

The Proposed Works

Purpose

- 2.1 The ACS has a number of current leases due to expire around 30 June 2009, and proposes to collocate all staff into a single new building at The Circuit, Brisbane Airport, Queensland.¹
- 2.2 The proposed works are expected to realise a number of operational and administrative efficiencies that include:
- a cost effective property solution, with lower energy consumption and improved environmental initiatives;
 - advantages from technological improvements in building services;
 - efficiencies in infrastructure, eg training facilities, staff amenities, conference/ meeting facilities and floor layout;
 - inclusion of ACS requirements into base building, eg security, air-conditioning and other services;
 - improved provision for public contact, with the majority of public contact occurring on the ground floor;

¹ Appendix C, Submission No.1, paragraph 1.1.1, 1.2.2.

- minimisation of the costs of internal churn by adopting an open plan office fit-out; and
- an ability to flexibly deploy staff and consolidate operational activities due to the close proximity to other ACS business units.²

Need

- 2.3 The ACS requires the provision of office-based accommodation that can accommodate the specialist function areas that meet the objectives and operational requirements of Service. These specialist function areas include a public counter, data centre, investigation facilities, an armoury and detained goods store, including dangerous goods storage.³
- 2.4 The ACS currently has a number of leases and memorandums of understanding with other Federal Agencies of associated with existing ACS premises in and around the Brisbane metropolitan area that expire on or around 30 June 2009, and is keen to avoid delaying the construction of the base-building in order to avoid costs associated with the need to extend current leasing arrangements beyond 30 June 2009. Subject to Parliamentary approval the ACS intends confirming with the Brisbane Airport Corporation that construction of the building should proceed.⁴

Scope of the Work

- 2.5 The works include the fit-out of a four (4) storey office building with a net lettable area (NLA) of approximately 9000 square metres and each floor having an area of approximately 2400-2800 square metres.⁵
- 2.6 In addition it is proposed to provide 29 new visitor parking spaces and parking for 60 operational vehicles. There will also be an external enclosed four vehicle garage for mobile x-ray vehicles.⁶
- 2.7 The works to be undertaken include:

2 loc.cit.

3 *ibid.*, paragraph 1.4.1.

4 *ibid.*, paragraph 1.4.6.

5 *ibid.*, paragraph 2.2.1.

6 loc.cit.

- The integration of all electrical, mechanical, communications, security, fire and hydraulic services into the base building works; and
 - Architecturally designed office accommodation that will include:
 - ⇒ the construction of a public counter;
 - ⇒ general office areas;
 - ⇒ a computer facility;
 - ⇒ meeting rooms;
 - ⇒ utilities;
 - ⇒ storage space;
 - ⇒ kitchens;
 - ⇒ a first aid room;
 - ⇒ carers/family facility; and
 - ⇒ conference and training spaces.⁷
- 2.8 In addition provision has also been made for a gymnasium and showers and change rooms.⁸

Project Delivery

- 2.9 The ACS proposes engaging the services of consultants, project managers, contractors and suppliers to undertake the work that will be overseen by a fit-out project team established to deliver the project. The project team will include the Manager Accommodation Projects, an independent project manager, design consultants, a quantity surveyor and other experts as required.⁹
- 2.10 The BAC is expected to begin construction of the base building in October 2007 with a completion date scheduled for March 2009. The fit-out procurement process will commence during the period September to November 2008.¹⁰

7 *ibid.*, paragraph 2.2.6.

8 *ibid.*, paragraph 2.8.4.3.

9 *ibid.*, paragraphs 2.22.1 and 2.22.5.

10 *ibid.*, paragraphs 2.23.1 and 2.23.2.

- 2.11 The Design Construction and Lease Agreement will allow ACS to commence fit-out works from 1 January 2009, with works continuing until May 2009. Staff occupancy will commence effective from 1 July 2009.¹¹

Cost

- 2.12 The estimated cost of this proposal is \$15.84 million based on a fit out and provision of services of approximately 8,100 square metres. This estimate also includes:
- An amount of \$1.4 million for the fit-out of a future expansion area of 855 square metres;
 - an escalation of 9per cent;
 - an allowance for consultancy costs;
 - authority fees and charges;
 - base building modifications;
 - fit-out building works;
 - furniture, fittings and equipment;
 - contingency allowances; and
 - relocation costs.¹²

11 *ibid.*, paragraph 2.23.4.

12 *ibid.*, paragraphs 2.21.1 – 2.21.7.