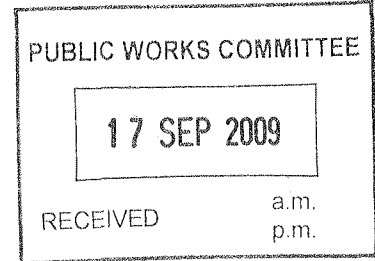




Australian Government

Department of Foreign Affairs and Trade



Submission No. 1
(Paris)

SL 18/9/09

**MIDLIFE ENGINEERING SERVICES
REFURBISHMENT OF THE
AUSTRALIAN EMBASSY PARIS**

PARIS, FRANCE

STATEMENT OF EVIDENCE FOR PRESENTATION TO
THE PARLIAMENTARY STANDING COMMITTEE ON
PUBLIC WORKS



Australian Government

Department of Foreign Affairs and Trade

Overseas Property Office

Date of Submission: September 2009

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IDENTIFICATION OF THE NEED

1 Project objectives

- 1.1 The Department of Foreign Affairs and Trade (DFAT) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with the mid-life refurbishment of the engineering services at the Australian Embassy in Paris on a site that is owned by the Australian Government.
- 1.2 Under the Administrative Arrangements Order of 26 November 2001, DFAT is responsible for “overseas property management, including acquisition, ownership, and disposal of real property”. This activity is undertaken by the Department’s Overseas Property Office (OPO), which manages the overseas estate, and will be funding and constructing the refurbishment works.
- 1.3 The existing chancery building serves three of Australia’s overseas missions; the ongoing permanent mission to France, the Organisation for Economic Co-operation and Development (OECD) and the United Nations Educational, Scientific and Cultural Organization (UNESCO). Australian Government agencies tenanted in the Embassy include DFAT, the Department of Immigration and Citizenship (DIAC), The Australian Trade Commission (Austrade), the Department of the Treasury, the Department of Defence, the Department of Agriculture, Fisheries and Forestry (DAFF), the Department of Veterans Affairs (DVA), and the Department of Education, Employment and Workplace Relations (DEEWR). The building also houses the International Energy Agency (IEA) which occupies approximately 45% of the space.

2 Historical background

- 2.1 The Australian Embassy in Paris is located in an owned compound situated approximately 400 metres from the Eiffel Tower. The complex was constructed in the late 1970s and consists of two nine-storey buildings, one utilised as the chancery (the Australian missions located on the ground floor and levels 4, 5 and 6) and one for residential apartments. The residence of the Ambassador to France is located on level seven of the chancery building and the residence of the Ambassador to the OECD is located on level seven of the apartment building.
- 2.2 The Australian Embassy complex is located in a UNESCO heritage precinct of Paris and was designed by renowned Australian architect Harry Seidler in collaboration with French architect Marcel Breuer. As afforded by its location and leading edge design of its day, the complex is considered one of the pre-eminent buildings in Australia’s overseas estate.

- 2.3 The IEA leases the lower ground floor in both the apartment and chancery buildings, and levels 1, 2 and 3 of the chancery building. The IEA is an accredited diplomatic agency and has been a tenant in the building since 1996.

3 The need

- 3.1 The chancery building is now 30 years old and is in need of a mid-life upgrade to the engineering services with particular emphasis on replacing plant and equipment that has reached its “end-of-life” and has become increasingly difficult and costly to maintain. In addition, the existing engineering systems are often utilised on a 24/7 basis and replacement with energy efficient and zone controlled modern equipment will deliver substantial energy savings to the Commonwealth.
- 3.2 A key component of the project will involve the replacement of building engineering services in the IEA tenancy. This requirement has arisen as a result of the lease renewal between the Commonwealth and the IEA in April 2008 which included a substantial increase in rental income. Accordingly, the Commonwealth has committed to undertaking a substantial component of this proposed project as a commercial transaction.
- 3.3 OPO, as the manager of the Australian Government’s overseas estate, has a need for the proposed works and is recommending to the PWC that, in order to maintain these assets in an appropriate condition, the replacement and upgrade of the engineering services is the preferred and best value-for-money solution available to the Commonwealth.

4 Description of proposal

- 4.1 The proposed project referred for PWC consideration is for OPO to undertake a mid-life refurbishment and upgrade of the engineering services at the Australian Embassy complex in Paris.
- 4.2 The works will include the following elements. Detailed descriptions of the works are in section 17 below.
- (a) Engineering Services –
- i. Replacement of mechanical equipment including pumps, heat exchangers, mechanical switch boards, IT distribution and security systems.
 - ii. New access control, CCTV central control and building management systems will be installed to address current functionality requirements, and provide for connectivity of future building works.
 - iii. Upgrade of early warning systems, fire detection and exit and emergency lighting.

- (b) IEA Tenancy
- i. Replacement and upgrade of the building services including installation of energy efficient HVAC systems with zone and timing controls. New fan-coil units, fresh air ventilation and upgrade of the perimeter induction units.
 - ii. Refurbishment of the core building areas, including wet areas.
 - iii. Preparation of staging areas will be required to allow for the implementation of the IEA refurbishment works.

5 Options considered

- 5.1 A report commissioned by OPO in 2006 identified the requirement for a building-wide engineering services upgrade. The recommendation in the report stated that the existing plant and equipment was close to the end of its useful life and was becoming increasingly difficult and costly to maintain. A New Project Proposal (NPP) was submitted to the (then) Department of Finance and Administration (DoFA) in December 2006 and funding of \$28.3m for the proposed mid-life refurbishment was subsequently approved in the 2007-2008 Budget.
- 5.2 Following finalisation of the lease with the IEA in 2008, a comprehensive review of the proposed scope of the project, and the relevant priorities, was conducted. The outcome of the review identified the following works elements:
- (a) Upgrade and replacement of the central building plant and equipment – The review confirmed the plant and equipment has reached the end of its useful life. In addition, the existing equipment was noted as no longer being suited to a modern office environment and replacement with a more energy efficient systems with zoning and energy management technology was recommended.
 - (b) IEA base building services refurbishment – The scope of works in the IEA tenancy requires the replacement and upgrade of the base building services including the heating ventilation and air conditioning (HVAC), fire, security, communications and public address systems, along with refurbishment of the core building areas including all wet areas. Staging areas would also be required to allow the implementation of the works.
 - (c) Refurbishment of the Australian Embassy (Floors 4, 5 and 6) – Includes replacement and upgrade of the base building services, full office fitout and refurbishment of the central core areas.
 - (d) Critical electrical and compliance works – The review identified the age of the Main Switch Board and the lack of spare parts as being a critical risk to the business continuity of the Australian missions as well as the IEA. A

compliance report also identified a number of non-conformances with respect to current building codes and standards which require upgrading.

6 Reasons for adopting the proposed course of action

6.1 Recognising the funding previously approved, the proposed course of action is to include:

- (a) Progression of the critical electrical and compliance works as part of the annual OPO Repairs & Maintenance program;
- (b) Progression of the upgrade of the central building plant and equipment and the IEA base building services refurbishment (items a. and b. above) at a cost of \$28.3m.

6.2 The refurbishment and upgrade of the building engineering services including the IEA tenancy will offer the following advantages:

- (a) the building services in the IEA tenancy would be refurbished, fulfilling the lease obligations;
- (b) the building services servicing the IEA tenancy will provide another 30+ years of operation with improved performance and energy efficiency;
- (c) the central building systems, e.g. fire, security, building management and access control, would be replaced and hence provide improved long-term reliability and functionality of services in line with modern standards; and
- (d) the building services will include adequate expansion provisions to allow integration of the Embassy office areas (item c. above) at a later date.

7 Environmental impact assessments

7.1 There are no actions proposed that would lead to a requirement for an environmental impact assessment.

7.2 A hazardous materials register is current for the Embassy complex and some removal of hazardous materials will be necessary to perform the works. All work will be undertaken in accordance with relevant legislation and approved safe work practices.

8 Heritage considerations

8.1 The Embassy complex is in a UNESCO heritage listed precinct of Paris. However, as the proposed works are internal to the building, the project will not require heritage approvals.

8.2 Preliminary planning for the project anticipates the use a section of the roof for the location of new plant and equipment. The works will include appropriate visual and noise screening, and a local planning permit will be required to utilise

the roof space for this purpose. Sensitive aesthetic inclusion of roof plant behind parapet screening will be addressed.

9 Details of organisations consulted

- 9.1 Development of the scope of works involved consultation with the IEA. Ongoing consultation will occur during the design and construction phases of the project to minimise disruption to IEA activities.
- 9.2 Consultation was also undertaken with members of the Government Energy Efficiency Team (Department of the Environment, Water, Heritage and the Arts) which expressed broad support for the scheme and the energy efficiency initiatives proposed.
- 9.3 OPO have also advised Harry Seidler & Associates, the original architects of the Embassy complex, of the proposed works.
- 9.4 Consultations have been held with DFAT security divisions as well as with Commonwealth departments and agencies represented in Paris.

10 Amount of revenue derived from the project

- 10.1 There will be no additional revenue derived from the project; rather, the continuation of revenue received from the IEA lease (refer paragraph 3.2 above) is contingent on OPO maintaining effective operation of the building services.
- 10.2 The revenue received from the IEA is also contingent on the Commonwealth fulfilling its obligation under the lease to refurbish the building services.

TECHNICAL INFORMATION

11 Location and Climate

- 11.1 Paris is the national capital and major transportation hub of France. The city is situated on the Seine River, some 150km southeast of the English Channel. The climate in Paris is moderate by comparison with much of Europe, with summer temperatures averaging between 14° – 24 ° Celsius and between 4 ° – 7 ° Celsius in winter. The rainfall averages 575mm per annum distributed relatively evenly throughout the year.

12 Site description

- 12.1 The Australian Embassy in Paris is located on a 9,000 sqm site in a combined residential/commercial sector of the city adjacent the River Seine. The area around the Embassy contains a number of buildings of historic significance, including the Eiffel Tower located approximately 400m to the south-west.

- 12.2 The Embassy compound includes two buildings containing 33 residential apartments totalling approximately 6,550 sqm, and office accommodation and public areas of 11,350 sqm.
- 12.3 The Australian Embassy occupies 5,509 sqm of the office accommodation on the 4th, 5th and 6th floors, and the IEA leases approximately 5,350 sqm, including four residential apartments.
- 12.4 The chancery and apartment buildings are linked by two basement levels and at the ground and lower ground floors.

13 Scope of work

- 13.1 The existing building and engineering services have evolved over 30 years of the operation and changing functions of the Embassy. Whilst the building has been well maintained, many of the systems have either reached their end-of-life, or no longer provide the required level of performance necessary for a modern office environment. Key examples of this include the HVAC system which services the whole building but is not capable of providing localised temperature control to individual floors or work zones, also, the electrical systems do not allow effective lighting controls, energy metering or overall building management of energy consumption.
- 13.2 Accordingly, the refurbishment will consist of a replacement and upgrade to the base building elements, including mechanical, electrical, hydraulic and fire engineering services.
- 13.3 The project will also replace and upgrade the building systems that have evolved but never been fully integrated. These will include upgrade of the building security system and installation of a new access control system, upgrading of the CCTV central control and new cameras, installation of a dedicated building management system, and replacing the core of the IT distribution network that all these systems rely on. All new and upgraded systems will address current functionality requirements and provide expansion capacity for additional infrastructure.
- 13.4 The refurbishment works will, to the extent possible, upgrade the fire engineering services to comply with current standards, including replacement of early warning systems, fire detection and exit and emergency lighting. However, there are constraints on achieving full compliance as this would require the inclusion of new fire compartmentalisation involving substantial demolition and replacement of the fitout on each floor of the building. Full compliance will be achieved progressively as refurbishments are undertaken to the office fitout.
- 13.5 The refurbishment of the IEA tenancy will involve the replacement of all in-ceiling and perimeter building services, including heating, air-conditioning,

ventilation, security, communications, fire detection and the public address system. The works will also include the refurbishment of the building core, including renovation of the wet areas, painting, replacement and supplementation of circulation and emergency exit lighting. The illustrated Building Structure and Building Section drawings attached seek to demonstrate some of the complexity and constraints in achieving the works within an operational work environment.

- 13.6 The implementation of the works will involve substantial disruption of the working environment, including the dismantling of the ceilings. Accordingly, a staging space will be fitted out on level 1 and the works will be undertaken in stages that will permit the continued occupation and operation of the IEA throughout the construction period.

14 Zoning and approvals

- 14.1 The existing property is zoned for Embassy and mixed residential/commercial use. No changes to the zoning will be required as a result of this project.
- 14.2 Local permits for the conduct of the refurbishment works and for the siting of roof-top equipment will be required from local authorities

15 Land acquisition

- 15.1 The Australian Embassy in Paris is part of the Commonwealth's owned estate portfolio and no additional land will be acquired for this project.

16 Codes and standards

- 16.1 All works will be designed to comply with French codes and standards. Compliance with the Building Code of Australia (BCA) and relevant Australian Standards will be required where they are deemed to be of a higher standard.
- 16.2 The project works will be delivered in accordance with the Disability Discrimination Act 1992 (DDA). Particular attention will be given to equality in access to premises and amenities.
- 16.3 It should be noted that a specific, separate building compliance program is being implemented by OPO outside of this project.

17 Planning and design concepts

Architecture

- 17.1 The primary focus of the project is the replacement and upgrade of engineering services.

- 17.2 Key architectural features of the design will include the refurbishment of the cores areas, including ablutions, corridors and lift lobbies, and the replacement and repair of the roof terrace paving and waterproofing.
- 17.3 Architectural design of the staging area space will be required to provide a suitable short-term working environment.
- 17.4 Materials and finishes will be selected to present a high quality building that is durable and requires minimum maintenance. The materials and finishes will be selected to complement and enhance the heritage qualities and style of the original building architecture.

Mechanical Services

- 17.5 Refurbishment and replacement of the mechanical services will form the majority of the base building and IEA tenancy works.
- 17.6 The existing mechanical system was installed in 1979 when the building operated entirely as a chancery. Key deficiencies of the system are that it provides centralised cooling towers, air handling equipment, chillers and pumps to heat and cool the building without any zoning or after hours control flexibility. In today's modern operating environment where both the chancery and the IEA may operate 24 hours, 7 days per week, the current system is required to heat/cool the entire building even when only one or two people are working.
- 17.7 Preliminary planning proposes a new VRV (Variable Refrigerant Volume) mechanical system in the IEA tenancy floors. The VRV system provides a modular approach to achieve climatic control to individual zones on each floor, thus providing maximum control, flexibility and minimising energy consumption.
- 17.8 The design of the mechanical services will focus on providing a whole of building ESD (Ecologically Sustainable Design) approach integrated into a Building Management System (BMS).
- 17.9 Equipment and materials for mechanical services will be selected for modularity, local serviceability, long life, maximum efficiency and low maintenance. Particular consideration will be given to acoustics in the selection of equipment and the use of ceilings, partitions and doors to achieve required sound attenuation levels and to control noise transmission.
- 17.10 Acoustic and visual treatment will be provided to new rooftop mechanical plant area in compliance with local regulations.
- 17.11 Additional mechanical works will include the replacement of pumps, heat exchangers and the upgrade of the mechanical switchboard. Wet areas will receive upgrades to the existing ventilation and exhaust air systems.

Electrical Services

- 17.12 The proposed electrical scope of work will address key compliance, functionality and safety issues at the complex. The major electrical works involve the upgrade of electrical distribution cabling and the installation of new distribution boards to the IEA tenancy to enable independent smart metering and track energy consumption more accurately. The installation of the cabling will necessitate the removal of asbestos fire proofing material which will be undertaken in accordance with the relevant codes and safety standards.
- 17.13 Luminaires that have reached the end of their life will be replaced and areas with deficiencies in lighting levels will be upgraded to conform with modern day illumination and energy consumption standards. This will include most public spaces, plant rooms, lifts, basements and the main entrance. All lighting to these areas will be reviewed during the design with the intent to optimise energy efficiency.
- 17.14 Consistent with best practice and ESD principles, all new electrical works will enable metering of electrical consumption and include zone controls and timing to facilitate energy reduction for after-hours occupation. All new electrical works will be connected to a dedicated automation system to enable central control and monitoring.
- 17.15 All essential service systems such as fire, security, CCTV and access control will be connected to back-up power supply.
- 17.16 Emergency and exit lighting will be independent of the general lighting fixtures and shall incorporate integral battery and charger. Exit lighting is an independent battery back up type.
- 17.17 OPO are separately undertaking a medium works project to replace the Main Switch Board which has reached the end of its life and replacement parts are no longer available. The works are critical to the business continuity of the Embassy and the IEA and will include new safety protection to the high and low voltage systems.

Hydraulic Services

- 17.18 The project involves minimal alteration or replacement of hydraulic services except where necessary to facilitate installation of mechanical or fire protection systems.

Communications System

- 17.19 Minimal works are required to the building communications network. The works proposed will include the upgrade of the building and floor block cabling system, and installation of infrastructure to support the new security, CCTV and automation systems.

- 17.20 As a result of interference from the building structure, in-building mobile phone coverage will be installed.
- 17.21 A hearing induction loop will also be installed in public areas.

Fire Protection System

- 17.22 The existing building fire protection system remains compliant with the codes applicable at construction in 1979. However, a number of works are now proposed to bring the building, as far as reasonable, up to compliance with current standards.
- 17.23 The following fire protection works are proposed:
- (a) Replacement and upgrade of the Fire Indication Panel and monitoring locations.
 - (b) Replacement and supplementation of the exit and emergency lighting.
 - (c) Replacement of fire and smoke detection equipment in the building foyer, public areas, plant-rooms, basements and IEA tenancy.
 - (d) A combined Emergency Warning and Intercommunication System (EWIS) public address system will be provided to allow audio communication to all areas of the building.
- 17.24 The key element of the building which will remain non-compliant with current fire codes will be the fire compartmentalisation. To provide compliance would require substantial demolition of the existing fitout and installation of fire walls throughout all floors of the building. OPO proposes to address the fire compartmentalisation requirements during future office fitouts of the IEA and/or Embassy floors.

Security Works

- 17.25 The following security elements are proposed to be included in the project:
- (a) Installation of a new secure building access control system. The current system is a modified building control system and does not conform with current DFAT security requirements.
 - (b) Installation of a new CCTV control system and replacement of most cameras. The existing system is beyond its useful life and requires upgrading to a new system with improved camera coverage.
 - (c) Upgrade of the building alarm system to provide an integrated building wide security system.

- (d) Relocation and refurbishment of the security control room. The new room will integrate the capability to monitor the variety of new and existing systems, including security alarms, fire alarms, CCTV, duress alarms, access control and the building management system.
- (e) Installation of additional internal and external security lighting including movement detection activation.

Lift services

- 17.26 Upgrade of the passenger lift control system and access control is required to improve the responsiveness of the lift service. Additional safety protection will be installed to the lift motor rooms.

Operation, maintenance and warranties

- 17.27 Operation and maintenance manuals are to be provided by the Works Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As-built services will be incorporated into the Final Construction Completion Report.
- 17.28 Warranties will be provided in the name of the Commonwealth of Australia.

18 Sustainable design

- 18.1 Energy conservation will be an important design consideration in the selection of plant and equipment. To achieve efficient performance, plant will be selected for energy efficiency. The design will respond to local codes, the performance guidelines as set out in the Property Council of Australia Energy Guidelines and the Energy Efficiency in Government Operations (EEGO) Policy as appropriate.
- 18.2 Active energy conservation measures to be incorporated into the engineering services design include:
- (a) modular air conditioning system to allow zoned control of temperatures including potential for a reduction in operating cost and power consumption when a building is partly occupied;
 - (b) automatic regulation of ducted outside air ventilation supply in response to occupancy in office areas and meeting rooms;
 - (c) time scheduled control of air-conditioning systems and lighting;
 - (d) installation of high energy efficient lighting;
 - (e) automatic zoned switching of lighting to minimize energy use; and

- (f) elemental smart metering of electricity use to facilitate ongoing energy management and monitoring reporting.

19 Provision for people with disabilities

- 19.1 The existing Chancery building makes provision for people with disabilities, including car parking and a disabled toilet. Areas of deficiency are being rectified by OPO through the Repairs and Maintenance program outside of this project. Building compliance, disabled compliance and OH&S reports are current for the property.

20 Heritage issues

- 20.1 There are no known heritage issues restricting the refurbishment of the existing engineering services.

21 Child care provisions

- 21.1 No specific child care facilities are located within the Australian missions or IEA areas.

22 Occupational health and safety (OH&S)

- 22.1 Compliance with occupational health and safety issues are of considerable importance to the building owner. In accordance with the Occupational Health and Safety (Commonwealth Employment) Act 1991, considerable attention will be given to this aspect during the detailed planning of the project.
- 22.2 OH&S issues will be particularly important during the construction stage of the project, as the building will remain fully occupied and functional throughout. OH&S risks will therefore apply to not only construction workers, but potentially to building occupants, and the general public who may be visiting the Chancery or the IEA as part of its normal ongoing operations. The project works contractor will be required to implement a project specific OH&S management plan including safety induction training for the building's tenants. These practices will be consistent with French law.

23 Authorities and local industry consultation

- 23.1 DFAT has consulted with:
 - (a) post management;
 - (b) tenant agencies;
 - (c) the IEA; and
 - (d) the Government Energy Efficiency Team in the Department of the Environment, Water, Heritage and the Arts.

24 Local impact

- 24.1 The local community impact of this project is expected to be low as it is in keeping with the local zoning and development requirements.
- 24.2 The nature of internal refurbishment work is such that those primarily disturbed will be the people occupying and using the facility on a regular basis. To manage this, the Contractor will be required to develop within a noise management plan a means to monitor and manage internal building noise, and seek to schedule high noise activities to out of hours. As the site is located within an area containing residential apartments, restrictions to working hours and noise levels will be required.
- 24.3 The majority of the construction work force will be from France. Varying resource levels of the construction workforce will be employed during the refurbishment work.

25 Project cost estimates

- 25.1 The out-turn cost estimate of the proposed works is \$28.3 million, based on February 2009 prices escalated to construction. The out-turn cost estimate includes the refurbishment works and other related elements such as consultants' fees, project management, supervision and site office expenses.
- 25.2 The estimate does not include any fitout works to the IEA tenancy, office workstations, furniture, artworks, white goods or interest charges.
- 25.3 The estimate does include local authority charges and French VAT of 19.6%.

26 Project delivery system

- 26.1 Following a complete analysis, a conventional style of design, documentation, tendering and contracting has been selected as appropriate for this project. This represents the best value for money for the Australian Government and allows DFAT, as the building owner, to be in control of all the project delivery stages, particularly the planning of works that will affect all building occupants.
- 26.2 A design consultant will be engaged to prepare documentation, with input from both Australian and Paris based engineers and architects. This input will enable documentation to local conditions, authority approvals and standards, as well as providing a compliance assessment with Australian codes and standards.
- 26.3 A single contract will be awarded for the refurbishment works. Tenders will be called from a selected list of contractors, short-listed on the basis of a pre-qualification process. As the building industry in France is a sophisticated market with a high level of capacity to undertake the proposed works, the pre-qualification process will be advertised only in France.

26.4 A project management company with international experience would administer a traditional lump sum contract awarded to the construction contractor. Superintendence of the contract is to be carried out by the Project Manager with on-site support from representatives of the design consultants.

26.5 Local approvals will also be the responsibility of the consultants and their in-country partners. Escalation effects would be the responsibility of the Contractor, with currency risk remaining with the Commonwealth.

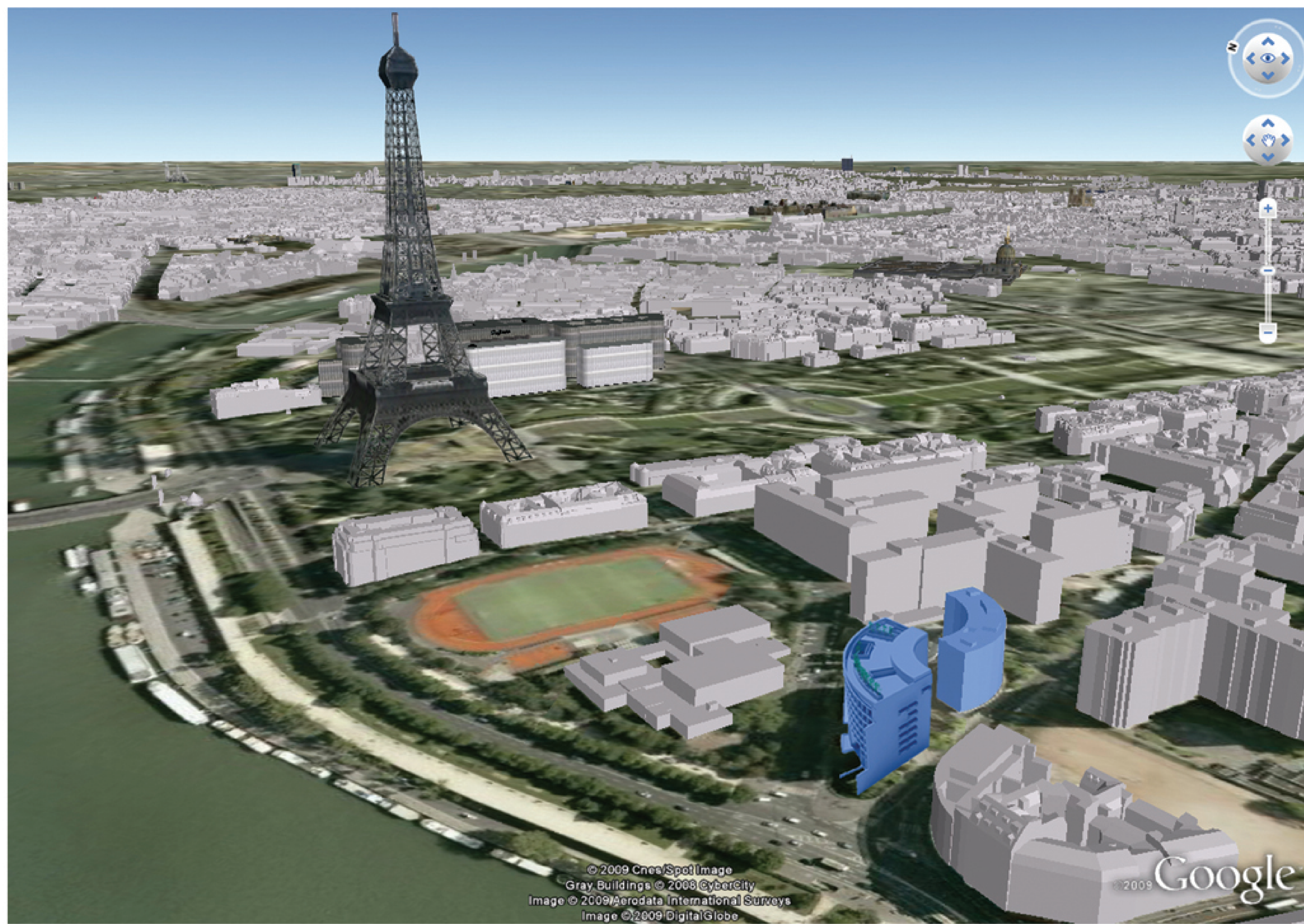
27 Construction program

27.1 Subject to Parliamentary approval, a two stage tender process for a Design Consultant is planned for early 2010, with the works planned to commence in mid 2011. Practical completion of the final stage of the works is expected to be achieved in mid 2013.

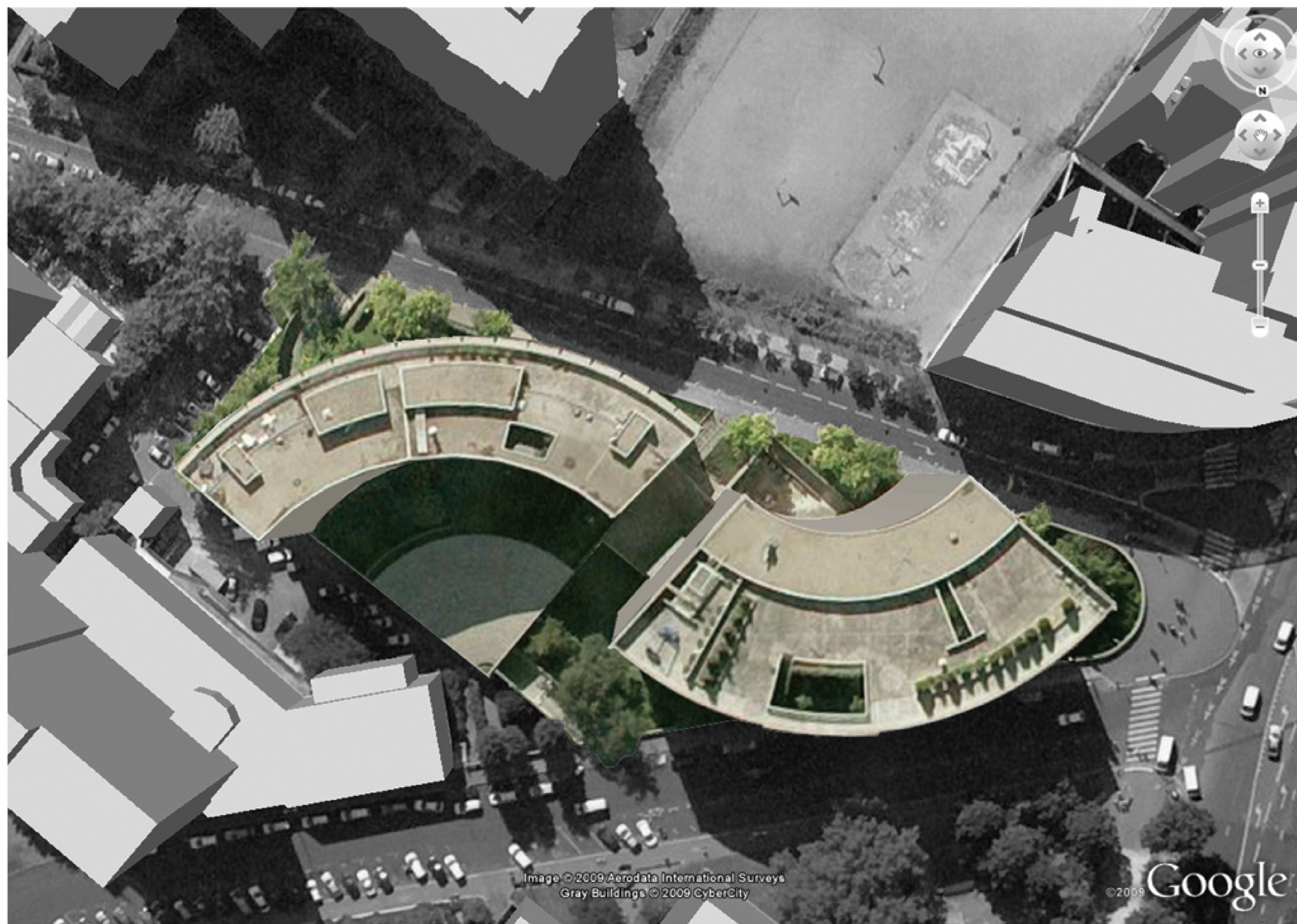
28 Associated sketch design drawings

28.1 The following drawings have been prepared to illustrate and define the proposal

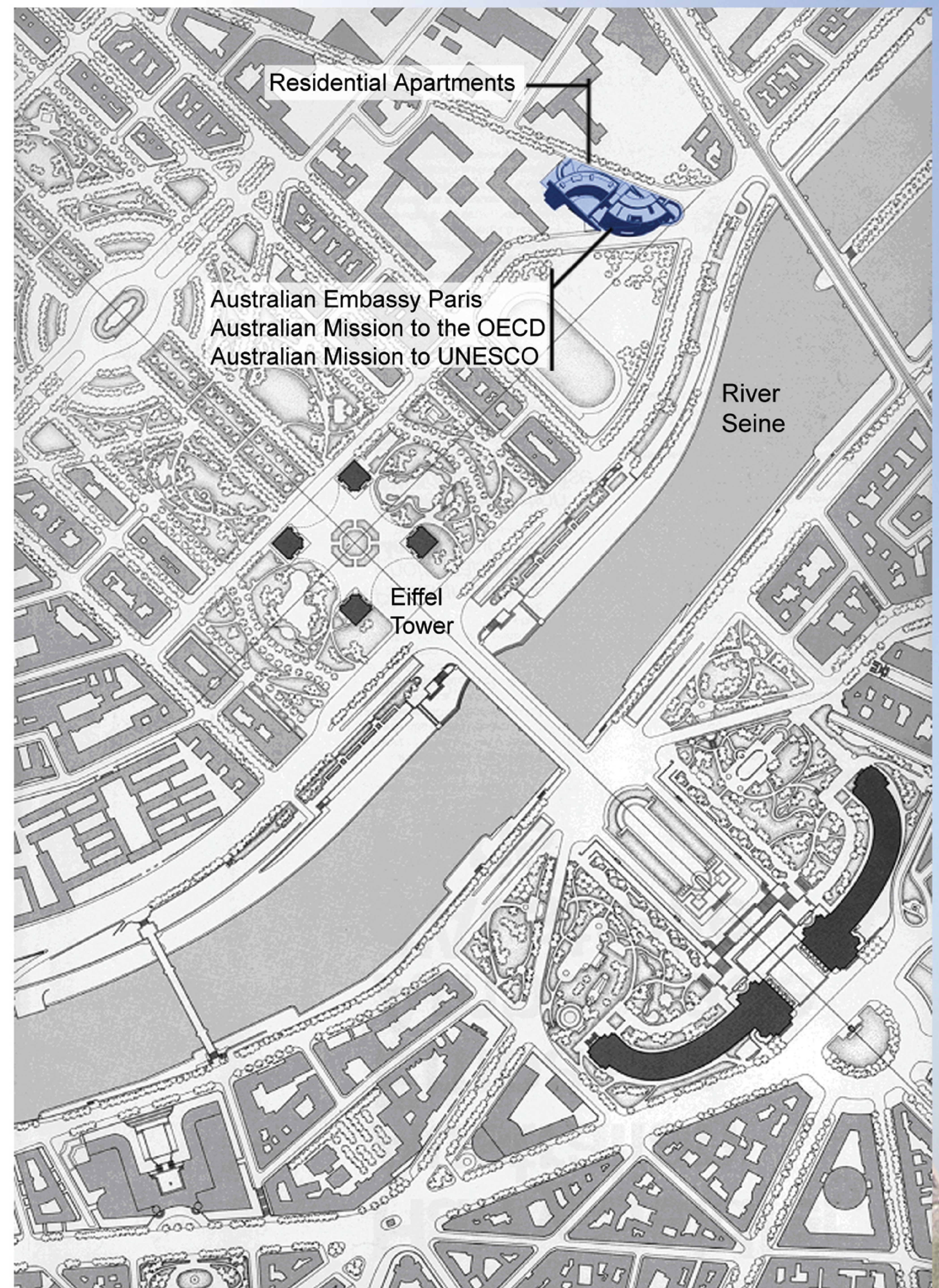
- (a) Location
- (b) Photos and Elevations
- (c) Existing Tenancy Areas
- (d) IEA Staging Plan
- (e) IEA Staging Plan
- (f) 3D's of the Building Structure
- (g) Typical Services refurbishment plan (Level 3)
- (h) Proposed Roof Works



Site Perspective



Aerial Photograph

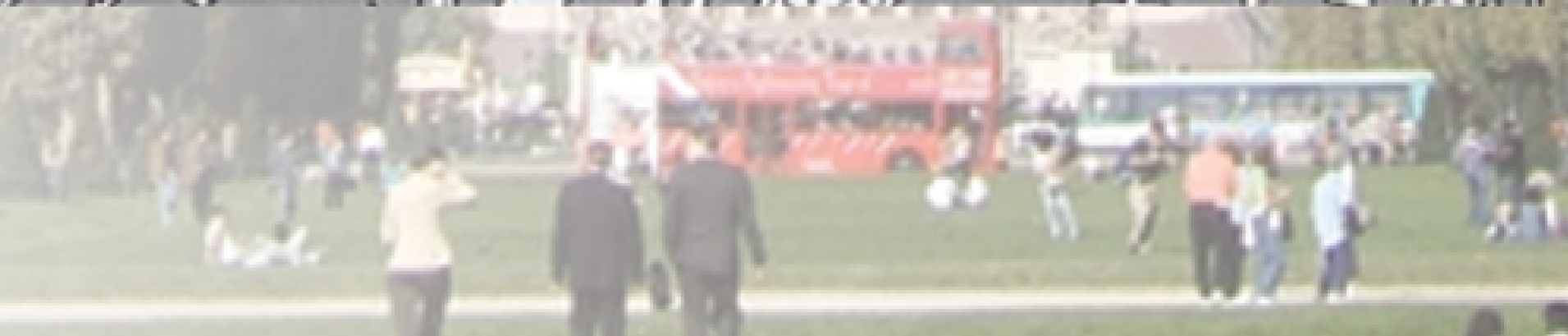


Context Plan



Australian Government
 Department of Foreign Affairs and Trade
 Overseas Property Office

Australian Embassy - Paris - Embassy Location

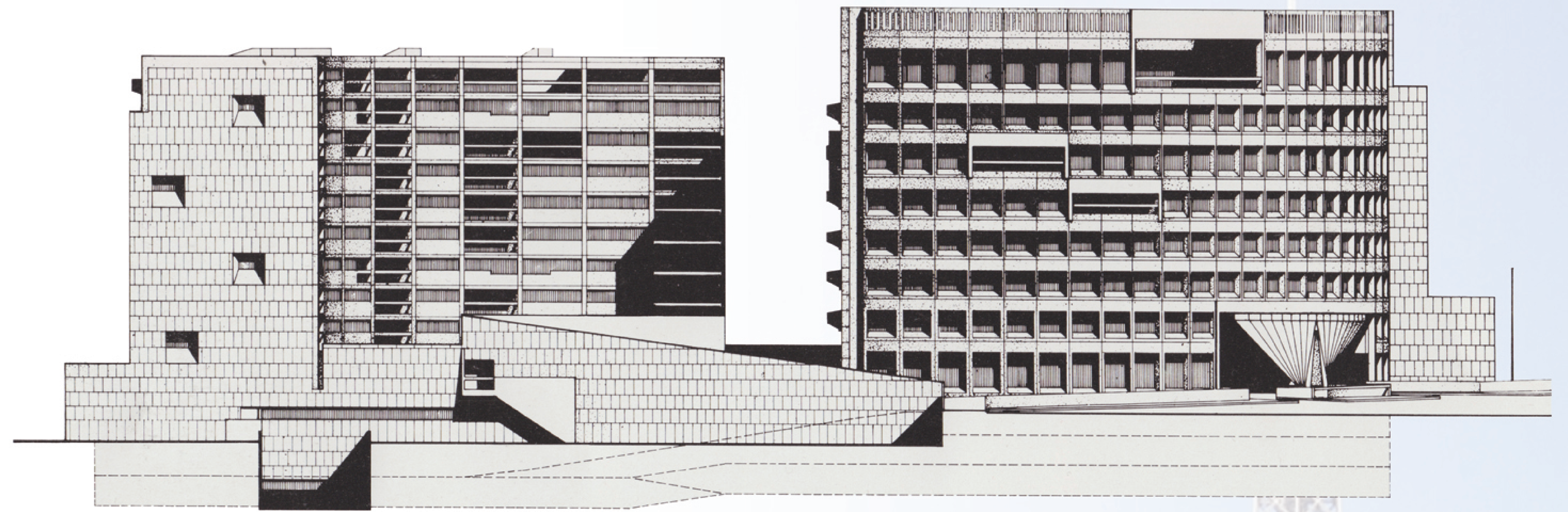




Embassy View From Eiffel Tower



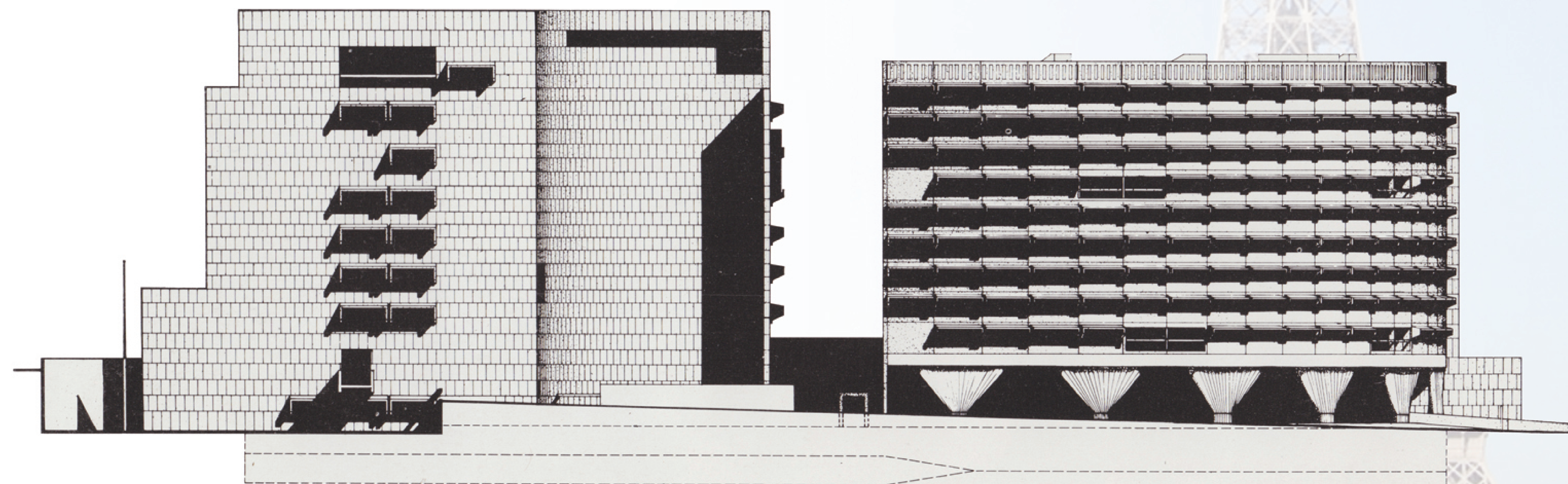
Chancery View



Apartments

Chancery

South Elevation

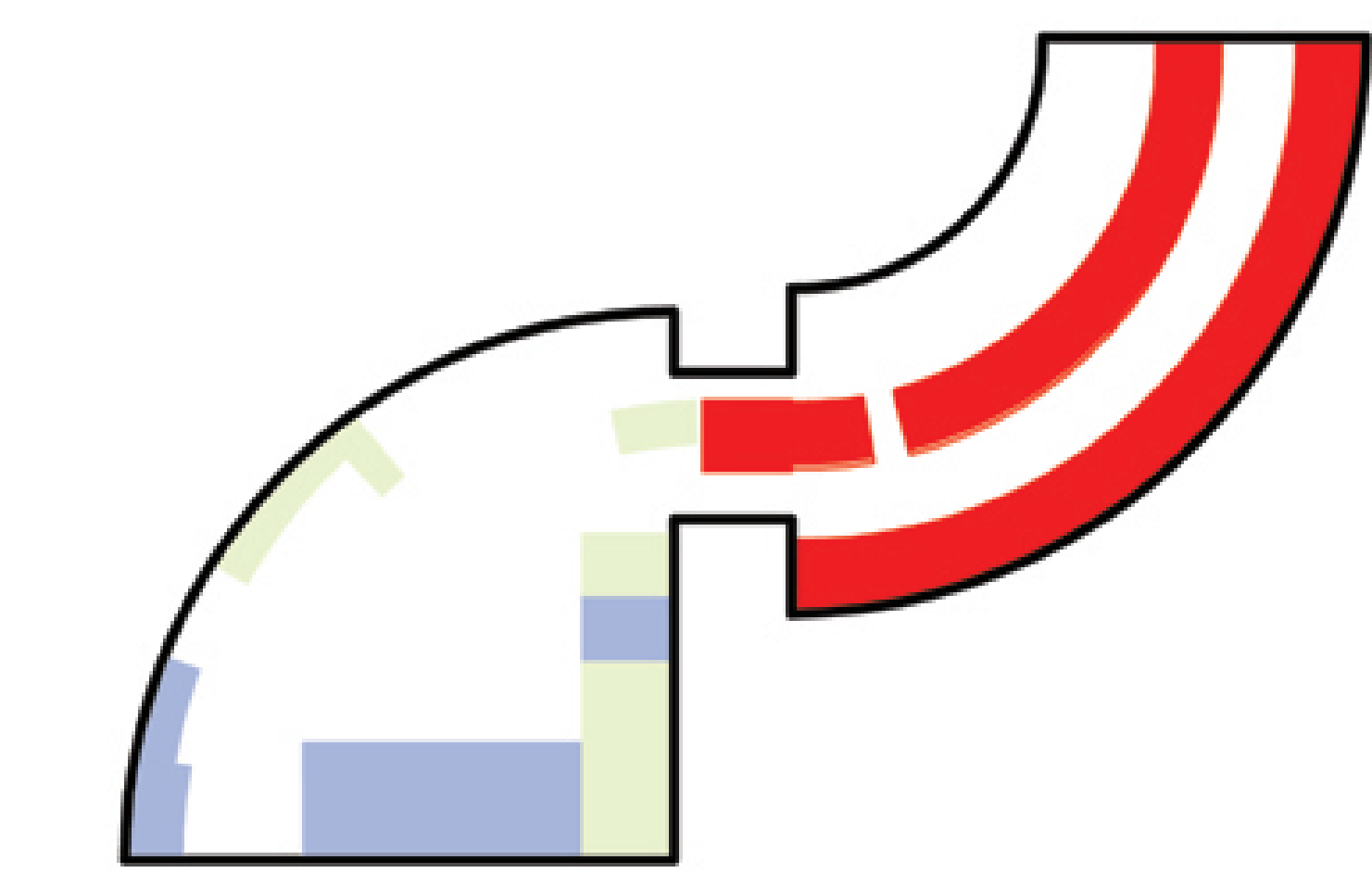


Chancery

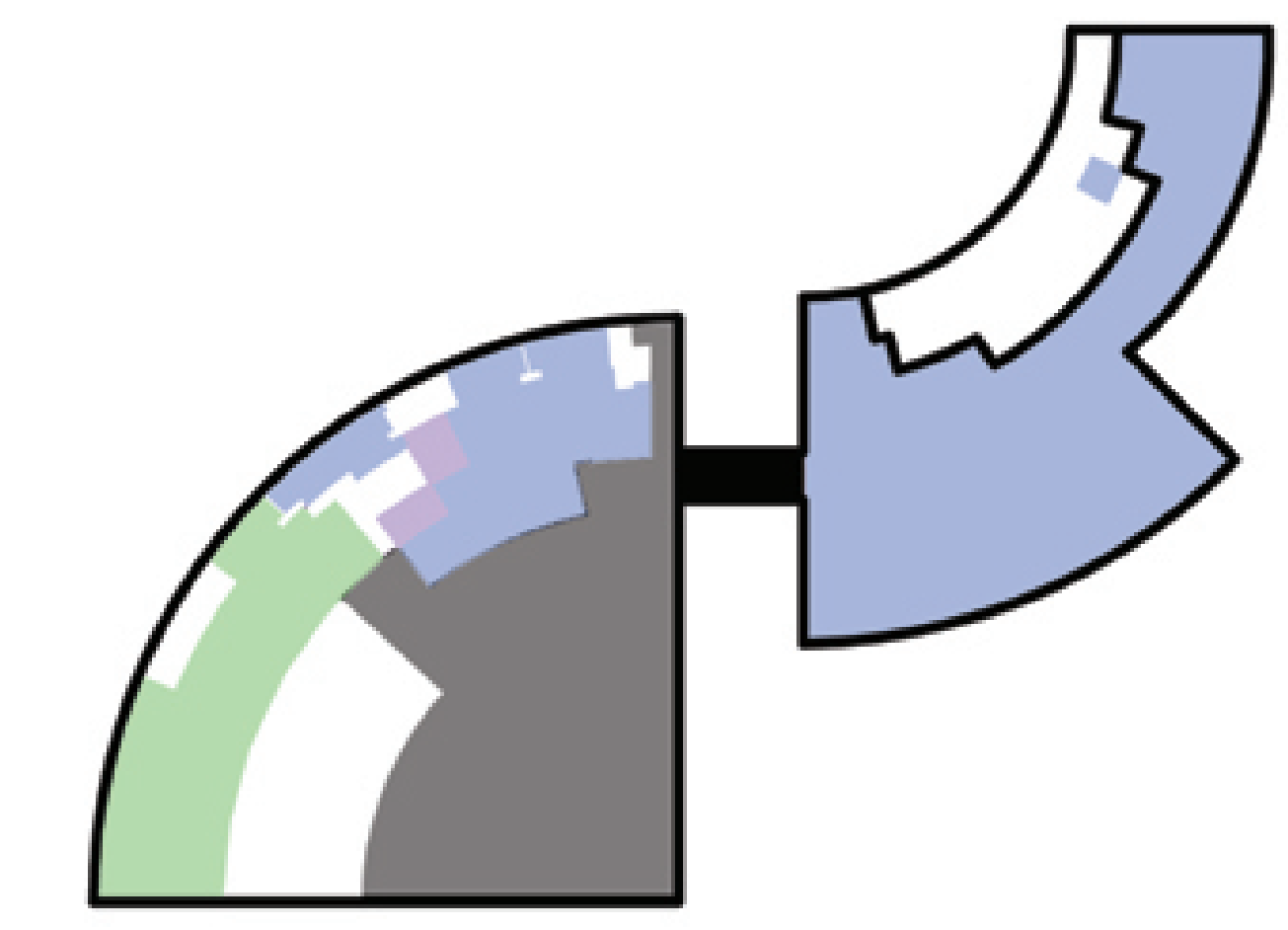
Apartments

North Elevation

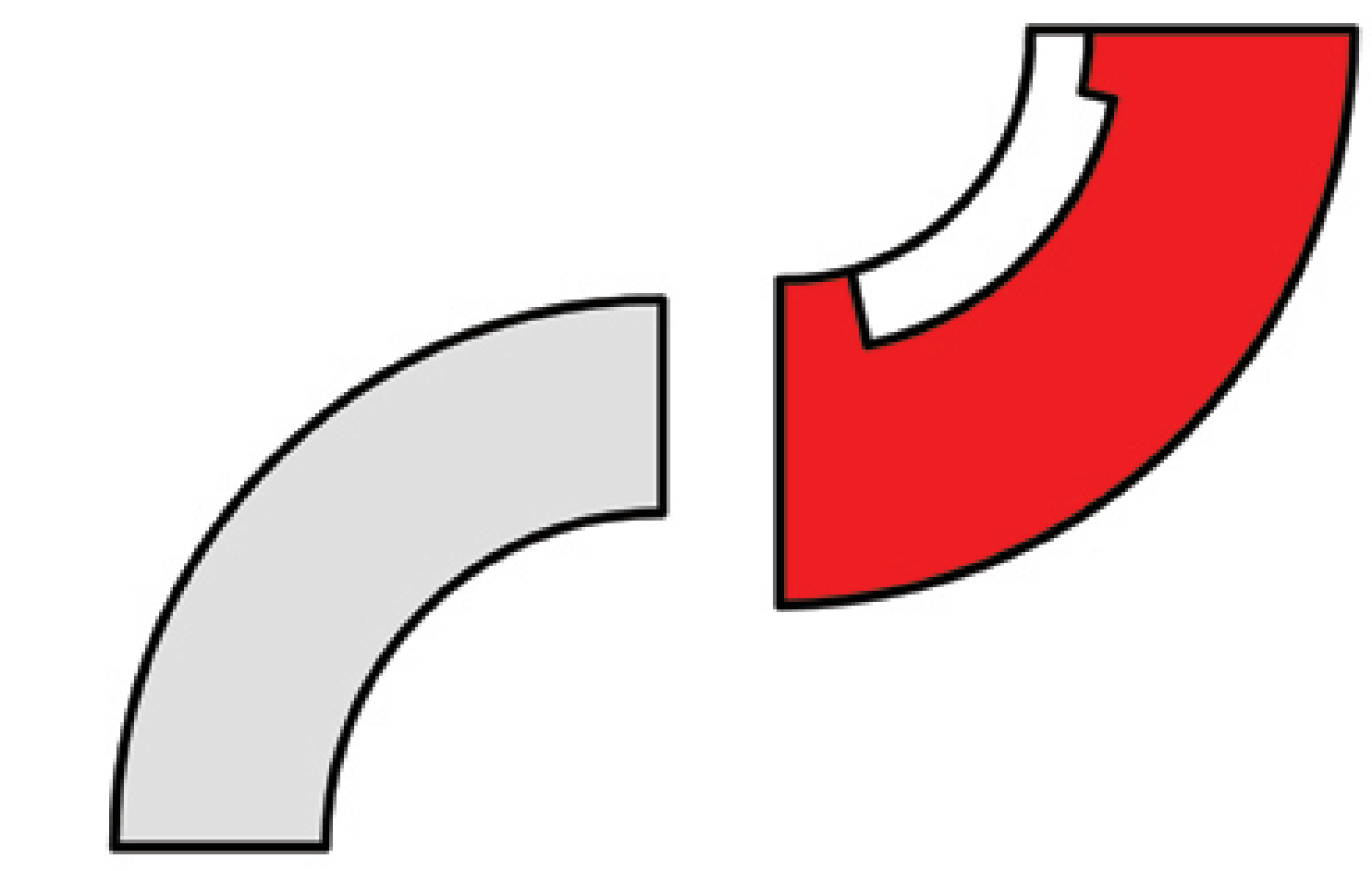
Australian Embassy - Paris - Photos & Elevations



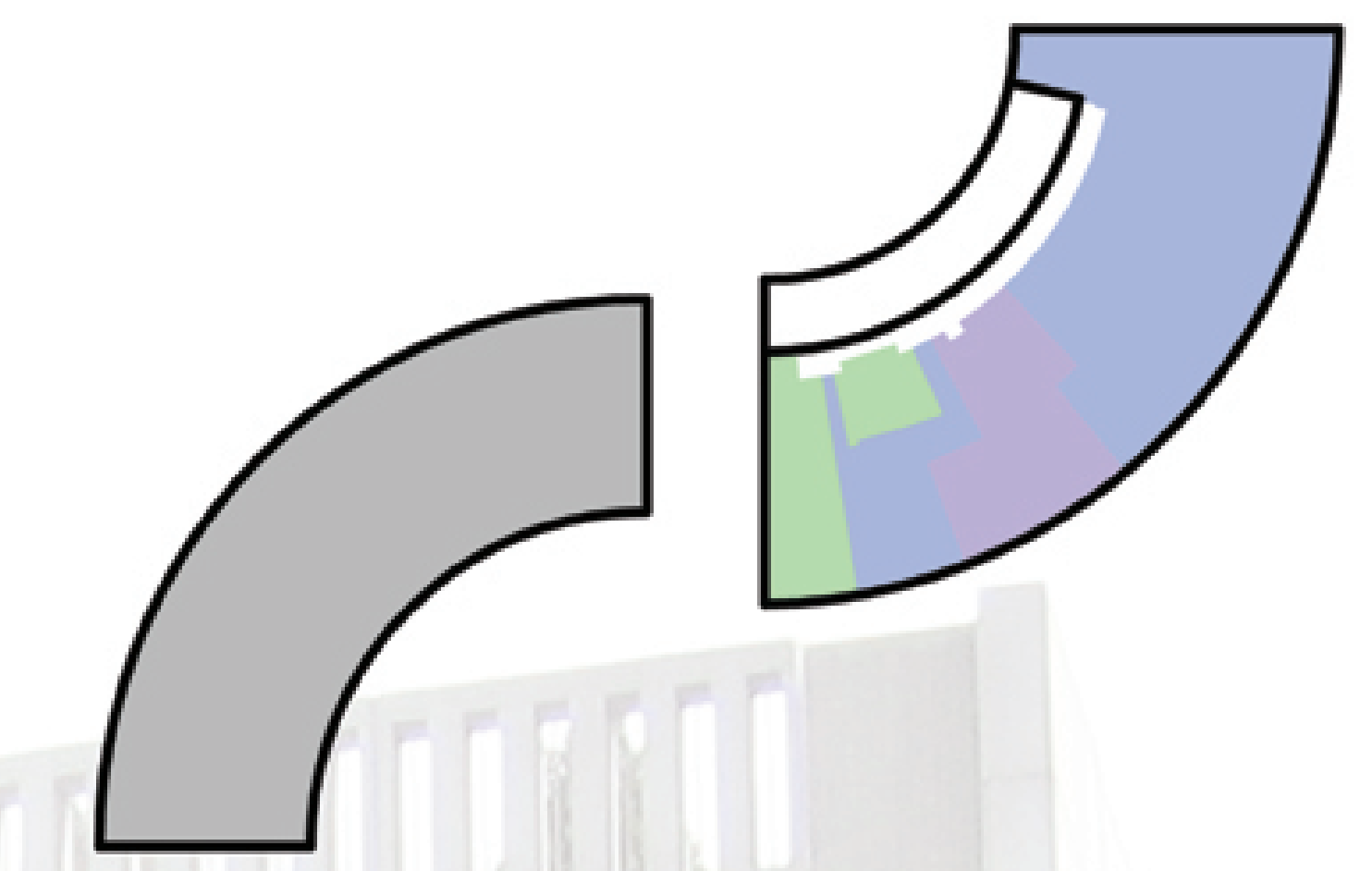
BASEMENT 2



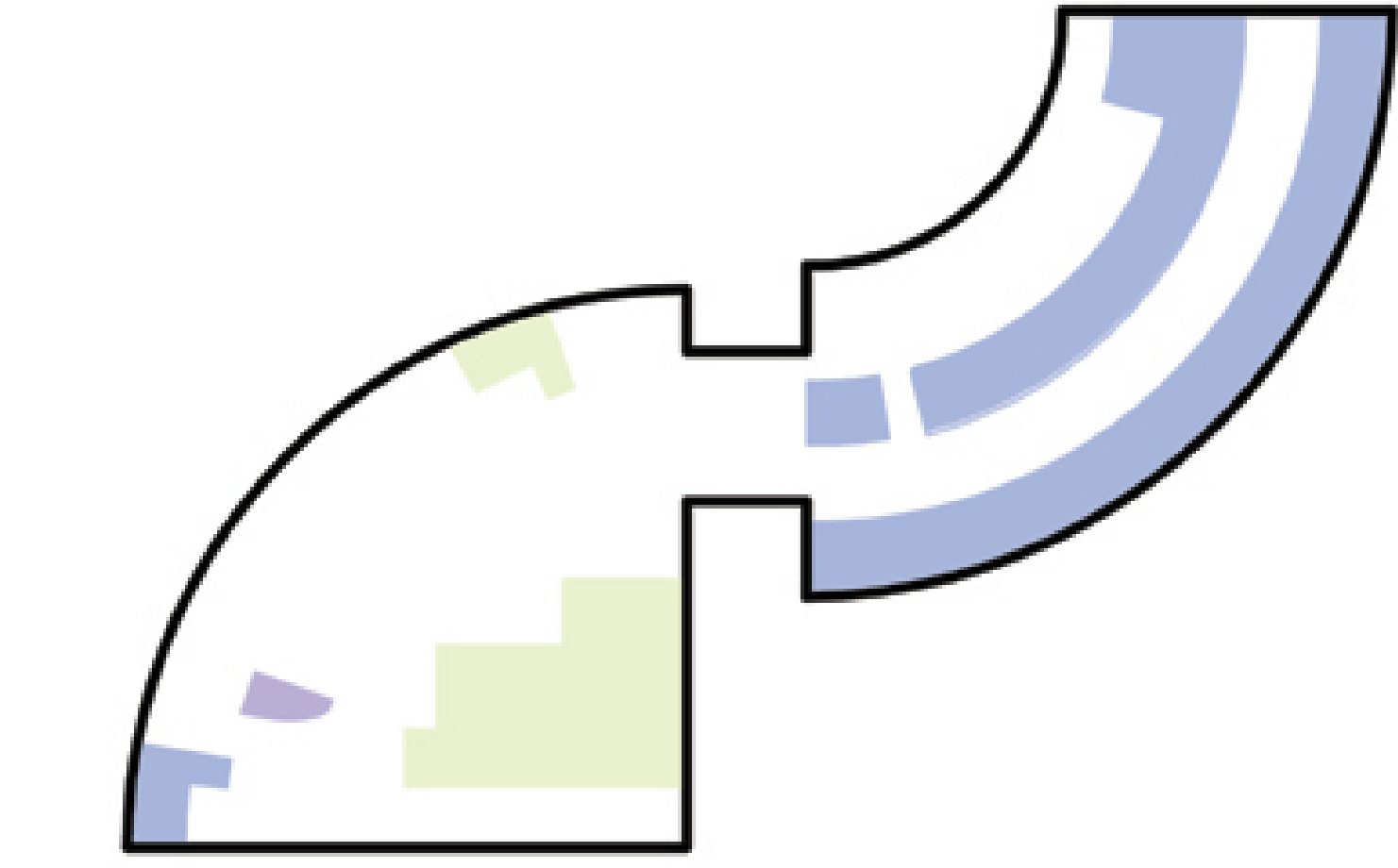
GROUND FLOOR



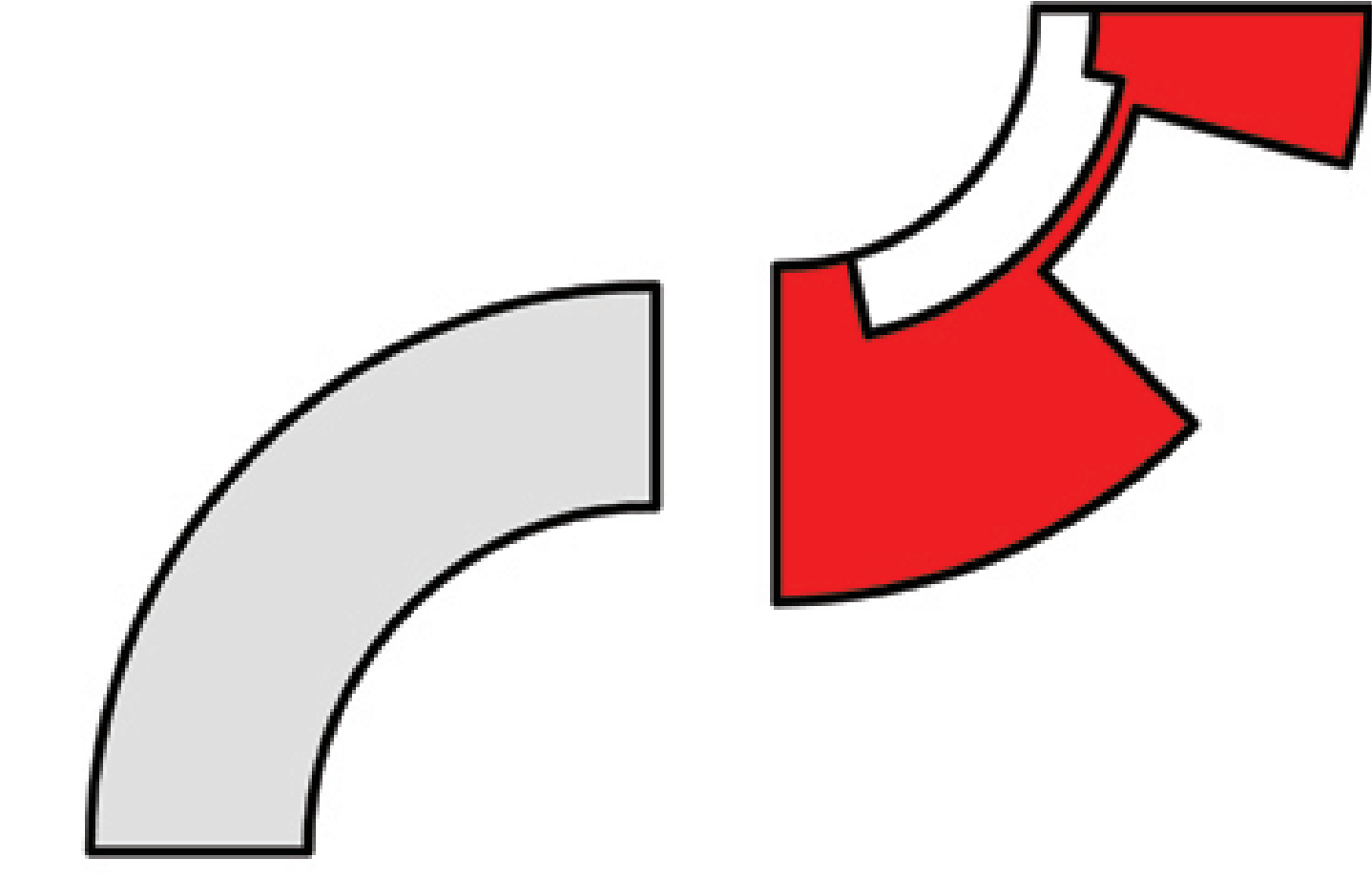
THIRD FLOOR



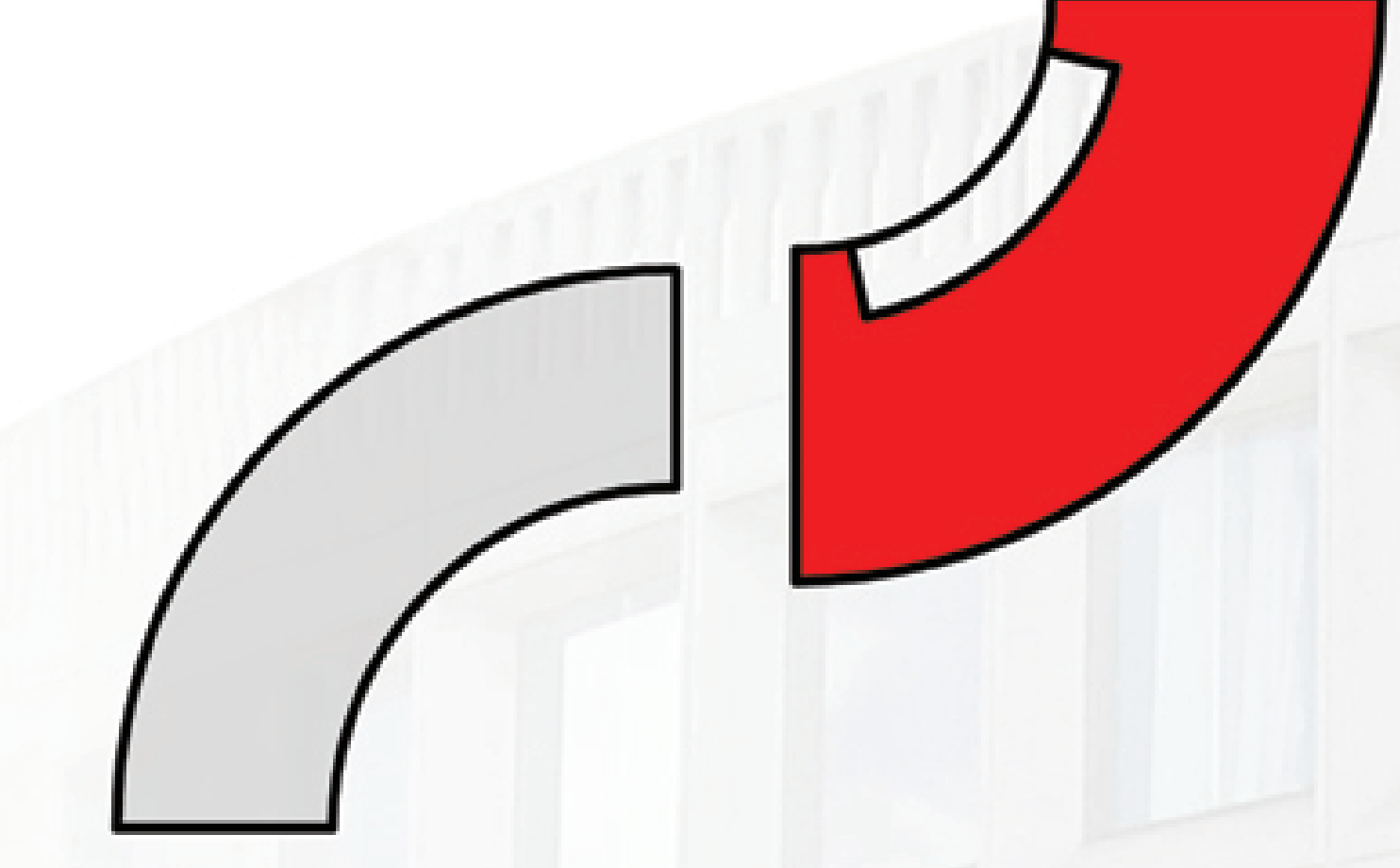
SIXTH FLOOR



BASEMENT 1



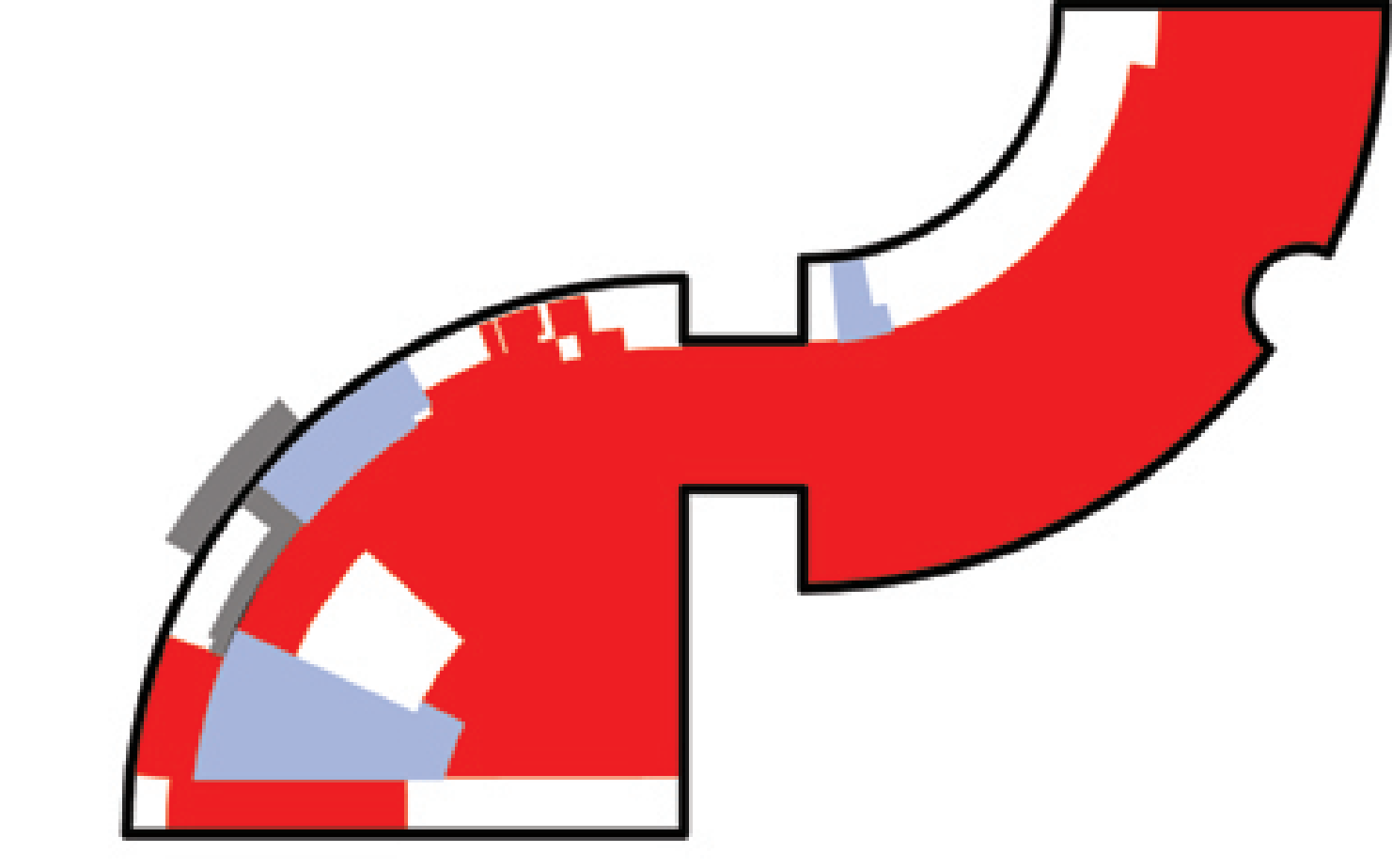
FIRST FLOOR



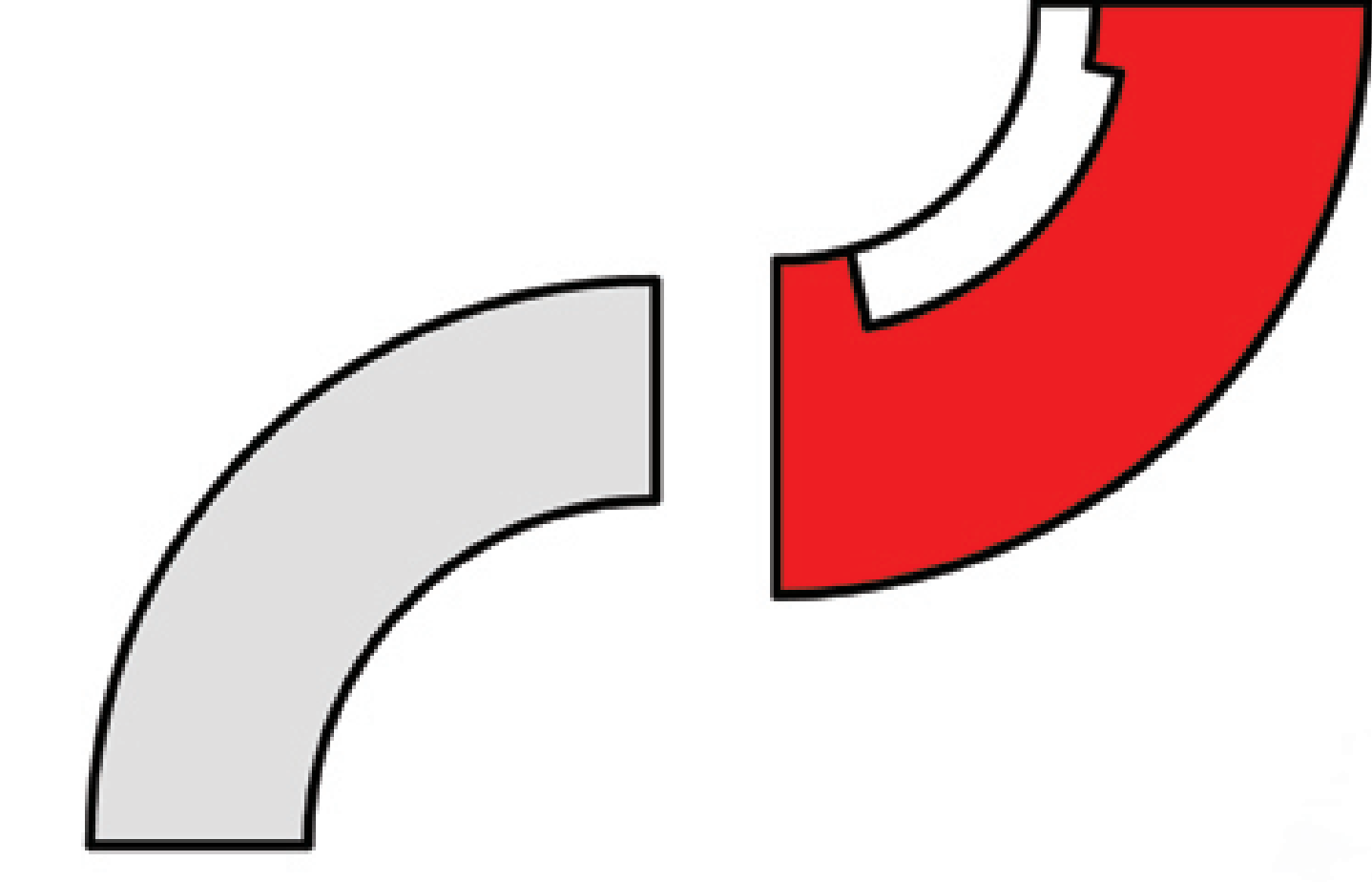
FORTH FLOOR



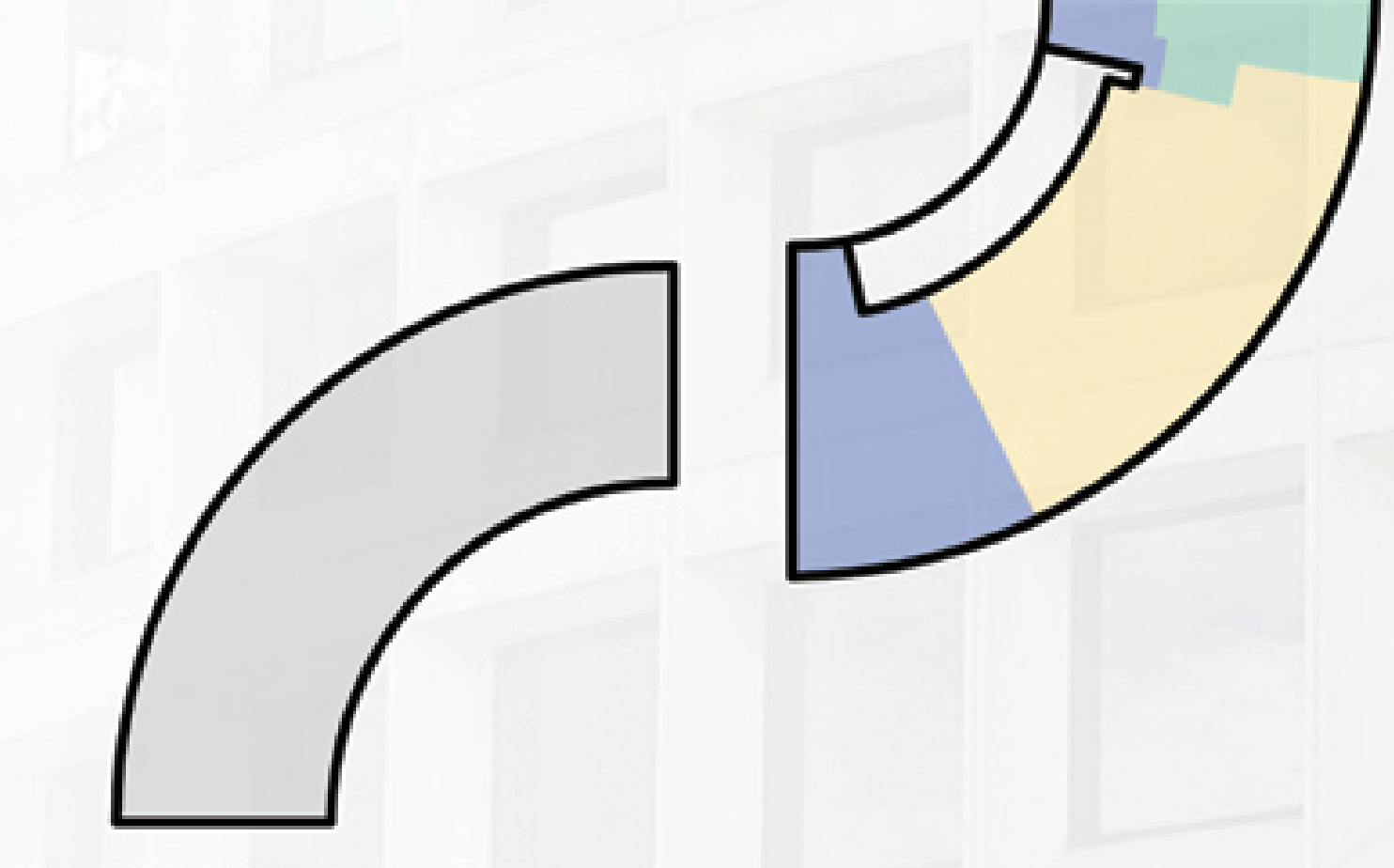
SEVENTH FLOOR



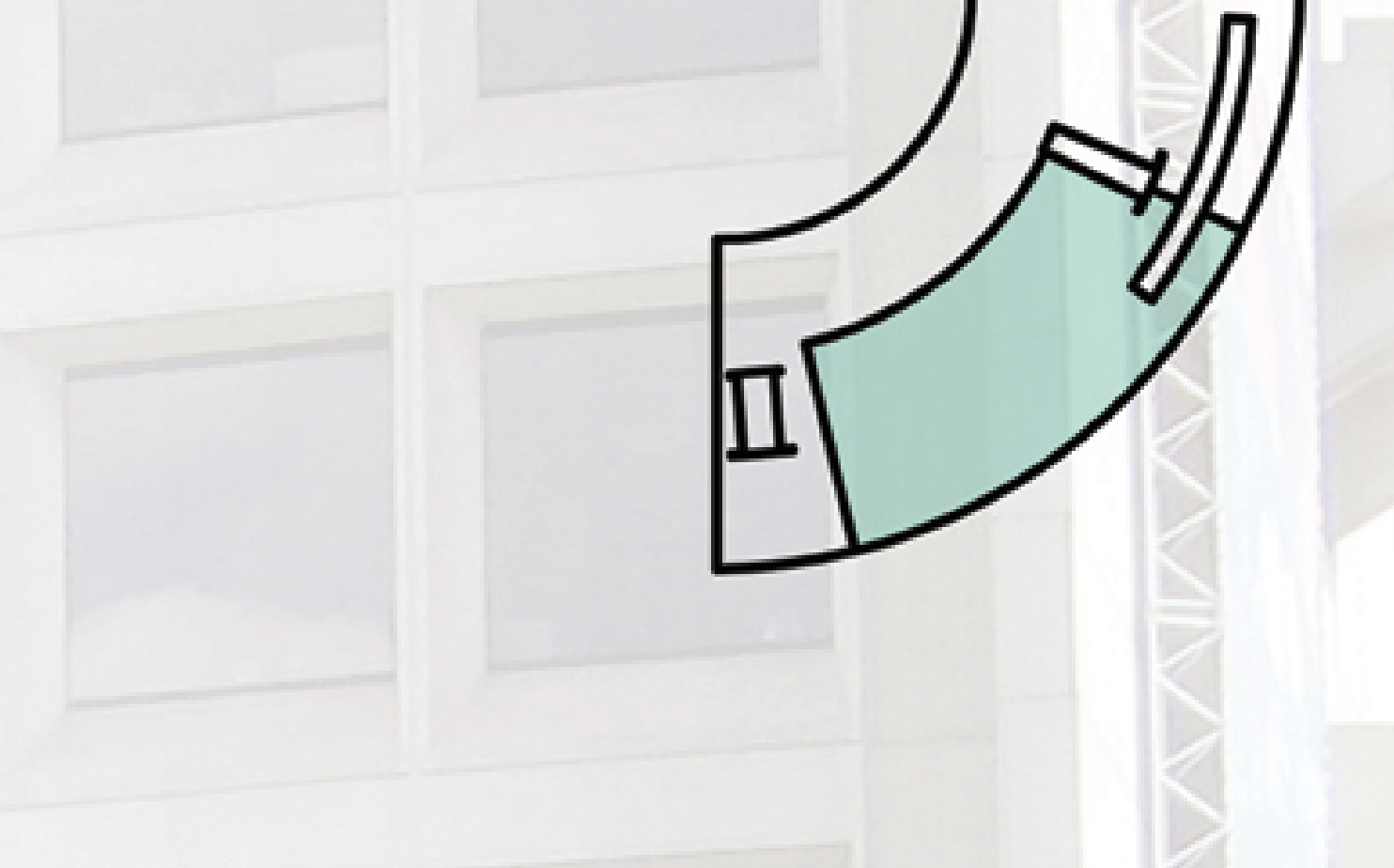
LOWER GROUND FLOOR



SECOND FLOOR



FIFTH FLOOR



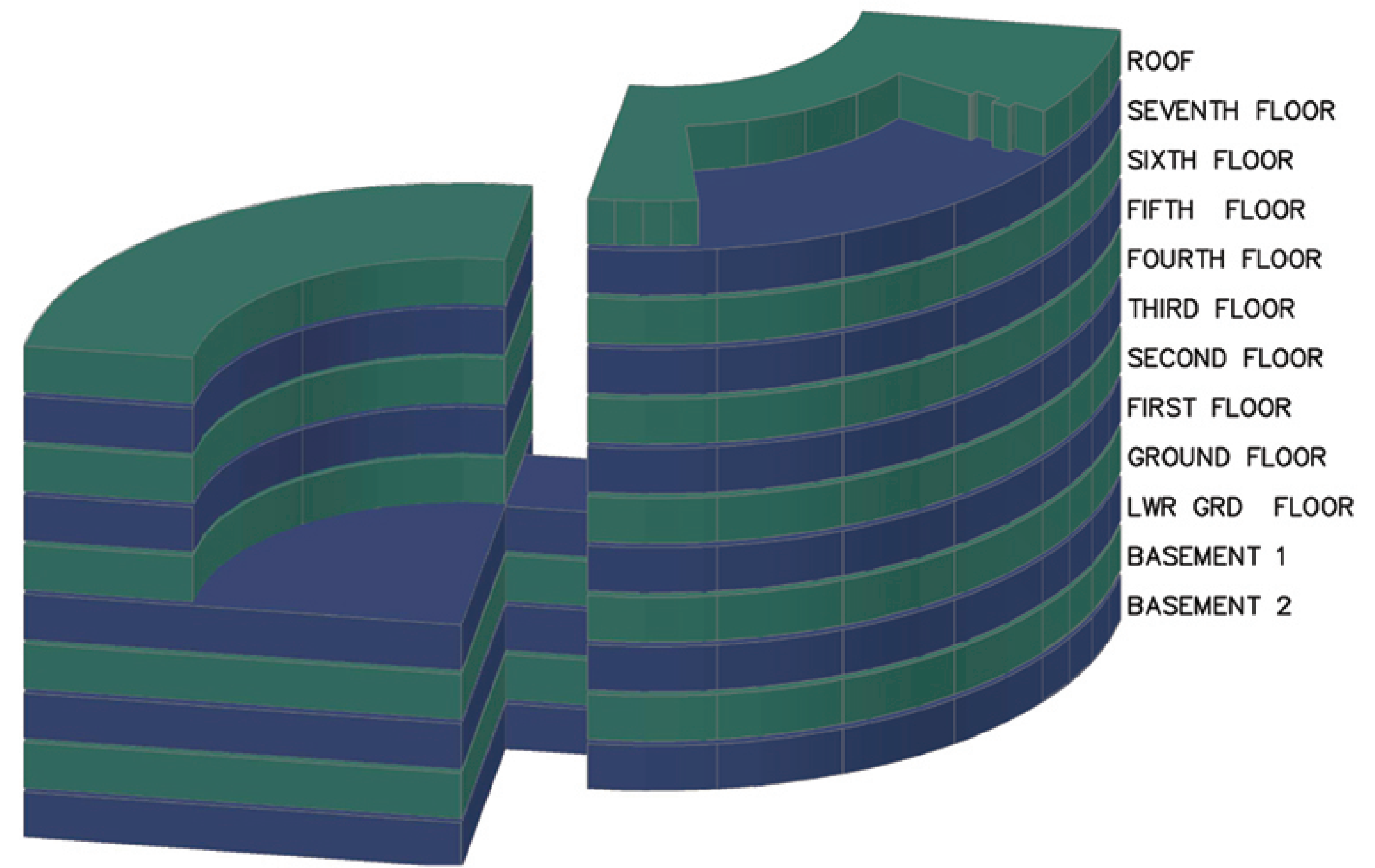
ROOF

AGENCY			
DFAT	IEA	UPS	AUSTRADE
[Blue]	[Red]	[Green]	[Purple]

AGENCY			
DFAT	DEST	DIAC	IEA
[Blue]	[Purple]	[Green]	[Red]
SHARED	SERVICES	APARTMENTS	
[Grey]	[White]	[Light Grey]	

AGENCY			
DFAT	IEA	DEFENCE	OECD'
[Blue]	[Red]	[Green]	[Yellow]
SERVICES	APARTMENTS		
[White]	[Light Grey]		

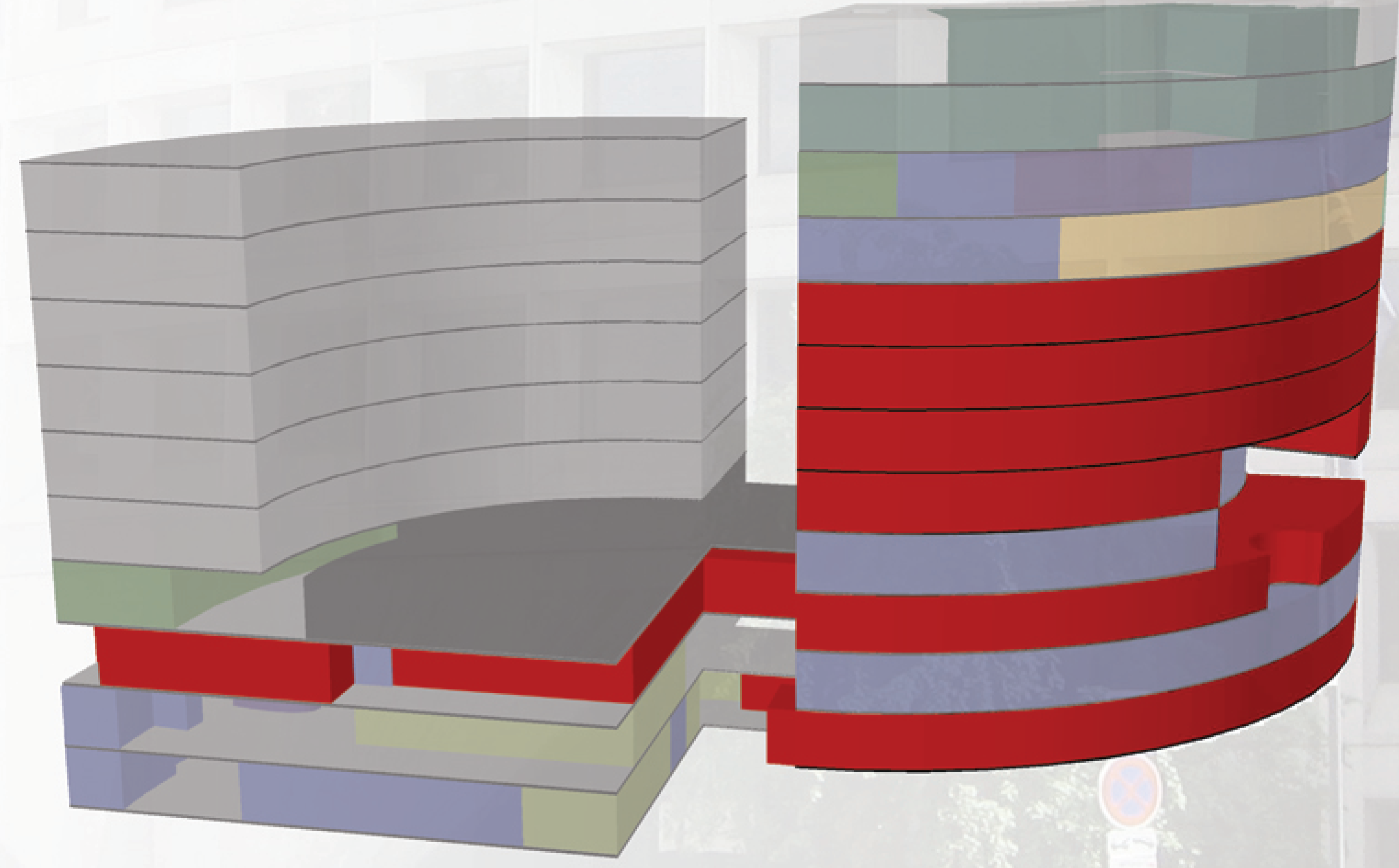
AGENCY			
DFAT	AUSTRADE	HOM	DIAC
[Blue]	[Purple]	[Green]	[Red]
SERVICES	APARTMENTS		
[White]	[Light Grey]		



Apartment Block

Chancery Block

3D Generic Building



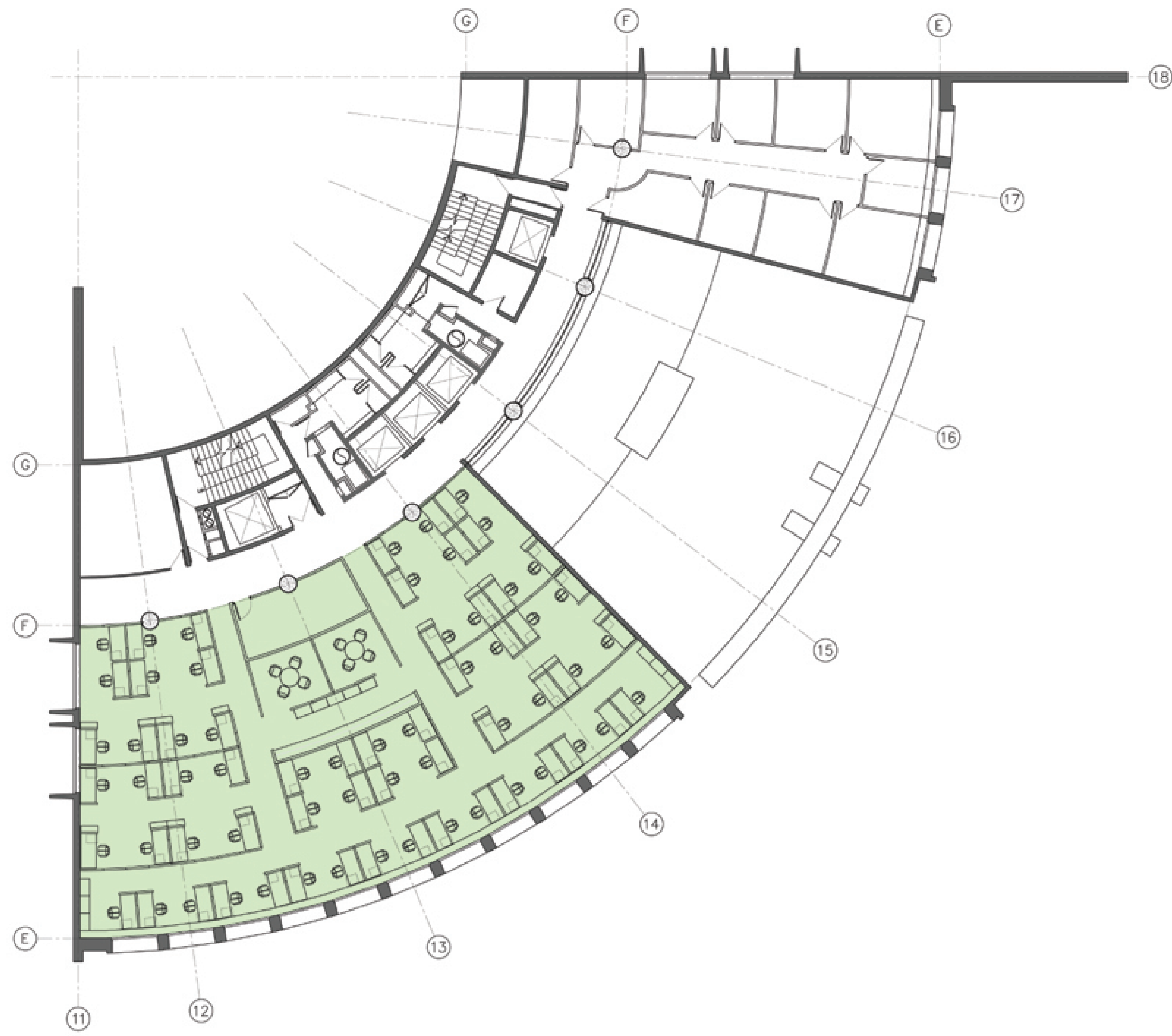
Apartment Block

Chancery Block

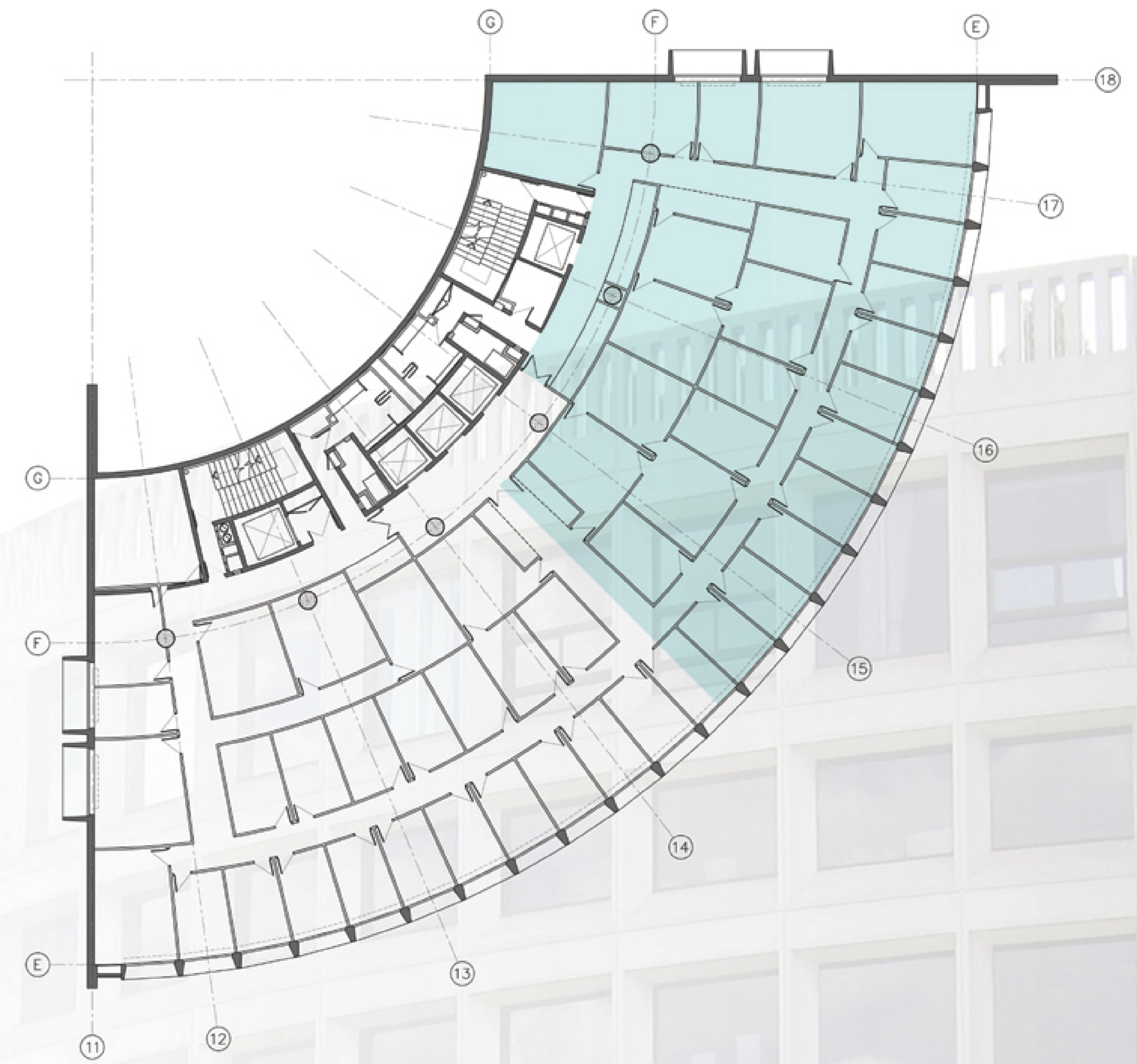
3D Tenancy Areas



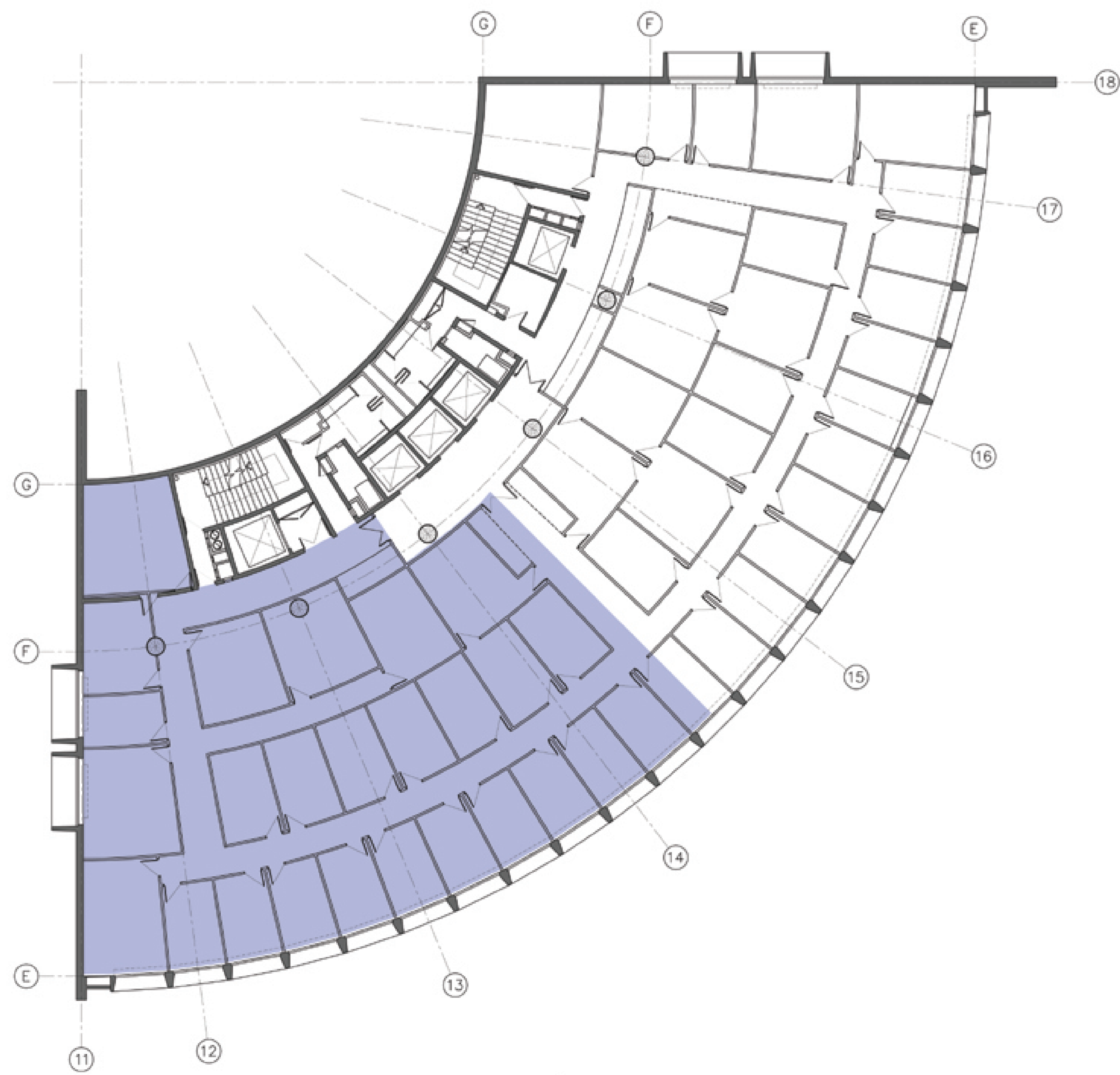
Australian Embassy - Paris - Existing Tenancy Areas



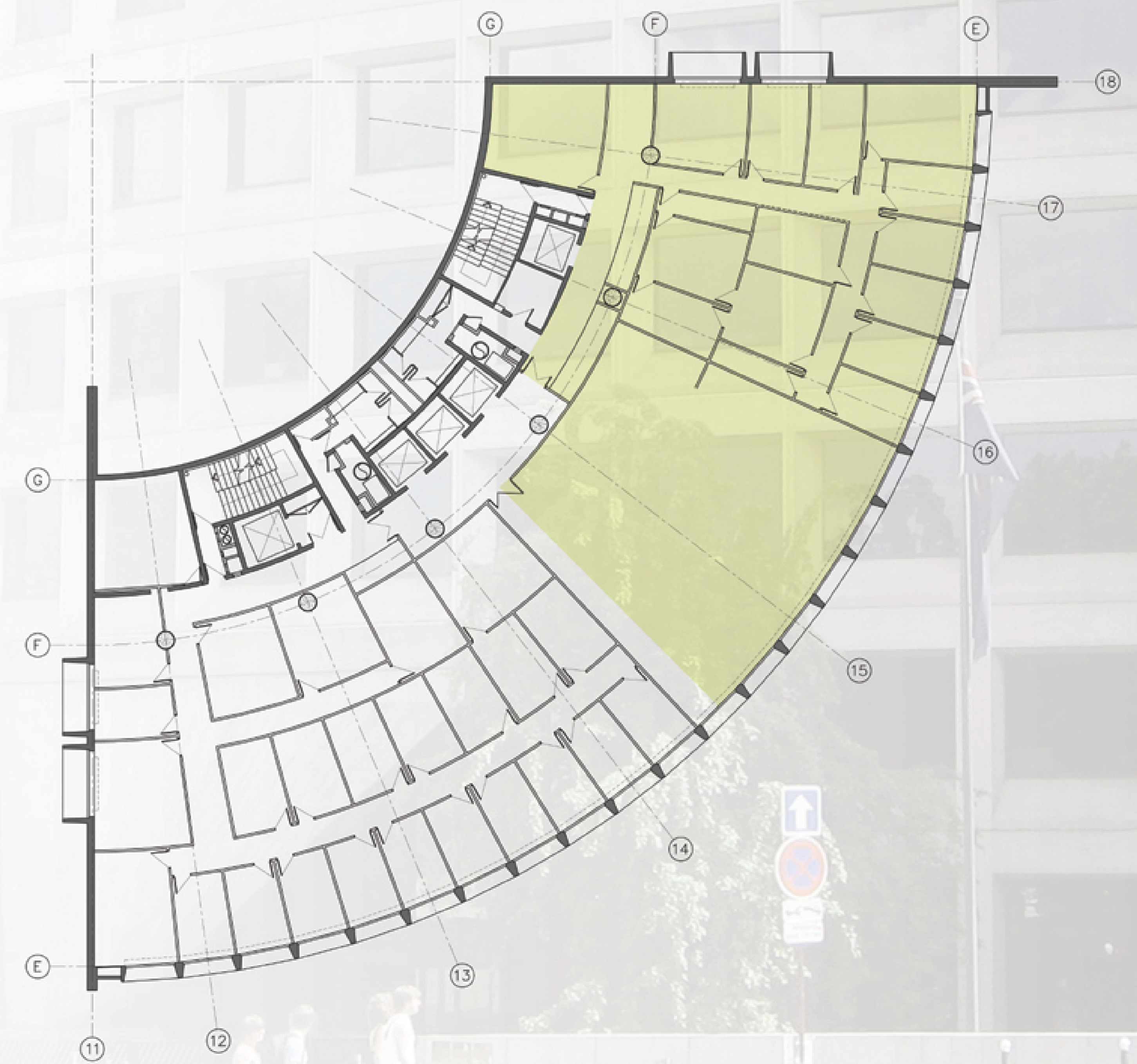
Level 1 Staging Area Fitout



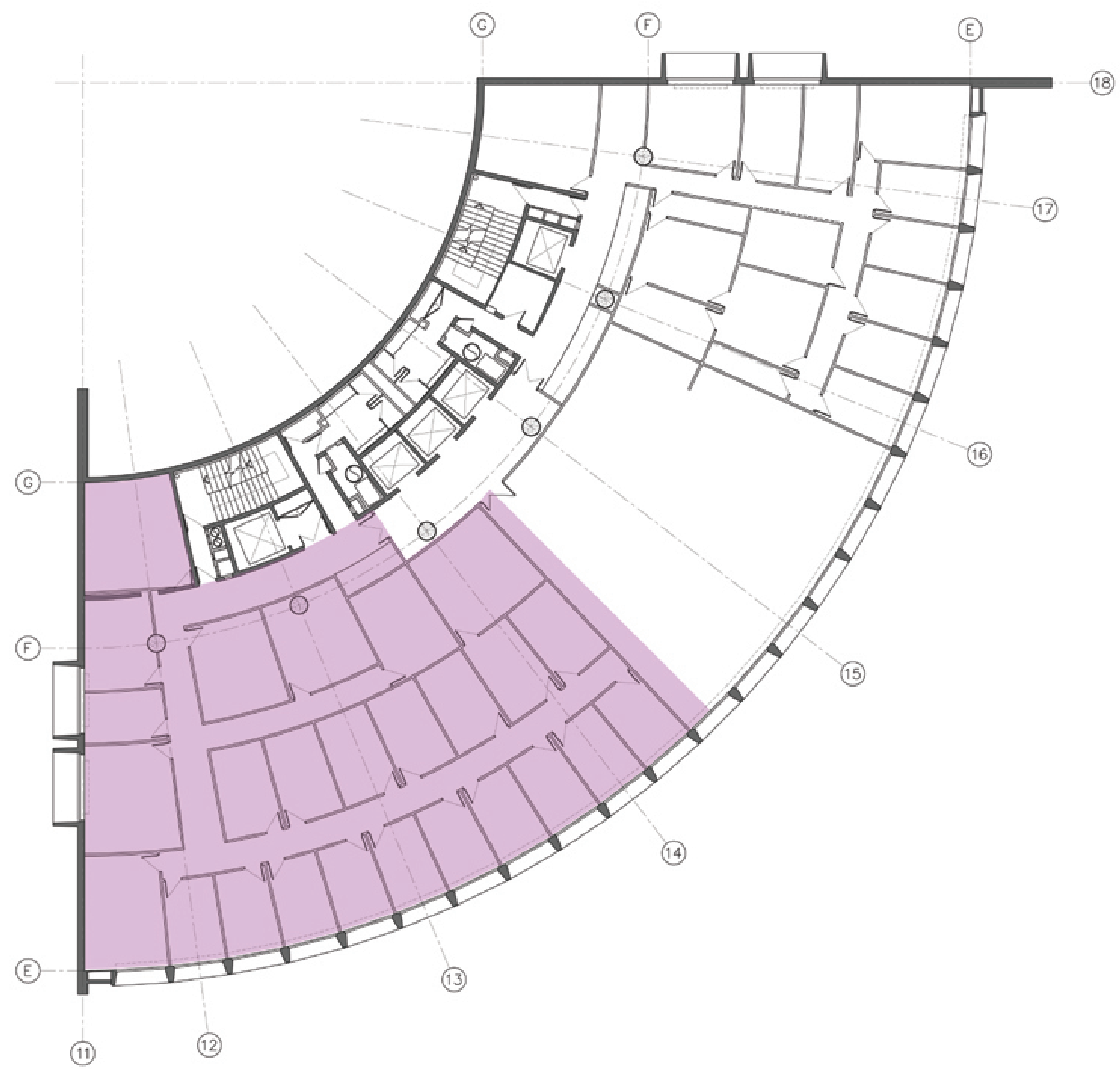
Level 2 Stage 2



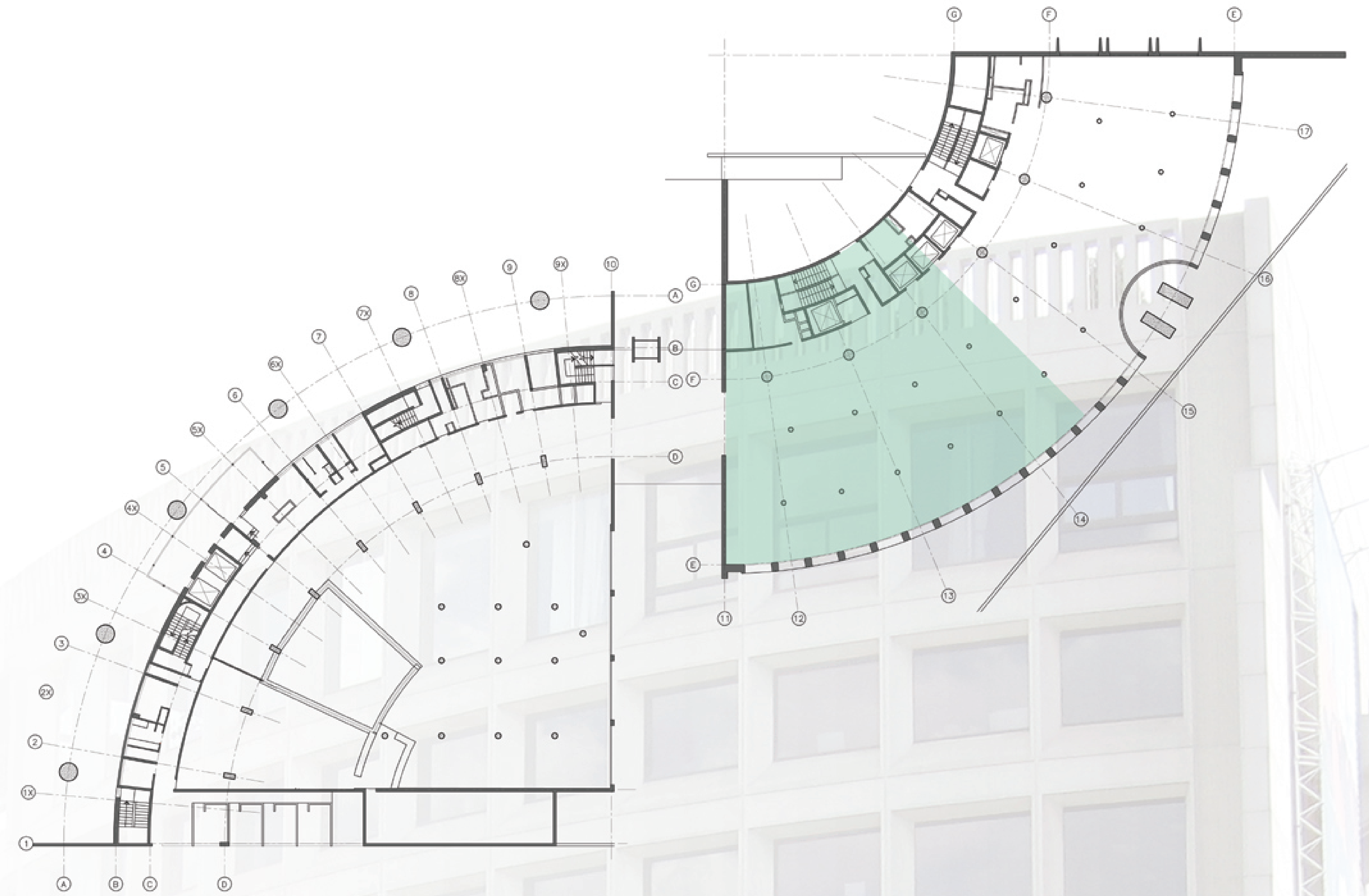
Level 2 Stage 1



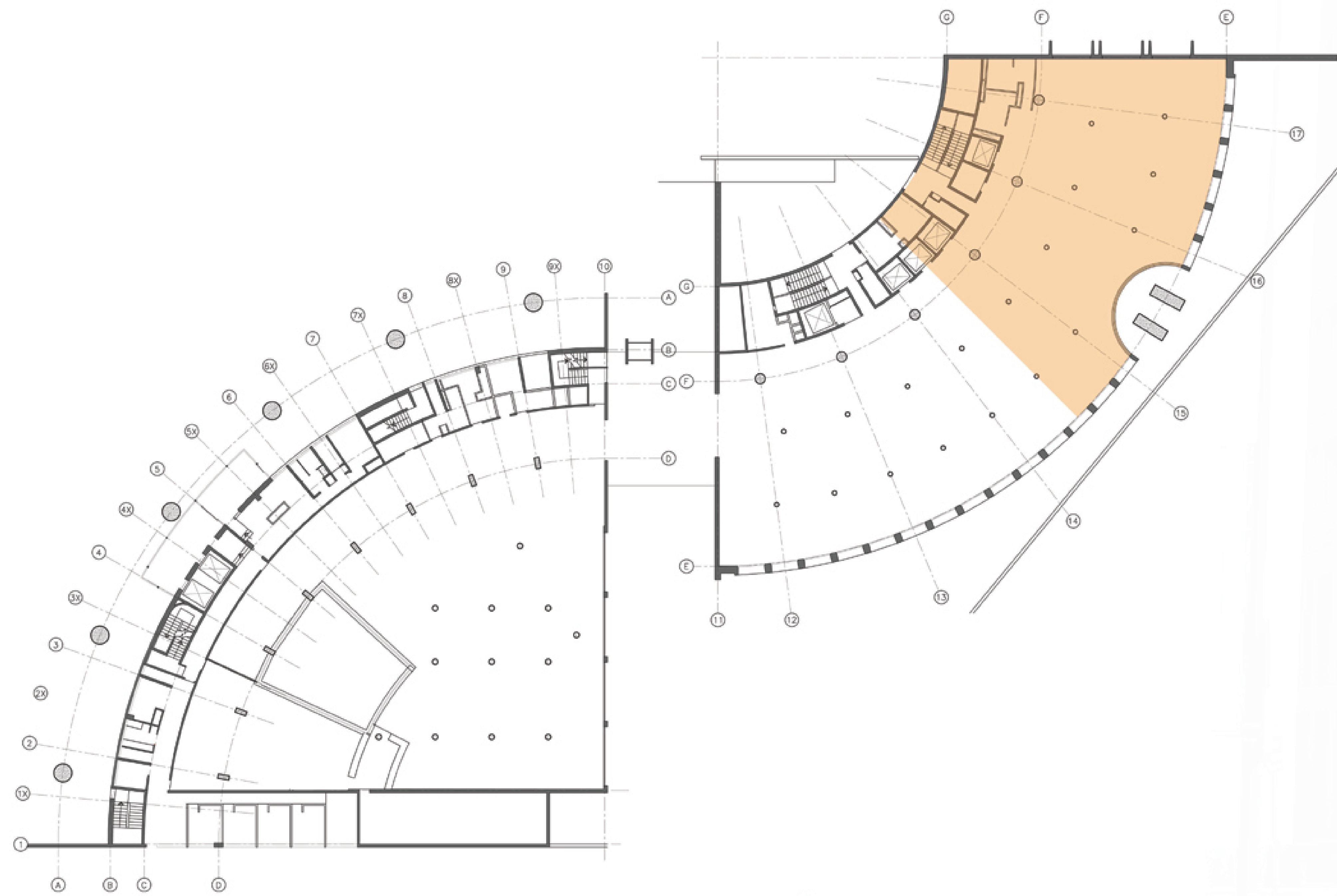
Level 3 Stage 3



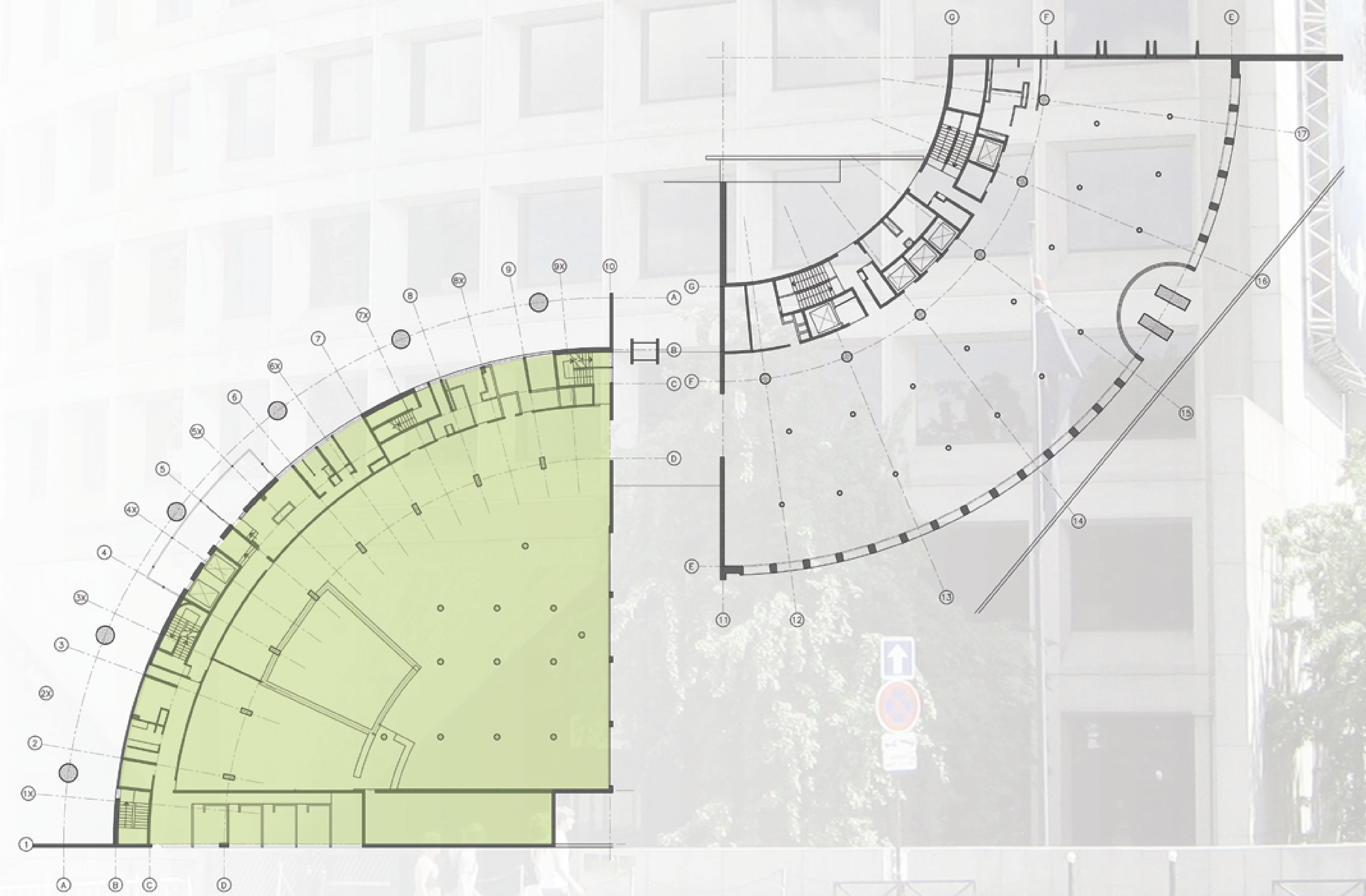
Level 3 Stage 4



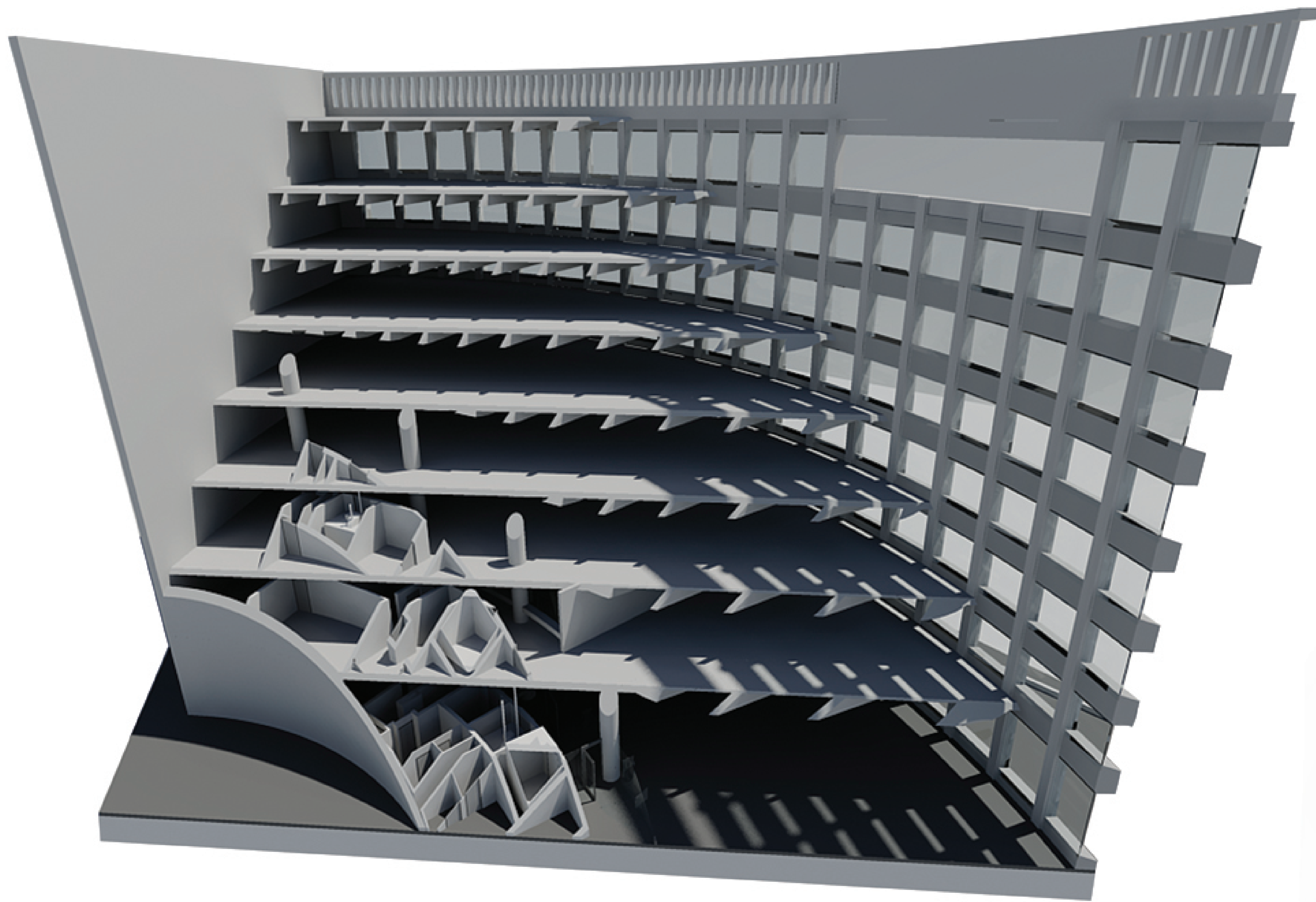
LGF Stage 6



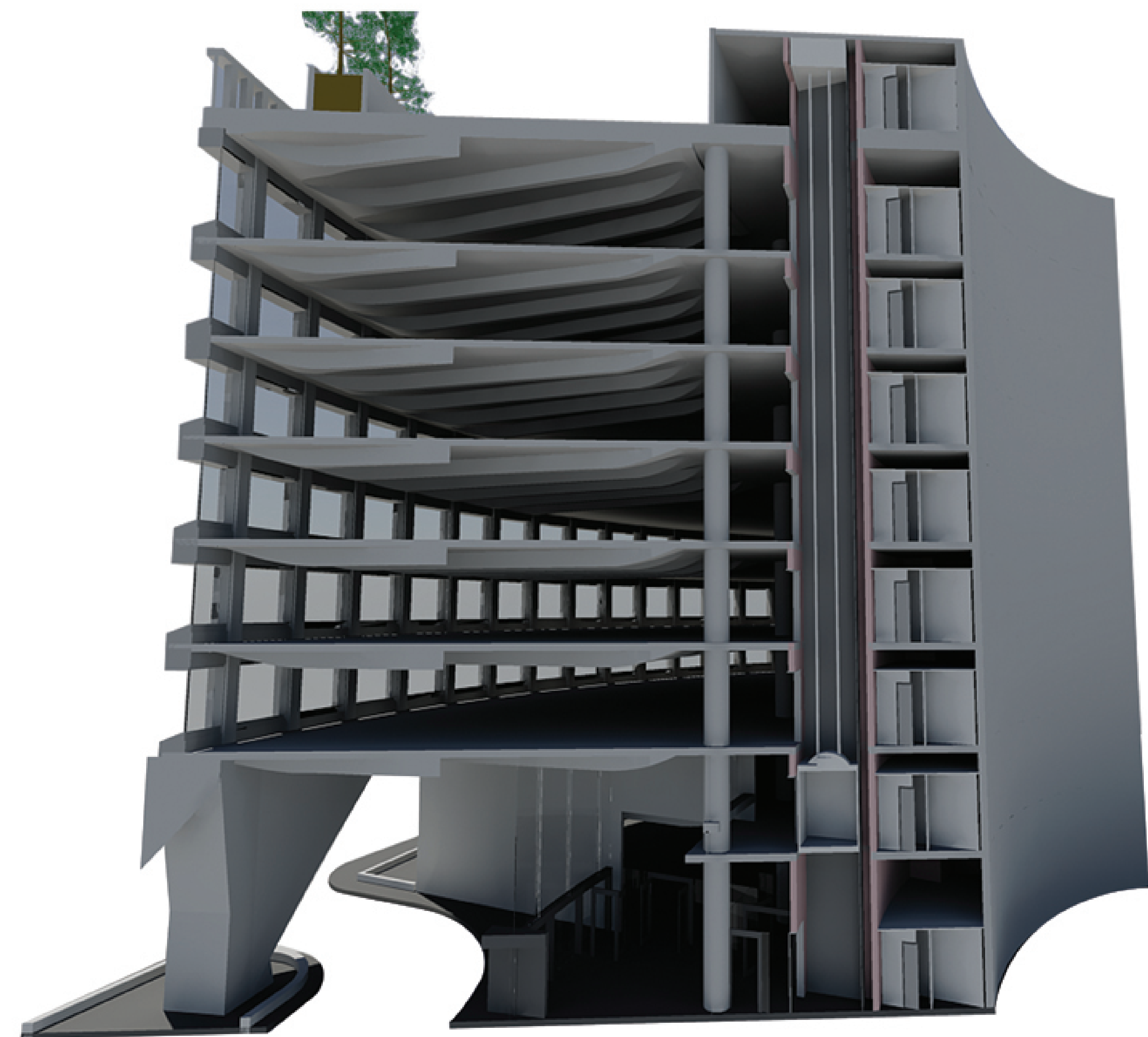
LGF Stage 5



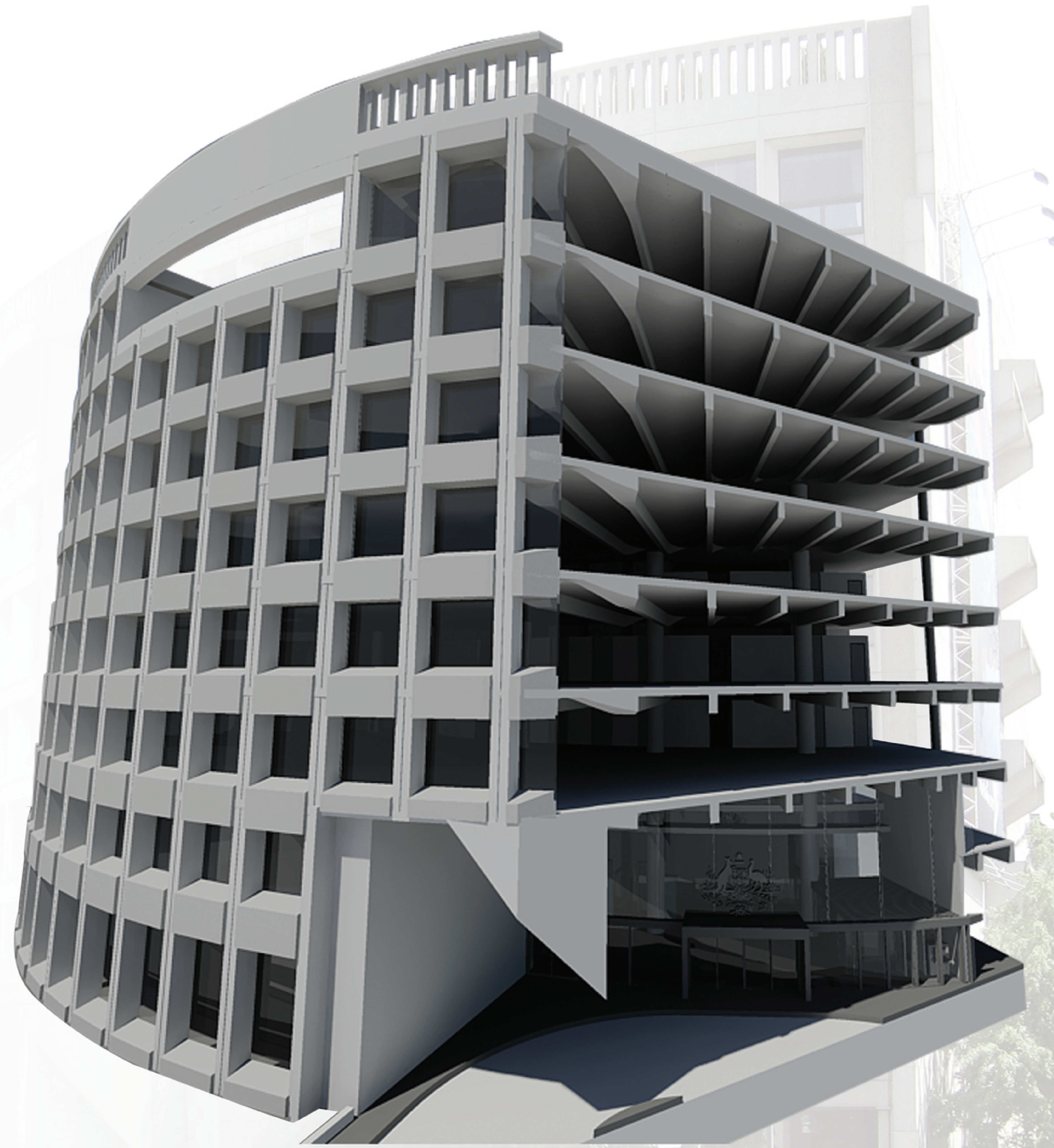
LGF Stage 7



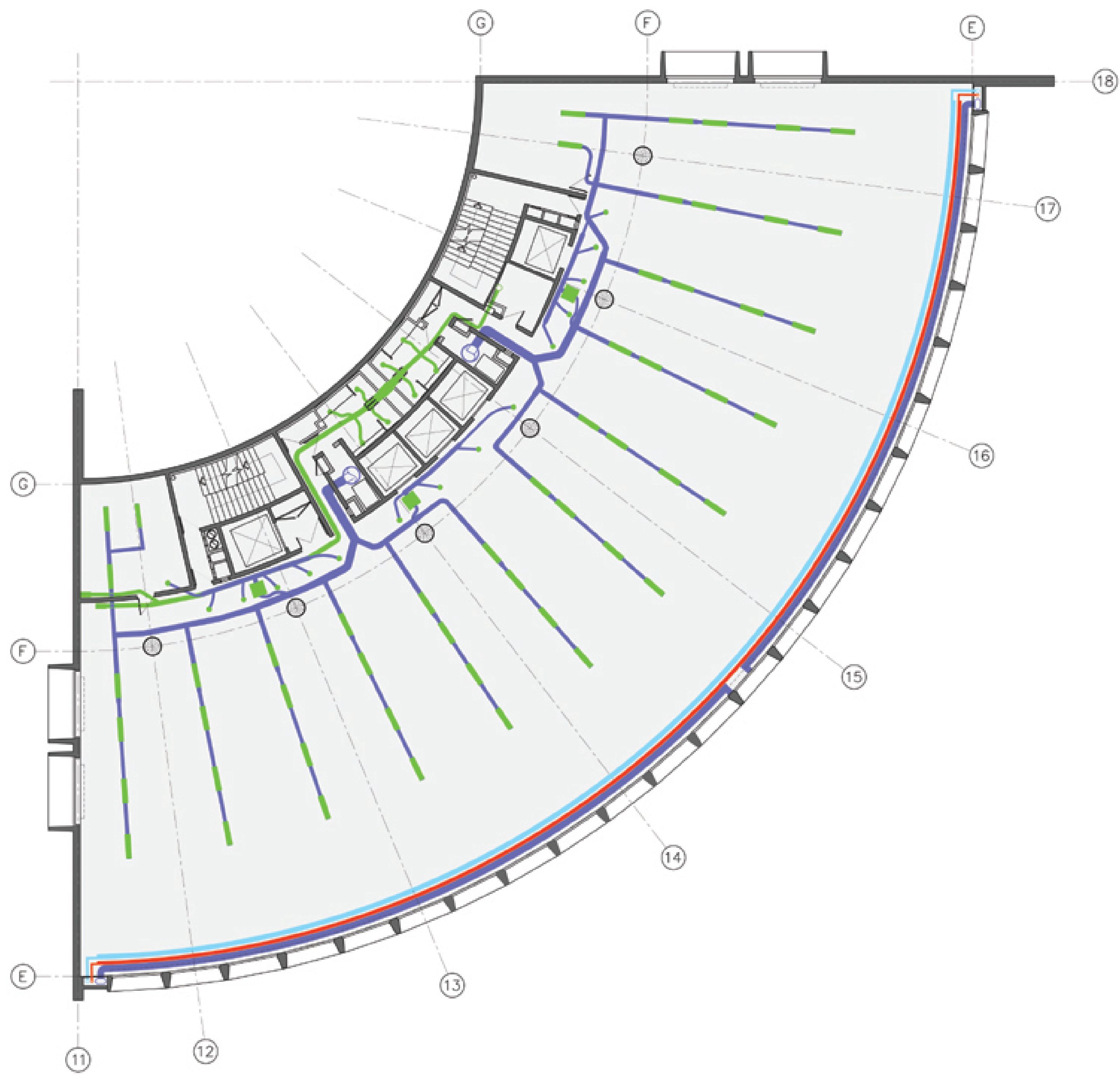
 Building Section A



 Building Section B



 Building Section C



REPLACEMENT AND UPGRADE OF THE BASE BUILDING SERVICES, INCLUDING UPGRADES TO THE EXISTING VENTILATION AND EXHAUST AIR SYSTEMS, AND REPLACEMENT AND SUPPLEMENTATION OF CIRCULATION AND EMERGENCY EXIT LIGHTING TO CORRIDORS STAIRWELLS AND LIFT LOBBIES.

REFURBISHMENT OF THE CORE BUILDING AREAS, INCLUDING FULL RENOVATION OF THE WET AREAS.

CONCEPTUAL LOCATIONS OF FUTURE OUTSIDE AIR & REFRIGERANT RISERS

2 LOCATIONS (ON BACK OF EITHER FIRE STAIRS)

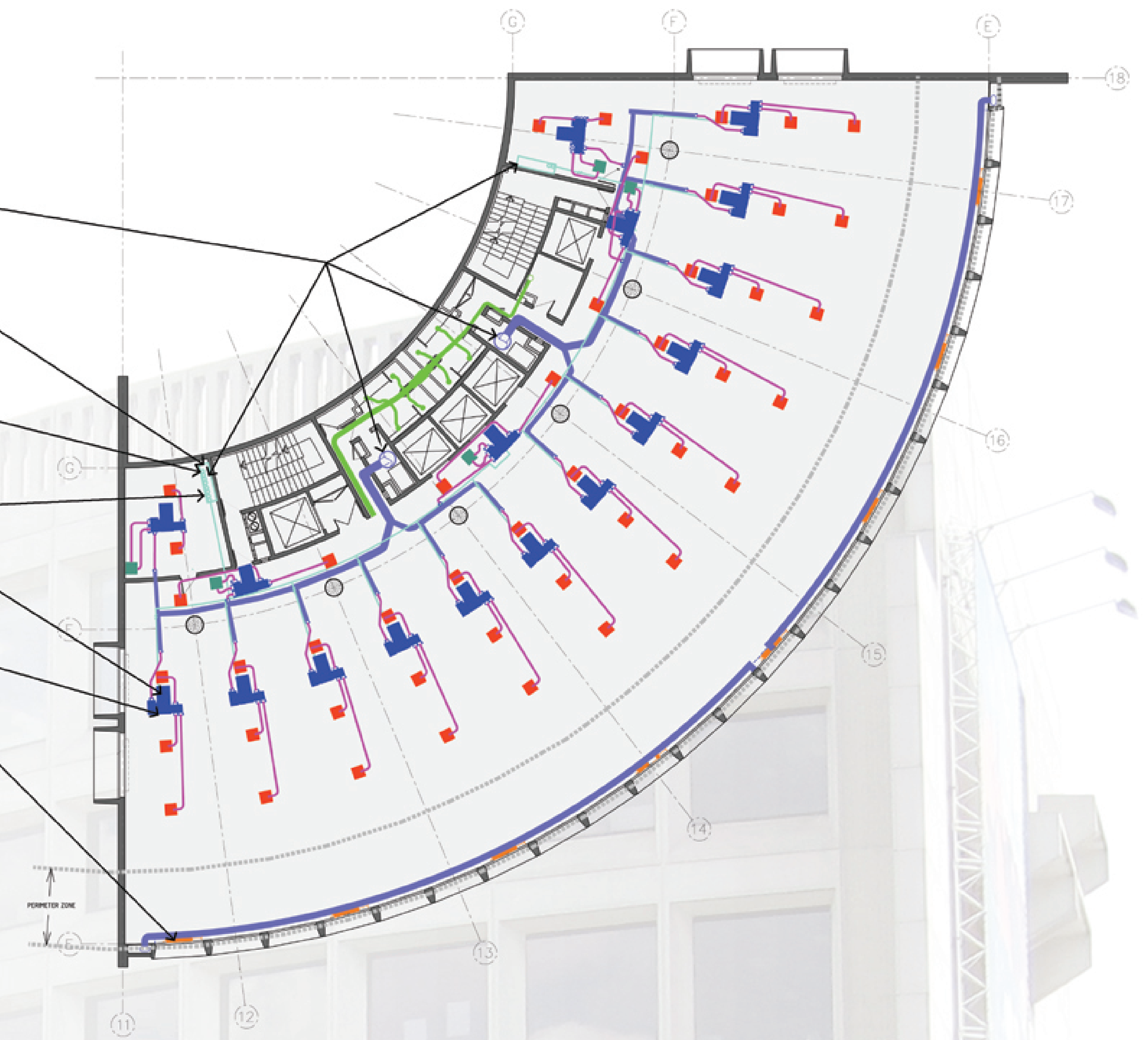
FUTURE ALLOWANCE 16x 100 SLEEVES

8x 100 NEW REFRIGERANT PIPE RISERS

REFRIGERANT PIPING AT H/L FOR CENTRE ZONE

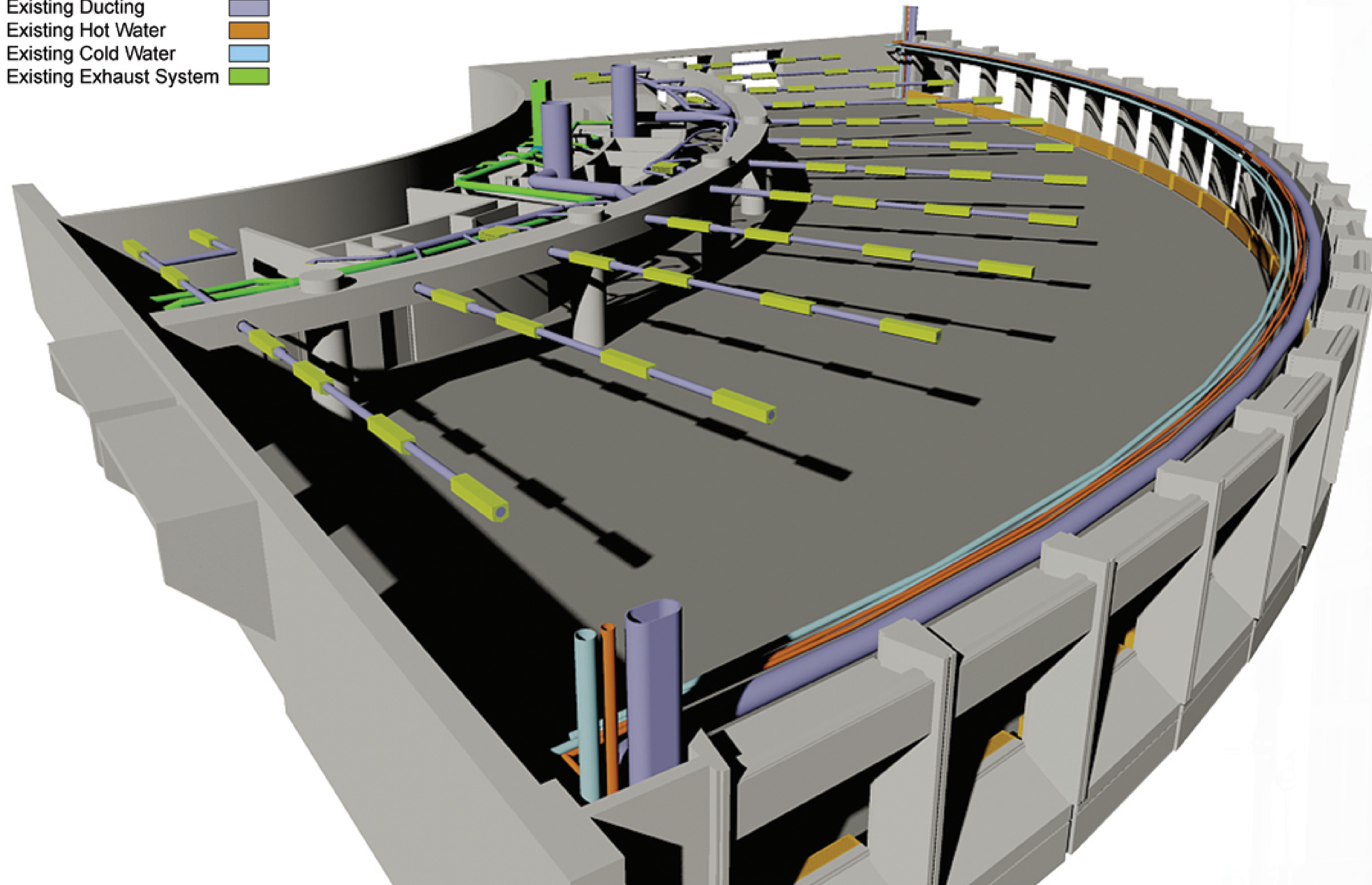
NEW DUCTED VRV UNITS IN CEILINGS (TYPICAL)

REPLACE EXISTING PERIMETER INDUCTION UNITS WITH NEW FLOOR STANDING VRV UNITS. O/A SUPPLY FROM PERIMETER INDUCTION UNIT SUPPLY AIR (- IN FUTURE REPLACE ALL UNITS AND INSTALL O/A RISERS IN PLACE OF SUPPLY AIR DUCTS)



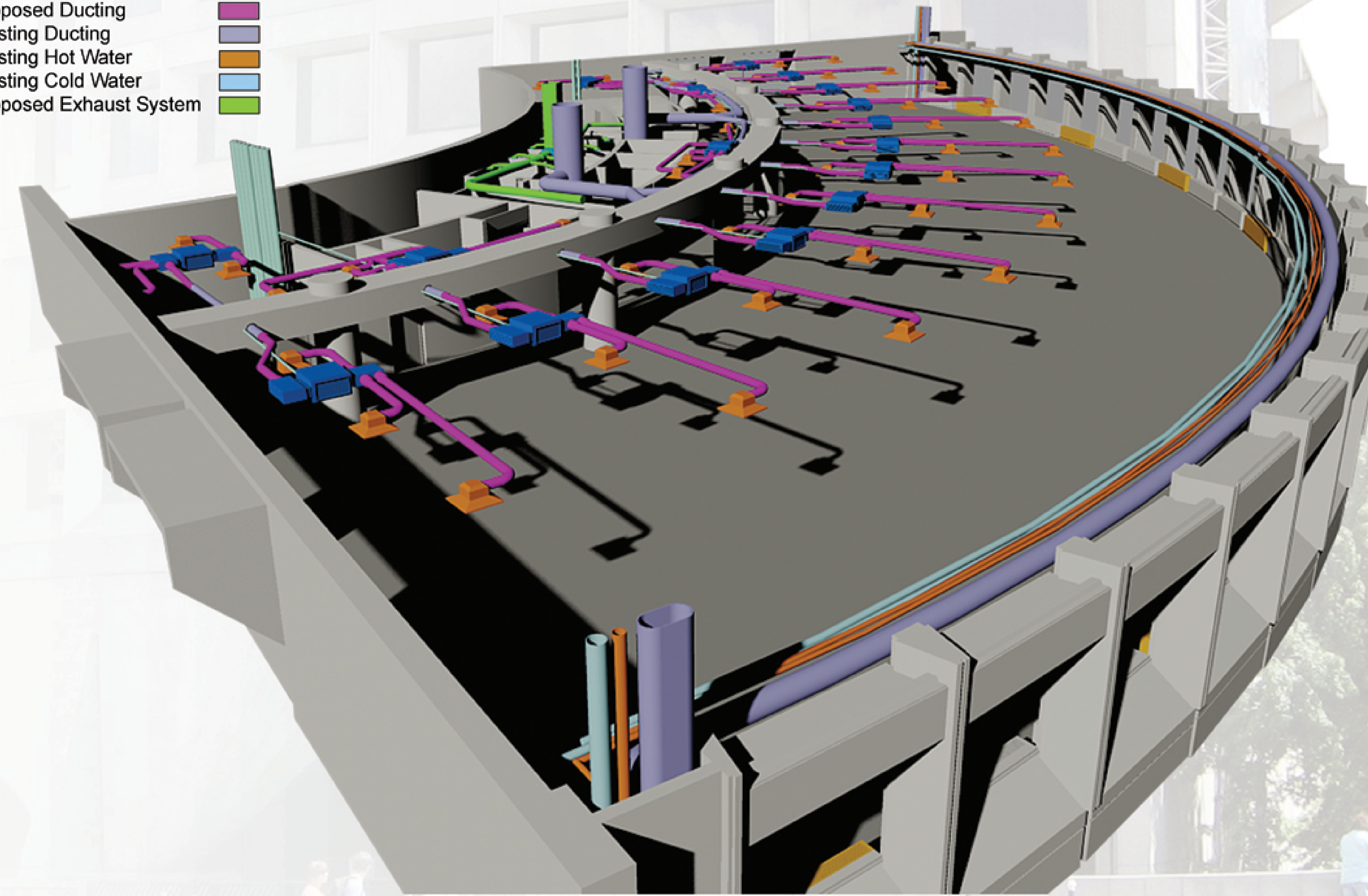
Existing Level 3 Services

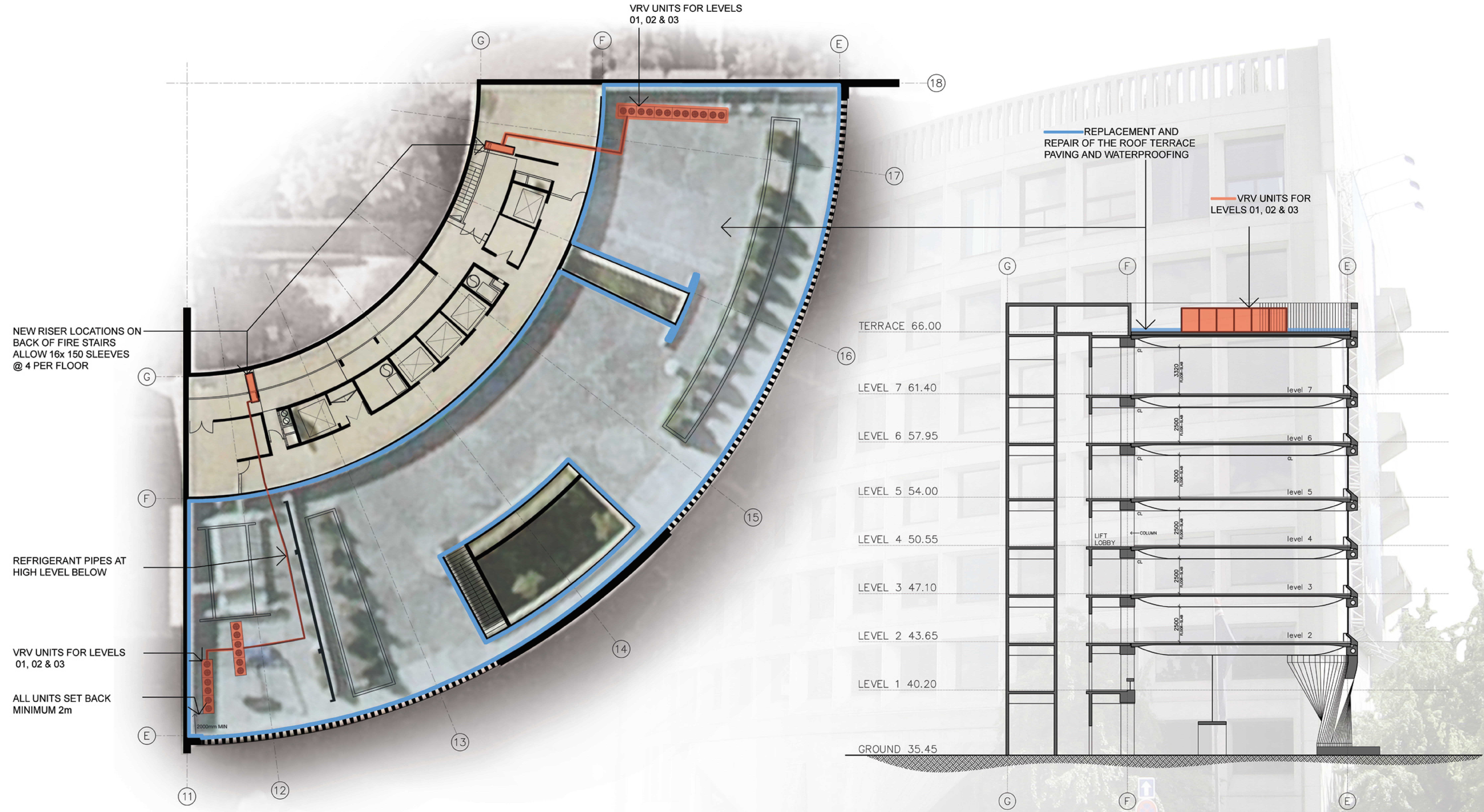
- Existing Ceiling Diffuser
- Existing Window Diffuser
- Existing Ducting
- Existing Hot Water
- Existing Cold Water
- Existing Exhaust System



Proposed Level 3 Services

- Proposed Ceiling Diffuser
- Proposed VRV Units
- Proposed Ducting
- Existing Ducting
- Existing Hot Water
- Existing Cold Water
- Proposed Exhaust System





Roof Plan

Building Section



Australian Government
Department of Foreign Affairs and Trade
Overseas Property Office

Australian Embassy - Paris - Proposed Roof Works