



Australian Government

Geoscience Australia



Main Building Refresh Project

Geoscience Australia Building, Symonston ACT

Detailed Business Case

Submission 1.0

January 2017

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GLOSSARY

DBC	Detailed Business Case
FY	Financial Year
GA	Geoscience Australia
PWC	Public Works Committee
HC	Head Contractor
RFT	Request For Tender
GAMBRP	Geoscience Australia Main Building Refresh Project
WHS	Work Health Safety

EXECUTIVE SUMMARY

1. This Detailed Business Case (DBC) identifies the preferred option to address the objectives of the Main Building Refresh project to within +/- 10 per cent scope and cost confidence to achieve Ministerial and other approvals as applicable. The proposed refresh works will include replacement of floor coverings and painting of internal surfaces as well as improving the fit-out to better take advantage of modern technologies and improve the delivery of core services from the facility. The proposed works are to be delivered in 2016-17 and 2017-18. This DBC will provide the basis for approval for this project.

Background

2. The Geoscience Australia Building was purpose built in 1997 for supporting the entity's primary research activities for the Australian Government, industry and stakeholders. This includes dedicated laboratory, data management/processing and physical storage infrastructure.
3. Geoscience Australia is the sole tenant of the facility located at the corner of Jerrabomberra Ave and Hindmarsh Drive, Symonston ACT 2609. The site consists of a main building (office, laboratories, public display and library) and support building (special storage, laboratories and workshops).
4. Investigations into Geoscience Australia's ongoing business requirements for long-term accommodation beyond 2020 resulted in a renewed lease of the Symonston facility through to 2032.
5. In 2015, a feasibility study into the refurbishment of the Main and Support Buildings at the Symonston facility was conducted.
6. The Main Building Refresh project will be funded by a lease incentive provided by the landlord.

Proposed Scope of Works

7. Detailed scoping studies undertaken in the planning phase of the project have confirmed the need for the following works to proceed:
 - a) Demolition of internal walls to create an open floor plate in specific locations.
 - b) New electrical and communication services.
 - c) New fit-out for workstations.
 - d) New commercial quality carpet to all carpeted areas.
 - e) New commercial grade vinyl flooring to kitchenettes and other areas with vinyl floors.
 - f) Repainting all painted surfaces of the building interior.
 - g) New amenities; including toilets, kitchenettes and meeting facilities.

Timeframe for Works

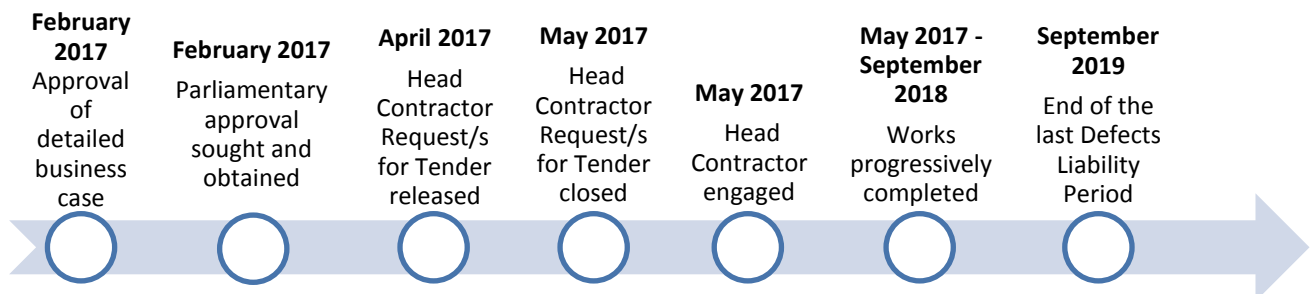
8. The works are proposed to commence in April/May 2017 with completion by September 2018. The proposed schedule is subject to obtaining:
- a) Approval of the detailed business case
 - b) Government Approval
 - c) Agreement from the Parliamentary Standing Committee on Public Works

Costs

9. The out-turned costs of the options developed within this DBC deliver a +/-10 per cent estimate accuracy with P90 confidence based on completion of the works by September 2018.

Project Milestones and Schedule

10. The key project milestones for construction completion of the Main Building refresh by September 2018 are :



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DETAILED BUSINESS CASE GEOSCIENCE AUSTRALIA MAIN BUILDING REFRESH PROJECT SYMONSTON, ACT

Project Title

1. Geoscience Australia Main Building Refresh Project (GAMBRP)

Location

2. The works are proposed to take place at the site of the current Geoscience Australia (GA) Building at Block 9, Section 107, Symonston ACT.

Purpose

3. This Detailed Business Case (DBC) identifies the preferred option to address the objectives of the Main Building Refresh project to within +/- 10 per cent scope and cost confidence to achieve Parliamentary Approval. The proposed refresh works will include replacement of floor coverings and painting of internal surfaces as well as improving the fit-out to allow flexible workspaces that better take advantage of modern technologies and facilitate the ability for mobile working within the building and improve the delivery of core services from the facility. The proposed works are to be delivered in 2016-17, 2017-18 and 2018-19. This DBC will provide the basis for approval for this project.
4. For more information on GA please see:

[Value to the Nation](#)

[Corporate Plan](#)

[Strategic Priorities](#)

Project Aim and Description

5. GAMBRP is intended to improve the efficiency and effectiveness of the workplace design in the Main Building and to meet the required lease obligations. It has the potential to consolidate GA's operational footprint to better achieve Government targets on building occupational density whilst also yielding opportunities for sub-lease that would provide additional revenue offsets.

Previous Government / Committee Considerations

6. There are no previous Government policies or Committee decisions which impact on this proposal.

Project Assumptions

7. Assumptions made during the development of the DBC include:
 - a) Ministerial and other approvals as applicable.
 - b) Referral to the Parliamentary Standing Committee on Public Works (PWC).
 - c) Works progressively undertaken across the site over the period April/May 2017 to September 2018.

Project Objectives

8. The objectives of the GAMBRP, Symonston are to:
 - a) Provide a more efficient use of space within the Main Building thereby providing the opportunity to lease the additional available space to another agency or commercial sub-tenant.
 - b) Meet the lease obligations to the landlord of repainting every seven years and replacing the floor coverings every 10 years, both of which have not previously been undertaken throughout the whole building.
 - c) Enable GA to provide services more efficiently and effectively to the Australian Government, industry and stakeholders through to 2032.
 - d) Address Work Health Safety (WHS) issues, which can only be rectified through the replacement of the existing fitout, improving compliance with the relevant standards and legislation.

Proposed Scope of Works

9. GA is currently obligated to replace the floor coverings and repaint all external (completed in 2016) and internal painted surfaces at the GA building. GA has funds for the purposes of conducting the impending obligations to the landlord and to invest in an improved fit-out to allow flexible workspaces that better take advantage of modern technologies and will facilitate the ability for mobile working within the building and improve the delivery core services from the facility. The Support Building refurbishment will be conducted independently of the GAMBRP. Detailed scoping studies undertaken in the planning phase of the project have confirmed the need for the following works to proceed:
 - a) Demolition of internal walls to create an open floor plate in specific locations.

- b) New electrical and communication services.
- c) New fitout for workstations.
- d) New commercial quality carpet to all carpeted areas.
- e) New commercial grade vinyl flooring to kitchenette and other areas with vinyl floors.
- f) Repainting all painted surfaces of the building interior.
- g) New amenities; including toilets, kitchenettes, meeting facilities.

Proposal Overview

- 10. The initial scope of works was defined in the design brief, and was further developed in the Concept and Detailed Design.

Summary of Scope

- 11. The scope segments the building and outlines what works are to be carried out at each of the individual locations. Works are inclusive of:
 - a) Demolitions.
 - b) Removal and replacement of partition walls and bathroom cubicles.
 - c) Removal and replacement of doors, windows and screens.
 - d) Resurfacing of floor, wall and selected ceiling surfaces.
 - e) Installation of kitchen and bathroom amenities and fixtures.
 - f) Installation of joinery items.
 - g) Signage.
 - h) Furniture, fittings, workstations and loose furniture.
 - i) Hydraulic services.
 - j) Mechanical, electrical, communication and fire services.

Consultation

- 12. GA have consulted with the key stakeholders identified for the project. Consultative workshops have been held with all the impacted occupants of the Main Building. The GA Executive has been briefed regularly on the project and consultation with all appropriate stakeholders within GA has been constantly undertaken to improve the likelihood of a seamless transition to the new fitout.

13. Coffey, Cox Architecture and GA's Director, Property Services were involved in preparing concept designs and direct consultation with the building occupants.
14. In developing the detailed design, further direct consultation with the stakeholders was carried out by GA's Director, Property Services, Coffey and Cox Architecture
15. Key project stakeholders are identified in table 1.

Table 1 Key Project Stakeholders

Ser.	Division	Representative
(a)	(b)	(c)
1	Community Safety & Earth Monitoring Division (CSEMD)	Helena Twells
2	Resources Division (RD)	Rebecca Jeremenko
3	ICT Innovation & Services (ICTIS)	Ole Nielsen
4	Environmental Geoscience Division (EGD)	Bruce Kilgour
5	Corporate Services	Bryce McNicol
6	Executive	Denise LeMesurier
7	Property Services	Jacquie Stirling
8	General Manager	Trent Rawlings
9	Governance and Business Services	Stuart Barr
10	Office of the Chief Scientist	Matilda Thomas
11	Chief Financial and Human Resources Officer	Vanessa Graham

16. The complete list of stakeholders consulted during the development of the Concept and Detailed Design are provided in annex A.

Requirement

17. The buildings at the Symonston site were purpose built in 1997 to support the entity's primary research activities for the Australian Government, industry and stakeholders. This includes dedicated laboratory, data management / processing and physical storage infrastructure.
18. The organisation is currently the sole tenant of the purpose built facility located at the corner of Jerrabomberra Ave and Hindmarsh Drive, Symonston ACT 2609. The building is owned by Real I.S., which is the property investment arm of Bayerische Landesbank (BayernLB); a publically regulated bank based in Munich, Germany. The total structural dimensions of the

site are approximately 40,000sqm, consisting of a main building (office, laboratories, public display and library) and a support building (special storage, laboratories and workshops).

19. In 2011, the Executive Board investigated the organisation's long-term accommodation strategy to give itself flexibility and leverage in obtaining the most suitable accommodation solution to meet GA's ongoing business requirements past the lease expiry in 2020.
20. During this process, the Department of Finance was consulted. Options that were assessed included the feasibility of constructing a new building and relocating staff and equipment to new facilities, however, it was found to be unfavourable when compared to a lease extension.
21. Negotiations with the landlord resulted in a renewed lease of the Symonston facility through to 2032.
22. The renewed lease provided a lease incentive from the owner providing GA with the ability to fund a building works program. This program will update the nearly 20 year old fit-out and undertake the lease obligations to repaint and replace the floor coverings throughout the buildings.
23. Overall, the building fit-out from 1997 has performed well. However, in recent years there has been an increasing need to improve the amenity and design to better enable the employees to perform their duties.
24. Since occupying the building, employees now have access to LCD / LED monitors, smartphones, tablet PCs, mobile broadband and Wi-Fi networks, which all provide efficiencies that can be accessed more effectively by incorporating a more flexible design into a refreshed fit-out.
25. The painting and floor covering works has also been deferred in part during the original lease term, well past the lease obligations to repaint every seven years and replace the carpet and vinyl every 10 years.

Related Projects

26. A lease incentive from the owner has been set aside for the following projects:

Building Refresh – Support Building Upgrade Project

27. The Building Refresh – Support Building Upgrade project was submitted as a notification for proposed medium public works. In November 2016 the PWC granted approval for the project to proceed. The landlord's agent provided in-principle approval for the project on 14 September 2016. Estimated completion is June 2017.

Childcare Centre Facility

28. An on-site childcare facility is currently under construction by the landlord utilising an agreed amount of the lease incentive. This medium work was approved by PWC on 28 August 2014 and a project update was noted by the PWC on 10 September 2015.

Main Building Refresh Project

29. The remaining lease incentive has been assigned to the Main Building Refresh Project as detailed in this submission. Estimated completion is September 2018.

Options to Meet Requirements

30. In developing the DBC, three options were identified:
- a) Option 1– complete all work elements identified in the brief excluding the ceiling painting works and laboratory vinyl flooring. This option was developed as the preferred option as it is within the project budget and delivers the critical elements identified in the brief.
 - b) Option 2 – complete all work elements identified in the brief. This option was deemed to be inappropriate as it was significantly over the project budget.
 - c) Option 3 – do nothing. This option was deemed to be inappropriate as the lease obligations of re-carpeting and painting are already significantly overdue. The existing building fitout has also not been updated since the building's construction. Without an investment in the fit-out at this stage it would also be unsustainable through to the end of the lease in 2032, given it has already been in place for close to 20 years.

Development of the Preferred Option

31. **Scoping Studies.** Scoping studies to confirm requirements were completed in May 2016.
32. **Design Development.** Following the initial scoping studies and associated value management workshops with key stakeholders in May 2016, the preferred option was developed by the Design Services Consultant to a 30 per cent concept design stage in September 2016. Concept design review workshops were convened following the submission of these reports. This scope was then further developed to a 90 per cent detailed design stage in December 2016. The existing floor plans and the detailed design floor plans are provided at annex B. Following approval of the DBC, and upon receiving PWC and Ministerial approvals, design documentation will be released in a Request for Tender for the engagement of Contractors in April / May 2017.

Risk Management

33. A review of risks was conducted in May 2016, during the Scoping Study Report Workshops to identify and assess the risks that may affect the procurement and development activities associated with the delivery of the project. A second risk workshop was conducted in October 2016 following submission of the Concept Design Report. Stakeholder engagement from May 2016 to October 2016 has identified a number of site-specific risks that will be addressed through the design documentation, stakeholder engagement and contracting strategy. Project-level risks for each of the six key risk groups are detailed below.

Security Risk	• Low
WH&S Risk	• Low
Finance/Resources Risk	• Low
Reputation Risk	• Medium
Compliance Risk	• Medium
Program Delivery Risk	• Medium

Staging Considerations

34. The works will be staged taking into account the following limitations:
- Long lead time acquisition constraints.
 - Temporary staging of divisions in churn space.
 - Proposed location of divisions.

Property Aspects

35. There are no significant property issues associated with the project. Reasons are outlined below:
- There are no property acquisition or disposal aspects associated with this project.
 - There will be no change to existing land use conditions.
 - No Government Furnished Facilities are associated with the works.
 - No known native title/indigenous land use agreement issues associated with the proposed works.
 - No known archaeological heritage issues associated with the works.

Environment and Heritage Considerations

36. The Main Building Refresh Project is not impacted by any heritage implications.
37. GA are dedicated to the implementation of Environmentally Sustainable Development initiatives on this project.
38. This includes:
 - a) Reviewing sustainable design principles throughout the design process.
 - b) Ensuring all opportunities for sustainable building materials are assessed for suitability where possible.
 - c) Ensuring the operation and maintenance manuals clearly identify the sustainable initiatives implemented.
 - d) Encourage the development of innovative technologies, designs and processes that could improve the tenancy's environmental performance.
39. Environmental issues associated with this proposal will be managed in accordance with the relevant Environmental Management Plans. A Construction Environmental Management Plan (CEMP) will be prepared by the Contractors and reviewed by the design consultant prior to commencement of the construction works.
40. The CEMP will include suitable management and monitoring requirements for identified environmental issues associated with the construction activities. The following issues will be addressed in the CEMP prior to commencement of the construction works:
 - a) Dust.
 - b) Air quality and odour management.
 - c) Foreign object damage hazards.
 - d) Noise and vibration.
 - e) Hazardous materials storage and waste management.
 - f) Stockpiling of construction materials and pavement millings.
 - g) Contaminated materials.
 - h) Construction traffic.

Financial Aspects

41. The Main Building Refresh project will be funded by a lease incentive provided by the landlord.
42. The project is estimated to cost \$17.5 million.

Timeframe for Implementation

43. In accordance with the approved Procurement Plan for the project, the delivery method proposed for these works is the engagement of Head Contractors. Construction is scheduled to commence in May 2017 and works completed in September 2018.
44. Subject to approval of this DBC, the timeframe for the proposed works will be as outlined in table 2 below. A draft implementation program is included at annex C.

Table 2 Key Program Milestone Dates

Ser.	Activity	Milestone Date
(a)	(b)	(c)
1	Approval of DBC	February 2017
2	Parliamentary approval sought and obtained	February – April 2017
3	Head Contractor (HC) Request for Tender RFT released	April 2017
4	HC RFT closed	May 2017
5	HC engaged	May 2017
6	Works progressively completed	May 2017 – September 2018
7	End of the last Defects Liability Period	September 2019

Project Governance Board

45. A Project Governance Board has been established for the project. The membership of the Project Governance Board is provided in table 3 below.

Table 3 Project Governance Board Membership

Ser.	Division	Representative
(a)	(b)	(c)
1	Property Services	Jacquie Stirling
2	General Manager	Trent Rawlings
3	Governance and Business Services	Stuart Barr
4	Chief Finance and Human Resources Officer	Vanessa Graham

46. A Project Control Group has been established for this project. The membership of the Project Control Group is provided in table 4.

Table 4 Project Control Group Membership

Ser.	Division	Representative
(a)	(b)	(c)
1	Community Safety & Earth Monitoring Division (CSEMD)	Helena Twells
2	Resources Division (RD)	Rebecca Jeremenko
3	ICT Innovation & Services (ICTIS)	Ole Nielsen
4	Environmental Geoscience Division (EGD)	Bruce Kilgour
5	Corporate Services	Bryce McNicol
6	Executive	Denise LeMesurier
7	Property Services	Jacquie Stirling
8	General Manager	Trent Rawlings
9	Governance and Business Services	Stuart Barr
10	Office of the Chief Scientist	Matilda Thomas

Delivery Model

47. GA has awarded a contract to Coffey to deliver Project Management Services for the project.
48. The project will occur through four phases:
- a) Phase 1 - Concept Design (completed)
 - b) Phase 2 - Detailed Design (in progress)
 - c) Phase 3 - Construction Tender/Procurement
 - d) Phase 4 - Construction & Close Out.
49. GA tendered for suitably qualified design services consultant to prepare concept and detailed design plans, specifications and schedules of finishes for the works. Cox Architecture are currently documenting the detailed design. Following the detailed design phase and Parliamentary approval, GA will seek tenders for suitably qualified and experienced builders for the construction.

ANNEXES

- A. Stakeholders Consulted Register
- B. Existing and Detailed Design Floor Plans
- C. Draft Implementation Plan

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**ANNEX A To
Detailed Business Case**

STAKEHOLDERS CONSULTED REGISTER

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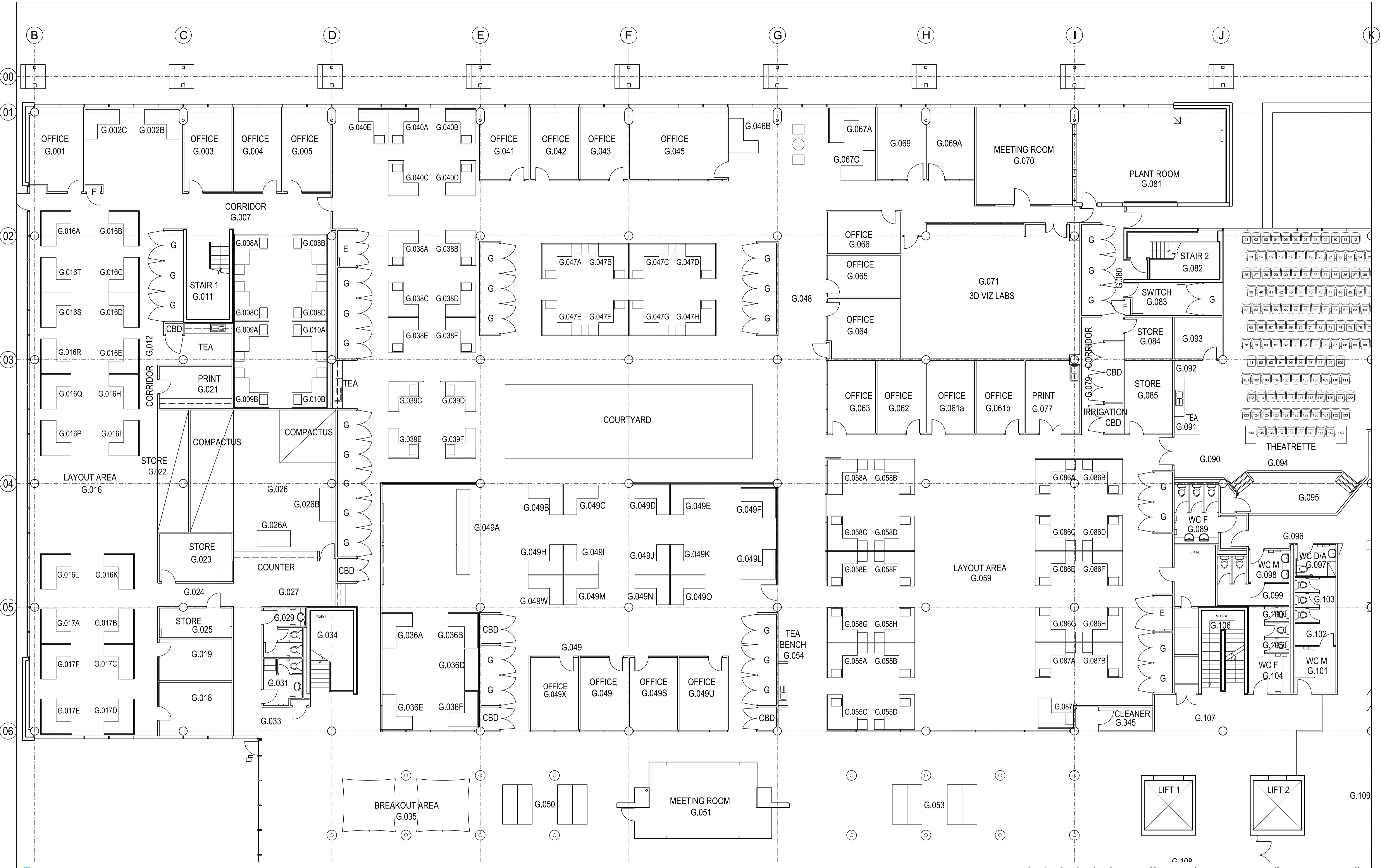
Ser.	Division	Representative
(a)	(b)	(c)
1	Community Safety & Earth Monitoring Division (CSEMD)	Helena Twells
2	Products and Promotion (P&P)	Vicki Pow
3	Resources Division (RD)	Rebecca Jeremenko
4	ICT Innovation & Services (ICTIS)	Ole Nielsen
5	Environmental Geoscience Division (EGD)	Bruce Kilgour
6	Corporate Services	Bryce McNicol
7	Executive	Denise LeMesurier
8	Property Services	Jacque Stirling
9	General Manager	Trent Rawlings
10	Governance and Business Services	Stuart Barr
11	Office of the Chief Scientist	Matilda Thomas
12	Products and Promotion/ Cartography	Eamonn Kelly/ Silvio Messomo
13	Library & Catalogue	Chis Nelson
14	Client Services	Tenai Luttrell
15	Records Management	Greg Hayes
16	Education Centre	Leanne McMahon
17	Foyer and Curator	Steven Petrovski
18	ATWS section & Nuclear Monitoring section	Adrienne Moseley
19	Hazard & Risk Infrastructure & Applications (HaRIA) section & Vulnerability section	Jane Sexton/Mark Edwards
20	Regional Development section	Martine Woolf
21	Geodesy section	John Dawson
22	Geomag team (Geophysical Networks section)	Marina Costelloe
23	Labs & Science support section	Keith Sircombe
24	NEMO Operations	Dave Hudson
25	National Location Information Branch	Scott Nichol
26	Marine Jurisdiction Advice	Anna Potter
27	Chief Scientist	Jane Coram
28	Resources Division	Dr James Johnson

Ser.	Division	Representative
(a)	(b)	(c)
29	Resources Division	Dr Andrew Heap
30	Resources Division	Dr Richard Blewett
31	Resources Division	Andrew Barrett
32	Community Safety and Earth Monitoring Division	Dr Andy Barnicoat
33	Community Safety and Earth Monitoring Division	Leesa Carson
34	Community Safety and Earth Monitoring Division	Gary Johnston
35	Community Safety and Earth Monitoring Division	Guy Royal
36	Environmental Geoscience Division	Dr Staurt Minchin
37	Environmental Geoscience Division	Dr Narelle Neumann
38	Environmental Geoscience Division	Dr Adam Lewis
39	Environmental Geoscience Division	Simon Costello
40	Corporate Services	Vanessa Graham
41	ICT Innovation and Services	Antony Stinziani

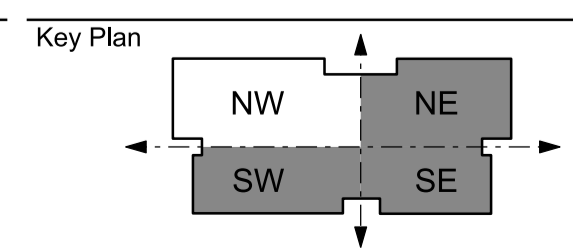
**ANNEX B Part 1 To
Detailed Business Case**

EXISTING FLOOR PLANS

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Project
**GEOSCIENCE AUSTRALIA
TENANCY PLANS**

Revisions

Rev	Description	Date	Drawn	Checked
A	ISSUE FOR CLIENT REVIEW	15.09.14	HM	KC
B	ISSUE FOR INFORMATION	13.10.14	HM	KC
C	ISSUE FOR INFORMATION	05.02.15	HM	SG

Revisions

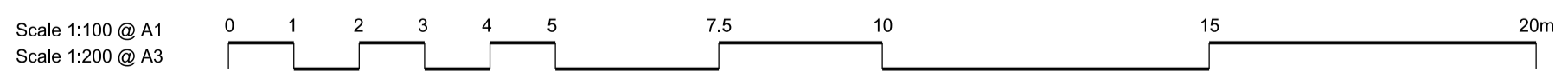
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B	ISSUE FOR INFORMATION	13.10.14	HM	KC
C	ISSUE FOR INFORMATION	05.02.15	HM	SG

Drawing title
**GROUND FLOOR PLAN
NORTH WEST QUADRANT**

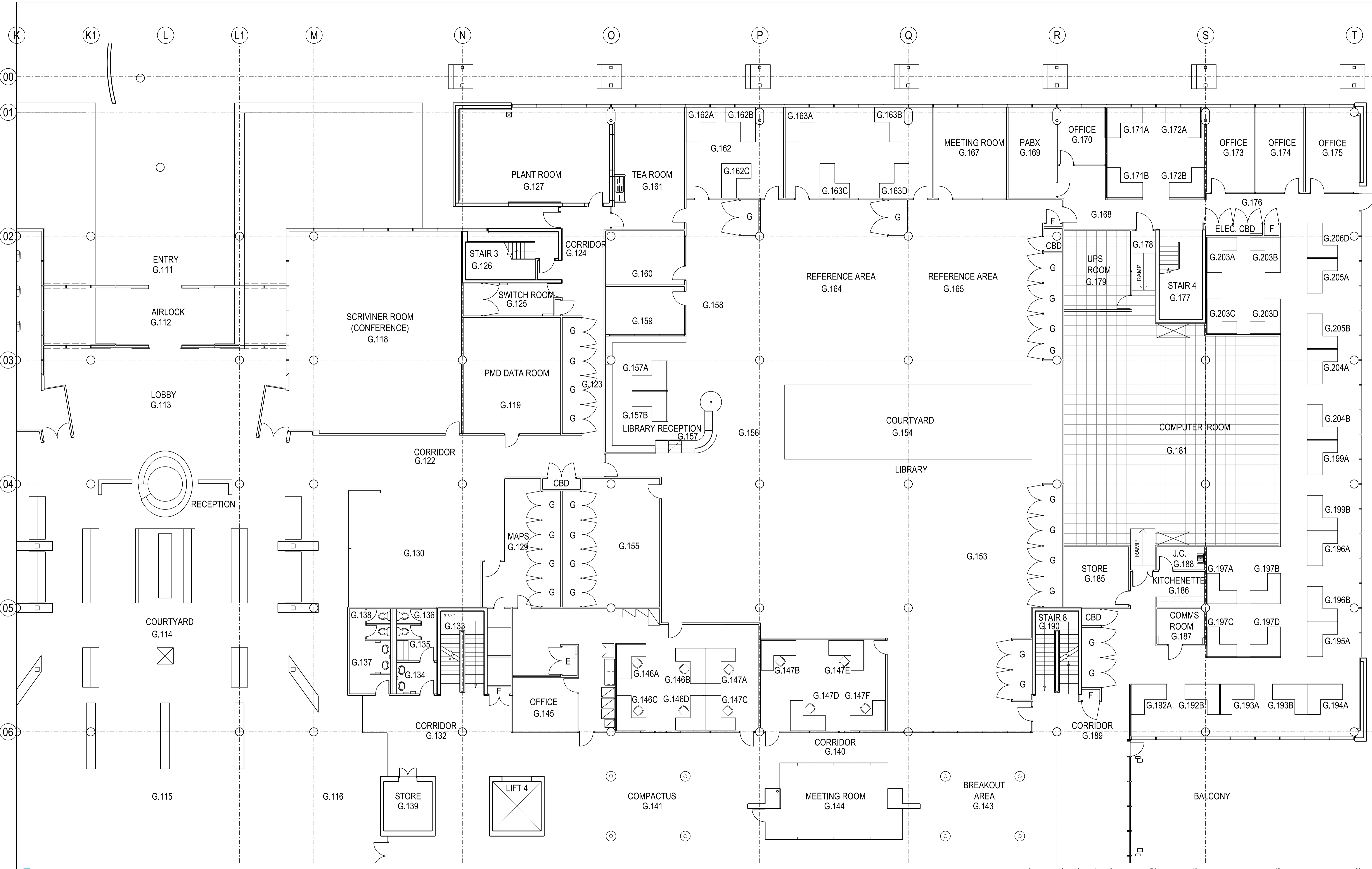
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Project No. **4095A**
Drawing **FP001**
Rev **C**
Plot date 5/02/2015
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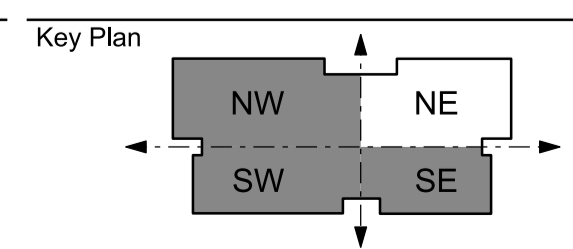


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Project
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TENANCY PLANS**

Revisions

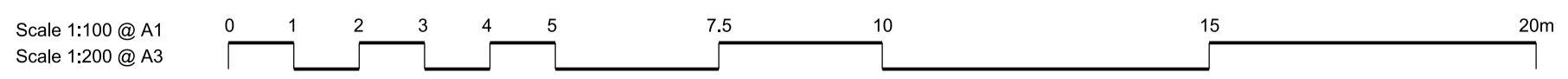
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C	ISSUE FOR INFORMATION	23.09.14	HM	KC
D	ISSUE FOR INFORMATION	13.10.14	HM	KC

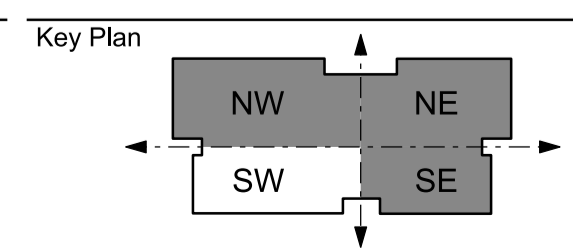
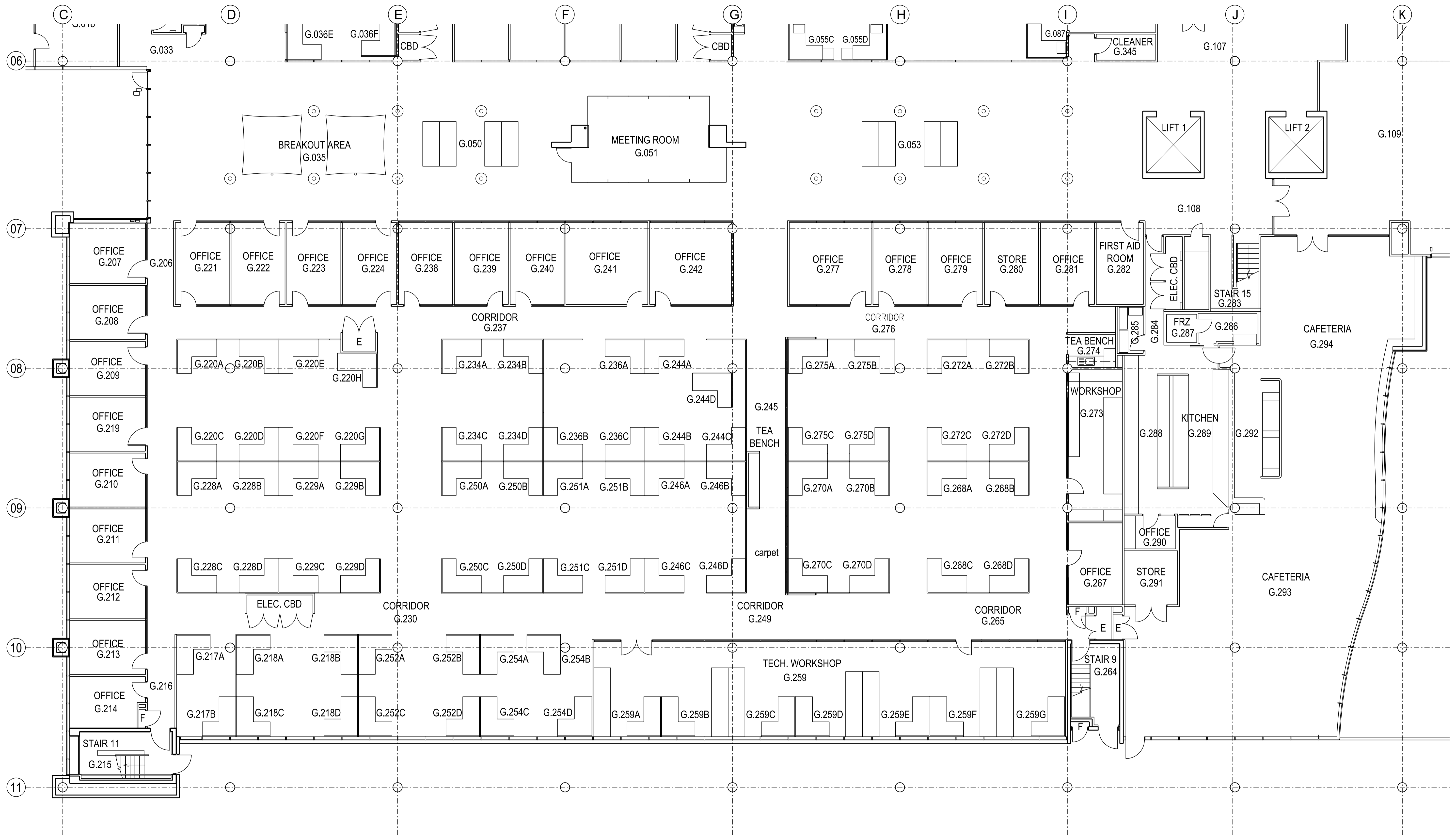
Revisions

Rev	Description	Date	Drawn	Checked

Drawing title
**GROUND FLOOR PLAN
NORTH EAST QUADRANT**

North
Project No.
4095A
Plot date 13/10/2014
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Drawing
FP002
Rev
D
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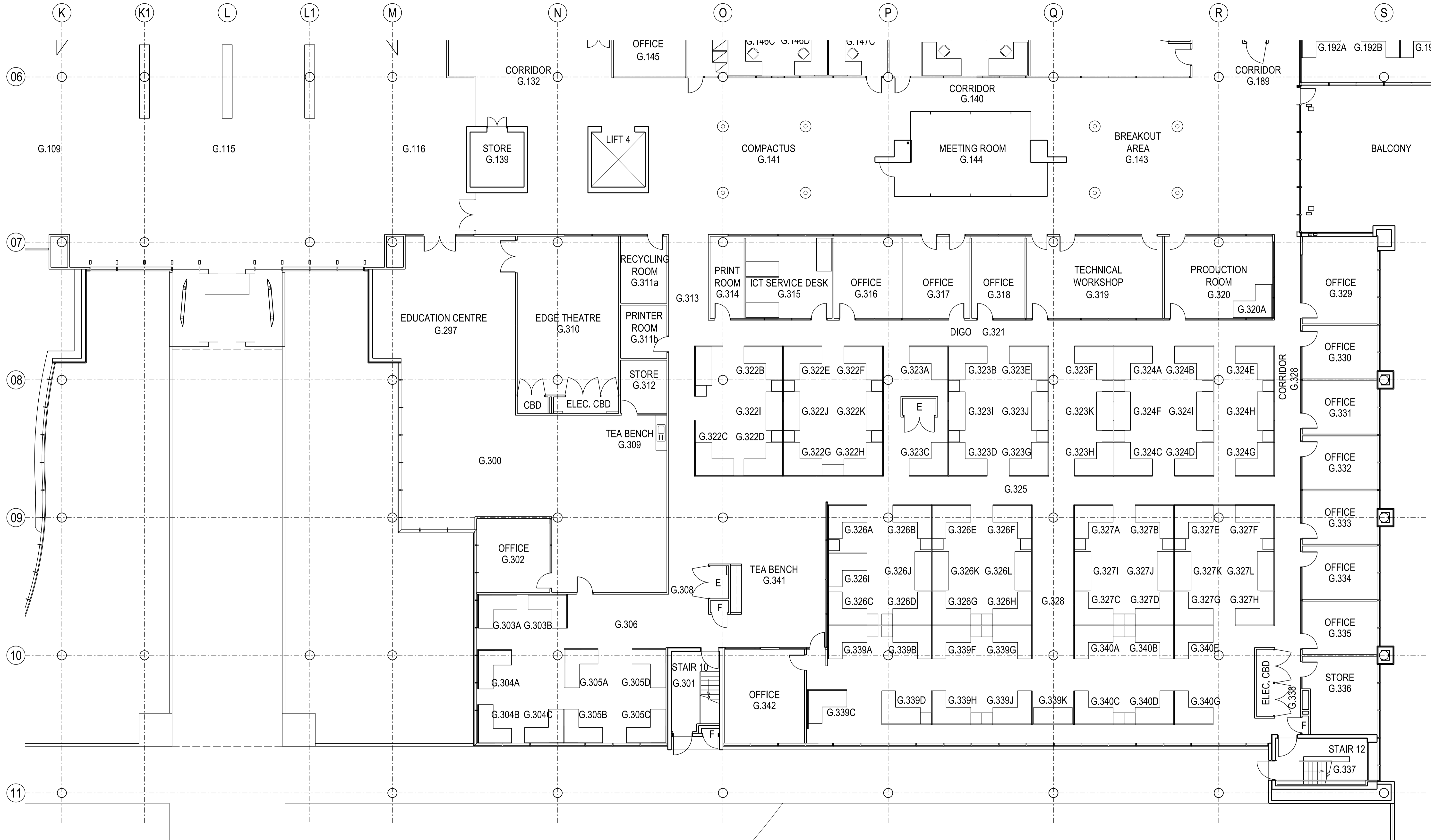


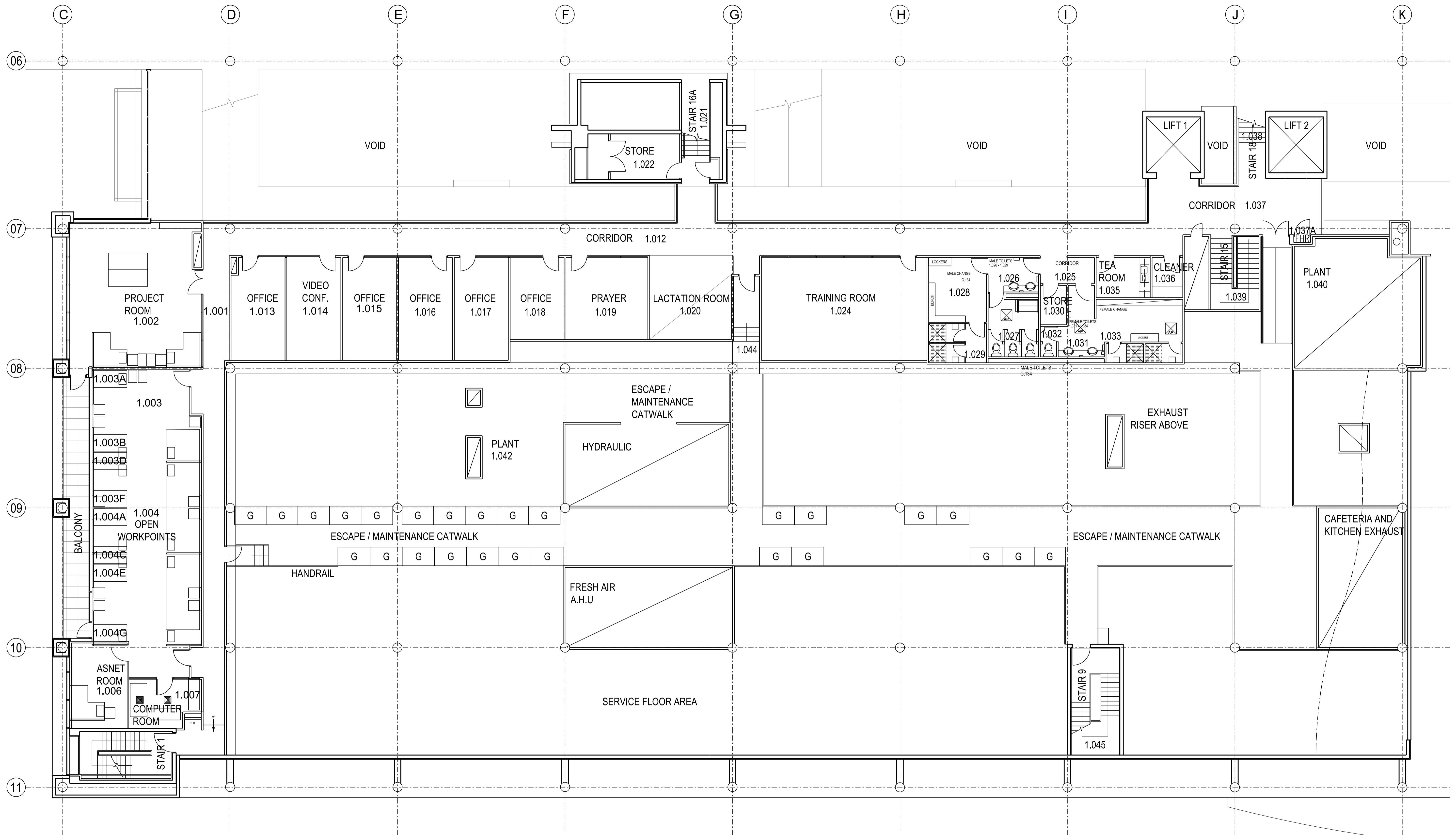


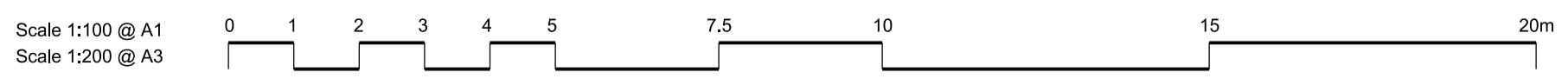
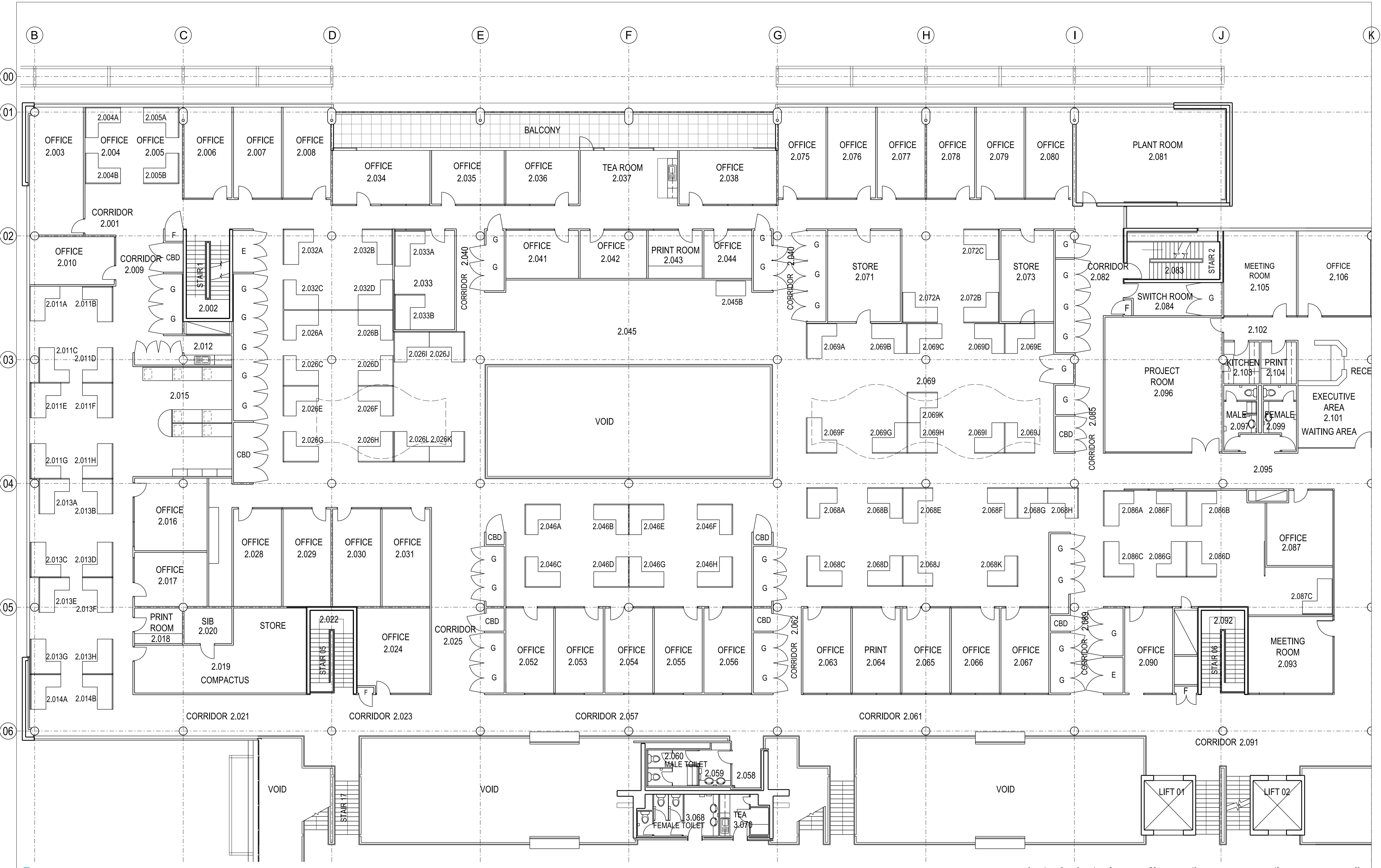
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A	ISSUE FOR INFORMATION	15.09.14	HM	KC			
B	ISSUE FOR INFORMATION	13.10.14	HM	KC			



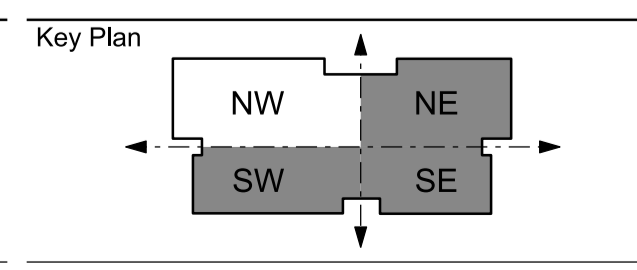






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Project
**GEOSCIENCE AUSTRALIA
TENANCY PLANS**

Revisions

Rev	Description	Date	Drawn	Checked
A	ISSUE FOR CLIENT REVIEW	15.09.14	HM	KC
B	ISSUE FOR INFORMATION	13.10.14	HM	KC

Revisions

Rev	Description	Date	Drawn	Checked
A	ISSUE FOR CLIENT REVIEW	15.09.14	HM	KC
B	ISSUE FOR INFORMATION	13.10.14	HM	KC

Drawing title
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NORTH WEST QUADRANT**

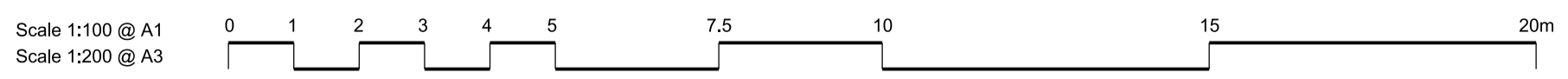
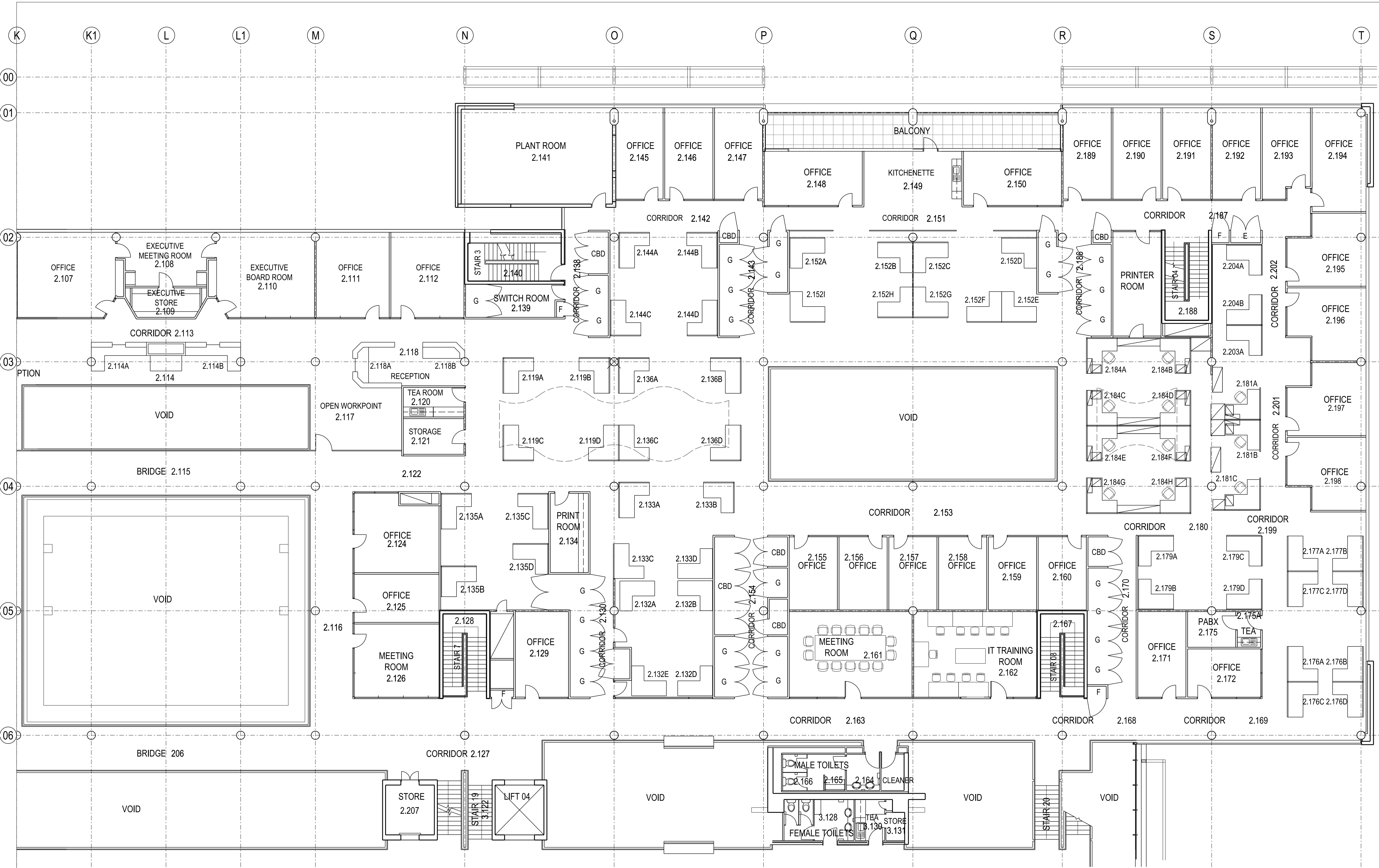
Project No.
4095A

Drawing
FP201

Rev
B

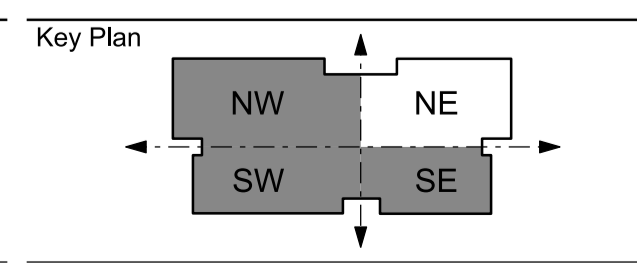
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Rev	Description	Date	Drawn	Checked
A	ISSUE FOR CLIENT REVIEW	15.09.14	HM	KC
B	ISSUE FOR INFORMATION	13.10.14	HM	KC

Drawing title
**SECOND FLOOR PLAN
NORTH EAST QUADRANT**

North

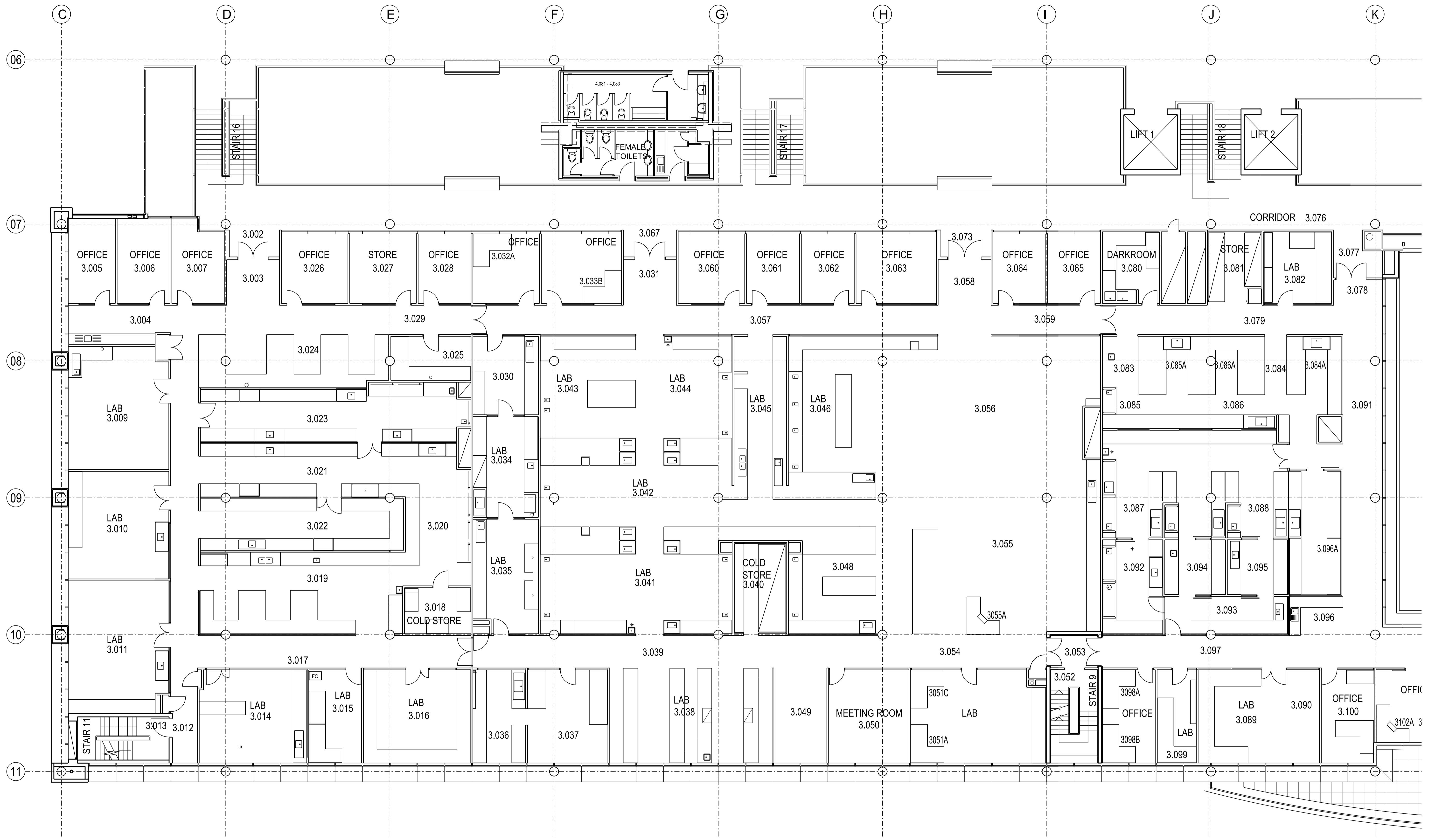
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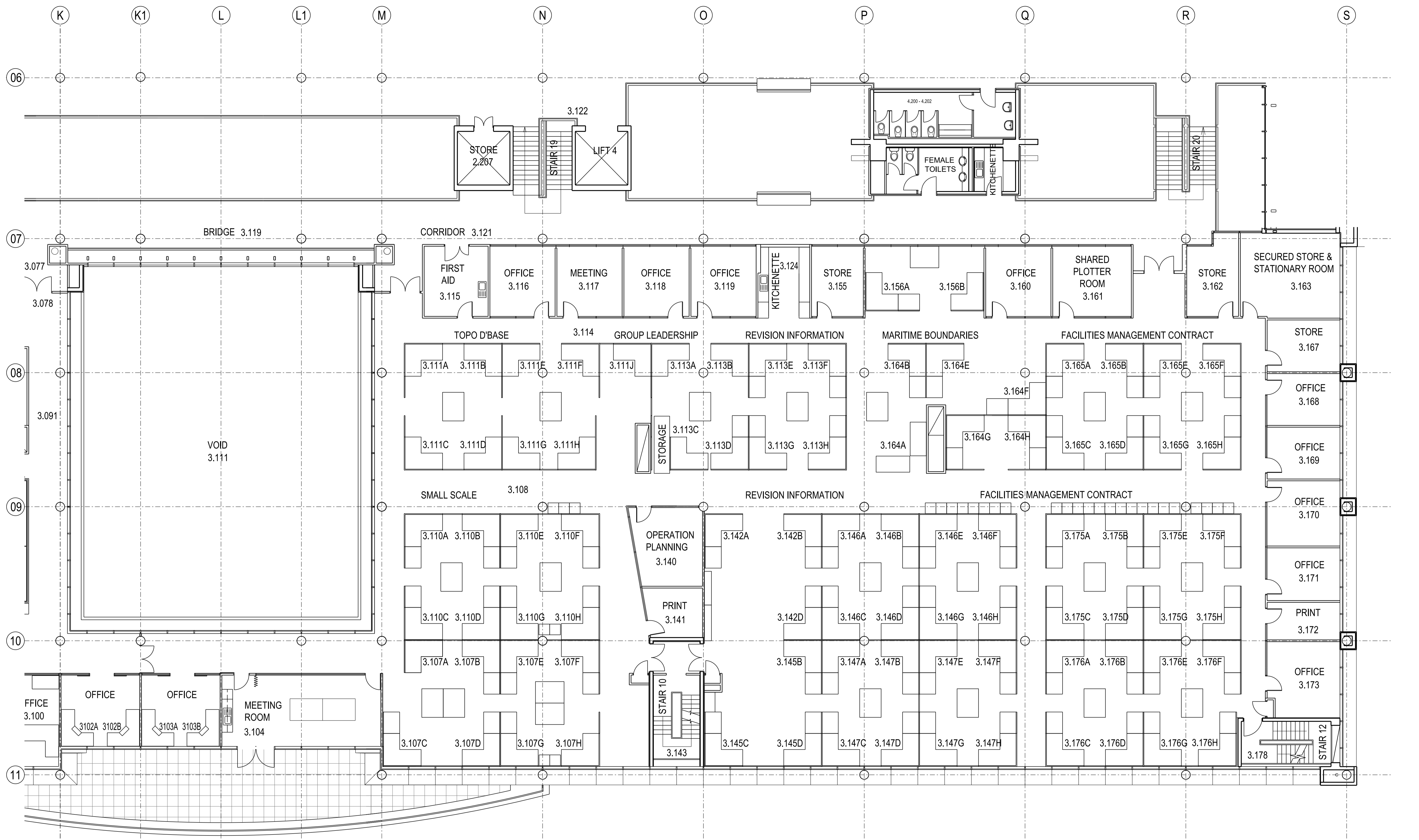
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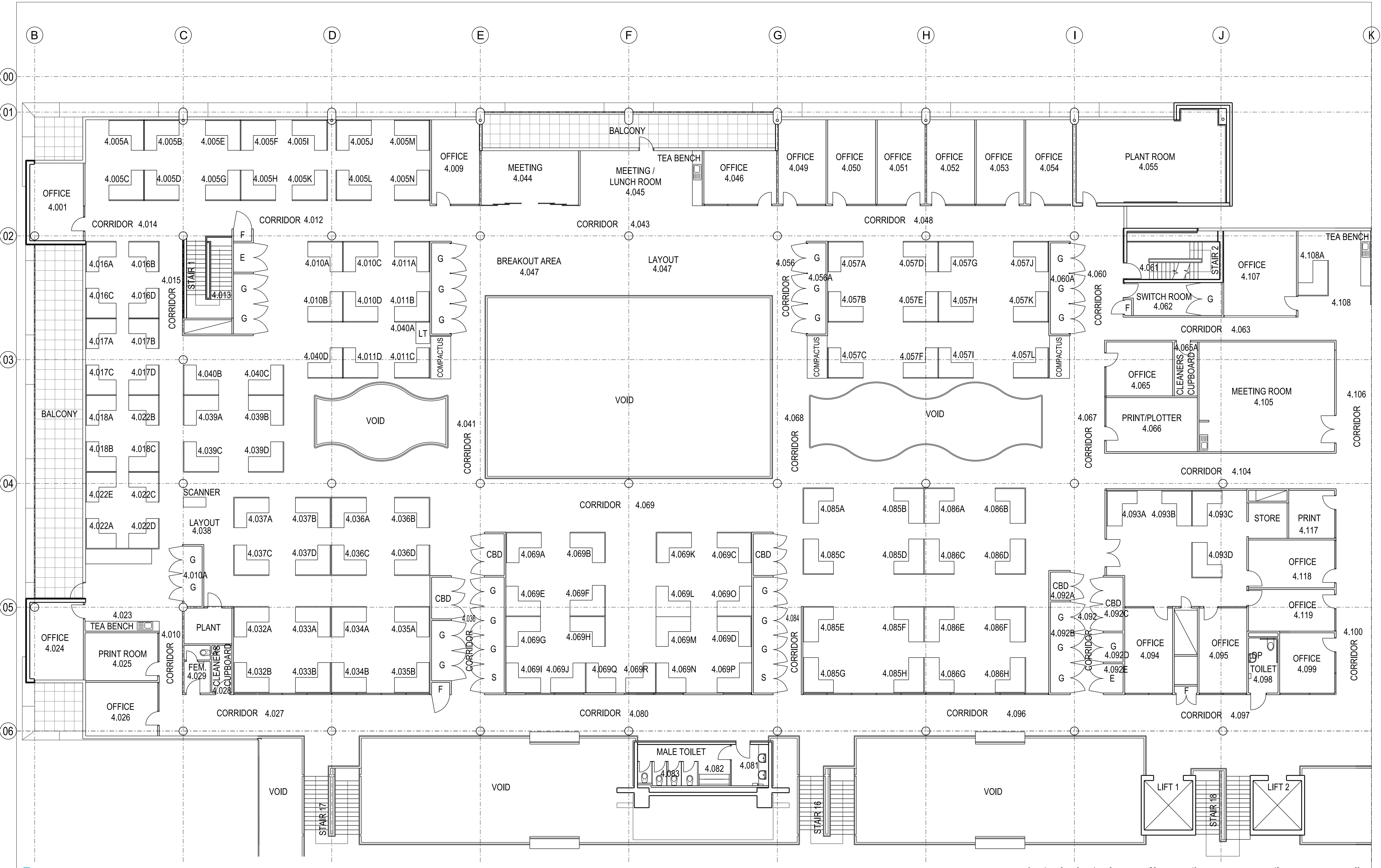
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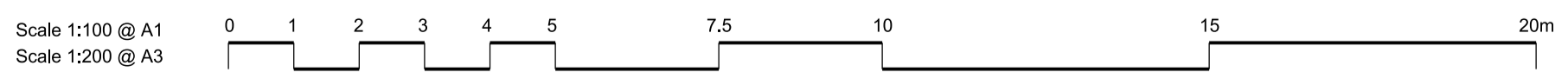
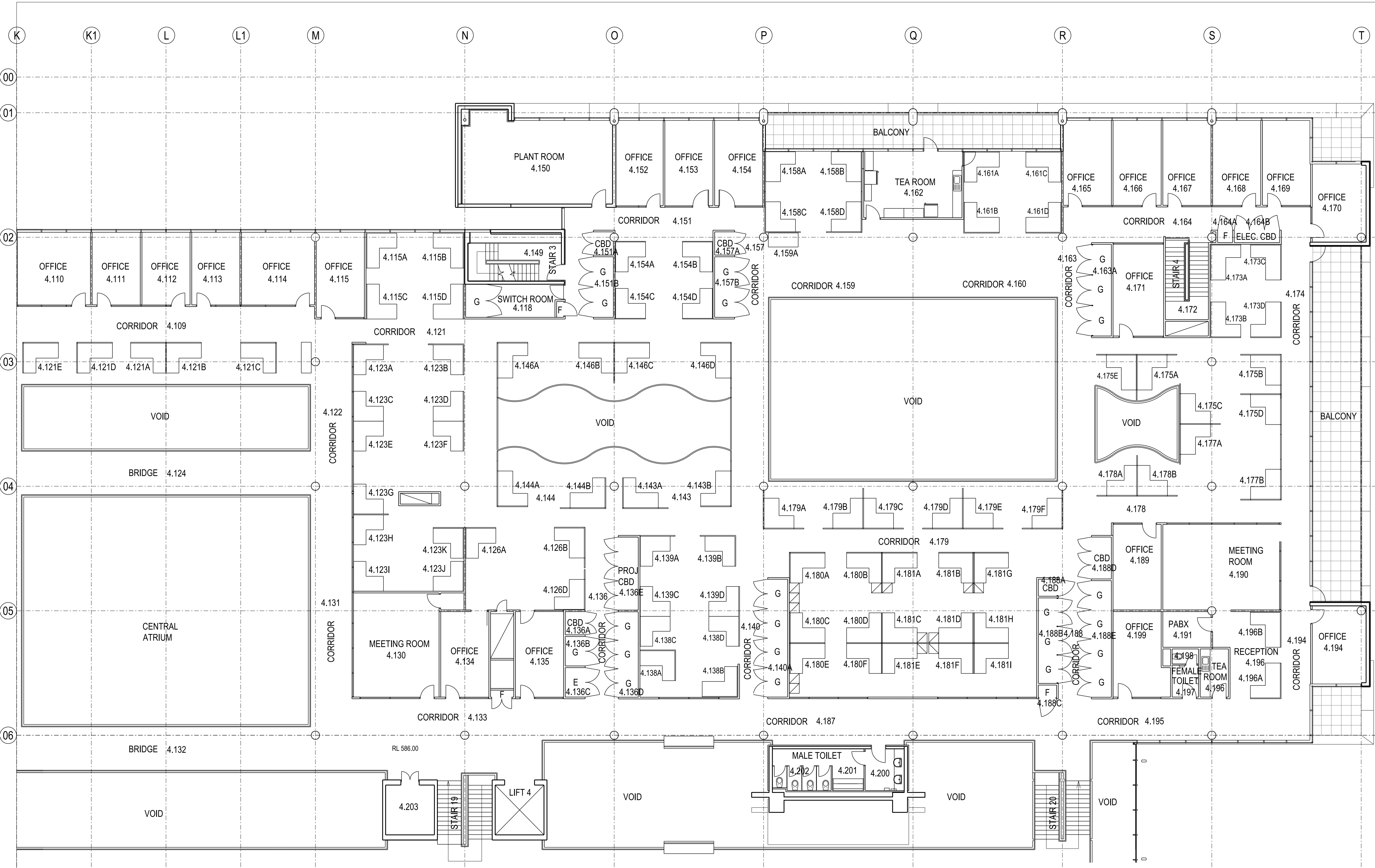
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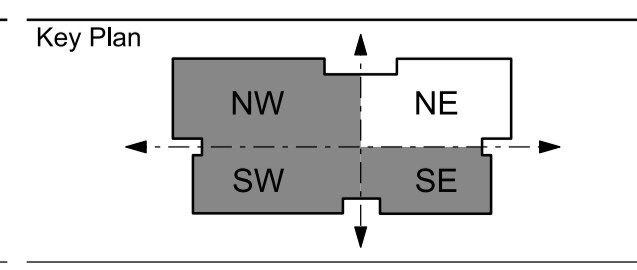




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Project
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Revisions				Revisions			
Rev	Description	Date	Drawn	Checked	Rev	Description	Date
A	ISSUE FOR CLIENT REVIEW	15.09.14	HM	KC			
B	ISSUE FOR CLIENT REVIEW	13.10.14	HM	KC			

Drawing title
**FOURTH FLOOR PLAN
NORTH EAST QUADRANT**

North

Project No.
4095A

Drawing
FP402

Rev
B

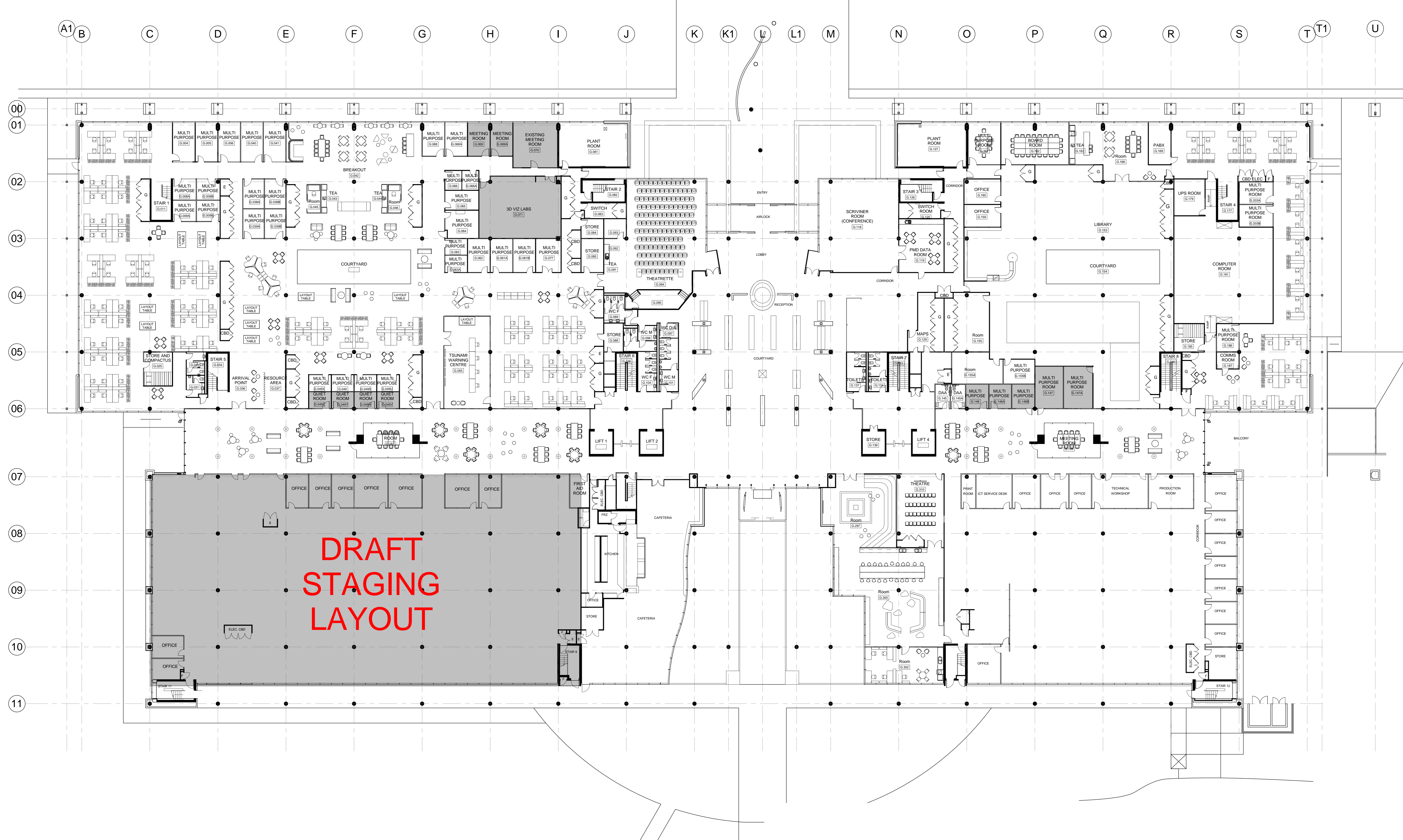
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**ANNEX B Part 2 To
Detailed Business Case**

DETAILED DESIGN FLOOR PLANS

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Rev	Description	By	Date
1	FOR COST REVIEW	SB	27.10.18
2	FOR GA INTERNAL REVIEW	SB	02.11.18
3	FOR APPROVAL	SB	23.11.18
4	FOR INFORMATION	SB	30.11.18
5	90% TENDER REVIEW	SB	02.12.18



1 GROUND FLOOR GENERAL ARRANGEMENT
SCALE 1:200

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Project No.
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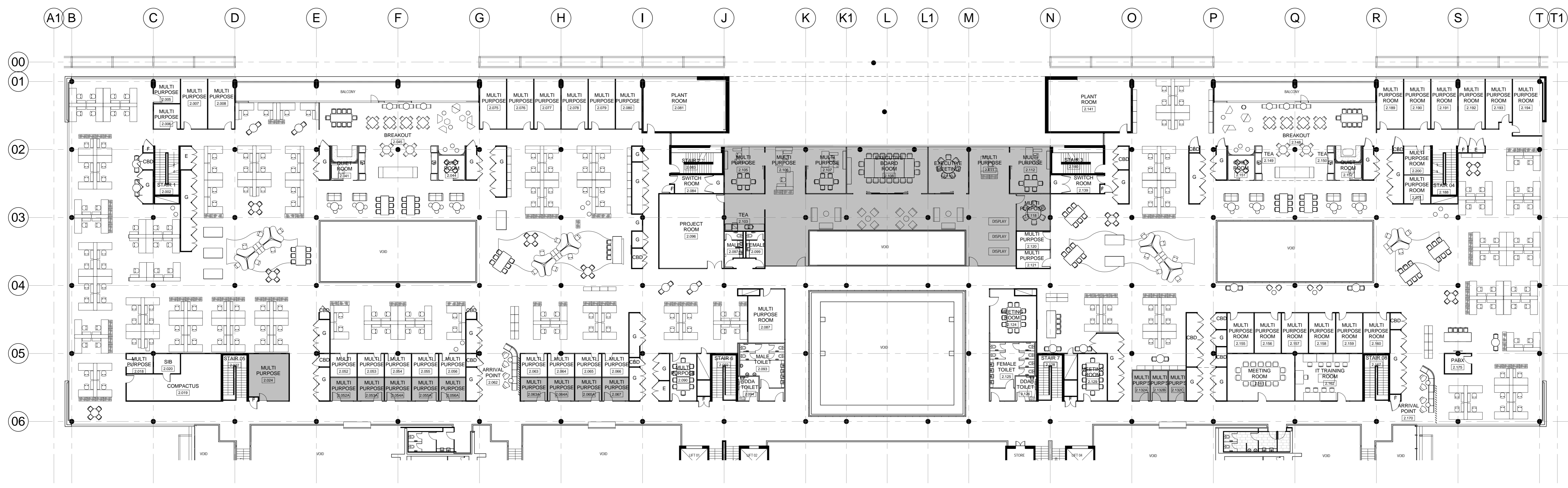
Project
**GEOSCIENCE MAIN BUILDING
JERRABOMBERRA AVE & HINDMARSH DR, SYMONSTON ACT**

Drawing Title
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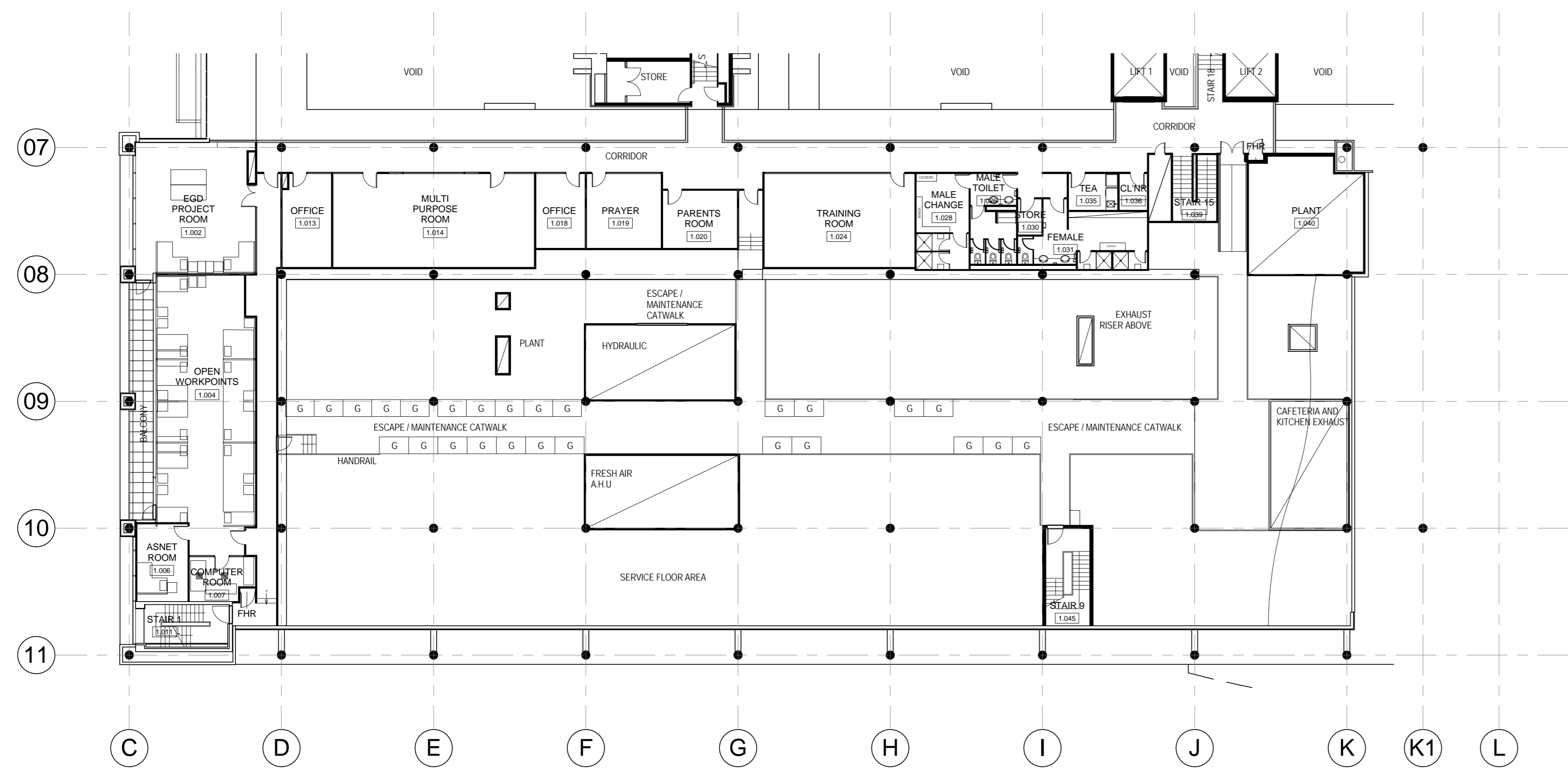
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Project Architect: AC	Date: 04/27/18
Project Director: AS	Revision: 5
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Rev	Description	By	Date
1	FOR COST REVIEW	SB	27.10.15
2	FOR GA INTERNAL REVIEW	SB	06.11.15
3	FOR APPROVAL	SB	23.11.15
4	FOR INFORMATION	SB	30.11.15
5	90% TENDER REVIEW	SB	02.12.15



2 L2 - FLOOR PLAN
SCALE 1:200



1 LEVEL 1 GENERAL ARRANGEMENT
SCALE 1:200

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GEOSCIENCE MAIN BUILDING
JERRABOMBERRA AVE & HINDMARSH DR, SYMONSTON ACT

Drawing Title
LEVEL 1 & LEVEL 2 GENERAL ARRANGEMENT

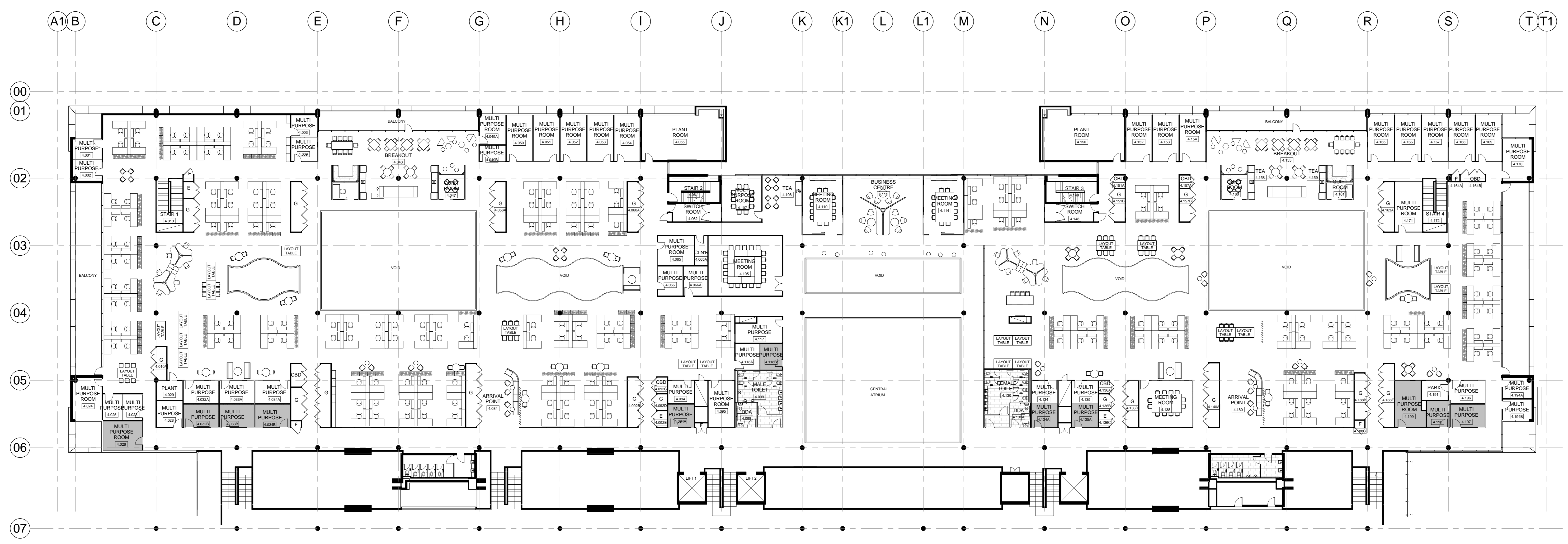
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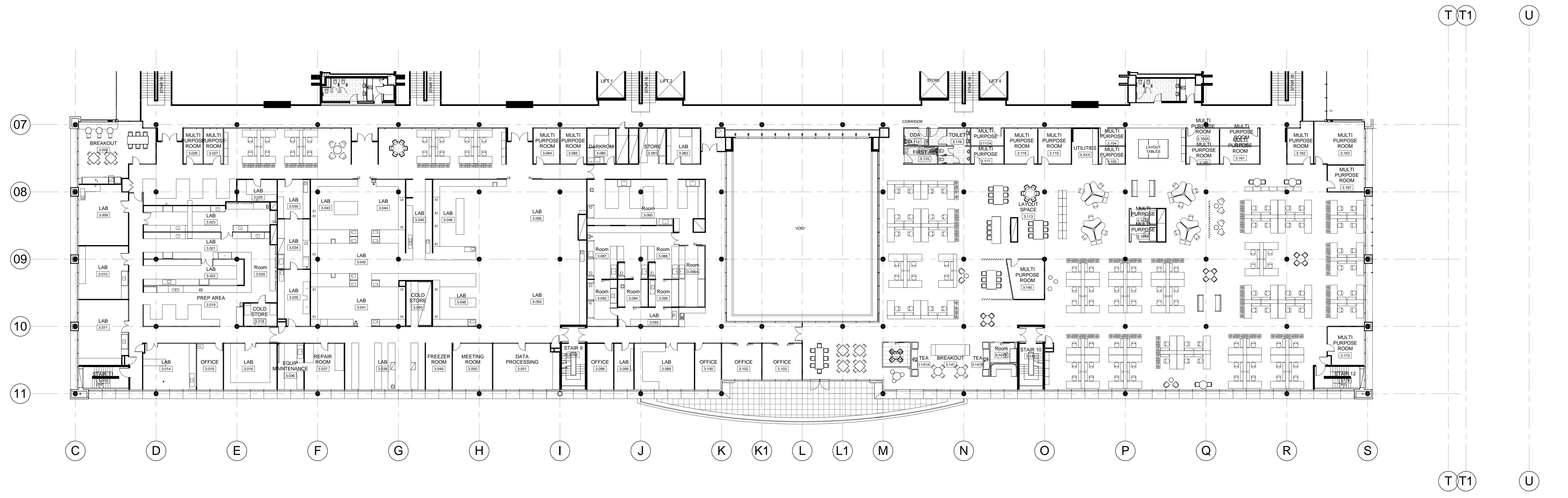
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Cox Architecture Pty Ltd ACN 932 530 891

Rev	Description	By	Date
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2	FOR GA INTERNAL REVIEW	SB	07.11.18
3	FOR GA INTERNAL REVIEW	SB	09.11.18
4	FOR APPROVAL	SB	23.11.18
5	FOR INFORMATION	SB	30.11.18
6	FOR INFORMATION	SB	02.12.18
7	90% TENDER REVIEW	SB	02.12.18



2 L4 - FLOOR PLAN
SCALE 1:200



1 L3 - FLOOR PLAN
SCALE 1:200

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GEOSCIENCE AUSTRALIA

Project No.
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Project
GEOSCIENCE MAIN BUILDING
JERRABOMBERRA AVE & HINDMARSH DR, SYMONSTON ACT

Drawing Title
LEVEL 3 & LEVEL 4
GENERAL ARRANGEMENT

Document Control Status:
FOR INFORMATION

AS DRAWING SHEET
Co-ordinated: KIC
Project Architect: SAC
Project Director: AS
Drawing Number: A21-3&4

Scale: 1:200 B A0
Date: 10/24/18
Revision: 7

North:

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**ANNEX C To
Detailed Business Case**

DRAFT IMPLEMENTATION PLAN

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1.1 Building Refresh – Main Building Implementation Program

Step		Timing
1	Expanded detailed design and consultation phase	Oct-Dec 2016
2	Prototype opening February 2017 <i>(construction to commence in November 2016 – completion of space by February 2017)</i>	Nov 2016-Feb 2017
3	1.3 Public Works Committee Submission and Approval	Jan/Feb 2017 – Mar/May2017

4	<p>Prepare Ground South West (GSW) Quadrant for use as construction staging – capacity 150</p>	<p>Mar/Apr 2017</p>
5	<p>Construct remainder of Level 3 South East (expanding on the prototype fit-out)</p>	<p>May/Jun 2017</p>
6	<p>Relocate Corporate Services from all current locations (2,4 and Ground) as applicable to Level 3 South East</p>	<p>June 2017</p>
7	<p>Relocate CSEMD from Ground North West into staging (GSW)</p>	<p>June 2017</p>

8	Construct Ground North West	July/Aug/Sep 2017
9	Relocate CSEMD from GSW into refreshed Ground North West	Sep 2017
10	Relocation RD and small section of EGD currently located on Level 2 into staging (GSW)	Sep 2017
11	Construct Level 2	Oct/Nov/ Half Dec 2017/Half Jan/Feb 2018
12	Relocate RD from GSW into refreshed Level 2	Feb 2018

13	Relocate ICTIS from GSE to refreshed Level 2	Feb 2018
14	Relocate EGD from Level 4 into staging (GSW)	Feb 2018
15	Construct Level 4	Mar/Apr/May/Jun 2018
16	Relocate EGD from GSW into refreshed Level 4	Jun 2018

17	Relocate ICTIS, Level 3 lab office occupants (CSEMD) and others remaining on Ground to staging (GSW)	Jun 2018
18	Construct Ground North East and Level 3 Lab office and any other remaining space	Jul/Aug/Sep 2018
19	Relocate all remaining groups in staging (GSW) to their final destinations	Sep 2018
20	Implementation Program completed (<i>defects period Sep 2018-Sep 2019</i>)	Sep 2018