

The Proposed Works

Objective

- 2.1 The primary aim of the proposed work is to construct a facility with the capacity to support the NLA's ongoing storage needs within the legislative requirements of the *National Library Act 1960* and the Library's Service Charter.¹

Need

- 2.2 In order to fulfil its legislated role, and to meet the delivery obligations of its Service Charter, the NLA has a requirement for additional storage space within close proximity to the main library building.²
- 2.3 All of the library's current facilities are at, or nearing, full capacity. Storage capacity at the main library and Hume Annexe repository will be exhausted by early to mid-2006; while the Hume repository is full.³
- 2.4 Further, the NLA's lease on the Hume Warehouse repository expires on 30 June 2006, with a one-year option to renew. The facility lacks appropriate insulation and air-conditioning and is deemed to be unsuitable for long-term use by the NLA.⁴

1 Appendix C, Submission No. 1, paragraph 41

2 ib id, paragraphs 1 – 4

3 ib id, paragraphs 17 – 18 and paragraph 21

4 ib id, paragraphs 18 - 19

- 2.5 The lease on the Hume Annexe repository expires on 17 May 2013. The building in its current form is considered to be suitable for long-term library storage use, but will reach full capacity in 2006.⁵

Scope

- 2.6 The NLA proposal describes a single facility comprising two modules accessed by an Operations Area.⁶ Module 1, intended for the storage of hard copy newspapers, will be three storeys high with a total footprint area of 1, 100 square metres. Module 2, designed for the storage of other paper-based materials, will be one storey high with a total footprint area of 2, 000 square metres.⁷

- 2.7 Work elements required to meet the NLA's objectives comprise:

- bulk earthworks and site preparation;
- services infrastructure;
- building envelope works and services;
- siteworks and landscape; and
- building fit-out, equipment and furnishings.⁸

- 2.8 Works to specific areas will include:

Operations Area

- public entry;
- work space for one to three staff;
- staff lunch area/kitchenette;
- public reading area;
- toilets; and
- loading dock.

Module 1

- two levels of 2.5 – 2.6 metre clear height mezzanine floor structure;
- access stairs;
- handrails; and
- access hoist.

5 Appendix C, Submission No. 1, paragraphs 20 – 21

6 ib id, Appendix 1, Footprint Reduction Diagram

7 ib id, Attachment A, pages 4 - 7

8 ib id, Attachment A, page 13

Module 2

- double-sided high rise adjustable shelving;
- steel guide rails for stock picking machine; and
- walkways and fire egress paths.

Exterior

- 1.8 metre perimeter security fence;
- automatic sliding access gate;
- four car-parking spaces;
- truck turning space;
- security lighting;
- safe roof access system; and
- hard and soft landscape treatment for dust minimisation.⁹

2.9 It is intended that the proposed facility will have a design life of 40 years.¹⁰

Project Delivery

2.10 The NLA proposes to adopt a design and construct project delivery system in an attempt to reduce the risk presented by time constraints associated with the expiry of the Hume Warehouse lease in 2006.¹¹

Cost

2.11 The total estimated cost of the proposed works is \$9.9 million. This cost includes:

- management and design fees;
- land purchase;
- capital works;
- book relocation; and
- contingencies.¹²

2.12 The cost estimate does not include:

9 Appendix C, Submission No. 1, Attachment A, pages 6 - 7

10 ib id, paragraph 33

11 ib id, paragraph 78

12 ib id, paragraph 77

- Goods and Service Tax (GST).¹³

Value for Money

- 2.13 The NLA believes the proposed development to be a cost-effective property solution. The NLA considered eight options to meet its project objectives.¹⁴ Of these, Option 3 was identified by the NLA as being the most “beneficial” and also “the most acceptable on the basis of a risk and benefits analysis.”¹⁵
- 2.14 In addition, the NLA expects the project to benefit the local ACT community by generating employment opportunities for sub-contractors and skilled tradespeople.¹⁶

13 Appendix C, Submission No. 1, paragraph 77

14 ib id, paragraphs 42 - 47

15 ib id, paragraph 49

16 ib id, paragraph 76

