



MID-LIFE UPGRADE OF EXISTING CHANCERY AT THE AUSTRALIAN HIGH COMMISSION, WELLINGTON, NEW ZEALAND

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



Australian Government

Department of Foreign Affairs and Trade

OVERSEAS PROPERTY OFFICE
DEPARTMENT OF FOREIGN AFFAIRS AND TRADE

Date of Submission: May 2004

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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 upgrade of the existing Chancery Building at 72-78 Hobson Street, Thorndon, Wellington, New Zealand. The existing facility is owned by the Overseas Property Office within the Department of Foreign Affairs and Trade.
- 1.2 Under the Administrative Order Arrangements 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, which manages the overseas estate, and will be funding and constructing the refurbishment works.
- 1.3 The existing Chancery building serves as Australia’s ongoing permanent mission to New Zealand, and is tenanted by DFAT and the Department of Defence.

2. Historical Background

- 2.1 Australia and New Zealand first exchanged diplomatic representatives in 1943 and the Australian High Commission in Wellington was opened in the same year. For over 60 years the Australian High Commission in Wellington has played a vital role as the trans-Tasman relationship has grown in depth and complexity.
- 2.2 The Commonwealth leased the current site for the Australian High Commission’s Chancery in Wellington for a period of 99 years in August 1974. The building was completed and first occupied in 1978. Other than previous works completed in 2000 addressing façade issues, including the rectification of glazing and roof leaks, there has been no major architectural or services refurbishment undertaken.
- 2.3 The Chancery is located on the North-Eastern side of Hobson Street Thorndon, approximately 1 km north of the Central Business District, overlooking Thorndon Quay, the rail yards and Wellington Harbour. Hobson Street contains predominantly high value residential properties that are keenly sought after.
- 2.4 The building consists of three levels of air-conditioned office accommodation with basement parking for 19 cars, and a roof level engineering services plant room. The basement houses a diesel generator, main switchboard, staff recreational area, workshop and storage facilities.
- 2.5 The Ground floor accommodates the main entrance foyer, theatrette, secure offices, library, amenities, large kitchen and storeroom. The First floor includes two centrally located voids open to the Ground floor, partitioned office accommodation and amenities, staffroom and boardroom. The Second floor contains offices, a kitchen, amenities, a dining room and a safe room in addition to the Secure Area. The Third floor houses the plant and lift motor rooms and includes a stair access to the roof.

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- 2.6 Several of the Commonwealth Departments and Agencies that originally occupied areas of the building have relocated their operations to Auckland. This reduction in occupation has not been compensated by growth in other areas, thereby leaving the building considerably under utilised at present. DFAT and Defence currently occupy the building and have existing long-term lease arrangements.
- 2.7 In July 2002 OPO engaged Canberra based architects and engineers, GHD Pty Ltd, to undertake a Project Development Services consultancy for a possible mid-life upgrade of the Chancery. The consultancy included condition and compliance audit inspections of the premises and the preparation of three accommodation options for its ongoing future operation, and the consolidation of its occupants. The final consultancy report submitted in September 2002 provided detailed recommendations of the scope and nature of refurbishment for the comprehensive mid-life refurbishment of the property's building, engineering services, and fit out. A schedule of cost estimates were included for each of the proposed refurbishment works items and for the proposed fit out options.

3. Need

- 3.1 The current Australian High Commission building in Wellington is no longer servicing the requirements of a representational facility. Due to its age and floor plate configuration, the layout of the fitout has developed in such a way that the various core & support units do not provide the optimum level of functionality, security and occupational health and safety requirements.
- 3.2 The layout of the existing Chancery building is dysfunctional and does not meet the amenity or operational requirements of a modern facility. The entrance, reception and representational areas require upgrading and re-configuration to meet the current standards and activities required by DFAT. The current layout has grown through evolution rather than appropriate strategic planning and has resulted in functional spaces that do not relate or provide appropriate communication distances and arrangements.
- 3.3 The current facility has significant deficiencies in meeting occupational health and safety requirements. The existing food preparation and storage areas are inadequate and do not meet acceptable health standards. The building requires a mid-life upgrade in terms of its service provisions and its core environmental and transportation services. A rejuvenation of the support areas of the facility will provide a more appropriate level of amenity to a building of this age and use. An upgrade to the building to comply with changes in OH&S standards as well as the Building Code of Australia requirements is fundamental with areas such as access and egress being modified to meet local and international standards.
- 3.4 The consolidation of the various functional units within the building into more appropriate sized accommodation will result in better communication and a significant decrease in floor area requirements. The consolidation of existing tenants onto the ground and second floors

will result in the potential for the first floor space to be made available for the accommodation of other functions within the building if required in the future.

4. Option Considered & Comparative Costs

- 4.1 The Project Development Services consultancy undertaken in 2002 considered a wide range of preliminary options for the potential adaptation and re-use of the Chancery, including various combinations of diplomatic, residential, and commercial uses. These options considered the use of full or part floors by existing and/or potential future tenants. Some preliminary options were not acceptable to the Commonwealth for security reasons. Residential and/or commercial use options could not be pursued because of the specific diplomatic lease conditions that apply to the site.
- 4.2 Following detailed review by DFAT of all the Preliminary Options, three preferred options were developed and included in the Project Development Services report of September 2002.

5. Reasons for Adopting Proposed Course of Action

- 5.1 The refurbishment of the existing Chancery will offer the following advantages;
- (a) Maintains the High Commission as clearly the primary owner / occupier of the building.
 - (b) Provides efficient, high quality accommodation and representational facilities that meet the current requirements of the High Commission.
 - (c) Provides an opportunity for the consolidation of DFAT and Defence accommodation within the building and the potential for the accommodation of other functions within the building.

6. Proposal Description

- 6.1 The proposal is to undertake a mid-life refurbishment to the interior of the 26 year old Chancery building and its engineering services and systems. At the same time, where practicable, areas of the building that no longer fully comply with changes to Australian and New Zealand building Codes and Standards that have occurred over time, will be upgraded.
- 6.2 Concurrent with the mid-life refurbishment, it is proposed that the areas occupied by its current tenants, DFAT and Defence, will be consolidated into new fit outs on the Ground and Second Floors. The existing First Floor fit out will be demolished and the floor will then receive a refurbishment of base building elements. The floor will be left vacant for a possible future tenancy thereby producing improved efficiency of layout for the existing tenants and reducing the building's energy consumption.

- 6.3 It is not proposed to alter the external appearance of the building, or to undertake external works, other than the addition of glazing to the Ground Floor terrace that faces Wellington Harbour. The proposed glass enclosure will permit the flexible use of the existing terrace. This area's use for representational purposes is currently affected by exposure to wind and driving rain.

7. Environmental Impact Assessments

- 7.1 There are no actions proposed that would lead to a requirement for environmental impact assessments.
- 7.2 The removal of hazardous material will be undertaken in accordance with relevant legislation and approved safe work practices.

8. Heritage Considerations

- 8.1 There are no heritage considerations associated with the refurbishment of the existing Chancery as it is not listed on a Heritage register.
- 8.2 The streetscape along Hobson Street is very diverse in the size, age and scale of development. In addition to the Chancery it includes an international school, an eight storey apartment block, free standing residences and a number of two storey residential apartment complexes.
- 8.3 The refurbishment of the facility will not impact in any way to the current streetscape. The rear of the facility (North-East) will receive a glazed enclosure to the existing terrace. This will not provide any dramatic visual effect on the neighbouring properties.

9. Stakeholder Consultation

- 9.1 Detailed consultations and presentations have been held with DFAT and the Department of Defence. A comprehensive Accommodation Brief has been produced by an independent consultant in conjunction with Post and has been used as the basis for the functional planning of the proposal. The planning has been accepted by tenant Departments, the Head of Mission and High Commission staff who support the need for the refurbishment and consolidation of Chancery functions.

10. Amount of Revenue Derived from the Project

- 10.1 MOU arrangements are in place with DFAT and Defence and are due to expire in June 2008. New leasing arrangements will need to be agreed for future refurbished accommodation. Occupying agencies will be charged rents consistent with the quality office spaces provided and that will provide an appropriate return on investment as required by the Commonwealth Property Principles.

Technical Information

11. Location

- 11.1 The Australian High Commission, Wellington occupies a Commonwealth owned building located at 72-78 Hobson Street, Thorndon. The site is on the periphery of the Wellington central business district (CBD), in an elevated situation with panoramic views of Wellington harbour to the east, and pleasant views to the hills and CBD in other directions.
- 11.2 Thorndon is the location of several other diplomatic missions, as well as a number of educational institutions and a mix of well-established residential development. The immediate High Commission area adjoins mixed commercial and office developments towards the harbour to the east and commercial, government offices and major institutions in the direction of the CBD to the south.

12. Scope of Work

- 12.1 The refurbishment of the existing Wellington Chancery will consist of a mid life upgrade to the entire building including its mechanical, electrical, hydraulic, fire, and lift engineering services, including removal of hazardous materials. All work will be undertaken in accordance with Australian and New Zealand Building Codes and Standards.
- 12.2 Refurbished existing and new Access Control, Security, and Secure Communications systems will be installed in accordance with DFAT security and data/communications briefs.
- 12.3 New office fit outs for the DFAT and Defence tenants will be undertaken concurrently with the mid-life upgrade of the building. These fit outs will consolidate the required functions and occupation onto the Basement, Ground, Second Floors and Third Floors of the Chancery. The First Floor will be refurbished as an office shell suitable for a future tenancy fit out, otherwise being mothballed to minimise energy and building management costs.
- 12.4 The staff recreation area in the Basement will be refurbished. The former Building Services Managers office and workshop will be converted to store settling-in kits and general Chancery storage, including long term records.
- 12.5 Essential mid-life upgrade and refurbishment of the Basement mechanical, electrical, fire and standby power systems will be undertaken.
- 12.6 The Ground Floor Consular wing will be reconfigured to cater for people with disabilities and to provide internal controlled access to and from a new secure Reception cubicle to be located in the Entry Foyer adjoining the main entrance security air lock.
- 12.7 The Ground Floor Library wing will have a basic upgrade for short-term visitor use. Provision will be made for connection to the appropriate servers and will also allow for flexible long-term office uses.

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- 12.8 The Ground Floor Theatrette will be converted to a Multi Purpose Conference, Training and Exhibition space adjoining the existing representative areas. It will be capable of independent use or of being opened as an extension of the representative area.
- 12.9 The Ground Floor Representational Kitchen originally built for in-house food preparation will be refurbished to provide facilities suitable for use by external caterers.
- 12.10 The Ground Floor Terrace facing Wellington Harbour will be enclosed by a glazed wind break permitting its use as an extension of the central representational space.
- 12.11 The existing First Floor fit out will be demolished, toilets will be refurbished and a new ceiling and carpet installed. The upgraded floor will be completed suitable for any subsequent tenancy fit out to occur with minimal impact on other floors of the building
- 12.12 At First Floor level the perimeters of the two existing voids that link the First Floor to the Entry Foyer and Representational areas of the Ground Floors will be glazed acoustically to separate the two floors while retaining the architectural integrity of the existing building.
- 12.13 The existing fit out on the Second Floor will be demolished in two stages, allowing the continued occupation and operation of the DFAT and Defence tenants. The floor will be fully refurbished and completed with a new consolidated fit out including the Restricted area and Secure Communications facilities.
- 12.14 Essential mid-life upgrade and refurbishment of the Third Floor's mechanical, electrical, fire and standby power systems will be undertaken. The existing cooling towers will be replaced by air cooled systems, thereby eliminating future risk of Legionella.
- 12.15 Access to the upper plant room roof will be upgraded, safety harness points will be installed and the existing metal deck upper roof and box gutter system will be re-surfaced.
- 12.16 The proposed work will be undertaken in stages that will permit the continued occupation and operation of the Chancery throughout.

13. Site Description

- 13.1 The Thorndon Area of Wellington sits upon a small rise to the North of the city and has sweeping views over the bay to the East and the existing freight yards to the West. The suburb has well developed infrastructure
- 13.2 The whole of the Chancery site has well established pavements and landscaping that will be retained. A review of external perimeter lighting and the upgrade of the current surface of the vehicular/pedestrian ramp to comply with OH&S requirements will also be undertaken.

14. Zoning & Approvals

- 14.1 The Commonwealth leased the site for the Australian High Commission in Wellington for a period of 99 years in August 1974. As an owned property the Commonwealth has complete authority to lease, dispose of, or to undertake developments on the site in accordance with local authority by-laws.
- 14.2 The Wellington City Council has been consulted and the appropriate steps to satisfy their various approvals has been undertaken.

15. Land Acquisition

- 15.1 The Wellington Chancery is an existing facility and will not require the purchase of additional land or title areas.

16. Applicable Codes & Standards

- 16.1 It is intended that the project will be delivered in accordance with the Building Code of Australia (BCA) and relevant Australian Standards, or local (or international) standards where they are deemed to be of a higher or more relevant standard.
- 16.2 The design and construction of the works and services will specifically conform to:
- a. The Building Code of Australia.
 - b. Relevant Australian and New Zealand Standards and Codes.
 - c. Occupational Health and Safety Act, 1991.
 - d. The Wellington Fire Brigade.
 - e. Wellington City Council
 - f. Wellington New Zealand Utilities Authorities.
- 16.3 The later detailed design stages of the project will be in accordance with the requirements of the Disability Discrimination Act 1992. Particular attention will be given to equality in access to premises and amenities.

17. Planning and Design Concepts

Architecture

- 17.1 The existing Chancery was built in 1978 to a high standard, using high quality, low maintenance materials and finishes both externally and throughout the interior. It presents a prestigious external appearance that is carried through into the representational spaces of the Ground Floor. The Chancery remains in a generally excellent condition, and given regular routine maintenance following the proposed mid-life refurbishment it will provide high quality accommodation for a further 25 years.

- 17.2 The interior design of the proposed mid-life upgrade, refurbishment and fit out works will be undertaken respecting the qualities and design style of the existing building. Where possible existing high quality areas, materials, and finishes will be retained. New work will be clearly, but subtly expressed, using forms, materials and finishes that are in harmony with the existing.
- 17.3 The objectives of the mid life upgrade include the creation of safe, flexible and pleasant work spaces and the physical constraints of the existing building floor layouts will be made as efficient and practical as possible.

Structure

- 17.4 There are no structural alterations or upgrades required as part of the proposed mid-life refurbishment.
- 17.5 The existing structure is sound and was designed in accordance with the New Zealand Seismic Code NZS 1900 Chapter 8 1965 to withstand moderate earthquakes, as well as to accommodate the future building and wind loads of an additional fourth floor which was never constructed.
- 17.6 The existing facility has been reviewed against NZS 4203:1992 and no significant structural seismic deficiencies were considered to exist.

Materials and Finishes

- 17.7 Wherever practicable the existing high quality finishes of the Chancery will be retained and refurbished.
- 17.8 The materials for the base building refurbishment and the new office fit out will be consistent with adjoining existing high quality materials which require a minimum life cycle maintenance regime. The ceilings, walls, floors, joinery materials and finishes will generally be of the same quality and consistency applied to contemporary Australian office accommodation.

Mechanical Services

- 17.9 The mechanical services are original and no major refurbishment has been carried out since 1978. The proposed mid-life upgrade will be carried out to provide energy efficient mechanical services to suit the refurbished building.
- 17.10 Cooling will be provided by new air cooled water chiller sets and pumps designed for energy efficiency over a range during full and part load operation. This will also remove the risk of Legionella from the existing cooling towers.

- 17.11 Heating will be provided from a refurbished natural gas fired boiler.
- 17.12 The existing air handling system will be refurbished and reconfigured to allow independent operation for different functional areas.
- 17.13 A Building Management System (BMS) will replace the outdated pneumatic control system and will monitor and control the mechanical services and include energy saving algorithms.

Hydraulic Services

- 17.14 The existing hydraulic systems will be upgraded to current standards.
- 17.15 Specific upgrade works proposed include the provision of back flow prevention, dual flush and water saving systems, replacement of aged water pumps and refurbishment of all tap ware and control valves.

Electrical Services

- 17.16 The existing substation and incoming main electrical supply are adequate to serve the building and will remain.
- 17.17 The existing building main electrical switchboard and the submain reticulation throughout the building are in good condition and are adequate to service the building and will remain.
- 17.18 The existing emergency generator will be retained.
- 17.19 The existing electrical switchboards are in fair condition. The cabinets are in good condition but the electrical equipment is obsolete. The existing electrical lighting and power distribution boards will be refurbished to modern standards and to suit the building refurbishment and fitout.
- 17.20 Electrical surge protection will be provided at the main switchboard and electrical distribution boards.
- 17.21 Residual Current (Earth Leakage) protection will be provided at electrical distribution boards in accordance with current OH&S standards and requirements.
- 17.22 An intelligent lighting control system will be installed to further improve the energy efficiency of the interior lighting system. Lighting control will allow individual switching for all offices.
- 17.23 The interior lighting will be upgraded by the provision of new light fittings. The new lighting will be designed and installed using modern energy fixtures, selected for their efficiency and for their compatibility with the buildings external and internal architecture.

- 17.24 General power outlets will be provided throughout the building in accordance with the detailed fitout brief, and to meet the specified requirements of the building's tenants.
- 17.25 Emergency egress lighting and illuminated exit signs will be provided in accordance with current Standards.
- 17.26 External amenity and security lighting will be upgraded or supplemented as necessary to ensure safe passage of pedestrians and vehicular thoroughfares. Security lighting will be provided around the site coordinated with the DFAT Security brief and the particular CCTV and security surveillance requirements.

Communications

- 17.27 An integrated telephone and data communications backbone and horizontal cabling system will be provided to the detailed DFAT brief.
- 17.28 Secure data communications conduit systems will be provided in accordance with the detailed DFAT secure communications brief to allow future installation of secure communications systems by DFAT.

Lift Services

- 17.29 The existing two passenger lifts that serve the Basement, Ground, First and Second Floors will be upgraded to improve their operational reliability and efficiency, to reduce maintenance costs and to comply with the Building Code of Australia and the requirements of people with disabilities.
- 17.30 The existing disabled lift that serves the two different levels of the existing Reception, Main Entry Foyer, Representational and Consular services areas will be upgraded to comply with current Standards.
- 17.31 Specific lift upgrade works include: new lift lobby and lift car controls, new lift machinery, cables, new lift safety devices, new lift control electronics and new passenger lift car interiors.

Civil Works

- 17.32 There are no civil engineering works proposed as part of this project as the works are predominantly an internal refurbishment and fitout.

Landscaping

- 17.33 There are no specific landscape works proposed as part of this project, however resurfacing works will be undertaken to the sloping driveway/pedestrian access to allow for safe use.

Operation, Maintenance and Warranties

17.34 Operation and maintenance manuals will be provided by the Works Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As-built services and architectural drawings will be incorporated into the Final Construction Completion Report.

17.35 Warranties will be provided in the name of the Commonwealth of Australia.

18. Acoustics

18.1 The existing building and its engineering services have generally been designed and maintained to provide a high quality acoustic environment. A significant acoustic deficiency is the intrusive level of sound that migrates from the Ground floor to the First Floor through the two existing open voids. It is proposed to eliminate this deficiency by glazing the voids at First Floor level

18.2 In all areas of the proposed refurbishment and the design and construction of the new consolidated fit out, careful consideration will be given to the provision of high quality acoustic environments. The specific requirements of AS/NZS2107:2000 'Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors', in terms of acoustic performance will be implemented.

19. Energy Conservation Measures & Targets

19.1 Energy conservation will be an important design consideration in the refurbishment works. In particular the building services will be upgraded to incorporate energy efficiency measures and the energy targets are based on the targets developed by the Property Council of Australia.

19.2 Active energy conservation measures incorporated in the refurbishment design include:

- (a) Zoned air conditioning system to allow zone control of the air conditioning and reduction in operating cost and power consumption when the building is partly occupied outside office hours.
- (b) In high occupancy areas such as function or meeting rooms, automatic reduction in outside air quantities at times of low occupancy.
- (c) Use of outside air economy cycles to provide cooling in mild weather.
- (d) Time scheduled control of the mechanical services.
- (e) Use of energy reduction control algorithms to control the mechanical plant.
- (f) Replacement of the existing lighting with energy efficient lighting, and
- (g) Provision of a lighting control system to ensure lights are only used when required.

20. Master Planning and Site Planning

- 20.1 The Chancery building is an existing facility and this proposal does not envisage or propose any additions or the incorporation of facilities that require master planning or site planning consideration.

21. Provision for People with Disabilities

- 21.1 With some exceptions the existing Chancery makes provision for people with disabilities, including car parking, ramped access to the main entry and rear terrace, lift access to all levels and disabled toilet accommodation on the Ground Floor, serving the public areas of the building. Areas of deficiency will be rectified as part of the mid life upgrade and new fit out including tactile indicators, lift controls, access to interview rooms, and toilet facilities on upper floors,
- 21.2 The proposed fit out of the Second Floor will include the addition of a unisex disabled toilet facility. Refurbishment of the Basement staff recreation facilities and the First Floor will also provide facilities for the disabled in accordance with current Codes and Standards.

22. Heritage Issues

- 22.1 There are no known heritage issues restricting the refurbishment of the existing Chancery.

23. Child Care Provisions

- 23.1 Due to the minimum number of A-based and locally engaged staff, no specific child care facilities are included within the Chancery refurbishment.

24. Fire Protection

- 24.1 The existing fire protection services in the building include a wet pipe fire sprinkler system fire detection and alarm system, hydrants and hose reels and emergency evacuation lighting. The proposed mid-life upgrade and refurbishment work includes upgrading the fire protection systems to comply with the BCA, applicable New Zealand and Wellington City Council requirements and with the specialist requirements for a Chancery building.
- 24.2 The existing sprinkler fire hose reel and hydrant systems will be upgraded to comply with current requirements and alterations to suit the refurbishment works.
- 24.3 The existing fire detection system will be upgraded including provision of a new Fire Indicator Panel and provision of a skeletal smoke detection system.

- 24.4 The building will be provided with an Early Warning and Intercommunication System to assist with evacuation of the building in a fire or emergency as required by current Codes.

25. Security

- 25.1 Security works and security related requirements are being developed in conjunction with the Diplomatic Security Branch of DFAT (DSB) and provision is made for the incorporation of secure zones for computer hardware.
- 25.2 Occupant security and public interface with DFAT and Defence staff has been reviewed and appropriate levels of separation have been provided.

26. Occupational Health and Safety

- 26.1 Compliance with the requirements of occupational health and safety legislation (The Occupational Health and Safety Act Commonwealth Employment 1991) is an important issue for the building owner and its DFAT and Defence tenants. Attention to OH&S requirement will be given during the later detailed design stages of the project.
- 26.2 OH&S issues will be particularly important during the construction stage of the project, as the Chancery will remain fully occupied and functional throughout. OH&S risks will therefore apply to not only construction workers, but potentially to DFAT and Defence occupants, and the general public who may be visiting the Chancery as part of its normal ongoing operations. Appropriate occupational health and safety work practices will be implemented. 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.

27. Authorities Consulted

- 27.1 Investigations of authority approval processes has been undertaken relating to this kind of refurbishment works. Informal consultations with both the Planning and Building Consent divisions of the Wellington City Council (WCC) has provided necessary feedback to ensure compliance with local council requirements.

28. Local Impact

- 28.1 Community consultation for this project will be essentially limited to the statutory requirements pertaining to the Parliamentary Standing Committee on Public Works hearings.
- 28.2 Project signboards will be erected at the Wellington site.
- 28.3 The majority of the construction work force will be from New Zealand. Varying resource levels of the construction workforce will be employed during the refurbishment phase and it is unlikely that more than 30 workmen will be on site during any given part of the project.

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- 28.4 The local community impact of this refurbishment project is anticipated to be low as the site is currently being used as a High Commission, and is in keeping with the local zoning and development requirements.
- 28.5 Where specialised material or equipment is not readily available in New Zealand, Australian or internationally acceptable manufactured products will be imported for use in the project. The Industry Development and Government Purchasing guidelines will be implemented where appropriate. The local economy will benefit positively during the construction and defects liability period, by way of employment of local people on the site, and many more involved in the supply of goods and services off-site.
- 28.6 As the site is located within a residential area, containing several Foreign Missions and an International School, the following site and traffic control measures will be implemented during construction:
- (a) Works contract construction working hours limited to 0730 to 1800 hrs Monday to Friday and 0830 to 1800 on Saturdays;
 - (b) Noise levels surrounding the site monitored and restricted to 80dbA;
 - (c) Control of construction traffic by restricting vehicle movements between 0800 and 0830 hrs and 1400 and 1500hrs, so as not to conflict with the school peak drop off and pick up times;
 - (d) Water spraying, if necessary, during dry periods to reduce dust levels, and the installation of temporary drains and pits to intercept site run-off during construction.

29. Project Cost Estimates

- 29.1 The Project out-turn cost estimate of the proposed base building works is AUD\$6.5 million, based on September 2002 prices. In addition the out-turn budget associated with the fitout component is estimated at \$2.809 million with these works to be funded from the DFAT appropriated budget. The out-turn cost estimate includes construction and other related elements such as consultants' fees, project management, supervision and site office expenses.
- 29.2 The estimate does not include the provision of loose furniture, artworks, white goods, or interest charges. However modification, adjustments or construction associated with the individual workstations is included.
- 29.3 The estimate does not include Duty taxes, however New Zealand GST (@12.5%) has been included.

30. Delivery Methodology

- 30.1 Following a complete analysis, a traditional style of design, documentation, tendering and contracting has been selected as appropriate for this project. This represents the best value

for money for the Commonwealth, and allows DFAT, as the building owner, to be fully in control of all the project delivery stages.

- 30.2 A single contract will be awarded for the construction works and the fit-out works. Tenders will be called from a selected list of contractors, shortlisted on the basis of pre-qualifications received. The advertising for pre-qualifications will be called both in Australia and New Zealand.

31. Construction Programme

- 31.1 Subject to Parliamentary approval of the evidence, and subsequent approval for concurrent documentation to allow the commencement of design development during the progression of the Committee's report to Parliament, the master control programme has the design development phase being completed at the end of December 2004. The tendering phase is planned to begin early in 2005 with staged construction works starting in April 2005. Staged Practical completion and occupation will occur during the construction phase expected to be completed in March 2006 with the Final Certificate at the end of the defects period in March 2007.

32. Design Drawings

- 32.1 The following sketch design drawings have been prepared to illustrate and define the proposal:
- Location Plan
 - Site Plan
 - Basement Plan
 - Ground Floor Plan
 - First Floor Plan
 - Second Floor Plan
 - Roof and Third Floor Plant-room Plan
 - Elevations