

The Proposed Works

Purpose

- 2.1 IP Australia (IP) is seeking to consolidate into one purpose-designed facility in Bowes Street, Woden, a large extension to its current modern premises at Discovery House.¹
- 2.2 The proposed works seek to:
- enhance the operational flexibility and the ability to manage ‘churn’ with less cost and time;
 - reduce environmental impact;
 - provide improved facilities for staff;
 - enhance security by having a single building with limited access points;
 - increase space efficiency; and
 - improve access and facilities for visitors.²

1 Appendix C, Submission No. 1, paragraph 1.1.3

2 *ibid*, paragraph 1.1.4

Need

- 2.3 The central office for IP is in Canberra and currently spreads across three office buildings in Woden. IP's principal purpose-built building is Discovery House, which it occupied in February 1997. Discovery House is not large enough to accommodate all of IP's work areas, so the Sirius Building and 10 Corinna Street are leased to handle the overflow.³
- 2.4 The Sirius Building and 10 Corinna Street are ageing, and in their current state, are unable to fully support IP's ongoing operational requirements. IP is seeking to consolidate into one purpose-designed facility on Bowes Street, Woden, a large extension to IP's current premises at Discovery House.⁴
- 2.5 The need for the proposed extension was driven by factors such as:
- planned staff growth;
 - the inability of existing accommodation to meet IP's medium and long term requirements;
 - the inefficiency of operating from three separate buildings; and
 - the approaching expiry of the current lease of the Sirius Building.⁵

Scope

- 2.6 IP's proposal has two major elements: the fit-out of the extension to office accommodation, and the modification of Discovery House.
- 2.7 The extension will provide approximately 10,500 square metres of lettable office space and will consist of:
- five levels of office accommodation incorporating:
 - ⇒ a central core containing lifts;
 - ⇒ toilets;
 - ⇒ communication facilities;
 - ⇒ kitchenettes;
 - ⇒ break-out areas;

3 Appendix C, Submission No. 1, paragraph 1.1.3

4 *ibid*

5 *ibid*, paragraph 1.4.1

- ⇒ workstations and partitioning;
 - ⇒ meeting and training rooms;
 - ⇒ reception areas;
 - ⇒ storage rooms for IT and communications equipment; and
 - ⇒ loose furniture.⁶
 - two levels of basement parking providing 180 spaces, and 59 outdoor parking spaces;
 - a ground floor with a secondary entrance lobby, reception/security facilities, loading dock and mail centre⁷;
 - the integration of service into the base-building works including:
 - ⇒ electrical and hydraulic services;
 - ⇒ air-conditioning and ventilation;
 - ⇒ lighting control;
 - ⇒ data and communications; and
 - ⇒ security and fire services.⁸
- 2.8 The existing Discovery House basement car park refurbishment includes:
- staff showers and change rooms;
 - building services;
 - files stores; and
 - possible staff gymnasium.⁹

Project Delivery

- 2.9 IP proposes to engage the developer to prepare the detailed design documentation and to construct the fit-out concurrently with the base building. IP has engaged its own client advocate and quantity surveyor to ensure its interests are protected throughout the process.¹⁰

6 Appendix C, Submission No. 1, paragraph 1.7.5

7 *ibid*, paragraph 1.7.2

8 *ibid*, paragraph 1.7.5

9 *ibid*, paragraph 1.7.2

10 *ibid*, paragraphs 2.22.1 and 2.22.3

- 2.10 The developer will construct the building from February 2006. Fit-out will be undertaken concurrently with base-building construction and both are due for completion in early September 2007, before the October 2007 lease expiry of the Sirius Building. This will enable the relocation from the existing buildings to the new premises to take place over a two-month period if necessary.¹¹

Cost

- 2.11 The estimated cost for the proposed fit-out is \$14.451 million¹², excluding GST. This figure includes:
- contingency;
 - project management;
 - design documentation; and
 - escalation.¹³
- 2.12 An additional \$2 million has been allocated for realignment of workspaces in the existing Discovery House.¹⁴

11 Appendix C, Submission No. 1, paragraph 2.23.1

12 Appendix D, Official Transcript of Evidence, page 1

13 Appendix C, Submission No. 1, paragraph 2.21.1

14 *ibid*