

The Proposed Works

Purpose

- 2.1 The proposed RAAF Base Pearce Redevelopment Stage 1 aims to address critical aged infrastructure and facilities, focussing on those related to pilot training.¹
- 2.2 This project is the first redevelopment planned for RAAF Base Pearce and will:
- ensure continued and efficient operation of pilot training programs;
 - resolve Base operational issues arising from ageing infrastructure;
 - resolve Building Code of Australia (BCA) compliance and associated occupational health and safety issues;
 - reduce operational costs by rationalisation and consolidation of duplicate and out-of-date facilities;
 - provide a combined mess reflecting an organisation which values those who make Defence a career choice;

¹ Appendix C, Submission No. 1, paragraph 6.

- provide living-in accommodation(LIA) that is a major contributor to Defence capability by enabling personnel mobility, morale, esprit de corps, training outcomes, attraction and retention;
- improve the environment and preserve the heritage of the Base; and
- enhance facilities to ensure continued capability to support deployment operations.²

Need

2.3 In its submission to the Committee, Defence states that,

The proposed redevelopment aims to address the RAAF Base Pearce ageing, sub-standard, non-compliant and dysfunctional infrastructure and facilities through a combination of new construction and refurbishment works.³

2.4 Defence submitted that the need for the works are as follows:

- **Engineering Services:** the age of some of the engineering services at RAAF Base Pearce is 40-50 years, and an assessment report indicates that more than 80% of the water and sewerage engineering services are in poor condition and need to be replaced. The Base also experiences frequent outages which has an impact on Base operations.
- **Fuel Farm:** the existing Fuel Farm is aged, non-compliant and has potential environment ground contamination issues.
- **Fuel Farm Quality Control Centre:** the existing Fuel Quality Control Centre is dysfunctional and has deficiencies in regards to Occupational Health and Safety (OH&S) and Australian Standards.
- **Combined Mess:** RAAF Base Pearce's existing four separate messes are generally in poor condition due to age and are in need of refurbishment or major repair. The kitchens do not meet contemporary food health and hygiene requirements.
- **Air Movements Facility:** the current size, layout and functionality of the Air Movements Facility is inadequate for multiple deployments and increased air movements.

2 *ibid.*, paragraph 7.

3 *ibid.*, paragraph 1.

- **PC 9 Maintenance Facility:** the condition of the existing maintenance facility for Pilatus PC-9/A aircraft, constructed in 1937, has deteriorated and has numerous BCA , OH&S, and Defence Manual of Fire Protection compliance issues.
- **Noise Attenuated Engine Run-up Facility:** RAAF Base Pearce has no purpose built engine run-up facility that meets OH&S regulations and noise pollution requirements for the engine run-up procedures of the resident BAe Hawk 127 aircraft.
- **Defence Restricted Network Connection:** the former Base Cinema, being adaptively utilised as the Base Briefing facility, is constrained in terms of visual presentations for briefings due to the absence of a Defence Restricted Network (DRN) connection.
- **Living-in Accommodation:** the general standard of the existing LIA facilities at RAAF Base Pearce is poor, does not comply with contemporary BCA requirements and does not meet the required Defence standards for living-in accommodation.
- **Demolition of Redundant Facilities:** as a result of the proposed redevelopment, a number of facilities will become redundant and are planned to be demolished to minimise ongoing costs and to allow space for future redevelopments.⁴

Scope

2.5 Defence submitted that the RAAF Base Pearce Redevelopment Stage 1 project will involve:

- **Engineering Services:** upgrade and replacement of the ageing Base-wide engineering services (water, sewer, stormwater, irrigation, power and communications) to comply with Australian Standards, State and local codes and guidelines;
- **Fuel Farm:** construction of a new Base Fuel Farm to replace the current substandard facility;
- **Fuel Farm Quality Control Centre:** construction of a new Fuel Quality Control Centre to replace the current non-compliant facility;

4 *ibid.*, paragraphs 8-17.

- **Combined Mess:** construction of a new combined mess to meet the needs of all personnel on Base, replacing four substandard individual messes and thereby reducing operating costs;
- **Air Movements Facility:** upgrade/replace the Air Movements terminal and restore air cargo hangar facilities;
- **PC 9 Maintenance Facility:** upgrade of the PC9/A maintenance facilities to ensure compliance with the Building Code of Australia, Occupational Health and Safety regulations and Defence Manual of Fire Protection Engineering and to achieve functional effectiveness;
- **Noise Attenuated Engine Run-up Facility:** construction of a new noise attenuated Engine Run-Up Facility to provide noise protection for personnel and to reduce noise emissions outside the Base;
- **Defence Restricted Network Connection:** installation of a Defence Restricted Network connection to the Base Briefing facility to enhance its adaptive reuse as the Base Briefing facility;
- **Living-in Accommodation:** construction of 128 new LIA rooms for Cadet Pilots to replace the current sub-standard facilities; and
- **Demolition:** demolition of derelict and redundant facilities.⁵

2.6 A detailed description of the works can be found at Appendix C, paragraphs 41 to 52 of Defence's main submission.

Project Delivery

2.7 Defence proposes to deliver the project through a Managing Contractor system which it states is well suited to projects where there will be a significant number of individual works being executed over a large area. The Managing Contractor has the ability to control and coordinate concurrent design and construction of disparate works and maintain a schedule which relies upon a tight sequence of events.⁶

2.8 Subject to parliamentary approval of the project, further design, tendering and then construction is scheduled to commence in late 2007, with completion by mid 2011. Construction will be staged to minimise disruption to Base operations.⁷

5 *ibid.*, paragraph 18.

6 *ibid.*, paragraph 86.

7 *ibid.*, paragraph 88.

Cost

- 2.9 The works are estimated to cost \$142.2 million, this is based on construction occurring between 2007 and 2011. This figure includes:
- all planning, management and design fees;
 - construction costs;
 - furniture;
 - fit-outs;
 - equipment; and
 - contingencies.⁸
- 2.10 Defence estimates that the operating costs savings as a result of the Stage 1 Redevelopment works will be approximately \$0.5 million annually. These savings are the result of the rationalisation of the LIA and messing facilities on Base, which will result in savings from the contracting costs for cleaning, catering and facility maintenance.⁹

8 *ibid.*, paragraph 84.

9 *ibid.*, paragraph 85.

