

PROPOSED FITOUT OF NEW LEASED PREMISES FOR SYDNEY COMMONWEALTH PARLIAMENT OFFICES

Post-implementation report—public component

The Auditor-General’s Report 20/2009 on the approval of funding for public works, found a need for agencies to undertake post-implementation reviews of project. The Public Works Committee Manual also requires agencies to provide a post-implementation review report to it.

The Committee resolved that this table be completed and made publicly available. The term ‘original’ refers to information provided during the inquiry (for example, in submissions or hearings). This is usually also replicated in the Committee’s report.

SYDNEY COMMONWEALTH PARLIAMENT OFFICES FITOUT

Proponent agency: Department of Finance (Finance)
Date referred to the Committee: 22 March 2012

Committee report/s: 3/2012

Date of expediency (House of Representatives): 27 June 2012

COSTS

Original cost estimate: \$21.0 million

Final cost of project: \$25,926,397.01 (\$25.9 million). This does not include the lease incentives which significantly reduced the final cost. The incentives are a confidential component of the lease agreement.

Reasons for cost changes: Increased scope in Information and Communications Technology (ICT) and security requirements following finalisation of detailed design.

TIME	
Original estimate of commencement and completion of works	Commencement 27 August 2012 Completion 21 December 2012
Actual date of commencement and completion of works	Commencement 18 October 2012 Completion 24 June 2013

Reasons for time changes	The most significant delay with the project occurred during the construction period, which also commenced over one month behind schedule due to delays in awarding the contract. These related to the development of design for security and ICT services and the subsequent late appointment of these contractors. Other delays which occurred during and towards the end of construction related to revisions to mechanical design, finalisation of workstation and partition design and design and construction of the Ministerial Conference room table.
SCOPE	
Did the project deliver the original scope? Y/N	No
If no, was the scope increased or decreased?	Increased
Details of scope changes	Scope change related to ICT and security requirements and redesign of the mechanical system during construction.
Reasons for scope changes	The detailed design for these items required a greater level of consultation and engagement and could not be finalised until the end of 2012, when the design documentation was finalised. The original costed scope did not cover the extensive requirements to accommodate different users of the facility and allow for future proofing as it was based on a standard commercial open-plan office fitout. Future proofing refers to factoring all potential future uses of the space into the design, such as different security classifications, security requirements and numbers of users at any given time. The CPO houses various equipment for many different Government Departments which will frequently change and the full requirements for these stakeholders was not specified until detailed consultation and design could be completed during the construction phase.