

## 2021 PRESIDING OFFICERS' STATEMENT REGARDING THE CONDITION OF PARLIAMENT HOUSE

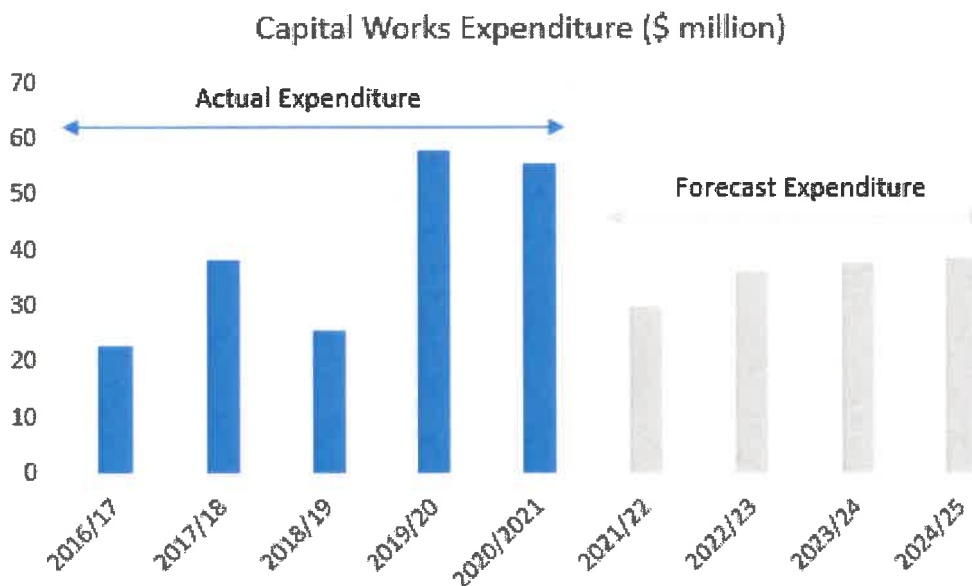
This is the Presiding Officers' seventh annual statement on the condition of Parliament House. These statements were introduced in response to a recommendation by the Senate Finance and Public Administration Legislation Committee in its 2012 report on the performance of the Department of Parliamentary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

The building is now more than 33 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.

The COVID-19 pandemic continues to present challenges for work teams to maintain capital works and building maintenance performance, due to delays in supply of materials and periods of restricted access to the building. 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 graph below shows the actual and forecast capital expenditure (\$ million) from 2016/17 to 2024/25:



*Note: figures exclude funding for security, ICT and other non-capital works related expenditure.*

The drop in expenditure from 2020/2021 is largely influenced by the completion of the majority of works associated with large projects such as the Kitchen Infrastructure Refurbishments, Security Upgrade Works and Auxiliary Power Upgrade Project.

The following progress is reported against significant projects:

### ***Auxiliary power upgrade***

In 2018-19, designs were completed for the replacement of the auxiliary power system. Funding was provided through the 2019-20 Federal Budget. Most of the individual components of the physical infrastructure have now been installed, tested and commissioned.

The next phase of the project is the Integrated System Testing (IST). This program tests that the interdependent infrastructure elements that provide auxiliary power in the event of a power outage to Parliament House are working effectively. During the testing program a range of scenarios will be configured so that the performance of the auxiliary power system can be observed when it is re-energising the building's essential services (eg. lifts, life safety systems, electronic security). The IST program has been scheduled for completion early in 2022 to allow time for supporting work to be undertaken on the various uninterrupted power supply systems.

### ***Fire systems and services***

A fire engineering report commissioned in 2017 identified a package of works to be undertaken to further enhance the building fire detection and suppression systems. This included enhancements to fire doors, detectors and sprinklers as well as treatment of existing penetrations through fire rated walls, floors and ceilings.

During the year, practical completion was achieved for:

- Upgrade of emergency egress doors (November 2020)
- Installation of gas suppression systems for various IT system locations (December 2020), and
- 75% of planned fire sprinkler upgrades (June 2021).

Planning commenced in March 2021 on various fire door maintenance and fire penetration treatments to 170 electrical and communication cupboards.

The research and development work associated with replacement of bespoke fire doors in collaboration with accredited testing authorities is ongoing.

### ***Heating and cooling systems***

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, ability to control temperature in sections of the building and the ability to source parts. The system is one of the largest energy consumers within Parliament House and one of the costliest to run. Advances in the efficiency of heating and cooling technology in the last 30 years also provides an opportunity to achieve significant environmental and cost benefits.

Design work has been completed for the planned refurbishment of this system and the resulting works will ensure that the systems meet current building standards.

When completed, the program will see the replacement of approximately 50 air-handling units, 2,000 fan controllers, 35 fan coil units and ancillary equipment (including fans, dampers and controllers located throughout the building). This will generate an unprecedented level of disruption for building occupants. Accordingly, the current planning aims to determine the most effective and efficient delivery strategy for this project and its influence on how the broader capital works program is scheduled. This would be the final element of the building air conditioning system upgrade that has already seen replacement of chillers, boilers and upgrade of the cooling tower.

Work commenced in late 2019-20 to investigate and clear blockages in the condenser water pipeline which supports the chilled water system for building cooling. A temporary cooling tower was erected to support the building's chilled water requirements while the system was drained and investigative works undertaken. The system will be reinspected within the next 5 years.

### ***Electrical systems***

Work is now complete on upgrading the 11 main electrical switchboards and 32 mechanical services switchboards.

Upgrades to the 837 electrical distribution boards were continued during 2020/21. In total, 739 (88%) have now been replaced with the remaining distribution boards scheduled for upgrade by February 2022.

A new building-wide lighting control system is also being installed while distribution boards are replaced. The core infrastructure and backbone for the centralised system have been completed with the remaining components scheduled to be installed by February 2022.

A project to replace and upgrade light fittings that are inefficient and at the end of their serviceable life commenced in 2020/21. The aim of the project is to make best use of the new lighting control system by replacing existing fittings with high-efficiency and programmable lighting technology. The project is currently in the design phase with physical works expected to commence in mid-2022.

### ***Accessible bathroom upgrades***

Design work to upgrade the accessible bathrooms has been completed and construction commenced in late 2019-20. This work will progressively upgrade each of the 60 bathrooms. Practical completion of 8 out of the 60 bathrooms was achieved at 30 June 2021.

The works include a publicly accessible adult 'changing places' change facility for users with high support needs and their carers. This facility, which was a complex design and construction activity was completed November 2020. All bathroom works are expected to be completed by June 2026.

### ***Kitchen infrastructure refurbishment***

In December 2016, DPS commenced in-house catering operations, after many years of contracted food and beverage service operations. At this time, the condition of the kitchens and service areas did not meet contemporary building compliance, fire or food safety requirements. This project ensures that the kitchens and their base infrastructure are compliant with industry standards and support high quality food production and service delivery while improving production efficiency.

The refurbishment program has also included a total redesign of the amenity of the Staff Dining Room and Queen's Terrace Café dining spaces, to improve the customer experience and service efficiency. The opportunity was also taken to restore the spaces closer to the original architectural design intent.

Stage 1 works completed:

- (i) the redesign and refurbishment in the Great Hall kitchen, including improvement of fire safety to ventilation systems, and
- (ii) the design and construction of kitchen facilities in the Schools Hospitality area in the Queens Terrace Gallery.

Stage 2 works completed:

- (i) redesign and refurbishment of the Main Production Kitchen, and
- (ii) a complete redesign and refurbishment of the Staff Dining Room and kitchen and Queen's Terrace Café and kitchen.

Stage 2 works currently underway include:

- (i) redesign and refurbishment of the Members and Guests Dining Room kitchen, and
- (ii) loading dock changes to support modified screening procedures for food and beverages.

The works for the final phase of the Members and Guests Dining Room kitchen are nearing completion. The project schedule has been affected by the discovery of a number of significant latent conditions such as the presence of water under the kitchen flooring. This required the entire floor and topping slab to be removed and replaced so that a new waterproofing solution could be installed before the new flooring was laid.

## **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 2020-21 the DPS Maintenance Helpdesk raised 6,396 work orders originating from calls requesting assistance and rectification of various building and maintenance services including air conditioning adjustments, plumbing service calls and a range of other activities connected to the building fabric.

### ***Maintenance work undertaken***

Some examples of scheduled building maintenance undertaken during 2020-21 were:

- maintaining and preserving clear finish surfaces
- 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
- refurbishment of 15 suites and offices
- servicing heating and ventilation systems
- ensuring the maintenance of hydraulic reticulation services, and
- regular repair or replacement of the main Australian Flag to ensure an appropriate standard is maintained.

### ***Exterior cleaning***

In addition to scheduled maintenance, a comprehensive activity of pressure cleaning of most external windows and building walls was undertaken. This was the first clean of external glazing in four years and first external wall clean undertaken in over five years.

Planning is being undertaken to establish a methodology for cleaning and restoring bare concrete surfaces around Parliament Drive which have been affected by climate conditions.

### ***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 around 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. The DPS Furniture team meets with the house departments on a quarterly basis to ensure furniture works are prioritised appropriately according to need and feedback.

During 2020-2021, DPS completed furniture refurbishment to extend the useful life of over 800 items including:

- Reupholstering of 411 stacking dining chairs, 6 tub chairs and 3 lounges
- refurbishment of 248 parliamentarian timber visitor chairs
- repair of 40 chairs, 7 lounges and 5 benches, and
- refurbishment of 92 timber items including 3 cocktail/tv cabinets, 77 tables/desks, 3 credenzas, 3 desk returns and 6 shelving units.

### ***Landscape maintenance***

Significant efforts were undertaken to restore the landscape following successive capital works projects that required temporary disruption to the presentation of the external garden areas.

The notable landscape activities undertaken in 2020-21 included:

- Completion of reseeded of turf in the courtyards in September 2020
- recovery of shrubs in the courtyards since the severe hailstorm in January 2020
- restoration of the crushed granite paths in the Native gardens, and
- reinstatement of the Members and Guests Terrace garden, following waterproofing works in the previous year.

### ***Overview of principal maintenance works undertaken***

The following table outlines a historical overview of maintenance works from 2016-17 to 2020-21:

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

The works undertaken in 2020-21 ultimately resulted in:

- The overall Building Condition Rating remaining consistent with 2019-20 at approximately 88% which is above the target of 85%.
- The overall Landscape Condition Rating improved over the course of 2020-21. The overall rating increased from 83.31% to 87.10% which is now above the performance target of 85%.

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