

## The Proposed Works

### Purpose

- 2.1 Defence describes the purpose of the proposed works in the following terms:
- to provide fit for purpose working and living accommodation for ADF personnel by addressing the current deficiencies in ADF working and transit living accommodation, in terms of compliance with legislative requirements, for example Occupational Health and Safety (OH&S) and the Building Code of Australia (BCA), thereby improving the ADF's capacity to meet its responsibilities to its personnel; and
  - to rationalise ADF facilities on the base, improve the functionality and security of the facilities the ADF is to use into the future, and provide the opportunity to return some facilities to the RMAF.<sup>1</sup>
- 2.2 Defence also states that these works will improve the capacity of the resident ADF units to provide the support required by other ADF

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<sup>1</sup> Appendix C, Submission No.1, paragraph 18.

elements deployed to and operating from or through RMAF Butterworth.<sup>2</sup>

## Need

- 2.3 The facilities allocated to the ADF under the 1988 arrangements were built in the 1940's and 1950's. Some of them, in particular the flight-line aircraft hangars and the recently upgraded fuel farm, are in good condition, and are suitable for continued use under normal maintenance arrangements.<sup>3</sup>
- 2.4 According to Defence, buildings servicing administrative, logistic, and domestic support have deteriorated over the years to inefficient, insecure, and in some cases unsafe levels. Materials are not appropriately fire rated in some cases; asbestos roofing is in use on some buildings, and from time to time sewer drains overflow inside accommodation ablution blocks.<sup>4</sup>
- 2.5 While a range of repairs and improvements have been carried out over the years in attempts to comply with Australian OH&S and BCA standards, significant improvements are now required to meet those standards. Some facilities have had to be abandoned because of the level of deterioration, and alternative temporary accommodation found on base.<sup>5</sup>
- 2.6 In addition, Defence states that the 1988 building allocations to a variety of buildings within RMAF Butterworth have resulted in an inefficient dispersal of RAAF administrative functions.<sup>6</sup>

## Scope

- 2.7 The proposed works encompass the following elements:
- **324 Combat Support Squadron Headquarters.** Demolition of two existing buildings and the construction of new facilities co-located on

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2 *ibid.*, paragraph 19.

3 *ibid.*, paragraph 20.

4 *ibid.*, paragraph 21.

5 *loc. cit.*

6 *id.*

that site. The development of three adjacent structures on that site include:

- ⇒ a Health Services facility (630m<sup>2</sup>), which requires particular construction and safety standards;
  - ⇒ the main administration building, which will collocate the Headquarters, Personnel Services and Information Services functions (1,310m<sup>2</sup>); and
  - ⇒ Security Police amenities facilities (385m<sup>2</sup>).
- **92 Wing Detachment A Headquarters.** Demolition of two existing buildings and the construction of a new facility of some 638m<sup>2</sup> on the same site. The site is immediately to the west of the hangar and parking apron which accommodates deployed aircraft. It will provide facilities for operations, intelligence, photography and mission preparation, as well as administration functions.
  - **Land Command Liaison Section and Rifle Company Butterworth Headquarters.** Demolition of an existing building and construction of a new facility of some 1,408m<sup>2</sup> on the same site. The new building will accommodate the functions carried out by the resident Liaison Section and the Rifle Company. It will provide facilities for training, briefing, planning, communications and administration.
  - **Army Quartermaster Stores.** Upgrading of two existing buildings to provide improved storage, receipt and dispatch arrangements.
  - **Armoury.** Construction of a new facility of some 128m<sup>2</sup>, to be integrated with the upgraded Army Quartermaster-stores. The new armoury will consolidate the storage and management of all ADF small arms on the base.
  - **Vehicle Compound.** Upgrading lighting, power, ventilation, fire detection and protection in the workshop area, the filling-in of servicing pits, provision of new concrete floors to workshop areas, installation of a new 2-tonne vehicle hoist and the remediation of an area of oil contaminated ground. Asbestos roofs will be replaced with 'Colorbond' metal roofing and the office and amenities areas will be refurbished.
  - **All-Ranks Mess.** Work includes additions and alterations to the existing mess to provide a new ration store, bedding store, female ablutions and garbage handling arrangements. The old ration store will be refurbished to increase surge dining capacity.

- **Transit Accommodation.** Additions and alterations to existing accommodation buildings to improve amenity and standards for up to 332 transit personnel.
- **Sewage Treatment Plant.** Installation of a 750 person package sewage treatment plant which services ADF accommodation, messing and vehicle compound facilities is proposed.
- **Gymnasium.** The scope of work includes re-roofing and reconfiguration of two buildings to provide adequate physical fitness facilities and toilets. Enclosure of part of the veranda of one building for storage of sporting equipment will also be undertaken.
- **Outdoor Fitness Training Shelters.** Work includes the construction of seven open shelters adjacent to the transit accommodation, to provide an area suitable for all weather fitness training.<sup>7</sup>

## Project Delivery

- 2.8 Defence proposes that a Managing Contractor form of delivery be used for this project. The department states that following a consideration of alternative delivery methods this is the preferred method of developing and managing the risks associated with an overseas project of this type.<sup>8</sup>
- 2.9 Subject to Parliamentary approval, a Managing Contractor is expected to be appointed in late 2007 following a two stage tender process. Commencement of construction is anticipated in early 2008. The new building elements of the project will be phased to allow for the temporary relocation of some functions during the demolition and reconstruction period. It is expected that the refurbishment elements of the project could be undertaken concurrently. Completion of works is anticipated by December 2009. Works will be scheduled to minimise the impact of construction activity on both ADF and RMAF operations.<sup>9</sup>

## Cost

- 2.10 The estimated out-turn project cost is A\$23.6m. This includes:

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7 *ibid.*, paragraph 47.

8 *ibid.*, paragraph 90.

9 *ibid.*, paragraph 91.

- design and construction costs;
- Managing Contractor and consultant fees and charges;
- an escalation factor through to anticipated project completion; and
- project contingency.<sup>10</sup>

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<sup>10</sup> *ibid.*, paragraph 87.

