



Australian Government

Department of Defence

**RUSSELL OFFICES
BUILDINGS 5 AND 6
INFRASTRUCTURE UPGRADE**

Russell, ACT

**STATEMENT OF EVIDENCE
TO THE
PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

Canberra, Australian Capital Territory

February 2017

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RUSSELL OFFICES BUILDINGS 5 AND 6

INFRASTRUCTURE UPGRADE

Identification of the Need

Background

1. Russell Offices Building 5 (R5) and Building 6 (R6) (including its Annex) houses the Australian Signals Directorate (ASD) within the Department of Defence. ASD maintains 24 hours per day, seven days per week operations in the provision of signals intelligence and information security to the Australian Government and the Australian Defence Force (ADF).
2. ASD relies on the building infrastructure to support the computing capability (including secure information) within these buildings. These include the Information and Communication Technology (ICT) systems supporting the provision of signals intelligence, geospatial intelligence and intelligence assessments. R5 is also the central hub for many secure Government communication services including those supporting deployed ADF units and providing connectivity with Australia's international allies. R5 also accommodates Australia's cryptographic key material (keymat) production capability which supplies keymat to all Australian Government secure communications systems.
3. R5 was built in 1990 and R6 was built in 1960. These buildings have undergone a number of refits and refurbishment works over time. However, the previous works have focused on office accommodation deficiencies. Elements of the engineering systems have been upgraded and modified in an ad hoc manner over the life of the buildings to accommodate internal modifications and evolving ASD capability requirements but there has been no comprehensive upgrade to the engineering services through the life of the buildings.
4. The base building engineering infrastructure, particularly mechanical and electrical engineering services, are now assessed to have reached the end of life and, in some cases, have passed their design life and/or are performing inefficiently. This has increased running costs, maintenance costs and downtime, and there is an increasing risk of the failure of the systems supporting critical ASD capability.

5. In addition to the services infrastructure, the existing foyer is not compliant with the Defence security requirements, is dysfunctional and creates congestion at peak times (up to 2,000 people traverse the foyer per day) and therefore negatively impacting the productivity.
6. Since ASD occupied these buildings, it has experienced substantial growth in its workforce, which has increased pressure on the building infrastructure to the point where the facility is now at full capacity with minimal ability for further capability growth.
7. The building population has reached its limit and ASD consider that further growth in building occupancy is unlikely due to the current building services capacity and spatial constraints. However, the age and condition of the building services present a significant operational and capability risk to ASD in these buildings.
8. The R5 and R6 buildings have now been reached the point where it is necessary to undertake an upgrade to the more critical engineering services infrastructure to ensure the ongoing the efficiency, effectiveness and capacity necessary to support critical capability.

The Need

9. The age and condition of existing building services infrastructure presents a significant operational and capability risk to ASD.
10. Much of the critical infrastructure if R5 and R6 has reached or exceeded its effective design life. If the infrastructure upgrade works are not undertaken, there is a significant risk of a major failure to critical systems and the consequent shutdown of ASD capability and operations. There is also an increasing risk to service and maintain the existing aging systems due to the high risks and costs associated with reactive maintenance.

Description of the Proposal

11. The Project proposes to deliver infrastructure services replacements and upgrades to critical services infrastructure within the R5 and R6 buildings to support the capability and operational requirements of ASD. The services upgrade encompasses a number of specific elements of the engineering services including mechanical, electrical, hydraulic, fire protection and control systems. There is also a pressing need to reconfigure the dysfunctional main entry foyer and associated security systems.

12. The proposed works will include the following:

- a. Emergency power systems upgrade (new diesel generator building and infrastructure), which will improve reliability, increase generating system capacity and support critical services.
- b. Electrical distribution infrastructure replacement and upgrade to replace specific components of the electrical infrastructure that has reached or exceeded end of design life and cannot be assured to function safely or effectively. This includes upgrade to the main switchboards, distributions boards and uninterruptible power supplies.
- c. Building works to upgrade and modify the layout of the main entry foyer to compliance, improve accessibility and security controls / management.
- d. Security system, access control and closed circuit television (CCTV) systems upgrades to rectify existing aged systems infrastructure and devices that limit capability for incident identification, investigation and response.
- e. Mechanical systems upgrade to provide appropriate levels of cooling to critical ICT systems within the communications rooms throughout the building.
- f. Fire system protection upgrade including replacement of fire indicator panel and installation of smoke detection system for critical spaces.
- g. Provision of on-site water storage to serve as a back-up water supply in case of town supply failure to maintain the required temperature for the critical IT facilities.

Options Considered to Fulfil the Identified Need

13. ASD is located within a secure compound at Russell and has close operational relationships with other functions at Russell. Defence has determined that ASD must remain at Russell in order to align with Defence's operational requirements. The key considerations in assessing options to meet the need are as follows:

- a. **Leasing** – The ASD's operations are highly classified and for security reasons the undertaking of these operations in leased premises will demand extensive fitout requirements and extensive security controls. Operational requirements and the high cost of infrastructure mean that the only viable arrangement is for the ASD facilities to operate in Government owned premises. Since the leasing option is not

feasible from a security or operational perspective, this option was not further assessed nor costed.

- b. **Construct a new building** –The indicative cost to construct a new building is in the order of \$800 million to replicate a similar capability to the current set of buildings. The option to construct a new building is financially viable in the medium to long term. In the short term, other Defence capital works priorities have to be balanced with the availability of Government funding. Programming is in place to consider the construction of a new facility for ASD in the next decade but that will not address the immediate priority of protecting the current critical infrastructure to ensure ongoing operational requirements. The existing operational requirements of ASD are critical to the Government’s security requirements and require urgent remediation to minimise risk of the failure of critical engineering services and to maintain efficient and effective operations until a new building is constructed.
 - c. **Upgrade Existing Infrastructure** – The option of upgrading the current infrastructure was also assessed given the investment and capability in the current buildings. The plan is to upgrade critical building engineering services (e.g. mechanical, electrical, hydraulic, heating/air-conditioning, lifts, fire protection and control systems) to ensure continuity of supply to its tenants within these buildings in order to appropriately support ASD capability and operational requirements.
14. Within the proposal to upgrade existing infrastructure, a prioritisation process was undertaken to establish the key critical scope items to meet immediate requirements of ASD within the existing building. The assessed building deficiencies were evaluated against the following prioritisation criteria:
- a. **Priority 1** – Mission Critical. This represents high risk to ASD capability and operations or has a significant impact on security and efficiencies. If any Priority 1 engineering service (electrical or mechanical) fails, the building would become seriously compromised or result in shut down of operations. This also includes the fire and life safety requirements specific to the proposed works.
 - b. **Priority 2** – Medium Term. Failure of these services would not result in serious compromise to or shut down of operations but must be addressed in a 5 to 10 year period to manage future risk.

- c. **Priority 3** – Long Term/Discretionary. This is not related to capability or life safety in the short term but would generally enhance the amenity of the building.
- d. **Preferred Option** – The preferred option is to address only mission critical Priority 1 scope work elements as that mitigates significant risks and fits within the available funding within the Defence budget for this project.

Environmental and Heritage Assessment

Environment

- 15. Referral under the *Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act)* is not required for this proposal.

Non Indigenous and Indigenous Heritage

- 16. The Russell Office Precinct is listed in the Commonwealth Heritage List (CHL) and, as required under s.341S of the *EPBC Act*, the Russell Precinct is managed by a heritage management plan known as the Russell Office Precinct Heritage Management Plan 2009.
- 17. Although the CHL does not specifically list R5 or R6 as having heritage value, there is a requirement that any work done throughout the Russell Precinct addresses the requirements of the precinct's heritage management. In addition, there is a requirement to obtain National Capital Authority (NCA) approval for any external works.
- 18. The NCA has been consulted in the development of the planning for this project, including the new building for the emergency diesel generator, the extension of the R5 building foyer space, the water storage tanks, and bicycle shelter. The NCA has confirmed that the proposal is consistent with the policies of the NCA.
- 19. There are no indigenous heritage values on the site of the proposed works.

Key Legislation

- 20. The following key legislation is relevant to this project:
 - a. Environmental Protection and Biodiversity Conservation Act 1999 (Cth);
 - b. Work Health and Safety Act 2011 (Cth);
 - c. Disability Discrimination Act 1992 (Cth);
 - d. Building and Construction Industry Improvement Amendment (Transition to Fair

Work) Act 2012; and

- e. Fair Work Act 2009 (Cth).

Applicable Codes and Standards

- 21. The design of the proposed works will comply with all relevant Defence standards, Australian Standards, codes and guidelines including, but not limited to:
 - a. National Construction Code - Building Code of Australia;
 - b. Defence Security Manual;
 - c. Manual of Infrastructure Engineering – Electrical;
 - d. Defence Manual of Fire Protection Engineering; and
 - e. Defence Estate Quality Management System.
- 22. An accredited Building Certifier has been engaged to certify compliance of the design and will be engaged to certify compliance of the building works.
- 23. Construction contractors will be compliant with the Code for the Tendering and Performance of Building Work 2016 and Federal Safety Accreditation scheme.

Consultation with Key Stakeholders

- 24. During the development of the project, consultation has occurred with the relevant Defence stakeholders. In addition, consultation has occurred or will occur, with the following key external stakeholders:
 - a. Australian Capital Territory Department of Territory and Municipal Services;
 - b. Australian Capital Territory Planning and Land Authority;
 - c. Australian Capital Territory Fire Brigade;
 - d. ICON Water;
 - e. ActewAGL;
 - f. Department of Finance; and
 - g. NCA.
- 25. Defence has developed a community consultation and communication strategy that recognises the importance of providing local residents, statutory authorities and other interested stakeholders, including action groups, an opportunity to provide input into, or raise concerns relating to the project.

Purpose of the Works

Project Objectives

26. The purpose of this project is to provide new and upgraded infrastructure to R5 and R6 to provide reliable and efficient services that are fit for purpose, compliant and provide value for money to support the mission critical operational requirements of ASD for the next 20 years.

Site Location and Description

27. R5 and R6 are located on Block 1, Section 88, Russell, ACT, within the secure Russell Offices Precinct at the northern end of Kings Avenue. A location plan is provided as Attachment 1. The site plan is provided at Attachment 2.

Detailed Description of the Proposed Works

28. The proposed scope of works are mission critical and focuses primarily on electrical and mechanical engineering as the key building services risks and also the main building access and security management requirements to ensure appropriate management of staff, visitors and security. The project elements are described below and the Attachments 3-5 provided shows indicative plans for external works, foyer and diesel generator house.

Project Element 1 - R5 - Emergency power upgrade

29. The existing R5 diesel emergency power system is undersized and is beyond its effective service life. The proposed works will improve reliability and increase generating system capacity to cater for the required critical building load in the event of outage of the mains power supply. The proposed works include:
 - a. Construction of a new diesel generator house to accommodate three diesel generators and two above ground fuel tanks;
 - b. Reconfiguration of the site High Voltage electrical equipment to support the connection of the new emergency power system at 11 kilo volts, requiring the transfer of existing municipal power authority equipment to Defence ownership and control;
 - c. Emergency power distribution configuration adjustments to support supply via the

existing High Voltage ring main; and.

- d. An upgrade of the existing sub-stations.

Project Element 2 - R5 and R6 – Electrical Distribution Infrastructure Works

30. Elements of the existing electrical infrastructure have reached or exceeded its effective service life and can no longer be relied on to function correctly. There is an increasing risk of a failure within the electrical system resulting in widespread damage to electrical systems and/or connecting Information Communication Technology (ICT) equipment and major disruption to business continuity. The proposed works include:
- a. Replacement of the Main Switchboard Switchgear;
 - b. Removal of redundant Power Factor Correction equipment and cabinets;
 - c. Refurbishment of local switchboards and distribution boards; and
 - d. Upgrade of the Uninterruptible Power Supply (UPS) system to ensure appropriate configuration and protection to critical infrastructure.

Project Element 3 - R5 – Foyer Extension and Modifications

31. The R5 Foyer is the single point of entry for R5, R6 and R6 Annex buildings. The current configuration is dysfunctional, congested, inefficient and compromises security control operations. The foyer does not comply with requirements of the Disability Discrimination Act and also requires updates to security system and access control. The proposed works include:
- a. Extension of foyer to the perimeter of the building to significantly improve the functionality and security control for access to the buildings; and
 - b. External works to relocate bicycle parking and to provide disabled access compliant ramp.

Project Element 4 - Security Systems Upgrades and augmentation

32. CCTV and Main Foyer entry barriers for access control are outdated and unserviceable. The entry exit barriers have exceeded their effective service life and the layout is dysfunctional. The CCTV systems are not able to provide an acceptable quality of picture resolution to support ASD monitoring and incident investigation and response. The proposed works include:

- a. The foyer works will incorporate updates to the CCTV system and replacement of outdated and unserviceable access control entry and exit barriers and also increase the quantity of access gates to improve building access; and
- b. CCTV cameras within the building will be rationalised and replaced to ensure these provide for appropriate incident monitoring, investigation and response.

Project Element 5 - Mechanical Systems Upgrades

33. There are deficiencies and capacity issues associated with the cooling, heating and air distribution infrastructure within the R5 and R6 buildings. The proposed works include:
- a. Replacement of a chiller in R6 for chilled water supply system;
 - b. Replacement of selected outdated mechanical system pumps in R5 and R6 plant rooms;
 - c. Replacement of selected cooling equipment servicing critical communications, server and main infrastructure plant rooms;
 - d. Replacement of the boiler in R6 for heating hot water supply system; and
 - e. Building Management System software upgrades.

Project Element 6 - Fire Services Upgrades

34. The existing fire monitoring and alarm systems are at the end of their effective service life and are not compliant with current Australian Standards. In addition, there are critical spaces within the buildings that are not currently monitored with early warning protection systems in accordance with Defence fire engineering policy requirements. The proposed works include:
- a. Replacement of Fire Indicator Panels; and
 - b. Installation of additional fire detection devices to critical spaces.

Project Element 7 - On-site Water Storage

35. Water storage is required to provide redundancy for cooling systems. The proposed works include:
- a. Installation of a 200 kilo litre water storage tank to provide back up water in the event of interruption to the municipal supply.

Public Transport, Local Road and Traffic Concerns

36. There will be minimal disruption to local community activities during and after construction. Construction traffic will have minimal impact on local traffic networks with project activities to be coordinated with the relevant authorities. Construction traffic will be via major roads and through the Russell precinct, with no discernible impact on adjacent residential areas. Contractual arrangements will mitigate the effects on the local road network through the development of Traffic Management Plan for the site.
37. There is no plan to increase Defence staffing in these facilities as a result of the proposed works.

Zoning and Local Approvals

38. The Russell Precinct falls within the north eastern apex of the Parliamentary Triangle and as such is subject to compliance against the National Capital Plan. The intended function and use of all project elements are consistent with this Plan. There is no specific Defence Zone or Master Plan for the Russell Complex.
39. Within the Emergency Power Upgrade scope element of the Proposal there is a requirement to reconfigure the site high voltage electrical equipment to support the connection of the new emergency power system at 11 kilovolts within a new dedicated diesel generator building and meet reliability requirements of the ASD operations. To support these works there has been close liaison with ActewAGL (municipal power authority) to negotiate the transfer of ownership of the existing high voltage substations within the north compound that currently serve the R5 and R6 buildings. The new/upgraded substations would be owned and operated by Defence under a high voltage licensing arrangement with ActewAGL and will be subject to a revised network tariff.

Childcare Provisions

40. No childcare provisions are being provided under this project. There is an existing childcare facility within the Russell offices site, which is not proposed to be augmented or enhanced as part of this proposal. It is noted that, given the infrastructure nature of the works proposed, there is not expected to be a net increase to staff at the site as a result of the works and therefore no direct impact on the existing childcare facilities.

Impact on the Local Community

41. The proposal will have a positive economic impact on the local Canberra community. The project will generate increased employment opportunities for local businesses during the construction phase in the design, construction and building materials markets. Other businesses within the Canberra region including hospitality and other services industries will also benefit from the construction works.

Planning and Design Concepts

42. Planning and design objectives have been developed to support the functional requirements of the R5 and R6 Infrastructure Upgrade Project. The design objectives are applied to each element of the services design. These criteria and objectives include the following:
- a. **Standardisation, Supportability and Maintainability of Equipment** - Where practical, equipment is to be readily and adequately supported in Australia and preferably in the local region of the site where possible. Adequate spares for important equipment is to be available in Australia and all equipment is to be fully supported by the equipment manufacturer and suppliers. The design considers appropriate and easy access for the purpose of operations, maintenance, repair and replacement of major components.
 - b. **Reuse of Existing Services** - Where practical, the existing services shall be utilised to support the new infrastructure works and achieve the performance objectives.
 - c. **Removal and Decommissioning of Disused Services** - Where the project scope includes the decommissioning and removal of services identified as redundant or inadequate, the design incorporates appropriate investigations, make-good and make-safe provisions and procedures.
 - d. **Future Growth and Spare Capacity** - The design will consider possible future capacity requirements. However, the equipment selection will not be oversized in anticipation of a future requirement.
 - e. **Compliance** - The design of the works complies with the Defence Standards, Australian Codes and Standards and Work Health and Safety requirements.
 - f. **Risk Management** - The project has adopted risk management practices and processes as outlined in Australian Standards AS31000:2009 by applying processes to identify, analyse, evaluate mitigate and monitor risks.

Materials

43. Key considerations in the approach to the design of the building works include:
- a. maintaining the architectural integrity of the R5 and R6 buildings with the foyer works, diesel generator house and bicycle shelter;
 - b. complying with the requirements of the NCA in planning, siting and design; and
 - c. considering whole of life assessment, ecologically sustainable development opportunities and implications.
44. For the diesel generator building, the walls will primarily be masonry, with powder coated metal louvers for ventilation, and the steel roof.

Structural Design

45. The key structural elements relate to the new diesel house and associated fuel tanks. Key considerations taken into account in carrying out the structural design to the existing building elements are:
- a. Any new plant specified is capable of being supported by the existing structure without the requirement for upgrades in building fabric to strengthen the structure.
 - b. The extended foyer curtain wall is supported adequately by the existing structural elements.
 - c. The foyer area has finishes that are equal to or less than the weight of existing finishes so the no additional load is exerted on the suspended slab.

Hydraulic Services

46. Key considerations taken into account in carrying out the hydraulic design are:
- a. The hydraulics reticulation has been designed in an organised and systematic manner and be accessible for as much of their run as possible within the constraints of the existing building.
 - b. New works are provided with junctions, nodes and valves as necessary to allow flexibility and versatility and to allow isolated shutdowns as required for maintenance and extensions.

Electrical Services

47. Key design objectives taken into account in carrying out the electrical design are:
- a. The design has been sized with adequate capacity for future expansion.
 - b. The electrical reticulation has been designed in an organised and systematic manner to be accessible for as much of their run as possible within the constraints of the existing building.
 - c. The design provides the necessary flexibility and versatility to allow isolation, shutdown and removal of equipment and systems as required for maintenance and extension.
 - d. The design is compatible with existing services and systems on the Defence establishment and in the facility.
 - e. The design is compatible with the Network Provider distribution network.
 - f. The design complies with the requirements of the Defence Manual of Infrastructure Engineering Electrical.

Mechanical Services

48. Key considerations taken into account in carrying out the mechanical design are:
- a. The mechanical reticulation has been designed in an organised and systematic manner and be accessible for as much of their run as possible within the constraints of the existing building.
 - b. New works have been provided with junctions, nodes and valves as necessary to allow flexibility and versatility and to allow isolated shutdowns as required for maintenance and extensions.
 - c. The Heating Ventilation Air Conditioning (HVAC) systems design ensures that the risk of Legionella and other microbial risks are managed in accordance with all applicable legislative and Defence requirements.

ICT Technology

49. Whilst the provision of ICT infrastructure is not within the scope of the project, cable infrastructure for other disciplines will be required. The cable infrastructure design and installation for such disciplines is to conform to the relevant Defence ICT standards for backbone cable architecture.
50. Disciplines which fall into this category include Mechanical, Electrical, Fire Detection, and Security, where signals and/or data are conveyed over the Defence Engineering Services Network.
51. Where existing network infrastructure is to be disturbed and/or re-routed, the resultant installation will comply with the applicable codes and standards.

Fire Protection

52. Key consideration taken into account in carrying out the fire protection design is compliance with the National Construction Code – Building Code of Australia (NCC-BCA) and the Defence Manual of Fire Protection Engineering requirements.

Acoustics

53. The principal standard governing acoustic treatment for this project is the Australian Standard AS 2107-2000 Acoustics - Recommended design sound levels and reverberation times for building interiors. The new diesel house and generators have been designed to be in accordance with the acoustic requirements in AS/NZS 1668.1:1998. Vibration isolation of new mechanical plant and equipment has been designed to limit vibration levels in the building to comply with the recommended vibration levels as set out in AS 2670.2-1990 and AS 2763-1988, Defence Workplace Health and Safety Manual and on the Defence Estate Quality Management System. The reverberation times of occupied spaces has been designed to achieve those recommended in AS/NZS 2107:2000. Any noise generated by the operation of the upgraded facilities will be within the limits identified by the relevant Australian Standards.

Security

54. The security design has been based on the Defence's security risk assessment of the operational functions and satisfies the requirements of the Australian Government

Protective Security Policy Framework, the Australian Security Intelligence Authority physical security and audio security technical needs, and the Australian Government Information Security Manual.

Environmental Sustainability of the Project

55. The Commonwealth is committed to Ecologically Sustainable Development (ESD) and the reduction in greenhouse gas emissions. Defence reports annually to Parliament on the energy efficiency targets, established by Government, as part of its commitment to improve ESD. Defence also implements policies and strategies in energy, water and waste to improve natural resource efficiency and to support its commitment to the reduction of energy consumption, potable water consumption and waste diversion to landfill. The ESD targets and requirements shall comply with the Defence Building Performance Manual and Defence Smart Infrastructure Manual.
56. Because of the constraints imposed by the existing building infrastructure, there are limited opportunities to take full advantage of the Ecologically Sustainable Design measures that would be available for a new building project. For example, the cost to install metering to the level required by the Defence Building Energy Performance Manual would be a very disruptive and costly exercise and is not able to be justified in terms of value for money.
57. As this project is not considered to be a substantial building works upgrade, the focus is to upgrade existing engineering services, the areas which present viable opportunities are as follows:
 - a. Hazardous waste management;
 - b. Construction waste re-use;
 - c. Low volatile organic compound paints;
 - d. Insulation with zero ozone depleting potential;
 - e. Flame retardant material selections;
 - f. Water and electricity sub-meters installation where feasible and cost effective;
 - g. Operational waste management for fuels, oils and associated with works to the diesel generator house including pollution avoidance measures;
 - h. Foyer facade orientation, materials selections, lighting design and water efficient landscaping; and
 - i. Lighting efficiency in areas where the lighting control systems are to be upgraded.

Civil and Landscaping

58. The key considerations in undertaking the civil and landscaping design are:
- a. stormwater runoffs have been maintained as per the existing site layout;
 - b. cohesive and integrated landscape design incorporating the existing and future architecture and infrastructure;
 - c. security requirements;
 - d. use of shade and local plant species that require no irrigation after establishment; and
 - e. compliance with the requirements of the NCA.

Energy Targets

59. The design and the proposed construction, operation and maintenance of the facilities will enable energy and water to be used as efficiently as possible and comply with the following statutory requirements:
- a. Parts J1 – J8 of Section J of the National Construction Code – Building Code of Australia 2016; and
 - b. the Energy Efficiency in Government Operations policy and new Government Energy Productivity policy.

Work Health and Safety

60. The project will comply with the *Work Health and Safety (WHS) Act 2011 (Cth)*, Work Health and Safety (Commonwealth Employment – National Standards) Regulations, and relevant Defence policies.
61. In accordance with Section 35 (4) of the *Building and Construction Industry Improvement Act 2005 (Cth)*, project contractors will also be required to hold full work health and safety accreditation from the Office of the Federal Safety Commissioner under the Australian Government Building and Construction Work Health and Safety Accreditation Scheme.
62. Safety aspects of this project have been addressed during the design development process and have been documented in a Safety in Design Report. A Work Health Safety Plan will

be required to be developed for the construction phase prior to the commencement of any construction activities.

Provision for People with Disabilities

63. Access for people with disabilities will be provided in accordance with the Building Code of Australia, Australian Standard AS1428¹, and the *Disability Discrimination Act 1992*.

Cost Effectiveness and Public Value

Outline of Project Costs

64. This project has an approved budget of \$75.4 million, excluding Goods and Services Tax. The cost estimate includes the construction costs, management and design fees, furniture, information communications technology, fitting and equipment, contingencies, escalation and professional fees.
65. The Net Personnel and Operating Costs as a result of the proposed works will increase due to the ongoing operation and support services required by the new facilities.

Details of the Project Delivery System

66. Subject to Parliamentary approval, a Managing Contractor form of contract is planned to deliver the works. A Project Manager and Contract Administrator will therefore be appointed to manage the delivery phase of the works while a Managing Contractor will be appointed to complete design development, procure trade contractors, and construct the works.
67. The Managing Contractor form of delivery provides the Commonwealth with buildability input into the design while promoting opportunities for small to medium enterprises by sub-contracting design and construction trade packages.

Construction Program

68. Subject to the Parliamentary approval of the project, construction is expected to commence in mid 2017, with completion planned by mid 2020.
69. An essential requirement during the construction phase is to minimise outages to the

¹ AS 1428 – 2010: Design for access and mobility

ASD operational activities, requiring careful planning and extensive liaison throughout the works program.

Public Value

70. The ASD is a critical element of the Australian Government's security and the facilities at R5 and R6 are an essential for ASD to be able to deliver their services to Government. The proposed project will address existing engineering services risks R5 and R6, ensuring effective and reliable services to support Australia's security operations. This will contribute to Defence capability and effectiveness, which has an inherent public value.
71. The project will employ a diverse range of skilled consultants, contractors and construction workers during the construction phase to deliver, and manage the delivery of, the works.

Revenue

72. There will be no revenue derived from the project.

RUSSELL OFFICES BUILDINGS 5 AND 6 INFRASTRUCTURE UPGRADE



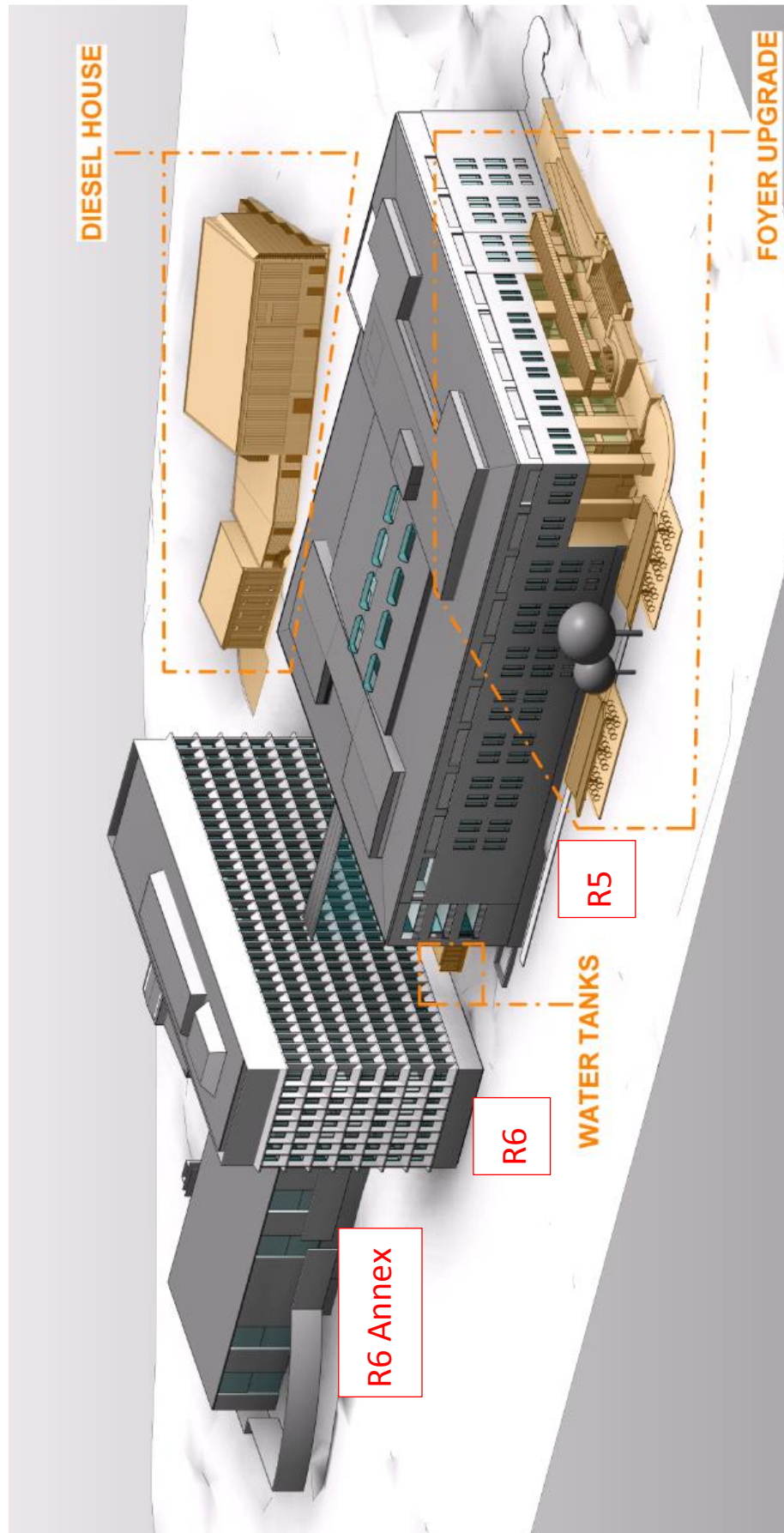
ATTACHMENT 1 – LOCALITY PLAN

RUSSELL OFFICES BUILDINGS 5 AND 6 INFRASTRUCTURE UPGRADE



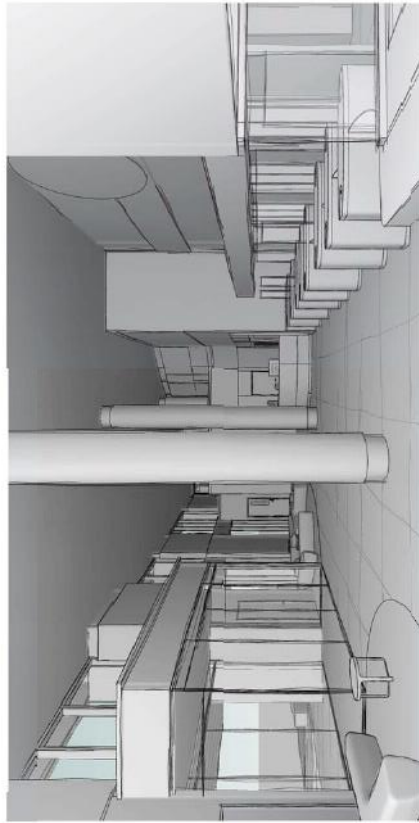
Russell North Compound

RUSSELL OFFICES BUILDINGS 5 AND 6 INFRASTRUCTURE UPGRADE PROJECT



ATTACHMENT 3 - EXTERNAL WORKS

RUSSELL OFFICES BUILDINGS 5 AND 6 INFRASTRUCTURE UPGRADE PROJECT



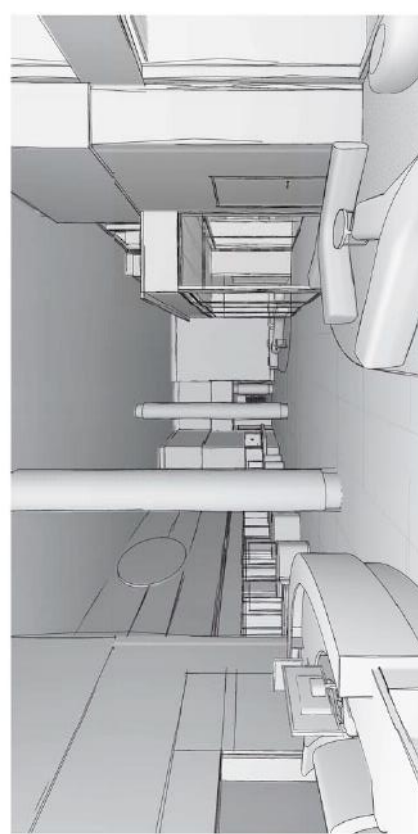
2 Foyer - Perspective View 02



4 Foyer - View from Security Office



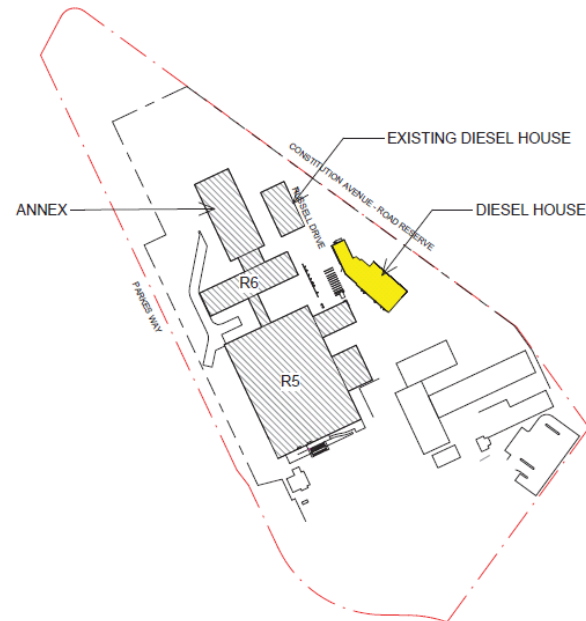
1 Foyer - Perspective View 01



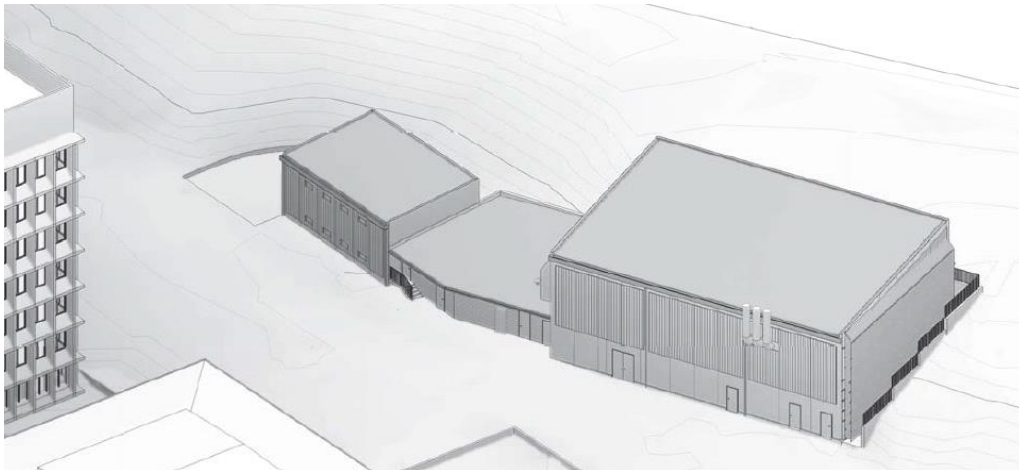
3 Foyer - Perspective View 03

ATTACHMENT 4 – FOYER WORKS

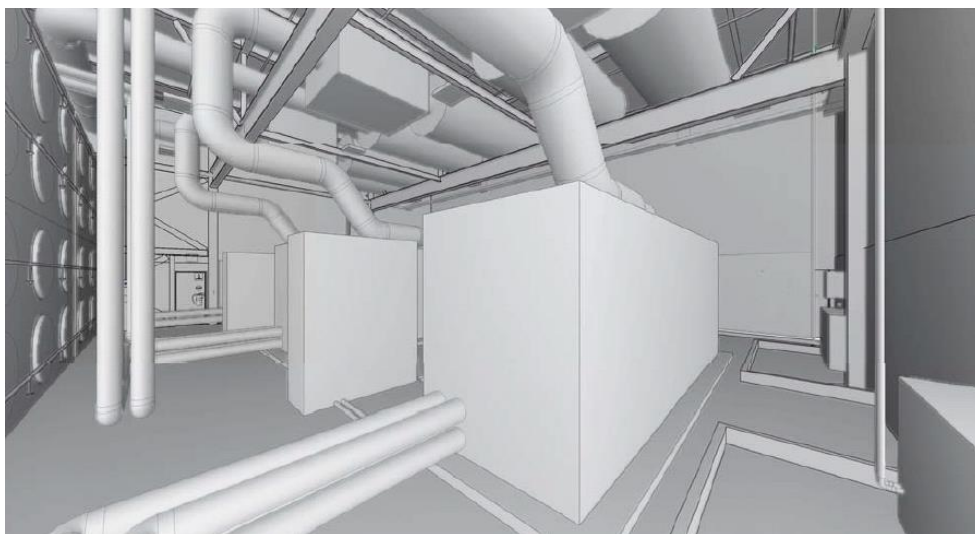
RUSSELL OFFICES BUILDINGS 5 AND 6 INFRASTRUCTURE UPGRADE PROJECT



Plan indicating Existing and New Diesel House



New Diesel House – exterior perspective



New Diesel House – interior perspective

ATTACHMENT 5 – DIESEL HOUSE