

The Proposed Works

Purpose

- 2.1 The purpose of the proposed work is to provide international standard accommodation to meet CSIRO Entomology research requirements. Specifically, it is anticipated that the new and refurbished facilities will:
- provide research laboratory accommodation for 55 scientific staff;¹
 - comply with current legislative requirements for research facilities, including the Office of the Gene Technology Regulator (OGTR) guidelines and Australian Standards for Physical Containment Level 2 (PC2);²
 - ensure compliance with current occupational health and safety (OH&S) legislation;³
 - facilitate the promotion of current and future research based on integrated biosciences;⁴
 - enable the rationalisation, expansion and reconfiguration of laboratory, office and public space;⁵
 - improve amenity for staff and visitors;⁶ and

1 Appendix C, Submission No. 1, paragraph 1.0.2

2 *ibid*, paragraph 2.1.12

3 *ibid*, paragraph 13.0.101

4 *ibid*, paragraph 1.0.5

5 *ibid*, paragraph 1.0.7

6 *ibid*, paragraph 2.2.19

- improve the overall appearance of the campus thorough the demolition of redundant buildings and improved landscaping.⁷

Need

2.2 The Division of Entomology currently conducts scientific research in buildings that range in age from 32 to 76 years old. Building 101, constructed in 1929, was modified in 1956,⁸ while building 135 was constructed in 1973 and has never been refurbished.⁹ These buildings:

- do not meet contemporary research standards;
- have, in some instances, structural constraints which prevent them being refurbished to a level commensurate with current and evolving laboratory standards;
- do not meet current OH&S standards; and
- cannot accommodate anticipated Division growth.

Options Considered

2.3 In planning the proposed works, the CSIRO considered a number of options. The 'do nothing' option was rejected as the existing facilities cannot continue to support the requisite biotechnological research activities.¹⁰

2.4 Re-use of the existing buildings alone was not considered to be viable as the buildings could not deliver sufficient floor area (paragraph 2.3.20). Further, modification of the laboratories housed in the heritage listed Building 101 would require costly alterations to the building's structural support system of load-bearing internal walls. Such refurbishment would also necessitate an increase in fume cupboard exhaust stacks, which would have an unacceptable impact upon the heritage values of the building façade.¹¹

7 Appendix C, Submission No. 1, paragraph 6.1

8 *ibid*, paragraph 1.0.3

9 *ibid*, paragraph 2.2.17

10 *ibid*, paragraph 2.3.21

11 *ibid*, paragraph 2.2.16

- 2.5 The selected option was most preferred as it would preserve the heritage features of Building 101 and ensure minimal disruption to research activities during construction.¹²

Scope

- 2.6 The proposed work comprises the following elements:
- construction of a new two-storey, 2,313 square metre Entomology Bioscience Laboratory (Building 179) including laboratories, roof-top plant room, ablutions, staff areas, lifts, stairs and workstations;
 - refurbishment of existing Building 101, including conversion of existing laboratories to office accommodation, new reception, exhibition, seminar and meeting spaces, new registry, new staff canteen, upgrade of ablutions, and new disabled access;
 - refurbishment of existing Building 135, including new laboratories on level one, selective refurbishment, new floor treatments, repainting and new services as required;¹³
 - construction of covered walkways to link the new Building 179 with Buildings 101 and 135;¹⁴ and
 - associated site works and landscaping, including demolition of redundant buildings and sheds.¹⁵

Project Delivery

- 2.7 It is proposed that the works will be delivered under a lump sum contract by a successful short-listed tenderer (paragraph 17.0). It is anticipated that construction will commence early in 2006, with completion in 2007.¹⁶

12 Appendix C, Submission No. 1, paragraph 2.3.22

13 *ibid*, paragraph 10.1.70

14 *ibid*, paragraph 10.1.71

15 *ibid*, paragraphs 6.1.52 and 10.10.87

16 *ibid*, paragraph 18.0.106

Cost

- 2.8 The estimated cost of the proposed works is \$14.5 million. This figure includes escalation costs, contingencies, professional fees and authorities charges. It does not include relocation costs, loose furniture, fittings and equipment.¹⁷

¹⁷ Appendix C, Submission No. 1, paragraph 16.0