

The Proposed Works

Purpose

- 2.1 The purpose of the proposed works is to:
- provide improved security and operational efficiencies;¹
 - allow AusAID to relocate to new premises upon expiry of the lease on its existing premises;²
 - provide a customised, integrated fit-out designed to meet AusAID's needs;³
 - provide maximum flexibility for the accommodation of staff and operations;⁴ and
 - ensure compliance with relevant building codes, meet modern environmental standards and deliver associated cost efficiencies.⁵

1 Appendix C, Submission No. 1, paragraph 3.2.2

2 *ibid*, paragraph 3.4.1

3 *ibid*, paragraph 3.4.3

4 *ibid*, paragraph 3.4.4

5 *ibid*, paragraph 3.4.6

Need

- 2.2 AusAID currently occupies 9,556 square metres of office accommodation at 62 Northbourne Avenue, City, ACT, which it has leased since 1987.⁶
- 2.3 The need for the proposed work has been prompted by:
- the expiry on 31 July 2007 of AusAID's present lease;
 - ageing infrastructure and services in the current 30-year-old premises, which have exceeded their economically useful lives;
 - high ongoing maintenance and refurbishment costs associated with remaining in the current, ageing premises;
 - the inability of the current premises to meet modern standards in respect of occupational health and safety (OH&S), disability access, security, building code requirements, ecological sustainability and energy efficiency, security and general amenity and presentation;
 - the low proportion of usable floor space due to the inflexible floor plate of the current premises; and
 - the fact that the current leased area is slightly surplus to the agency's needs.⁷

Scope

- 2.4 The proposed fit-out will comprise:
- integration of electrical, mechanical, communications, security, fire and hydraulic services into base-building works;⁸ and
 - a tenant fit-out above the base building, including reception, executive offices, workstations, breakout and meeting spaces; computer room, storage, conference and training facilities; first aid room, sick room, amenities, parent / carer room, kitchens and ablutions; multi-denominational prayer room; and ASIO T4-standard secure areas.⁹

6 Appendix C, Submission No. 1, paragraphs 3.1.4 – 3.2.1 and 3.2.3

7 *ibid*, paragraphs 3.2.1 and 3.2.3 – 3.2.7

8 *ibid*, paragraph 4.2.2

9 *ibid*, paragraphs 4.2.4 and 4.2.5

Project Delivery

- 2.5 AudAID proposes to integrate the fit-out with base building construction. The project will be delivered by a specialist fit-out architect service and project manager.¹⁰
- 2.6 The project will be managed by an AusAID steering committee, which will oversee the design, fit-out and relocation, and will also manage external consultants, including the fit-out project manager and designers.¹¹

Cost

- 2.7 The estimated cost of the proposed fit-out of new leased premises for AusAID is \$9.5 million, excluding GST. This figure includes:
- furniture and fittings;
 - partitions, ceilings and doors;
 - services and infrastructure;
 - preliminaries;
 - professional fees;
 - a contingency sum; and
 - an escalation allowance.¹²

10 Appendix C, Submission No. 1, paragraphs 4.4.2 and 4.23.1

11 *ibid*, paragraph 4.22.1

12 *ibid*, paragraph 4.20.1

