

The Proposed Works

Purpose

- 2.1 DAFF proposes that the fit-out will provide a modern, efficient work environment, which will meet the Department's needs for the next 15 years. The fit-out will be designed to reduce churn costs by adopting a modular, generic approach to the provision of workspaces and offices.¹ The new building will meet Commonwealth building, environmental and security standards and will take account of the occupational health and safety (OH&S) needs of staff.²

Need

- 2.2 The proposed relocation and fit-out has been prompted mainly by the condition of the EBB which is ageing and no longer meets current codes and standards in terms of:
- the Building Code of Australia (BCA);
 - OH&S;

1 Appendix C, Submission No. 1, paragraph 1.1.4

2 Appendix D, Official Transcript of Evidence, page 2

- access equity;
- ecological sustainability; and
- security.³

2.3 The need for the proposed new office facility has also been driven by an increase in staff numbers, and the approaching expiry of the EBB lease in February 2007.⁴

Scope

2.4 DAFF proposes to lease the whole of a new building at 18 Marcus Clarke Street, Civic, ACT, with overflow of office space into the adjacent building at 3-5 London Circuit, also known as the National Information and Communications Technology Australia (NICTA) building.⁵

2.5 The proposed fit-out works include:

- integration of services into base-building works including:
 - ⇒ electrical services;
 - ⇒ air conditioning;
 - ⇒ ventilation;
 - ⇒ lighting control;
 - ⇒ data communications;
 - ⇒ security services;
 - ⇒ fire services; and
 - ⇒ hydraulic services;
- office accommodation including:
 - ⇒ partitioning for individual offices;
 - ⇒ meeting and conference rooms;
 - ⇒ reception areas;
 - ⇒ utility and store rooms;
 - ⇒ training rooms;
 - ⇒ break-out and staff facility areas; and

3 Appendix C, Submission No. 1, paragraphs 1.2.7 and 1.2.8

4 *ibid*, paragraph 1.4.5

5 *ibid*, paragraph 1.5.1

- ⇒ communication equipment rooms;
- workstations including desks and personal storage units; and
- loose furniture.⁶

Project Delivery

- 2.6 DAFF proposes to engage a developer to prepare the detailed design documentation and to construct the fit-out concurrently with the base-building. The developer will be required to comply with the Commonwealth Procurement Guidelines in tendering the trade packages and will include the cost of this additional work in the management fee.⁷
- 2.7 Subject to parliamentary approval, the developer's draft construction and integrated fit-out program will commence in March 2007 with a view to practical completion of both the base-building and integrated fit-out works by October 2007.⁸

Cost

- 2.8 The estimated cost of the proposed fit-out is \$36 million, excluding GST. This figure includes:
- contingency;
 - project management;
 - design and documentation; and
 - escalation to 2007.⁹

6 Appendix C, Submission No. 1, paragraph 1.5.12

7 *ibid*, paragraph 7.1.1

8 *ibid*, paragraph 8.1.1

9 *ibid*, paragraph 6.1.1