



**REFURBISHMENT OF STAFF APARTMENTS
AUSTRALIAN EMBASSY COMPLEX
PARIS, FRANCE**

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



**FOREIGN
AFFAIRS AND
TRADE**

Overseas Property Office

**OVERSEAS PROPERTY OFFICE
DEPARTMENT OF FOREIGN AFFAIRS AND TRADE**

Date of Submission: JUNE 2003

TABLE of CONTENTS

IDENTIFICATION OF THE NEED		page
1.	Objectives	3
2.	Background	3
3.	Need	4
4.	Options Considered – Comparative Costs	4
5.	Reasons for Adopting Proposed Course of Action	5
6.	Description of Proposal	5
7.	Environmental Impact Assessments	5
8.	Heritage Considerations	6
9.	Details of Organisations Consulted	6
10.	Amount of Revenue Derived from the Project	6
TECHNICAL INFORMATION		
11.	Location	6
12.	Scope of Work	6
13.	Site Selection and Site Description	7
14.	Zonings and Approvals	7
15.	Land Acquisition	7
16.	Codes and Standards	7
17.	Planning and Design Concepts	8
	Architecture	8
	Structure	8
	Materials and Finishes	8
	Mechanical Services	8
	Hydraulic Services	9
	Electrical Services	9
	Communications	9
	Lift Services	9
	Landscaping	9
	Civil Works	9
	Operation, Maintenance and Warranties	9

18.	Acoustics	10
19.	Energy Conservation Measures and Targets	10
20.	Master Planning and Site Planning	10
21.	Provisions for People with Disabilities	10
22.	Heritage Issues	10
23.	Child Care Provisions	10
24.	Fire Protection and Security	10
	Fire Protection	10
	Security (physical and electronic)	11
25.	Occupational Health and Safety	11
26.	Authorities Consulted	11
27.	Local Impact	11
28.	Project Cost Estimates	11
29.	Project Delivery System	12
30.	Construction Program	12
31.	Associated Sketch Design Drawings	12

IDENTIFICATION OF THE NEED

1. 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 refurbishment of 29 staff apartments in the Australian Embassy complex in Paris to bring them up to a modern standard suitable to ensure; compliance with current OH&S regulations; continued acceptable standards of amenity for residents; and ongoing viability of the asset with respect to income generation. The refurbishment works will be in accordance with proposals developed by the Overseas Property Office (OPO) of the Department of Foreign Affairs and Trade.
- 1.2 Under the Administrative Order Arrangements of 26 November 2001, DFAT now 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 the refurbishment works.
- 1.3 The refurbished apartments will continue to serve as residential accommodation for Australia-based officers and their families attached to the Embassy and the Australian Mission to the OECD in Paris.
- 1.4 Given that there are a number of existing building compliance and OH&S issues, along with the current poor condition of the apartments, the project has been given a high priority on the capital works program.
- 1.5 This submission seeks approval to refurbish the Paris Embassy apartments which will provide an extended life of approximately 25 years before further major refurbishment works are required.

2. Background

- 2.1. The Australian Embassy in Paris is located at 4 Rue Jean Rey, Champs de Mars, close to the Eiffel Tower and other buildings of significance in Paris. A purpose built complex completed in 1977, it was designed by eminent Australian architect Harry Seidler in collaboration with prominent French architect, Marcel Breuer. It is regarded in Paris as being a building of architectural importance.
- 2.2 The Embassy complex comprises two buildings, one of seven floors housing the Chancery and the residence of the Australian Ambassador to France, the other of nine floors comprising 29 apartments and the residence of the Australian Ambassador to the OECD. The buildings are linked at ground floor level and share a common basement incorporating car park, staff amenities, and building services and plant.
- 2.3 The 29 apartments are a mix of two, three and four bedroom configurations ranging in size from 120m² to 250m². The building includes lifts dedicated to residential use, and staff amenities include a small indoor heated swimming pool, squash court, and common-use recreation lounge.

- 2.4 The building was designed and constructed to comply with the requirements of both the local and Australian building codes of the period, although it no longer fully meets current standards. The remaining useful life of the complex, subject to completion of mid-life refurbishment works and ongoing maintenance programs, is at least 25 years.
- 2.5 In January 2002, PriceWaterhouseCoopers (now United Process Solutions (UPS) the Strategic Alliance Partner under contract to DFAT and previously to DOFA) engaged the services of Connell Wagner Engineers (and Parisian sub-consultants Serau) to undertake a full scoping study for refurbishment of the 29 apartments in the residential building, including a current condition assessment for each apartment, budget cost estimates and delivery strategies.
- 2.6 OPO has reviewed the report and finalised the proposed scope of work, staging approach and delivery strategy.

3. Need

- 3.1 The apartment complex is now 25 years old, and while the apartments have been well maintained, the routine wear and tear associated with residential occupation has taken a toll on surfaces and fittings, particularly with respect to carpets, kitchens, bathroom and laundry fittings and fixtures, joinery and hardware, and general architectural finishes. Surfaces and fittings within the apartments have degraded to the stage where they are at the end of their useful life, with tenants and parent agencies expressing increasing dissatisfaction with the overall ageing condition of the apartments. In particular the apartments present a poor image in respect of representation amenity.
- 3.2 Since the construction of the apartment complex, the modern home living environment has changed significantly. As a consequence, the seventies style design renders the apartments deficient with respect to lighting levels, power and data reticulation, electrical and fire detection infrastructure, and engineering services access. The building services infrastructure within the apartments no longer complies with current standards nor meets tenant requirements, and presents OH&S concerns, particularly with respect to fire, electrical and ventilation issues.
- 3.3 There is a need for complete refurbishment and modernization of all apartments to ensure compliance with current standards and codes, protection of the Commonwealth's investment and associated rental income, and to provide an appropriate standard of accommodation for officers and their families.

4. Options Considered – Comparative Costs

- 4.1 Following the initial scoping study undertaken by Connell Wagner, an assessment was undertaken of the following three options:
- (a) Do nothing;
 - (b) Undertake a partial refurbishment of all apartments. This option includes all OH&S and compliance related works, but limited essential refurbishment works. The projected outturn cost for this option is AUD 7.7m;

- (c) Undertake a full refurbishment of all apartments. This preferred option encompasses all OH&S and compliance issues, and includes all required refurbishment works. The projected outturn cost for this option is AUD 9.5m.

5. Reasons for Adopting Option (C) as the Proposed Course of Action

- 5.1 Option (c) incorporates all required refurbishment works and when completed will have modernized and upgraded all issues in the apartments related to building services, interior finishes, OH&S and compliance. Completing the works as one project will ensure consistency of finish and materials, provide economy of scale, and result in the least disruption to officers and families.
- 5.2 The proposed capital expenditure for this mid-life upgrade represents a good investment with respect to the \$150 million value of the asset. The selected option has no impact on the rental returns as the works are driven from an asset maintenance and life cycle perspective. It provides the best financial return in terms of the Net Present Value (NVP) cost and the highest Internal Rate of Return (IRR).
- 5.3 The partial refurbishment option (b), while addressing all essential OH&S and compliance issues and the most critical refurbishment items, only provides a nominal solution. Further refurbishment would need to be undertaken in future in order to protect the asset value, with further disruption and costs at that time.

6. Description of Proposal

- 6.1 The proposal is to undertake internal refurbishment of the 29 apartments in the residential building including rectification of OH&S and compliance issues. A detailed description of the works involved is included in the technical section of this submission.
- 6.2 The works will be undertaken on a rolling program in groups of three but generally four apartments at a time. This approach offers the most viable economies of scale in the construction phase while minimizing disturbance to the occupants of the complex.
- 6.3 In order to ensure that all architectural and building engineering services issues are clearly identified and documented it was decided to undertake the refurbishment of one apartment as a prototype. The completed prototype will provide the quality model for the specification, documentation, construction methodology and finishes, including acceptance by the residents, required for the remaining 28 apartments.

7. Environmental Impact Assessments

- 7.1 An environmental impact assessment is not required by local authorities.

8. Heritage Considerations

8.1 There are no known heritage considerations associated with the refurbishment works.

9. Details of Organisations Consulted

9.1 Discussions and presentations of the development have been held with:

- Department of Foreign Affairs and Trade
- Department of Defence
- Department of Immigration and Ethnic Affairs
- Department of Treasury
- Department of Industry Tourism and Resources
- Department of Education Science and Training
- Austrade
- Post Property Committee
- Post Residents Advisory Committee
- Community and Public Sector Union (CPSU);
- Family Liaison Officer (FLO);
- Foreign Affairs and Trade Association (FATA);

10. Amount of Revenue Derived from the Project

10.1 No revenue will be derived from this project.

TECHNICAL INFORMATION

11. Location

11.1 Australian Embassy
4 Rue Jean Rey
Champs de Mars
75015
Paris, France

12. Scope of Work

12.1 The proposed refurbishment works in each apartment comprise:

12.1.1 Complete replacement of the existing electrical wiring and fittings, and upgrading of the electrical switchboards (including installation of residual current device protection).

12.1.2 Installation of new telephone, data and television wiring and fittings providing flexible reticulation of outlets to all major rooms.

12.1.3 Upgrade of fire detection equipment incorporating the extension of the central system smoke detection and alarm facilities.

- 12.1.4 Upgrade of lighting throughout including incorporation of both additional and replacement luminaires.
- 12.1.5 Complete kitchen and laundry refurbishment including new joinery and cupboard units and new fixed appliances.
- 12.1.6 Installation of secondary glazing to bedrooms and family areas that were not included in a previous secondary glazing program.
- 12.1.7 Refurbishment of bathrooms and toilets including new fittings and fixtures, retiling, and repairs to faulty plumbing installations.
- 12.1.8 Replacement of obsolete and faulty radiator heating.
- 12.1.9 Replacement of all door hardware and locks including childproof locking to balcony access doors.
- 12.1.10 Refurbishment of kitchen exhaust systems including installation of specialized exhaust hood above the hotplates.
- 12.1.11 Replacement of all fitted carpet throughout.
- 12.1.12 Repair of damaged and cracked concrete wall sections along with complete repainting throughout with specialized paint systems to minimize the effects of future building movement/cracking.
- 12.1.13 Refurbishment of built in timber joinery including repairs and refinishing to timber veneers.
- 12.1.14 General upgrading all other finishes such as bathroom and kitchen floor tiles.

13. Site Selection and Site Description

- 13.1 The works will be carried out at the existing Australian Embassy in Paris.

14. Zoning and Approvals

- 14.1 The works will be carried out in accordance with the requirements of the Paris Municipal Authorities.

15. Land Acquisition

- 15.1 The property is owned by the Commonwealth of Australia.

16. Codes and Standards

- 16.1 The refurbishment, to the extent practicable, will be carried out in accordance with the requirements of the current French Building Regulations and to comply with relevant Building Code of Australia (BCA) requirements.

- 16.2 It is the intention that all work will endeavor to meet these statutory requirements but with the acceptance of the fact that some constraints may apply due to the age and architectural status of the building.
- 16.3 All new work will be designed and constructed to comply with OH&S regulations.

17. Planning and Design Concepts

Architecture

- 17.1 There will be no change to the architectural form of the complex or the apartments as a result of the refurbishment works. The selection of materials and colour schemes for the refurbishment works will accord with the original architectural intent.

Structure

- 17.2 The building is in sound structural condition. There are no structural alterations included in the scope of the refurbishment works.

Materials and Finishes

- 17.3 Materials, fixtures and fittings will be selected to present a high quality of finish and will be durable with minimum maintenance. All new materials will comply with all relevant OH&S and statutory codes.
- 17.4 Materials, fixtures and fittings will be selected to provide ease of maintenance and long term availability of replacement parts.
- 17.4 Wet areas will be finished with ceramic tiles to walls and slip resistant vitrified tiles to floors.
- 17.5 General floor finishes will be carpet, and the carpet will comply with current smoke and flame performance codes and indexes.

Mechanical Services

- 17.6 The common apartment exhaust systems will be refurbished and cleaned. New filtering exhaust hoods will be installed over the cook tops.
- 17.7 All heating radiator cores will be replaced to ensure continued reliable operation and maintainability as spare parts are no longer available for the existing units.
- 17.8 Mechanical services equipment and materials will be selected with qualities for long life, maximum efficiency and low maintenance.

Hydraulic Services

17.9 Repairs to faulty toilet waste lines will be included as part of the refurbishment works.

Electrical Services

17.10 The scope of the refurbishment will include:

- (i) Replacement of all electrical wiring and fittings.
- (ii) Installation of earthing to all outlets, lighting fixtures and electrical equipment.
- (iii) Refurbishment of the electrical distribution boards including installation of residual current circuit breaker safety switches to all power and lighting circuits.
- (iv) Provision of new low energy lighting fixtures.
- (v) Provision of more flexible power outlets throughout the apartments.

Communications

17.11 The scope of the refurbishment will include new telephone, data and television wiring and fixtures distributed throughout each apartment to provide flexibility.

Lift Services

17.12 No work will be undertaken to the existing lifts.

Landscaping

17.13 There are no landscaping works associated with this refurbishment.

Civil Works

17.14 There are no civil works associated with this refurbishment.

Operation, Maintenance and Warranties

17.15 Operation and maintenance manuals in English and French for all equipment installed as part of the refurbishment 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.

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

18. Acoustics

18.1 Secondary glazing will be installed on the street side windows to bedroom and family areas to reduce traffic noise transmission.

19. Energy Conservation Measures and Targets

19.1 The refurbishment includes measures which will minimize energy consumption including:

- (i) installation of new low energy light fixtures
- (ii) installation of secondary glazing
- (iii) installation of new high efficiency heating radiator core assemblies

20. Master Planning and Site Planning

20.1 The project master planning has been conducted by way of consultation with all project stakeholders, analysis of refurbishment options, refurbishment of a prototype apartment and the preparation of cost estimates.

21. Provisions for People with Disabilities

21.1 No structural or internal layout changes are included as part of the refurbishment works and therefore the existing provisions will remain.

22. Heritage Issues

22.1 There are no known heritage issues applicable to this refurbishment project.

23. Child Care Provisions

23.1 There are no child care provisions applicable to this refurbishment project.

24. Fire Protection and Security

Fire Protection

24.1 The common areas of the building are equipped with smoke detectors and fire alarms reporting to a central alarm panel located in the Chancery and manned on a 24 hour basis.

24.2 The smoke detection and fire alarm systems will be extended to the internal areas of each apartment and linked to the central alarm panel.

Security (physical and electronic)

24.3 All lock hardware will be replaced as part of the refurbishment project.

25. Occupational Health and Safety

25.1 Compliance with occupational health and safety issues are of high importance to the Commonwealth. In accordance with the Occupational Health and Safety Act (Commonwealth Employment) 1991, considerable attention in respect of compliance will be given to this aspect during the detailed planning of the project.

25.2 French Occupational, Health Safety and Rehabilitation practices will be implemented and enforced during the course of the construction works.

26. Authorities Consulted

26.1 There is no requirement for consultation with local authorities on interior refurbishment works of apartments in Paris.

27. Local Impact

27.1 Local impact for these refurbishment works will be confined to residents of the apartment complex and employees working in the attached Chancery building. It is recognized that occupants will be disturbed by noise and construction activities throughout the course of the project. Measures will be implemented including strictly controlled working hours, sequencing and staging of the works, and timing of construction material deliveries in order to minimize the impact of these disruptions.

27.2 The following working hours and delivery schedules will be implemented during construction:

- (a) Works contract construction working hours will be limited to 0830 to 1230 and 1330 to 1730 Monday to Friday to correspond with Chancery office hours.
- (b) Material deliveries will be restricted to 0900 to 1200.

27.3 Building engineering services will be maintained to the apartments throughout the course of the construction.

27.4 Considerable protection will be provided to the lifts, corridors and other areas during construction, including all appropriate danger signs and barriers.

28. Project Cost Estimates

28.1 The outturn cost estimate of the proposed works is AUD 9.5m, based on current prices and exchange rates. The outturn cost estimate includes construction and other related elements such as consultants' fees, project management, and supervision and travel expenses.

28.2 French Government VAT at 5.5% has been included.

29. Project Delivery System

29.1 Following an analysis of local delivery methods, a traditional project delivery method of detailed design, documentation, construction 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 fully control all the project delivery stages.

29.2 A single construction contract will be awarded for the refurbishment works. Tenders will be called from a selected shortlist of pre-qualified Paris based contractors.

29.3 The construction contract will be a Fixed Lump Sum.

30. Construction Program

30.1 Should the Committee approve Concurrent Documentation, the contract documentation phase is scheduled for completion at the end of October 2003. This will be followed by the tendering phase in November/ December 2003 with works starting in January 2004. Works will be undertaken in groups of three and mainly four apartments concurrently. Practical Completion is scheduled for early 2006, and Final Completion at the end of the Defects Liability Period will be in early 2007.

31. Associated Sketch Design Drawings

31.1 The following drawings have been incorporated to illustrate and define the proposal:

- Location Plan
- External Elevations
- Section
- Typical Floor Plan (Fifth Floor)
- Typical Apartment Floor Plan (Bedroom Areas)
- Typical Apartment Floor Plan (Living Areas)
- Typical Apartment Section

SUPPLEMENTARY INFORMATION

- Item 1: Associated Sketch Design Drawings**
- **Location Plan**
 - **External Elevations**
 - **Section**
 - **Typical Floor Plan (Fifth Floor)**
 - **Typical Apartment Floor Plan (Bedroom Areas)**
 - **Typical Apartment Floor Plan (Living Areas)**
 - **Typical Apartment Section**