the condition of Parliament House. These statements were introduced in response to a recommendation by the Senate Finance and Public Administration Legislation Committee in its 2012 report on the performance of the Department of Parliamentary Services (DPS).

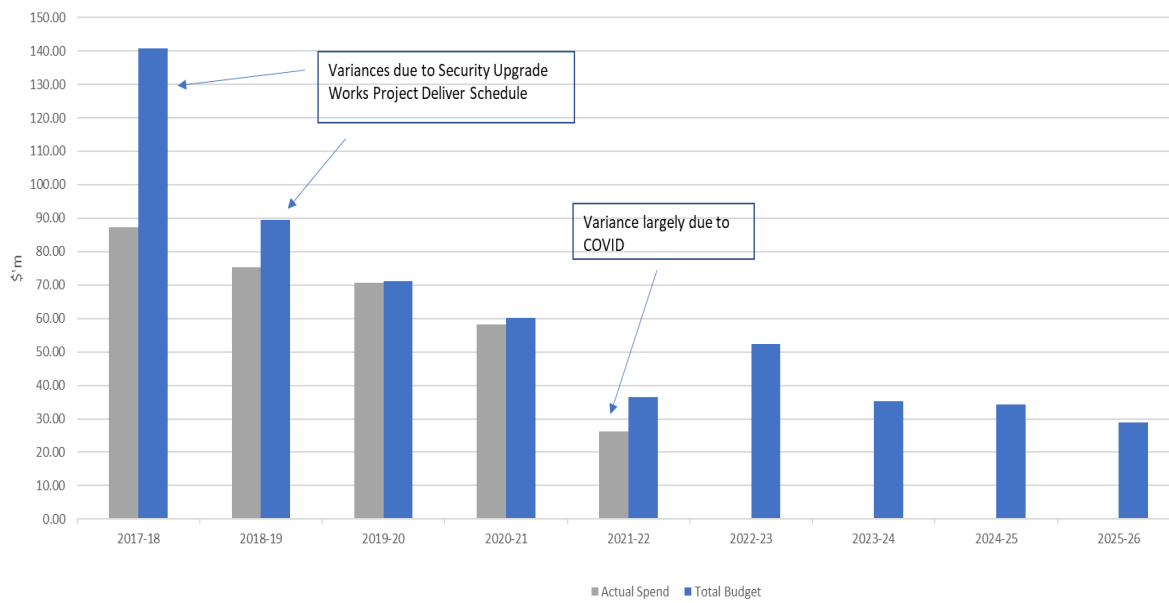
Parliament House is now more than 34 years old. In 2014–15 the Presiding Officers commissioned a Building Condition Assessment Report (BCAR) due to the building's age and requirement for infrastructure renewal to ensure its 200 year aspirational lifespan could be achieved. The BCAR outlined a 10-year program of works to address deterioration in the building fabric and preserve it into the future.

During the past year, the impacts of the COVID-19 pandemic continued to present challenges for the department to maintain momentum with capital works and building maintenance performance compared with preceding years. This is primarily due to issues with the supply chain for materials. Importantly, despite these challenges, the overall condition of Parliament House has continued to improve.

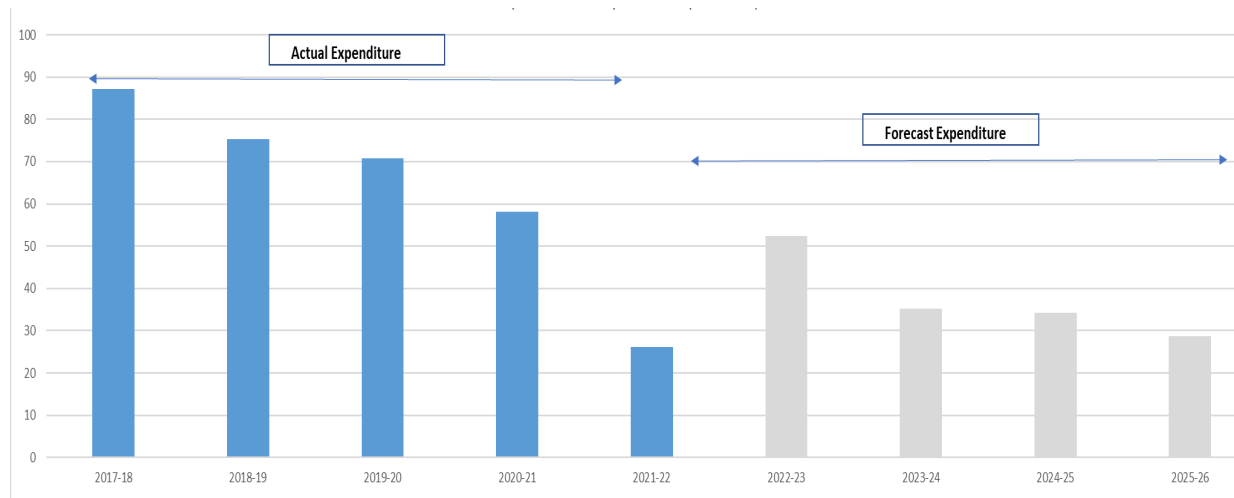
CAPITAL WORKS PROGRAM

Additional capital funding for this large program was provided by the Government and commenced in the 2015–16 financial year. The charts below provide a high-level overview of the historical spend against the program since 2017–18 and the forecast spend across the forward estimates.

Administered capital budget for construction projects 2017-18 to 2025-26 (\$M)



Administered capital actual expenditure vs forecast expenditure 2017-18 to 2025-26 (\$M)



The drop in expenditure in 2021–22 is largely a result of COVID-related challenges affecting the

- international supply chains for equipment and materials,
- extended periods of restricted access to the building and
- the legislated reduced worksite density for construction projects.

While supply chain issues will continue to impact the delivery of the program in 2022-23, it is expected projects will proceed with less friction.

The following progress is reported against significant projects:

Auxiliary power upgrade

This project to replace original generator systems was completed in January 2022 following integrated system testing. Commissioning of the new generators addresses previously insufficient generator capacity issues identified in the BCAR. The new generators ensure that there is enough supply for critical electrical systems to support life safety systems, fire suppression, security and core information technology systems following a total loss of mains power.

Integrated System Testing was successful and was part of the compliance process. Since the successful completion of the IST, we have also undertaken 3-monthly system testing over weekends. Although this is not full IST, it is a useful test of the system’s performance.

Fire systems and services

This project consists of various packages of work to further enhance the building fire detection and suppression systems. This includes enhancements to fire doors, detectors and sprinklers, and treatment of penetrations through fire rated walls, floors and ceilings. During the year, practical completion was achieved for:

- fire sprinkler upgrades across the building where more than 350 sprinkler heads have been upgraded, replaced and relocated

- penetration treatments to 85 of the 170 electrical and communication cupboards.

Research and development work, in collaboration with accredited testing authorities, was completed for replacement of fire doors unique to the building. Detailed planning for installation of the new fire doors commenced in August 2022.

Heating and Cooling Systems (and other in-ceiling services)

The heating and cooling infrastructure for the building is one of the largest and most complex systems in Parliament House, reaching almost every space across the building.

The system was installed during construction of the building and is approaching the end of its serviceable life. This generates issues with system reliability, the ability to control temperature in sections of the building and the ability to source components. The system is one of the largest energy consumers within Parliament House and one of the costliest to run. Advances in efficiency of heating and cooling technology in the last 30 years also provides an opportunity to achieve significant environmental and cost benefits.

The design work for an upgraded system is now complete and planning for implementation of the design is underway. Sections of the ceiling in Parliament House will require removal to allow access for installation. As this is intrusive in nature, opportunities to add other 'in-ceiling' services work are being explored. This will both reduce the length of disruption for building occupants and provide an opportunity to improve efficiency of delivery.

Electrical systems

Upgrades to 833 electrical distribution boards continued during 2021–22. In total, 814 (98%) have now been replaced with the remaining distribution boards scheduled for upgrade by April 2023. The number of boards upgraded to date is fewer than the 837 boards originally identified for upgrade. This is because some boards were consolidated, and others were upgraded as part of other projects (such as the security upgrade project).

The core infrastructure for a new building-wide centralised lighting control system was installed concurrent with distribution board replacements. Final commissioning for the lighting control system is expected by the end of the calendar year.

A project to replace and upgrade inefficient light fittings commenced in 2020–21. The design phase of this project is complete. Installation works of the verandah lights will commence later this year and the sloped and curved wall lighting is planned in 2023.

Accessible bathroom upgrades

This project will progressively upgrade 60 bathrooms to ensure compliance with the *Disability Discrimination Act, 1992*. Construction of new accessible bathrooms commenced in May 2020. As of 22 July 2022, 25 out of the 60 bathrooms have been completed. The project is expected to be completed by mid-2027.

The works have included a publicly accessible adult change facility for users with high support needs and their carers. This facility, which was complex in design and construction and was recently

accredited by Changing Places, only the second such facility in the Australian Capital Territory to achieve this accreditation (alongside the National Museum of Australia).

Kitchen infrastructure refurbishment

This project comprised various packages of works to refurbish kitchens and service areas that no longer met contemporary building compliance, fire or food safety requirements. The project also ensured that the kitchens and their base infrastructure were compliant with food industry safety standards while improving production, water and energy efficiency.

The refurbishment work commenced in 2019 which included a complete overhaul to the Great Hall Kitchen and Bar, Schools and Hospitality area, Main Production Kitchen and the Members and Guests Kitchen. The refurbishment program also included a total redesign of the amenity of the Staff Dining Room and Queen's Terrace Café dining spaces. The objectives underpinning the redesign work were, to improve the customer experience, provide a platform for generating service efficiency and to restore the spaces closer to the original architectural design intent.

The final stage of the works, which involves loading dock modifications to improve screening processes for food and beverages in the loading dock, is due for completion by the end of this year.

Roof glazing replacement

The project commenced in 2017 to progressively replace nine skylights and roof glazing on 12 linkway bridges. The degraded glazing and associated weather sealants for these skylights and linkway bridges were all replaced through this project. All glazing replacements were completed in July 2022.

BUILDING MAINTENANCE PROGRAM

In addition to the capital works program, a regular and extensive ongoing maintenance program continues. This includes preventative maintenance as well as responding to unscheduled requests for services, repairs and breakdowns.

Responses to requests

During 2021–22 the DPS Maintenance Helpdesk received and responded to over 11,000 requests for assistance. The response to these requests covered a wide range of activities including air conditioning adjustments, plumbing service calls, electrical and lighting issues and a range of other activities connected to the building fabric.

Maintenance work undertaken

Some examples of scheduled building maintenance undertaken during 2021–22 were:

- maintaining and preserving clear finish surfaces (eg. timber windowsills, cleaning and waxing of Class A and B furniture)
- ongoing interior painting program to maintain the paint presentation on walls, doors and trims
- re-sealing of and replacement of parquet floors where required

- replacement of worn carpets in the general circulation areas
- servicing heating and ventilation systems
- maintenance of hydraulic reticulation services
- repair or replacement of the main Australian Flag to ensure an appropriate standard is maintained
- pressure cleaning of most external windows and building walls including over 6000 square metres of external façade.

Commissioned and Global furniture

In 2019, DPS completed the asset inspection and Radio Frequency Identification (RFID) tagging of all Commissioned (Status A) and Global (Status B) furniture items throughout Parliament House with over 14,000 items entered into a central furniture database. The database contains provenance data and asset condition for each item and records asset management including refurbishment and conservation works.

During 2021–2022, DPS completed furniture refurbishment and repair to extend the useful life of 481 items including:

- refurbishment of 208 ministerial timber visitor chairs and 12 parliamentarian timber visitor chairs
- repair of 233 items including 125 chairs and 108 lounges, and
- refurbishment of 28 timber items including 10 stacking chairs, 17 tables/desks and 1 desk pedestal.

Post-election activities

The department supported a significant program of work following the 2022 Federal Election including activity associated with the change in Government. This included minor and major refurbishing of suites, updating of signage, and providing logistics support. A program was commenced to refurbish 25 Ministerial suites. A further 21 suites across the Senate and House of Representatives had patch and painting works conducted in preparation for the commencement of the 47th Parliament.

Landscape maintenance

Notable landscape activities undertaken in 2021–22 included:

- Rectification of the inground planter boxes, irrigation systems and re-planting trees adjacent to Senate and House of Representatives entries
- replenishing native grasses and turf in the Ministerial forecourt following the completion of the Auxiliary Power Project
- removal and replacement of nine large Gleditsia trees in the courtyard adjacent to the Health and Recreation Centre, which were in poor health and too tall for effective maintenance

- replacement of wisteria and ivy beds following the completion of the Prime Minister’s courtyard pergola
- removal of 12 large elm trees from the Ministerial forecourt. The trees had reached their life expectancy and were heavily diseased with Elm Leaf Beetle
- Installation of four concrete paths at the four corners of Parliament Drive. The installation was to remove the untidy impact that high pedestrian access was having on the turf areas. The installation has since improved the condition of the surrounding turf.

Overview of principal maintenance works undertaken

The following table outlines a historical overview of maintenance works from 2016-17 to 2021–22:

Nature of works	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Painting (sq mtrs)	59,863	53,600	65,358	59,067	39,461	33,752
Re-seal of parquet flooring (sq mtrs)	19,080	13,013	14,614	10,047	6,937	14,352
All external glazing cleaned*(partial)	Yes	No	No	No	Yes	Yes
All external walls cleaned*(partial)	No	No	No	No	Yes	*Yes
No. of bathrooms or ensuites re-tiled	23	17	37	2	5	4
Replacement of carpet (sq mtrs)	4,922	7,775	3,700	5,235	3,448	722
Repair of expansion joints (lineal mtrs)	2,524	1,320	1,137	1,320	0	0
No. refurbished Status A & B furniture	210	277	739	617	816	481

The works undertaken in 2021–22 ultimately resulted in:

- satisfaction with facilities and building condition increasing from 89% in 2020–21 to 94% in 2021–22 and exceeding the target of 85%.
- satisfaction with landscape condition and appearance increasing from 87% in 2020–21 to 99% in 2021–22 and exceeding the target of 85%.

(Source: 2022 Building Occupant Satisfaction Survey)

These ratings were achieved notwithstanding COVID-safe restrictions which provided ongoing challenges for supply of material and accessibility by contractors to Parliament House.