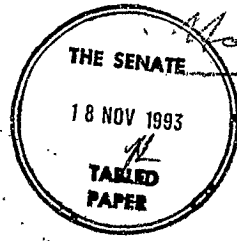




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Parliamentary Standing Committee on Public Works

REPORT

relating to the

PARTIAL REFURBISHMENT OF STAGE 1, COMMONWEALTH CENTRE, HOBART

(Sixth Report of 1993)

The Parliament of the Commonwealth of Australia
Parliamentary Standing Committee on Public Works

Report Relating

to the

**Partial Refurbishment of stage 1
Commonwealth Centre, Hobart**

(Sixth Report of 1993)

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**MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

(Thirty-First Committee)

Mr Colin Hollis MP (Chairman)
Senator Paul Henry Calvert (Vice-Chairman)

Senate

Senator Bryant Robert Burns
Senator John Robert Devereux

House of Representatives

Mr John Neil Andrew MP
Mr Raymond Allen Braithwaite MP
Mr Russell Neville Gorman MP
Mr Robert George Halverson OBE MP
Hon. Benjamin Charles Humphreys MP

Committee Secretary: Peter Roberts

Inquiry Secretary: Michael Fetter

Secretarial Support: Annabel Lamb

COMMONWEALTH OF AUSTRALIA
PUBLIC WORKS COMMITTEE ACT 1969
ORDER UNDER SUBSECTION 18(4)

I, William George Hayden, Governor-General of the Commonwealth of Australia, acting with the advice of the Federal Executive Council and under subsection 18(4) of the Public Works Committee Act 1969 hereby declare that the public work described in the Schedule be referred to the Parliamentary Standing Committee on Public Works for consideration and report.

SCHEDULE

**PARTIAL REFURBISHMENT OF THE HOBART COMMONWEALTH
CENTRE, STAGE ONE**

Signed and sealed with the
Great Seal of Australia on
13 July 1993

Bill Hayden
Governor-General

By His Excellency's Command
(Signed) Bob McMullan
Minister for the Arts and
Administrative Services

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

PARTIAL REFURBISHMENT OF THE HOBART COMMONWEALTH CENTRE, STAGE 1

By order on 13 July 1993, His Excellency the Governor-General in Council under subsection 18 (4) of the *Public Works Committee Act 1969* referred to the Public Standing Committee on Public Works for consideration and report the proposed partial refurbishment of the Hobart Commonwealth Centre, stage 1.

THE REFERENCE

1. This proposal which is sponsored by Australian Estate Management (AEM) is for the partial refurbishment of the Hobart Commonwealth Centre, stage 1. It is proposed to refurbish and upgrade the five upper floors of the office accommodation, the ground floor lobby area and associated building infrastructure of the stage 1 building. Some asbestos present in the fourteenth floor plant room will also be removed. The net lettable area of office space to be refurbished is 4600m².

2. The Hobart Commonwealth Centre is located on a site of 0.7 hectares on a prominent corner position adjacent to the business heart of Hobart. It is very close to major retail and service outlets, and public transport and is very accessible by clients of the various Commonwealth Government departments. The limit of cost estimate for the completed project is \$8.3 m at September 1993 prices.

THE COMMITTEE'S INVESTIGATION

3. The Committee received a written submission from AEM and took evidence from its representatives at a public hearing in Hobart on 22 September 1993. Evidence was also taken from the Nursing Mothers Association of Australia and ACROD Tasmanian Division. Prior to the public hearing the Committee inspected stage 1 of the Commonwealth Centre and the areas to be refurbished.

4. A list of the witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

THE NEED

The role of Australian Estate Management (AEM)

5. AEM is a budget funded operation of the Department of the Arts and Administrative Services (DAS). AEM has overall responsibility to government for the management and development of the Commonwealth's office estate. The estate currently comprises approximately 180 buildings with a net lettable area of approximately 968000m² and is valued at approximately \$1.35 billion.

6. In 1989 the Commonwealth's office estate was commercialised and departments were charged for the first time for the use of accommodation. In 1991, as part of the public sector reform process, the Government decided to allow all departments to negotiate office leasing details.

7. This effectively means that AEM is now in direct competition with the private sector in providing office accommodation to departments. The only exception to this is the ACT where departments are still tied to the Commonwealth for the approval of changes in office accommodation. It should be noted that departments have no authority to enter into "ownership" arrangements involving office accommodation anywhere in Australia.

Commonwealth Office Accommodation in Hobart

8. In Hobart the Commonwealth owns some 27000m² of office space and leases a further 33000m² from the private sector. The majority of the owned accommodation is provided in the Hobart Commonwealth Centre - some 24000m². This underlines the significance and importance of this complex to AEM's office building portfolio. The stage 1 building provides over 15000m² or about 25% of the total Commonwealth requirements in Hobart.

9. The Commonwealth Centre site was acquired by the Commonwealth in 1969 and the stage 1 building was completed and occupied in 1974. The building comprises a basement, lower ground floor, ground floor, 13 office floors and a fourteenth floor plant room.

10. The stage 2 building was completed in May 1992. It comprises some 9000m² of office accommodation over three buildings which connect with the stage 1 tower building. Construction of the stage 2 building proposal

11. In August 1991 the Government approved the development of cost estimates and detailed design for the refurbishment of the stage 1 building. Later investigations however, established that a refurbishment of the entire building was not viable due to insufficient tenant interest for the space available. In December 1992 a reduced scope of refurbishment work was agreed by Government subject to tenant commitment to occupancy of the refurbished space. That commitment was subsequently obtained and approval to proceed to reference to the Committee was given on 14 April 1993.

Project Justification

12. Until November 1992 the stage 1 building was fully tenanted. At this time the Australian Taxation Office (ATO) relocated to an adjacent building leased from the private sector under a pre-commitment lease arrangement. The ATO relocation left some 7000m² of space in the building vacant. Although AEM sought to retain ATO as a tenant it was unable to guarantee funds for the refurbishment of the building in a time frame which suited ATO's operational requirements.

13. The stage 1 building is ideally located close to major retail, business and service outlets. It is also close to public transport and public parking facilities and is readily accessible to both the public and building tenants. The present condition of the stage 1 building and the standard of accommodation it offers is, however, below the requirements and expectations of tenant departments and also well below that provided in the market generally. It is therefore unattractive to potential tenants and is not competitive in its unrefurbished state. The building does not comply with current building standards and the condition of the decor and finishes has deteriorated with protracted use. In addition, the building services are nearing the end of their economic life and do not meet the operational or energy efficiency needs of modern office accommodation.

14. The declining standard of the stage 1 building has resulted in a loss of tenants. Further rental income is dependant on returning the building and its services to current commercial office building standards. At current rental levels it would cost in excess of \$0.85m per annum to lease from the private market an area of accommodation equivalent to that covered by this refurbishment proposal. The following departments and agencies have committed to occupy the refurbished space at a rental that satisfies AEM's return on investment requirements:

Department of Social Security (DSS)

- . Department of Immigration and Ethnic Affairs
- . Department of the Arts and Administrative Services
- . National Media Liaison Service
- . Merit Protection and Review Agency

15. Refurbishment of the stage 1 space will complement the existing stage 2 accommodation which was completed and occupied in May 1992. When completed, the presence of a modern consolidated office complex in Hobart will provide a focal point for the provision of government services and permit economies of scale in the provision of common services (for example conference facilities). The refurbishment will specifically cater for the individual requirements of tenant departments and the building will have in-built flexibility to cater for the possibility of future changes in requirements. The proposal will also enable the DSS to collocate activities in Hobart with prospective improvements in the delivery of services to the public. A financial analysis undertaken by AEM indicates that the proposal is financially sound and represents a good investment for the Government.

16. As noted above the Commonwealth own some 27000m² of office space in Hobart and leases a further 33000m² from the private sector. The Committee notes that stage 1 of the Commonwealth Centre contains nine floors of some 8000m² that it is not proposed to refurbish until tenants have been identified. However, at the public hearing AEM advised the Committee that it believes there is a potential market among Commonwealth tenants currently in privately leased buildings of some 10000m² over the next three to five years. In addition AEM believes that it is possible that there will be some growth by the tenants that have committed themselves to the five floors to be refurbished under this proposal.

17. The Committee is aware that up until 1989 departments were not charged by the Department of Administrative Services for the use of government office accommodation. In 1989 this was changed and the rent monies for payment of private sector office leases was transferred to each department to manage. In addition, for the first time departments were required to pay rent for the government owned office real estate they occupied.

18. AEM is currently negotiating new occupancy agreements from 1 July 1994 with departments. Departments will be free to choose alternative accommodation if it provides a more efficient, cost effective solution, in all the areas apart from the Australian Capital Territory. The Department of Finance requires departments to fully justify a decision not to lease available Commonwealth owned space. It is quite common for departments to seek public tenders for the supply of office space and AEM must also compete in the tender process if it believes that a Commonwealth owned building would be a viable investment for Government.

19. The Committee recognises that the new Government policy regarding the renting of Commonwealth accommodation does make departments more aware of the real cost of accommodation. However it is concerned that the policy may not be in the best overall interest of the Commonwealth if it leads to Commonwealth facilities remaining vacant whilst government departments lease private accommodation. In the Committee's view the flaw in the current system is highlighted particularly by this project which aims to refurbish some 4600m² of office space in stage 1 leaving a further 8000m² vacant. The Committee does not believe that it makes good sense for such a high proportion of the space in an asset such as the Hobart Commonwealth Centre, which is located in a prime position, to remain vacant while departments such as the ATO are renting private accommodation in adjacent buildings. The Committee is also of the view that to attract additional tenants that the lower floors of the building containing some 8000m² of office accommodation should also be refurbished as part of this project.

Committee's Conclusions

20. There is a need to refurbish some 4600m² of stage 1 of the Commonwealth Centre Hobart to provide office accommodation to current commercial office building standards for Commonwealth Government departments. There is also a need to refurbish as part of this proposal the lower nine floors of stage 1 of the Commonwealth Centre, Hobart in order to attract additional tenants.

Committee's Recommendation

21. The Minister for the Arts and Administrative Services should undertake a review of the current policy regarding the provision of office accommodation for Commonwealth departments to ensure that the operation of the policy is in the best overall interests of the Commonwealth and encourages the maximum utilisation of existing Commonwealth office accommodation.

THE PROPOSAL

22. This proposal is for the partial refurbishment of the stage 1 Hobart Commonwealth Centre building to modern office standards. It proposes the refurbishment of five upper floors (floors 9-13), part of the ground floor, and the upgrading of base building services (mechanical, electrical and fire protection) including the removal of asbestos from the 14th floor plant room.

23. The tenancy areas proposed for refurbishment comprise approximately 4600m² of net lettable office space and when the works are completed will provide accommodation of a suitable standard for a tenant departments. Refurbishment of the balance of the stage 1 building will be considered when the tenants have been secured for the available space (or part thereof).

24. AEM's objectives for this project are to:

- . protect the Commonwealth's investment in the property by maintaining its income earning capacity
- . reduce the Commonwealth's overall rental costs
- . increase the proportion of owned office accommodation
- . provide suitable accommodation for government departments and authorities to facilitate their operational efficiency and to improve the delivery of services to the public

25. The vacancy rate in the Hobart office leasing market at the present time is some 15.7% or 51100m². This has remained constant since January 1993. The majority of this vacant space is in grade B and C buildings - 41000m². stage 1 of the Commonwealth Centre presently sits in grade B of the leasing market and is unattractive to Commonwealth tenants because of the standard of accommodation it offers. The building is therefore not competitive in its unrefurbished state.

26. The property industry is predicting that the vacancy rate will reduce to 10% by the year 1997 and to 5% by the year 2000. There is no construction currently proposed in Hobart and there is unlikely to be any additions to the grade A sector in the next five years. The purpose of this refurbishment is to position stage 1 firmly in the grade A category so as to improve its competitiveness in the Hobart market, and to be able to offer space for lease to departments that meet with their requirements.

CONSTRUCTION DETAILS

Scope of Works

27. The scope of works for this proposal is set out in the following paragraphs.

Basement

28. The existing basement plant room of 450m² and storage areas of 415m² will be retained in their current condition and continue to be used for these purposes.

Lower Ground Floor

29. Facilities accommodated on the lower ground floor comprise cafeteria, common use conference room and common use amenities including showers, first aid room, toilets and some plant. The facilities will be retained but no refurbishment is proposed as part of this proposal.

Ground Floor

30. The existing public foyer space which adjoins the stage 2 buildings will be extended and refurbished. Public amenities including toilets for the public and the disabled, display and waiting areas and telephones will be provided at this level. Refurbishment of the floor areas adjacent to the public foyer is not proposed at this stage.

Upper Floors

31. Floors one to eight will not be refurbished as part of this proposal. Future refurbishment will be considered when tenants have been secured and subject to its viability. Floors nine to thirteen will be refurbished to provide approximately 4600m² of general office accommodation and associated staff amenities including training areas. The 14th floor plant room of 960m² contains some asbestos. This will be removed but no other refurbishment of this area is proposed. This space would be available as workshop or storage space for a future tenant.

32. At the public hearing AEM advised the Committee that minor amounts of asbestos do exist in other areas of the building such as lagging to hot water pipes and vinyl floor tiles and the filling to fire doors. This asbestos will be removed from the areas to be refurbished. Asbestos on unoccupied floors will be progressively removed by AEM during its regular

repairs and maintenance program or during the refurbishment of those floors if that takes place in the future. AEM is confident that the cost of asbestos removal can be contained within the figure budgeted for.

Standards/Occupational Health and Safety

33. The design will satisfy the AEM brief, the Building Code of Australia - Tasmanian Appendix, and relevant Australian Standards. The following elements will be provided or upgraded to comply with current building standards and to assist in the provision of a safe and health work environment:

- . fire smoke exhaust
- . automatic fire sprinkler
- . lighting standards
- . egress requirements
- . airconditioning air handling and quality
- . main switchboard and electrical submains
- . toilet facilities

Internal Finishes

34. Internal surfaces will be refurbished or replaced where worn beyond repair. Finishes will be selected to establish suitable standards throughout the building as follows:

- . floors will be carpeted in office and lobby areas. The ground floor public foyer will be finished with granite floor tiles to match the floor treatment in the adjoining stage 2 foyer area and to overcome deterioration problems
- . wall surfaces in tenancy areas will be repaired and painted throughout
- . ceilings in office areas will be replaced with acoustic tiles that comply with current standards.

- . base building fitout of office accommodation will generally be medium density comprising demountable and painted plasterboard partitions. (Workstation and movable partition fitout will be the responsibility of tenants and will be funded by them)
- . toilet areas on refurbished floors will be fully renovated

Services

35. All services in the building have been investigated and the proposed refurbishment is designed to provide an economic life of 15 years.

Structure

36. The structure of the building in a sound condition. Floor loadings for compactus units have been reviewed and suitable loading zones identified.

Mechanical

37. Airconditioning will be provided to all occupied spaces to meet current standards of fresh air, thermal comfort and fire mode. The existing central plant comprising cooling towers, pumps, boilers and most of the chilled water mains will be refurbished. A new main chiller unit will be installed in the basement plant room. Three existing smaller chiller sets located on the lower ground floor will be incorporated into the chilled water system to serve low load conditions. The existing supplementary cooling condenser water loop will be refurbished and retained for concentrated heat loads installed during tenancy fit outs. Outdoor air and exhaust ventilation will be provided to all occupied spaces to meet the standards required in the Building Code of Australia and the Australian Standard. Existing exhaust systems will be retained and additional systems provided for tea preparation and photocopy rooms.

38. The existing air handling units and supply and return air risers will be replaced by air handling plant on each floor. Minimum after hours zone size will be based on tenants requirements. The existing dual hot and cool air duct configuration including mixing boxes will be replaced by a low energy consuming variable air volume distribution system. Tertiary ducting will be replaced with new flexible ducts to ensure efficient air distribution and flexibility. Smoke exhaust systems will be installed to meet the standards required in the Building Code of Australia and Australian Standards.

Lifts

39. Vertical transportation comprises six lifts, in two matching lift risers. Two lifts service the basement. One lift is isolate as a fire lift. The lift control system will be rescheduled to reduce waiting times and to improve overall service to the refurbished floors. Lift car interiors will be renovated.

Electrical

40. Power will be supplied from the existing bulk supply switching station and substation located on the lower ground floor. A new main switchboard will be installed on the lower ground floor and distribution boards will be provided on each of the refurbished floors. Lighting throughout the building will be designed in accordance with Australian Standards AS1680 "Interior Lighting and the Visual Environment" and AS2713 "Lighting and the Visual Environment for Screen-based Tasks".

Fire Services

41. Fire protection and detection for the building will comply with the requirements of the Building Code of Australia 1990 Amendment 2 September 1991 and Appendix - Tasmania, July 1990, the Commonwealth Fire Board and the Tasmanian Fire Service.

42. Smoke detectors will be provided in airconditioning plant rooms and higher risk areas. A wet pipe sprinkler system and portable fire extinguishers will be provided throughout the five refurbished floors and the 14th floor plant room to satisfy code requirements. Existing internal fire hydrants satisfy current regulations. Additional fire hose reels will be installed to satisfy current regulations.

43. An emergency warning and intercommunications system (EWIS), emergency lighting and illuminated exit signs will be provided throughout. All lift lobbies will be smoke isolated and connect directly to a smoke or fire isolated stair.

44. The sprinkler rising mains, valve sets and water supply for all floors in the building from the basement to the 14th floor plant room will be installed as part of the base building works. Unoccupied floors will be connected to the rising main when they are refurbished. Unoccupied floors will continue to be protected by the existing thermal and smoke detection system.

Hydraulics

45. No major works are planned for the water supply, waste and drainage systems.

Access and Amenities for Disabled Persons

46. Access and facilities will be provided for disabled persons in accordance with Australian Standard AS1428. Lift cars will be renovated as part of the refurbishment and this work will include tactile floor indicator panels approximately located for use by the visually impaired. Ramped access will be provided both at the main entrance to the building off Harrington Street and via the sunken garden and cafeteria off Collins Street. Access from the stage 2 development is available off the common plaza area adjacent to stage 1. (See paragraphs 60-62 regarding provision of toilets for the disabled).

Staff Amenities

47. A common use tea facility with appropriate disabled access will be provided on each of the refurbished floors. A cafeteria, shower facilities, and a first aid room, are located on the lower ground floor. Child care facilities are not proposed in the project. AEM advised the Committee that it had canvassed with tenants possible interest in a child care facility but there was insufficient interest shown to make a facility viable. However AEM also advised that ATO had recently indicated that it is prepared to consider a possible joint arrangement with its staff and Commonwealth Centre staff. AEM will continue to explore this possibility.

Energy Management

48. An energy consumption target has been set for the refurbished space to ensure the provision of energy efficient building services. Methodologies for increasing the energy efficiency of the building services have been examined including the use of co-generation.

49. Co-generation involves utilising more of the available energy from a fuel source. For example, if producing electricity on site then using the waste energy from this process to provide heating and hot water. Co-generation is not, however, economically viable for commercial office buildings in Hobart, because there is no continuous substantial heating load requirement. The principal heating load in this building comprises heating of ventilation fresh air to the required temperatures. This requires variable levels of heating on a seasonal basis at particular times of the day when

external air temperatures are low. Consequently, this load will not sustain continuous and efficient operation of a co-generation plant.

Airconditioning System

50. The existing central high air velocity dual duct airconditioning system will be converted to a lower air velocity, floor by floor, variable air volume system with consequent energy savings arising from:

- . improved fan efficiency
- . elimination of mixing hot and cold airstreams
- . after hours airconditioning limited to small areas of the building (one floor)
- . effective use of economy cycle

51. The existing water chilling system will be configured to optimise matching of chiller size to cooling requirements particularly when the building is partially occupied outside normal office hours. A comprehensive energy management strategy will be implemented during the building refurbishment. This comprises:

- . outdoor air economy cycle (use of up to 100% outside air which provides free cooling when required) standard to each floor
- . variable fan speed operation
- . a computer controlled building management system (BMS) which will be extended from the adjacent stage 2 facility

Water Heating

52. The existing water heating system will be refurbished. Use of solar energy has been investigated but is not viable because of the significant levels of supplementary heating that would be required.

Lighting

53. Energy conserving, low loss ballast, high efficiency type fluorescent light fittings will be installed, with a time switching facility. The use of incandescent light fittings will be minimised.

Environmental Considerations

54. The refurbishment of the existing central airconditioning plant will include the replacement of ozone depleting refrigerant gases with a more environmentally friendly alternative. The new airconditioning plant will contain the new generation refrigerant gases that are less harmful to the environment.

Committee's Recommendation

55. The Committee recommends that Australian Estate Management conduct an audit after twelve months occupation of the refurbished floors to assess the effectiveness of the comprehensive energy management strategy.

CONSULTATIONS

56. The following organisations have been consulted during the development of the proposal:

- . Hobart City Council
- . Tasmanian Fire Service
- . Tasmanian Department of Environment and Planning
- . Public Sector Union
- . Australian Council for the Rehabilitation of the Disabled (ACROD)
- . Australian Heritage Commission
- . Commonwealth Fire Board
- . Department of Social Security
- . Department of Immigration and Ethnic Affairs
- . Department of the Arts and Administrative Services
- . National Media Liaison Service
- . Merit Protection and Review Agency

- . Department of Industrial Relations
- . Tasmanian Department of Employment, Industrial Relations and Training
- . Hydro-Electric Commission
- . Civil Aviation Authority
- . Nursing Mothers Association
- . Austel
- . Telecom Australia

57. The proposal is supported by all of the above organisations. However at the public hearing representatives from both the Nursing Mothers Association and ACROD appeared to clarify a number of issues of concern to their organisations.

Facilities for Nursing Mothers

58. In its submission the Nursing Mothers Association indicated that there is an adequate nursing mothers room in stage 2 with appropriate facilities. However the Association believes that the room needs signs to direct people who enter from Harrington Street. The Nursing Mothers Association also believes that the nursing mothers room on the lower ground floor of the stage 1 building is of poor quality and it needs to be upgraded or discontinued for use as a mothers room. It also has inadequate signage. In response AEM agreed that signage to the nursing mothers rooms within the complex could be improved and is prepared to initiate discussions with the Association on what is required and where appropriate to implement the necessary signage. AEM pointed out that the nursing mothers room on the lower ground floor is still in the development phase and has yet to be fully fitted out. When completed AEM is confident it will more than meet the Association's requirements.

Committee's Recommendation

59. The Committee recommends that Australian Estate Management continue consultations with the Nursing Mothers Association in relation to facilities and signage for the nursing mothers rooms in both stages 1 and 2 of the Hobart Commonwealth Government Centre.

Toilet Facilities for Disabled Persons

60. AEM advised the Committee that a total of five disabled person toilets will be provided as part of the base building works in the following locations:

- . two separate male and female disabled toilets on the lower ground floor
- . a unisex disabled toilet on the ground floor
- . a unisex disabled toilet on the 9th and 13th floors

61. The representative of ACROD while welcoming the planned provision of toilet facilities for people with disabilities, stressed that it was disappointing that such facilities were not planned for each of the top six floors. Effectively ACROD believes this will at worst prevent people with disabilities from working in those areas and at best will mean that they will be forced to spend far more time and undergo a greater level of inconvenience than non-disabled people. In response AEM pointed out that it was providing disabled toilets in excess of that required by the Building Code of Australia. The Code requires that a total of either two unisex disabled persons toilets or two disabled person toilets, one for each sex and one additional unisex toilet, be provided within stage 1 on the basis of the total number of existing toilet facilities. However, AEM indicated that it would re-examine the number of toilets being provided for the disabled to see whether there was scope for an increased provision.

Committee's Recommendation

62. The Committee recommends that Australian Estate Management re-examine the provision of toilets for disabled persons in this project to determine whether the number could be increased.

PROJECT DELIVERY AND TIMING

63. Construction management of a series of trade packages has been assessed as the most efficient delivery method for this project. The project has also been accepted by AEM for the adoption of model project principles. The model project concept is an important component of the Commonwealth's building industry work place reform strategy and focuses on arrangements to improve efficiency, quality of work and the working environment, and the improved control of cost and timing aspects of building projects.

64. Subject to parliamentary approval, it is proposed that tenders for the first trade packages for the refurbishment be invited in November 1993 with work commencing in December 1993 and scheduled for completion in September 1994.

COST ESTIMATE

65. When referred to the Committee the project had a cost ceiling \$9m. At the public hearing the Committee was advised that the limit of cost estimate for the completed project is \$8.3m at September 1993 prices and includes lease incentives to the tenants and the cost of asbestos removal. AEM advised the Committee that it will continue to keep close control of the cost of the project and when practicable achieve cost savings to ensure that the Commonwealth receives best value for money.

Committee's Recommendations

66. The Committee recommends the partial refurbishment of the Hobart Commonwealth Centre stage 1 at an estimated cost of \$8.3m at September 1993 prices. The Committee further recommends that the remaining floors of the stage 1 building should also be refurbished as part of this proposal.

CONCLUSIONS AND RECOMMENDATIONS

67. The conclusions and recommendations of the Committee and the paragraphs in the report to which each refers are set out below:

	Paragraph
1. There is a need to refurbish some 4600m ² of stage 1 of the Commonwealth Centre Hobart to provide office accommodation to current commercial office building standards for Commonwealth Government departments. There is also a need to refurbish as part of this proposal the lower nine floors of stage 1 of the Commonwealth Centre, Hobart in order to attract additional tenants.	20
2. The Minister for the Arts and Administrative Services should undertake a review of the current policy regarding the provision of office accommodation for Commonwealth departments to ensure that the operation of the policy is in the best overall interests of the Commonwealth and encourages the maximum utilisation of existing Commonwealth office accommodation.	21
3. The Committee recommends that Australian Estate Management conduct an audit after twelve months occupation of the refurbished floors to assess the effectiveness of the comprehensive energy management strategy.	55
4. The Committee recommends that Australian Estate Management continue consultations with the Nursing Mothers Association in relation to facilities and signage for the nursing mothers rooms in both stages 1 and 2 of the Hobart Commonwealth Government Centre.	59
5. The Committee recommends that Australian Estate Management re-examine the provision of toilets for disabled persons in this project to determine whether the number could be increased.	62

6. * The Committee recommends the partial refurbishment of the Hobart Commonwealth Centre, stage 1, at an estimated cost of \$8.3m at September 1993 prices. The Committee further recommends that the remaining floors of the stage 1 building should also be refurbished as part of this proposal.

66



Colin Hollis

Chairman

16 November 1993

APPENDIX A

WITNESSES

GILBY, Mr Paul Ashdown, Member, Access and Mobility Subcommittee, ACROD Tasmanian Division, 82 Hampden Road, Battery Point, Tasmania

MESTROV, Mr Frank, National Manager, Development Management, Australian Estate Management, 111 Alinga Street, Canberra, Australian Capital Territory

NORTON, Mr Bruce Robert, National Manager, Corporate, Australian Estate Management, 111 Alinga Street, Canberra, Australian Capital Territory 2600

ROSENBAUER, Mr Robert William, Assistant General Manager, Australian Construction Services, 470 Northbourne Avenue, Dickson, Australian Capital Territory

SPARKES, Mr Brian, Regional Manager for Tasmania, Australian Estate Management, 188 Collins Street, Hobart, Tasmania

THOMAS, Mrs Ruth, Volunteer Breastfeeding Counsellor, Nursing Mothers Association of Australia, C/- Jill Finch, Convener, PR Group, 13 Sonning Crescent, Sandy Bay, Tasmania

WALE, Mr Edmund Jon, Regional Manager Tasmania, Australian Construction Services, 188 Collins Street, Hobart, Tasmania

PROJECT PLANS AND ELEVATIONS

APPENDIX B

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