

The Proposed Works

Purpose

- 2.1 The proposed facilities will replace existing substandard or outdated buildings as part of CSIRO's continuing program to provide high quality, modern facilities appropriate for conducting current and anticipated scientific research and development activities to meet Australia's national research priorities.¹
- 2.2 The opportunity to collocate with Queensland Government science agencies will generate significant strategic benefits through increased scientific interactions and project collaborations, along with savings from the sharing of equipment and other physical and human resources.²

Need

- 2.3 The need for the proposed facilities has four main drivers:

1 Appendix C, Submission No. 1, paragraph 4.

2 *ibid.*, paragraph 5.

- physical obsolescence, inadequacy and geographical separation of current research facilities;
- scattered location of CSIRO and Queensland government agencies involved in closely related activities;
- compliance with the Government's objectives to rationalise, consolidate and collocate with universities and other research agencies; and
- continuation of CSIRO's strategy of rationalising and consolidating its research activities at major cities.³

Project Scope

Ecosciences Precinct

2.4 The Ecosciences Precinct will comprise a new nine level laboratory complex of three interlinked blocks with a total gross floor area of 51,200 square metres of which approximately 13,000 square metres gross floor area will comprise the following CSIRO components:

- laboratories for ecology, biology, microbiology and chemistry;
- plant and insect science facilities including greenhouses, insectaries, head house support facilities and a QC3 level quarantine containment facility;
- marine science facilities including boat storage, sample processing, freezers, dive store, aquaculture tanks and workshops;
- field support facilities including workshops, field gear storage and 4WD parking facilities;
- office space for modelling based research, staff and administrative support;
- shared staff support facilities include a library, seminar rooms, meeting rooms, interaction areas, bicycle store and showers, and ICT;
- shared central support facilities including wash-up, media prep, stores and goods receipt; and
- car parking for 50 CSIRO fleet vehicles inclusive of 4WD field vehicles.⁴

3 Appendix C, Submission No. 1, paragraph 28.

4 *ibid.*, paragraph 98.

Health and Food Sciences Precinct

- 2.5 The Health and Food Sciences Precinct facilities will comprise three blocks connected to the QHSS laboratories to optimise sharing of facilities and scientific collaboration. KBRB will benefit from the use of existing QHSS facilities including auditorium, seminar rooms, and café. KBRB will contribute to the upgrade of the existing QHSS facilities to enable capacity to support KBRB including central wash-up, library, and central goods receipt. External car parking will be provided for 30 CSIRO vehicles. CSIRO will occupy approximately 2,700 square metres GFA within the new development.
- Block 10 comprises a four level laboratory building with:
 - ⇒ laboratories for food product development, microbiology and chemistry;
 - ⇒ sensory testing booths and kitchen; and
 - ⇒ support facilities including stores, bicycles, shower and lockers.
 - Block 11 comprises a single level Food Manufacturing Pilot Plant with mezzanine plant. This will be operated as a managed shared facility with DPI&F; and
 - Block 12 comprises a single level microbiology lab that has no CSIRO occupancy.⁵

Project Delivery

- 2.6 A Managing Contractor (MC), along with key trade contractors, is expected to be appointed during the 'design development' phase of the project to provide design and construction management services.⁶
- 2.7 The Queensland Department of Public Works will manage the MC for the project, and it is the MC who is responsible for and carries the risk of delivering the project at an agreed sum.⁷
- 2.8 Subject to Parliamentary approval it is proposed that early works packages be implemented for the Ecosciences Precinct to allow site establishment works to commence early in 2008.⁸

5 Appendix C, Submission No. 1, paragraph 100.

6 *ibid.*, paragraph 147.

7 *ibid.*, paragraph 148.

8 *ibid.*, paragraph 151.

Cost

2.9 The estimated cost of the proposed fit-out is \$85 million at March 2006, excluding GST. This amount includes:

- escalation costs;
- contingencies;
- all professional fees; and
- authorities' charges.⁹

⁹ Appendix C, Submission No. 1, paragraph 144.