

**2019 PRESIDING OFFICERS' STATEMENT
REGARDING THE CONDITION OF PARLIAMENT HOUSE**

Summary

This is the Presiding Officers' fifth 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).

The building is now more than 30 years old. A *Building Condition Assessment Report* was commissioned by the Presiding Officers in 2014-15, which outlined the need for a 10-year program of works to address deteriorations in the building fabric and preserve it into the future.

Additional capital funding for this large program was provided by the Government and commenced in the 2015-16 financial year. Approximately \$22.775 million of upgrade work (excluding security, ICT and art-related expenditure) was completed in 2016-17. The work program accelerated in 2017-18 with the expenditure of approximately \$38.160 million on building upgrades. The previous financial year also saw an extension of capital works expenditure expansion with a total spend of \$25.852 million. The table below details previous expenditure and planned expenditure for current and future capital works.

Table 1 (\$ '000)	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Allocation	31,451	49,619	43,441	71,020	43,122	37,493
Actual Expenditure	22,775	38,160	25,852	-	-	
Forecast Expenditure	24,397	49,619	26,708	NA	NA	NA

Note: Table 1 figures exclude funding for security work, ICT and art-related expenditure.

Implementation

Following the initiation of a number of significant projects in the 2017-18 Capital Works Plan, the following progress is reported:

Fire systems and services

A Fire Safety Strategy and Certification policy has been adopted including the installation, testing and commissioning of a new Emergency Warning and Intercommunication System, which also provides a refresh of the technology that controls the bells in each house.

Heating and cooling systems

The chillers project is complete. The chillers supply chilled water to cool the building and are intrinsically linked to the cooling towers which have previously been upgraded. This will result in considerable energy savings and efficiency gains.

Design work has been completed for the refurbishment of the air conditioning and ventilation systems to replace equipment which is approaching the end of its serviceable life and to ensure that the systems meet current standards. This will resolve issues identified in the *Building Condition Assessment Report*. The continuation of this program in 2019-20 will initially see work commence on the replacement of 50 air-handling units. Activities to replace 2,000 fan controllers, 35 fan coil units and various other equipment (including packaged air-conditioning units, fans, dampers and controllers located throughout the building) are currently programmed for the following years through to 2023-24.

The main boilers, which provide hot water to heat the building, have been replaced with more efficient ones. The new boilers will improve system reliability and performance in addition to reducing energy and maintenance costs.

Electrical systems

Work is well advanced on upgrading the 11 main electrical switch boards to include modern, reliable and safe circuit breakers. The upgrade to switch boards that support the Ministerial Wing and the main public entry area has been rescheduled for later in 2019.

An upgrade of the 837 electrical distribution boards has commenced and approximately 30 have already been completed. Work on the remaining distribution boards will be concluded by 30 June 2021.

A lighting project has also been initiated with a view to replacing or upgrading lighting systems and fittings that are at the end of their serviceable life. Over the life of the Parliament, changes have been made to lighting colour, brightness and light sources without reference to the original design intent. The project will aim to use modern efficient lighting technology to balance contemporary uses of the building with design intent.

Security works

Construction works associated with the upgrade to the physical and electronic security systems across the precinct continued throughout 2018-19. A number of project components such as fences, skylights, electronic locking and access systems were completed. The remainder of works is scheduled for completion by December 2019.

Auxiliary power upgrade

In 2018-19, designs were completed for the replacement of the auxiliary power system. Funding for this project was provided through the 2019-20 Federal Budget. Construction activities have commenced.

Kitchen infrastructure refurbishment

In December 2016, DPS commenced in-house catering operations. The condition of the kitchens and service areas did not meet contemporary building compliance and food safety requirements. The project will ensure safe, efficient and flexible kitchen and catering service areas that are compliant with industry standards and that enable efficient and high quality food production and service delivery. Stage 1 works include:

- (i) the refurbishment and replacement of equipment in the Great Hall Bar and Kitchen (now completed); and
- (ii) the establishment of kitchen facilities in the Schools Hospitality area in the Queens Terrace Gallery. Construction works commenced in late April 2019 and are due for completion in November 2019.

Stage 2 works (currently in design) will include:

- (i) refurbishment of the Members and Guests Dining Room kitchen and replacement of certain equipment in the Main Production kitchen; and
- (ii) a complete refurbishment of the Staff Dining Room and Queen's Terrace cafe. These refurbishments will not only improve food service capability, enhance food safety compliance but also redesign the amenity of the dining spaces and improve the customer experience.

DPS has scheduled these works to best minimise the impact on building occupants (Christmas shutdown/January for the Staff Dining Room) and visitors (Winter break next year for the Queen's Terrace Café). These have been determined based on the usage patterns.

Forecourt and Public Car Park

During 2018-19 design work was completed for the renewal of the Forecourt and also refurbishment of the Public Car Park to improve accessibility, signage and lighting. Due to competing priorities for more urgent capital works, the construction works have been deferred. Some elements of the Forecourt project will be undertaken as maintenance activities where there is a risk of building degradation such as replacement of expansion joint sealant.

Building maintenance

In addition to the capital works program, a regular and extensive ongoing maintenance program continues. This program includes preventative maintenance as well as responding to unscheduled breakdowns and damage, such as broken glass panes, repairs to the parquetry floor and patch and paint of walls and repairs to the building fabric. During 2018-19, the DPS Maintenance Helpdesk responded to 4,852 calls for assistance.

The program of painting of interior surfaces continues across the building to improve presentation with a 21.9% increase in surface area painted compared to 2017-18.

The program to replace worn carpets in the general circulation areas of the building also continues (please refer to the table under 'Summary of works' below).

The program of suite refurbishment was reduced due the federal election timing.

The extent of toilet wall retiling was increased from the previous year due to more tile failures being reported.

Original bathroom tapware requires replacement. A project has been initiated to procure new fittings that a commercially durable and consistent with the original design intent.

Ongoing challenges remain in relation to the existing fabric of APH including:

- (i) timely cleaning of cobwebs and bird droppings around windows at height on the outside of the building;
- (ii) scuffed and internal walls;
- (iii) soiled upholstery, blinds and curtains; and
- (iv) persistent problems with clothing moth infestations.

The contract with Dimeo Cleaning Services Pty Ltd for the cleaning services has resulted in improved cleaning performance, while more effective contract management mechanisms have provided a greater focus of control over cleaning integrity where standards have fallen short of expectations.

Commissioned furniture

All Status B Global furniture assets were transferred from the Department of the Senate and the Department of the House of Representatives to DPS during 2018-19, more than doubling the quantity of Global furniture owned and managed by DPS. The increase in number of *Status A* Commissioned and *Status B* Global furniture items refurbished in 2018-19 reflects a high priority to restore many of the 15,000 furniture items which had not been previously in their 30-year life.

Landscape maintenance

During 2018-19, two sections of the Western Red Cedar hedge in the Formal Gardens were replaced due to the age of the hedge and its declining health. Twelve elm trees were replaced at the Ministerial entrance with Liriodendron trees. The elm trees were susceptible to Elm Leaf Beetle

which is difficult to control. The easiest method was to replace the trees with a different species. There are 12 elms located adjacent to the Ministerial entrance guard boxes that will be replaced within 12-18 months. Over 2019–20, DPS plans to continue to replace plants that are not thriving across Parliament House. A soil renewal project will be delivered at the Senate entrance to provide more suitable conditions for new trees that will be replanted where the old ones in poor condition were removed.

Summary of works

The following table provides an overview of the principal maintenance works undertaken in Parliament House during the period 2014-19:

Nature of works	2014-15	2015-16	2016-17	2017-18	2018-19
Square metres of painting	12,715	47,568	59,863	53,600	65,358
Items of Status A (commissioned) & B (global) furniture refurbished	90	170	210	277	739
All external glazing cleaned	Yes	Yes	Yes	No	No
All external walls cleaned	No	Yes	No	No	No
Square metres of parquetry floor polished	25,457	21,007	19,080	13,013	14,614
Number of bathrooms or ensuites re-tiled	31	34	23	17	37
Square metres of carpet replaced	3,539	3,785	4,922	7,775	3,700
Lineal metres of expansion joints repaired	0	1,403	2,524	1,320	1,137

Senate F&PA Committee

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Inquiry: Supplementary Estimates 19/20
 Date/Time: 21/10/2019; 9:04am
 Witness Name: The Hon. Scott Ryan
 Organisation: President of the Senate