



Australian Government
Department of Finance



Proposed fitout of new Commonwealth Parliament Offices at One Festival Tower, Adelaide

Department of Finance

1.0 Public Submission to Public Works Committee



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The Department of Finance acknowledges the Traditional Owners and Custodians throughout Australia and their continuing connection to land, water and community.

Submission 1 - Statement of Evidence

This is Submission 1 – *Statement of Evidence* as required by the *PWC Procedure Manual Version 9.6 December 2022*. Submission 1.1 will accompany this document and provide the Confidential Cost Estimates.

1. Executive Summary

1.1 Introduction

- 1.1.1 This submission is referred to the Committee regarding the proposed fitout of 3,960m² net lettable area (NLA) of office space for the new Adelaide Commonwealth Parliament Offices (CPO), at One Festival Tower, Adelaide (the Adelaide site). The CPOs are managed by the Ministerial and Parliamentary Services (MaPS) Division within Department of Finance (Finance).
- 1.1.2 Finance is responsible for the provision of office accommodation and facilities for Commonwealth parliamentarians in each capital city, as determined by the Special Minister of State (SMOS) under the *Parliamentary Business Resources (Commonwealth Parliament Offices) Determination (No. 1) 2019* (the Determination). The Determination requires the CPOs to provide: suites for resident Senators, Ministers and Office Holders; suites for use on short term basis by visiting Senators and Members; conference rooms; facilities such as secure telepresence rooms; and a secure Cabinet meeting room to support functions of Government.
- 1.1.3 The proposed fitout works follow Finance's execution of a ten-year initial lease, (with two, five-year options) at the Adelaide site, which was determined by the Special Minister of State (SMOS) on 13 March 2024.
- 1.1.4 The current fitout of the Adelaide CPO is aged, no longer fit for purpose, and the business requirements of the CPO require additional facilities that are not available within the existing tenancy. The new Adelaide site will provide the CPO with compliant, modern, and secure facilities that support and facilitate government business efficiently and effectively.
- 1.1.5 The new fitout will provide an increase of NLA from 1,993m² to 3,960m² to allow for increased staff, offices and secure facilities, to meet current and anticipated future facility requirements of the CPO.
- 1.1.6 The proposed works are due for commencement in January 2025 and relocation in August 2025.

1.2 Scope

- 1.2.1 The scope of the proposed Adelaide site fitout works includes two floors of office accommodation encompassing multiple security zones, open workstation areas and dedicated working accommodation for Commonwealth parliamentarians and will accommodate the CPO Facilities and Administrative Support staff who operate and manage the site.
- 1.2.2 The fitout will be undertaken in accordance with all relevant building legislation and regulation and will meet the functional requirements and specifications of a modern CPO, which have been developed in consultation with industry experts, and key stakeholders and users.

1.3 Key issues

- 1.3.1 Finance is required to provide office accommodation and facilities for Commonwealth parliamentarians in each capital city. The Adelaide site will provide continuity for this requirement and, in addition, provide the office accommodation for the CPO Facilities and Administrative Support staff.
- 1.3.2 The proposed fitout has a target density of 11.42m² of Usable Office Area to align with the Government's occupational density target of 14m² or below, as set out in the *Commonwealth Property Management Framework (Resource Management Guide 500)*. Calculations from the Concept Design plan are based on full occupancy excluding non-office areas, as outlined in the Australian Government Property Register Data Collection manual.
- 1.3.3 A formal stakeholder engagement and communication plan has been developed for formal and informal communication with key stakeholders and users.
- 1.3.4 The proposed fitout will be designed to industry standards, and to achieve the Energy Efficiency in Government Operations (EEGO) targets as per the Government's commitment to net zero emissions for the Australian Public Service.
- 1.3.5 In accordance with the Commonwealth's Protective Security Policy Framework (PSPF), the sensitivity and security classification of the conversations, documents, and data accessed and stored in these rooms, and the enhanced public profile of the parliamentarians themselves, requires enhanced physical security outcomes in building construction, perimeter hardware, security alarm systems, CCTV systems and access controls.
- 1.3.6 The proposed fitout will be delivered to meet both current and the future anticipated facility requirements of the CPO, over the 10-year initial lease term. Finance also expects that two, five-year lease options will be exercised due to the significant investment in the fitout, with an overall expected life span of between 20 and 30 years.
- 1.3.7 The proposed fitout will deliver an improved workspace that is designed to be flexible, secure, and provide an appropriately fit-for-purpose and optimal experience for parliamentarians and their staff.
- 1.3.8 No significant heritage, environmental or local impacts are anticipated to result from the proposed fitout works.

1.4 Costs

- 1.4.1 The proposed fitout will achieve Value for Money for the procurement of specialist services and trade packages, by:
- a. applying market expertise and commercial advice from the Project Manager and Quantity Surveyor;
 - b. benchmarking the costs of goods and services via the Quantity Surveyor at relevant milestones;

- c. utilising standing offer panels and existing arrangements to leverage Commonwealth buying power and ensure competitive tension when procuring goods and services for the project;
 - d. maintaining budgets and an approved cost plan; and,
 - e. meeting the functional fitout requirements, including a focus on flexibility to allow any future changes to business needs to be accommodated at minimal cost given the expected longevity of CPOs.
- 1.4.2 The proposed fitout is designed to provide:
- a. an improved workspace designed to be flexible, secure, and provide both an appropriately fit-for-purpose and optimal experience for parliamentarians and staff;
 - b. upgraded tenancy services that improve energy efficiency (proportional to the fitout size and complexity);
 - c. fit for purpose accommodation solutions with specific conferencing, office, and security requirements responsive to the changing requirements of a CPO; and
 - d. replacement of an aging, disjointed and no longer fit for purpose fitout, for a more modern, contemporary, and sustainable fitout in the new Adelaide site.
- 1.4.3 Works will be funded from the Special Appropriation to the *Parliamentary Business Resources Act 2017* administered funds (subject to SMOS determination), using a total budget forecast of \$37.45m excluding GST. The estimated cost includes a contingency to mitigate current and anticipated market pressures.

2. Purpose of works

- 2.1.1 The CPO are in each State or Territory (excluding Australian Capital Territory) and are designed to provide a range of services, support and advice for parliamentarians and their staff. CPO provide permanent and temporary accommodation for ministers and other Australian High Office Holders, as well as virtual and in-person meeting facilities.
- 2.1.2 Finance is responsible for providing office accommodation and facilities for Commonwealth parliamentarians in each capital city, as required by the Determination.
- 2.1.3 The Project seeks to deliver fit for purpose, safe and secure accommodation for ministers, parliamentarians and their staff and will accommodate the CPO Facilities and Administrative Support staff who operate and manage the site.
- 2.1.4 To achieve this, Finance proposes to deliver a fit for purpose workspace at the new Adelaide site that will:
- a. maximise the use of space to provide a value for money outcome for Finance and the Commonwealth;
 - b. provide Property Council of Australia (PCA) Grade A office accommodation that supports organisational agility and flexibility to meet the current and future needs of Commonwealth parliamentarians;

- c. provide a layered security approach in alignment with the Commonwealth's PSPF; and,
- d. provide a workplace with the right tools and technology for parliamentarians and staff to do their jobs effectively and securely.

3. Need for works

- 3.1.1 The current Adelaide CPO is located at 100 King William Street, Adelaide and was established on 1 November 2004, with a minor refurbishment completed out in 2012. It consists of levels 12 and 13 totalling 1,993m² of NLA. The fitout of the Adelaide CPO is aged and no longer fit for purpose, and the business requirements of the CPO require greater functionality and space than is currently available within the tenancy.
- 3.1.2 The current lease expires in October 2024, with one five-year option to extend. The upcoming extension option was considered, weighing up the current fixed lease terms, the competitive commercial property market in Adelaide Central Business District (CBD) and the ongoing viability of the existing site.
- 3.1.3 The existing fitout at the Adelaide CPO is at the end of its usable life and is not consistent with a modern workplace for technology, amenity, collaboration, serviceability or flexibility. The existing facilities within the CPO no longer meet current and future requirements. The existing space is not sufficient to meet functional requirements and therefore does not allow for a cost-effective refurbishment. Construction of new secure space will ensure the CPO is able to provide safe and secure facilities consistent with other states, including a dedicated government floor, with appropriately secure Cabinet and communication facilities.
- 3.1.4 Finance undertook a two-stage open approach to market for fit for purpose leased office accommodation for the proposed relocation of the Adelaide CPO. The approach to market resulted in Finance executing a 10-year lease (with two five-year options) at the Adelaide site.
- 3.1.5 Finance is seeking a short-term extension of the current lease to cover the interim period until fitout works at new Adelaide site are complete.
- 3.1.6 Through a competitive procurement process, in-line with the Commonwealth Procurement Rules, Finance has engaged RPS Group to provide Project Management services, and AMC Architecture to provide design services. These entities are working with Finance to develop the design of the fitout, which will ensure it provides a fit for purpose design that meets Commonwealth property requirements and supports the functional requirements of a CPO now and into the future.

4. Options considered

- 4.1.1 Prior to exercising an option to extend the term of the lease for a further five years at the current CPO premises, Finance explored additional options to provide the CPO functionality, which also helped ensure a value for money outcome. The activity included consideration of renegotiating the current lease and the potential to secure

new premises. Following commercial market advice from Ventia Property Pty Ltd (Finance's contracted Property Service Provider), remaining in-situ was not recommended primarily due to the inability to increase the lease area and limited options to amend financial factors of the current lease. The advantages to securing a new lease included improvement on lease terms, increased lease area to meet CPO requirements, and improved base building facilities. The end of the current lease exclusive of the extension period, provided an opportunity for a smooth transition between occupancies.

- 4.1.2 Finance subsequently commenced a two-stage open approach to market for leased office accommodation in Adelaide, to source new premises for the CPO.
- 4.1.3 The procurement process resulted in the selection of a leased area at One Festival Tower, Adelaide. On the 13 March 2024, following determination by the SMOS under the *Parliamentary Business Resource Act 2017* is appropriate, the lease was executed.
- 4.1.4 The selected property was chosen for the following key points:
 - a. it is a premium Property Council of Australia graded office tower, with significant environmental credentials;
 - b. it provides superior base build amenities in a newly constructed building with large, open floors that provides superior design flexibility;
 - c. it has appropriate base building security features such as CCTV, electronic access controls, which meets Finance's security requirements, thereby reducing cost and risk to the tenancy;
 - d. it provides appropriate Commonwealth vehicle (COMCAR) kerbside drop off facilities, VIP curb side drop off zone and secure underground car parking with discreet access to the lifts; and
 - e. it provides a degree of future proofing, noting the CPO has a potential life span of 30 years, enabling Finance to adapt to the changing needs over the life of the lease.

5. Scope of works

5.1 Proposed scope

- 5.1.1 The proposed fitout of the Adelaide site will be designed to accommodate the future CPO requirements to meet the requirements of the Commonwealth parliamentarians and support federal government function including provision of:
 - a. A-Grade office accommodation that offers fit for purpose office accommodation for Adelaide CPO;
 - b. a purpose-built facility providing offices, meeting spaces, media facilities and conferencing facilities for the permanent and visiting ministers including the Prime Minister;
 - c. a layered security approach with security zones for multiple purposes including acoustic requirements;

- d. enhanced IT infrastructure and technology that future proofs the needs of the site and supports flexibility for varying ways of working;
 - e. meeting rooms located away from the perimeter for security and efficiency;
 - f. similar sized suites along the perimeter to provide equitable access to natural light and views; and
 - g. staff amenity including breakout areas, beverage points, first aid facilities, and multi-purpose private rooms.
- 5.1.2 The scope of the proposed fitout works allows for the construction of multiple purpose-built workspaces required to support critical functions, including multiple office suites supported by enhanced audio-visual technology and various secure rooms to facilitate government business. The security classification of the conversations, documents, and data accessed and stored in these rooms, requires enhanced building construction, perimeter hardware, security alarm systems, CCTV systems and access control in accordance with the PSPF.
- 5.1.3 The list below provides an overview of indicative facilities based on the concept design:
- a. fifteen Suites for ministers and parliamentarians including offices and workstations for ministerial staff;
 - b. Prime Minister office (and support) area;
 - c. sufficient meeting, training, media, telepresence and conference areas;
 - d. Finance office for CPO Facilities and Administrative Support Staff;
 - e. secure reception and lobby areas;
 - f. communications rooms, storage and shower amenities;
 - g. kitchen, tea points; and
 - h. parents / first aid and reflection spaces.
- 5.1.4 Final facilities may be adjusted subject to the detailed design process and stakeholder consultation.

6. Site selection

- 6.1.1 The site is located within Adelaide city adjacent to the Adelaide Railway Station. Tram and bus stops are within the immediate vicinity of the site which support routes throughout Adelaide city and surrounding suburbs.
- 6.1.2 The building is located near pedestrian and cycle pathways connecting to River Torrens and surrounds, supporting staff who access alternate modes of transport and outdoor recreational activities.
- 6.1.3 The building is an PCA A Grade building design. Key features of the building are:
- a. large efficient floor plates with a space efficient side cone configuration and floorplate which provide panoramic views of the Adelaide skyline;

- b. end of trip facilities including change rooms, bicycle spaces and repair stations, lockers, and showers;
- c. design principals to ensure access to 360-degree panoramic views and natural light;
- d. onsite car parking facilities including 24 allocated parking spaces. Approximately 1500 parking bays will be available on a 'user pays' basis via a third-party provider;
- e. located in the Festival Plaza precinct which is being transformed as part of the Adelaide Festival Plaza Project into world-class destination at the heart of the Adelaide Riverbank; and
- f. approximately 300 metres from the Adelaide CBD which contains retail outlets, cafés, takeaway, and formal dining options as well as other facilities such as fitness, health, childcare, supermarket, and post office.

7. Planning and design concept

- 7.1.1 CPO accommodation solutions have evolved over recent years to be flexible, adaptable, and responsive to a dynamic and changing environment. In-line with the specific requirements of a CPO, this design will provide a fit-for-purpose, contemporary and flexible workspace.
- 7.1.2 The overall objective for the CPO is to provide Commonwealth parliamentarians with working office accommodation and conferencing facilities to allow connectivity to government systems. The Adelaide CPO is being designed to the latest security and acoustic requirements to minimise the need for costly upgrades in the future.
- 7.1.3 Key stakeholders and users have been engaged throughout the fitout design process. The proposed concept design reflects feedback received through design workshops held with nominated business line representatives.
- 7.1.4 The proposed concept design has also been informed by staff feedback and learnings from the delivery of other accommodation projects. Some key learnings include: design for security flexibility; incorporation of specific security zoning and acoustic requirements; and, modern and tempered design to reflect the overall CPO functionality.
- 7.1.5 The proposed concept design also aligns with the learnings from existing CPO fitouts in other states and territories. These have been developed and maintained in consultation with relevant experts to ensure all relevant government and legislative requirements are met. Finance fitout and base building guidelines will specifically address the following criteria for fitout, mechanical, hydraulic, electrical services, acoustics, security, and fire protection:
 - a. proven reliability and performance durability;
 - b. proven design types and techniques;
 - c. ease of maintenance and replacement;
 - d. energy efficiency;
 - e. effective utilisation of natural light and space;

- f. environmental responsibility;
- g. minimum noise and vibration characteristics; and
- h. cost effectiveness.

7.2 Environmental sustainability

- 7.2.1 The proposed fitout will maximise the use of environmentally sustainable and recyclable materials wherever possible, including low embodied energy and embodied water, high recycled content for materials, and low toxic emissions. In addition, the fitout itself has the ability to be recycled and be certified by an independent third party such as the Australian Environmental Labelling Association.
- 7.2.2 The building developer's base building work and proposed fitout of the Adelaide site will meet the EEGO Policy. The EEGO requires National Australian Built Environment Rating System (NABERS) rating of at least 4.5 Stars, and the Adelaide site will be designed to achieve a minimum 5.5 Star NABERS Tenancy Energy rating.
- 7.2.3 The building developer has incorporated several environmental initiatives into the base building design, to reduce consumption, costs, and environmental impact:
 - a. targeting a 6.0 Star Green Star rating;
 - b. targeting a 5.5 Star NABERS Tenancy Energy rating;
 - c. targeting a 4 Star NABERS Water rating;
 - d. targeting an International Well Building Institute WELL Gold Core rating;
 - e. supply of an 50% additional outdoor air per occupant;
 - f. on-site generation maximising solar energy;
 - g. all electric building enabled for net-zero emissions;
 - h. transit-oriented development that encourages low carbon forms of travel:
 - i. a direct link to Adelaide public transport including trains, trams and buses;
 - ii. end of trip facilities including bicycle racks and repair station, and showers and lockers to enable workers to walk, run or cycle to work;
 - i. Building Management Control System to schedule and optimise plant efficiency; and
 - j. energy and water performance metering including provided in line with Building Code of Australia, NABERS and Green Star requirements.
- 7.2.4 The building developer has incorporated several environmental initiatives into the base building design, to reduce consumption, costs, and environmental impact:
 - k. targeting a 6.0 Star Green Star rating;
 - l. targeting a 5.5 Star NABERS Tenancy Energy rating;
 - m. targeting a 4 Star NABERS Water rating;
 - n. targeting an International Well Building Institute WELL Gold Core rating;

- o. supply of an 50% additional outdoor air per occupant;
- p. on-site generation maximising solar energy;
- q. all electric building enabled for net-zero emissions;
- r. transit-oriented development that encourages low carbon forms of travel:
 - i. a direct link to Adelaide public transport including trains, trams and buses;
 - ii. end of trip facilities including bicycle racks and repair station, and showers and lockers to enable workers to walk, run or cycle to work;
- s. Building Management Control System to schedule and optimise plant efficiency; and
- t. energy and water performance metering including provided in-line with Building Code of Australia, NABERS and Green Star requirements.

7.2.5 The fitout design will also incorporate the following key design principals:

- a. high efficiency lighting which complies with the code of practice for interior lighting and visual environment;
- b. intention to reuse significant amounts existing services materials provided by the building within the fitout, including lighting and mechanical services; reducing the construction carbon footprint.
- c. additional sub metering of fitout electrical, lighting and mechanical energy consumption, as well as fitout mains water consumption; enabling consumption to be reviewed on a regular basis, benchmarked and possible inefficiencies identified early.
- d. high efficiency lighting, complying with the code of practice for interior lighting and visual environment;
- e. all fixtures shall incorporate water conservation and limit flow rates; and
- f. dedicated waste management with separate waste collection facilities for comingled recycling, organic and general waste streams.

7.3 Site planning

7.3.1 The proposed CPO will be located on levels 26 and 27 of a 29-story premium grade office tower in the One Festival Tower building, located on the north edge of Adelaide city. The building is part of the Adelaide Festival Plaza Redevelopment project planned for completion in 2026, which provides renewed open space connecting the site to Adelaide CBD and Adelaide Riverbank.

7.3.2 The building is managed by Walker Corporations and located on Station Road directly adjacent the Adelaide Railway Station, the Parliament of South Australia, and Sky City entertainment precinct. Other neighbouring buildings include the Adelaide Festival Centre which incorporates the Festival Theatre, Playhouse, Space and Amphitheatre, Southern Plaza, with other service offerings such as car parking, restaurants, and convention Facilities. The building is approximately 300 metres from the Adelaide CBD.

- 7.3.3 The property was certified for occupancy in 2023. The tower comprises 40,000sqm of premium commercial space accommodating more than 4,000 workers and parking for approximately 1,500 vehicles, which also features several Electric Vehicle (EV) charging points for EV. End of trip facilities are also included in the building's footprint.
- 7.3.4 The building is majority tenanted with notable tenants including Flinders University, Allianz, Mott MacDonald and Deloitte.
- 7.3.5 The building developer has obtained all necessary planning approvals relevant to the Adelaide site.

7.4 Provision for people with disabilities

- 7.4.1 The proposed fitout design and specifications will meet all applicable codes and standards, including access requirements and provision of services. This includes wheelchair access to the building, office areas, door widths and heights, lift arrangements, parking, and staff amenities.
- 7.4.2 The base building and fitout design will comply with legislative requirements as per the:
- a. *Federal Disability Discrimination Act 1992 (DDA)*;
 - b. *Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)*; and
 - c. National Construction Code (NCC).
- 7.4.3 The needs of persons with disabilities continue to be considered in the fitout design, including mobility access, design layout, colour intensity, graphics, and signage as well as location of equipment. Breakout areas on each floor will provide wheelchair access to kitchen facilities.

7.5 Childcare provisions

- 7.5.1 There is no requirement for childcare facilities under the project.
- 7.5.2 While the building will does not provide childcare services, the fitout includes a separate parents' room. Childcare services are also available within the Adelaide CBD.

7.6 Workplace health and safety

- 7.6.1 RPS Group as the Project Manager will ensure that the fitout design complies with the relevant Work Health and Safety (WHS) legislation and codes of practice.
- 7.6.2 Specialists including architects and interior designers, and internal WHS stakeholders, will recommend a selection of internal furniture and fittings suitable for a wide range of staff to use safely.

- 7.6.3 The proposed fitout design incorporates universal design principles wherever possible. This includes a dedicated room for religious activities or reflection, and a separate parents' room.
- 7.6.4 The building has appropriate tenancy use end-of-trip facilities including bike storage and repair station, showers and change facilities, supporting the overall health and wellbeing of tenant's personnel.

7.7 Fire protection

- 7.7.1 The fire protection system that will service the fitout is a part of the base building system and a tailored fire protection design will be developed during the design stage.
- 7.7.2 All partitioning work will be designed to minimise any alterations to fire protection systems, such as detectors, hydrants and hose reels, and automatic sprinklers.
- 7.7.3 Evacuation procedures will be in place and practiced at regular intervals, in conjunction with the building manager and emergency wardens.

7.8 Plans and drawings

- 7.8.1 The proposed fitout concept design for Levels 26 and 27 are attached at Annexure A.
- 7.8.2 The proposed fitout concept design is indicative only. Further development of the design and key stakeholder and user engagement will continue as required.

8. Other issues

8.1 Key legislation

- 8.1.1 The Determination requires CPOs to provide functionality and amenity to Commonwealth parliamentarians.
- 8.1.2 All project procurement will adhere to the requirements of the Commonwealth Procurement Rules.
- 8.1.3 All Local, State and Federal legislation governing, or related to, the project will be complied with.
- 8.1.4 Throughout the project delivery, Finance will comply with all relevant building codes, standards, and regulations.

8.2 Heritage and geographical considerations

- 8.2.1 The Festival Tower is located in the Riverbank and Festival Plaza precinct, and as the only prime commercial office space at this location the building is a core part of the revitalisation of the Adelaide CBD. The Riverbank and Festival Plaza precinct links the CBD with the Adelaide Oval and the River Torrens.

8.2.2 The building is located nearby several National Heritage listed places including Old Parliament House and Parliament House, and State Heritage Listed Adelaide Railway Station. The building has been designed to be sympathetic to the heritage character of these sites.

8.3 Environmental impact assessments

8.3.1 There are no Environment Impact Assessments required for this site.

8.4 Local impact

8.4.1 A Local Impact Assessment was not required for the leasing procurement process in-line with *Resource Management Guide 500*.

8.4.2 Finance does not foresee any negative impacts on the local community as a result of the proposed fitout of the Adelaide site, including local business, traffic flow, transport, and community resources.

8.5 Indigenous Engagement

8.5.1 Finance will undertake meaningful Indigenous engagement, which may include input on design elements that reference local Indigenous culture including artwork.

8.5.2 Where possible, Finance will utilise Indigenous businesses and suppliers throughout project delivery, in-line with the Commonwealth Procurement Rules and the Indigenous Procurement Policy.

9. Consultation

9.1 Stakeholder engagement

9.1.1 The proposed fitout design is being developed to meet the requirements of business lines and staff occupying or visiting the Adelaide building. Finance has an established stakeholder engagement process and design timeline. All key stakeholder groups are identified early in the project and engagement is tailored to the needs of each group.

9.1.2 Finance has undertaken interactive design workshops with key business line representatives to ensure business requirements have been accurately captured in the design.

9.1.3 The following stakeholders have been, or will be, consulted and/or engaged with throughout the fitout design project:

- a. targeted parliamentarians and staff;
- b. Finance Executive and relevant business lines;
- c. CPO Facilities and Administrative Support staff;
- d. CPO Steering Committee;

- e. relevant portfolio agencies;
- f. Ventia Property Pty Ltd (Property Services Provider);
- g. RPS Group (Project Manager Contract Administrator);
- h. AMC Architecture (Architectural Design) and their subconsultants:
 - i. GHD Pty Limited (SCEC Consultant, Services and Structural Engineer); and
 - ii. WT Partnership Pty Ltd (Quantity Surveyor).
- i. Walker Corporation (Landlord and Facilities Manager).

9.1.4 Formal consultation with Finance staff and targeted *Members of Parliament (Staff) Act 1984* (MOP(S) Act) personnel will be undertaken in respect of the proposed fitout and relocation over the coming months continue until the relocation to the new Adelaide site is complete. Consultation will include the provision of a proposed fitout that meets the operational and functional needs of staff and information sessions to inform staff of how workspaces will operate across office spaces and plans for relocation to minimise disruption.

9.1.5 The CPO Steering Committee will provide senior staff from the key organisations to ensure the fitout is fit for purpose and delivered in accordance with the functional requirements of the CPO.

9.2 Staff engagement

9.2.1 Staff are a key stakeholder and Finance has a planned staff engagement process that will be implemented throughout the project.

9.2.2 Staff will be provided genuine and effective consultation in respect to relocation of staff to another workplace.

10. Cost-effectiveness and public value

10.1 Forecasted project cost

10.1.1 Finance has established a total fitout budget forecast of \$37.45m excluding GST, based on the concept design and advice from the Quantity Surveyor. Finance undertook a comprehensive value management process to ensure the project cost achieved the best value for money outcome for the Commonwealth.

10.1.2 Funding for the project will come from within the existing administered budget.

10.1.3 A breakdown of the project cost estimate is detailed in Submission 1.1 (Confidential).

10.2 Project delivery method

- 10.2.1 RPS, as the Project Manager, will work with the Finance to ensure value for money is achieved throughout the project.
- 10.2.2 AMC Architecture has been engaged to complete the concept designs and is expected to continue to develop detailed designs for the project.
- 10.2.3 A Quantity Surveyor has been engaged to prepare a cost estimate based on the concept plans and is expected to continue throughout the project.
- 10.2.4 The proposed fitout works are anticipated to be delivered through a Head Contractor form of delivery. The Quantity Surveyor will validate pricing to ensure Finance achieves value for money.
- 10.2.5 Throughout the life of the project, the Quantity Surveyor will review and assess all fitout costs at key milestones, with a focus on construction costs, to ensure Finance are charged fair and reasonable rates based on current market conditions.
- 10.2.6 Finance proposes engagement of a Head Contractor to undertake the works.

11. Construction program

- 11.1.1 The indicative project construction dates are outlined below in Table 1:

Table 1 Indicative project program

Activity	Program
30% Concept Design approval	April 2024
PWC Referral	May 2024
Head Contractor Expression of Interest	July 2024*
PWC Expediency	August 2024
Head Contractor Engagement	December 2024
Construction commencement	January 2025
Construction completion	July 2025
Post completion activities	August 2025
Relocation	August 2025

*Subject to PWC approval of concurrent document.

- 11.1.2 Finance is seeking to negotiate the lease end date at the current CPO to align as close as possible with the expected relocation date for the new CPO.

11.2 Revenue

- 11.2.1 There will be no direct revenue generated by this project.

11.3 Public value

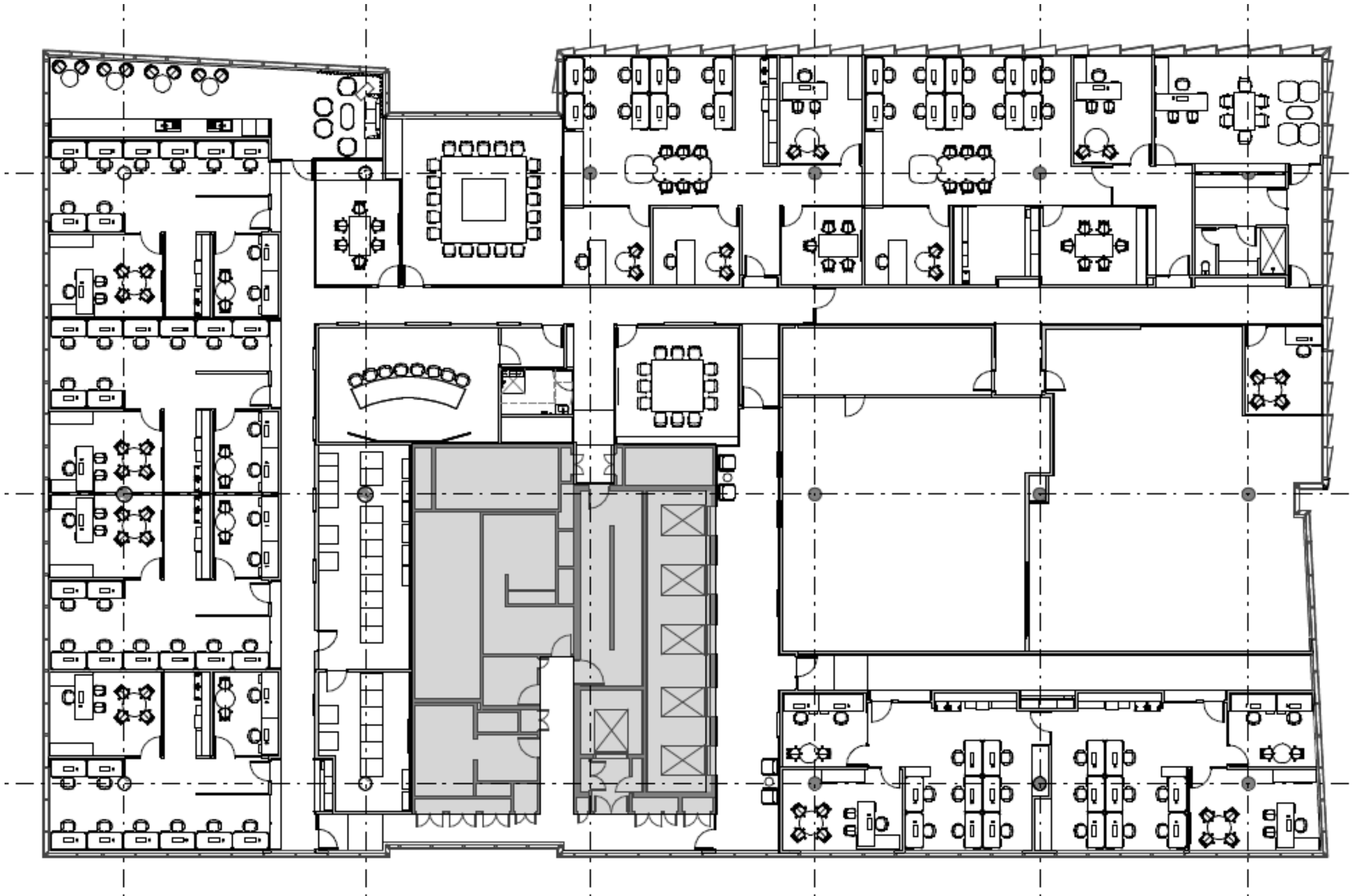
- 11.3.1 The delivery of the proposed fitout at the Adelaide site provides public value by providing secure, modern, and functional facilities to enable parliamentarians to conduct business from South Australia in a more cost effective manner.
- 11.3.2 The project will provide capabilities not currently provided within the existing CPO, enhancing the opportunities to conduct Government business now and into the future. The proposed fiout is being designed to meet and, on occasions exceed, relevant security policies to future proof the tenancy, and minimising the risk of additional capital investment for the near future.
- 11.3.3 The design seeks to prioritise local and Australian based materials and suppliers to ensure there is an economic benefit to Australian businesses and employees.
- 11.3.4 This fit-out proposal is cost effective and provides public value by:
- a. delivering value for money;
 - b. providing the contemporary, flexible and scalable office accommodation to allow for future changes to business requirements and Government operations;
 - c. providing capabilities currently not available in the existing CPO;
 - d. creating anticipated jobs during construction and fit-out works; and
 - e. making use of existing public transport facilities.

12. Annexures

Annexure A – Concept plans (indicative)

Annexure A – Concept plans (indicative)

Level 26 Plan



Level 27 Plan

