

**2020 PRESIDING OFFICERS' STATEMENT
REGARDING THE CONDITION OF PARLIAMENT HOUSE**

This is the Presiding Officers' sixth annual statement on the condition of Parliament House. These statements were introduced in response to a recommendation by the Senate Finance and Public Administration Legislation Committee in its 2012 report on the performance of the Department of Parliamentary Services (DPS).

The building is now more than 32 years old. A *Building Condition Assessment Report* was commissioned by the Presiding Officers in 2014-15, which outlined the need for a 10-year program of works to address deteriorations in the building fabric and preserve it into the future.

The smoke from bushfires from December 2019 followed closely by the COVID-19 pandemic presented various challenges for DPS work teams to maintain capital works and building maintenance performance. Despite these challenges, the overall condition of Parliament House has continued to improve.

CAPITAL WORKS PROGRAM

Additional capital funding for this large program was provided by the Government and commenced in the 2015-16 financial year. Approximately \$22.775 million of upgrade work (excluding security, ICT and art-related expenditure) was completed in 2016-17.

The work program accelerated in 2017-18 with the expenditure of approximately \$38.160 million on building upgrades. Whilst the 2018-19 financial year spend reduced to \$25.852 million, the 2019-20 year greatly accelerated again to \$58.145 million.

The table below details the 2019-20 year actual expenditure and shows forecast capital expenditure across the forward estimates period:

| (\$ '000) | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 |
|----------------------|---------|---------|---------|---------|---------|
| Actual Expenditure | 58,145 | - | - | - | - |
| Forecast Expenditure | - | 47,335 | 38,662 | 36,175 | 37,658 |

Note: figures exclude funding for security work, ICT and art-related expenditure.

The following progress is reported against significant projects:

1. Security works

Construction works associated with the upgrade to the physical and electronic security systems across the precinct were completed throughout 2019-20 including:

- the finalisation of the Electronic Access Control System
- finalisation of lockdown zones
- installation of remaining key safes, and
- installation of video intercom units at pedestrian entries.

A number of supplementary and defect rectification works are ongoing and scheduled for completion by December 2020.

F&PA Legislation Committee

Tabled Document No. 2

By: ^{Senator the} Hon Scott Ryan

Date: 19/10/2020

2. Auxiliary power upgrade

In 2018-19, designs were completed for the replacement of the auxiliary power system. Funding for this project was provided through the 2019-20 Federal Budget. Construction activities have commenced and commissioning of the new system is anticipated during the 2021 winter recess.

3. Fire systems and services

The Fire Engineering Report (2017) identified a package of works to be undertaken to further enhance the building fire detection and suppression systems. This included enhancements to fire doors, detectors and sprinklers as well as rectification of passive fire penetrations.

Work commenced in collaboration with CSIRO on the research and development of the building's new sliding fire doors. A majority of the egress doors were also upgraded with 3 doors remaining to be completed prior to December 2020 and completion of approximately 50% of the planned fire sprinkler upgrades was achieved at 30 June 2020.

A further requirement for gas suppression systems for fire protection of the security system core equipment locations was also identified with works having commenced on site.

4. Heating and cooling systems

Design work has been completed for the refurbishment of the vast network of air conditioning and ventilation systems and replacement of equipment approaching the end of its serviceable life. The works will ensure that the systems meet current building standards. The project was initiated to address issues identified in the *Building Condition Assessment Report*.

The program will see the replacement of approximately 50 air-handling units, 2,000 fan controllers, 35 fan coil units and ancillary equipment (including fans, dampers and controllers located throughout the building). The most efficient delivery format and detailed costings for these works are yet to be confirmed.

Work commenced in late 2019-20 to investigate and clear blockages in the condenser water pipeline which supports the chilled water system for building cooling. A temporary cooling tower was erected at the south-east corner of the Ministerial Wing to support the building's chilled water requirements while the system was drained and investigative works undertaken. The outcomes of the investigative works will be considered and assessed to determine the optimal solution.

5. Electrical systems

Work is now complete on upgrading the 11 main electrical switch boards to include safe, reliable, and current code compliant circuit breakers.

An upgrade of 24 mechanical services switchboards has also been completed, with the remaining eight boards to be completed by December 2020.

An upgrade of the 837 electrical distribution boards has commenced, of which 328 have already been completed. Work on the remaining distribution boards will be concluded by 30 December 2021. This work includes the upgrade of the building's centralised lighting control system. The core infrastructure and backbone works have been completed with the remaining components of the

system being installed along with new distribution boards. A new lighting control system is being progressively implemented across the building as boards are replaced. These works are also due for completion by 30 December 2021.

A lighting project has also been initiated with a view to replacing or upgrading light fittings that are at the end of their serviceable life. The project will aim to use modern efficient lighting technology to balance contemporary use of the building with design intent and will also be able to make best use of the new lighting control system by replacing existing fittings with 'smart' fittings.

6. Accessible bathrooms upgrades

Design work to upgrade the accessible bathrooms at APH has been completed and construction commenced in late 2019-20. This work will progressively upgrade each of the 60 bathrooms whilst maintaining adequate access to nearby alternatives.

The works include a publicly accessible adult change facility for users with high support needs and their carers. Works are expected to be completed by June 2026.

7. Kitchen infrastructure refurbishment

In December 2016, DPS commenced in-house catering operations. At this time, the condition of the kitchens and service areas did not meet contemporary building compliance, fire and food safety requirements. This project ensures that both the kitchens and base infrastructure are compliant with industry standards and support high quality food production and service delivery while improving production efficiency.

The refurbishment program has also included a total redesign of the amenity of the Staff Dining Room and Queen's Terrace Café dining spaces, to improve the customer experience and service efficiency and restore the spaces closer to the original architectural design intent.

Stage 1 works have been completed and includes:

- (i) the redesign, refurbishment and replacement of equipment in the Great Hall Bar and kitchen, including replacement of exhaust and ventilation infrastructure to improve fire safety and new fire systems, and
- (ii) the design and construction of kitchen facilities in the Schools Hospitality area in the Queens Terrace Gallery.

Stage 2 works are currently underway and include:

- (i) redesign and refurbishment of the Members and Guests Dining Room kitchen including all hydraulic drainage pipework and replacement of a range of equipment in the Main Production kitchen, and
- (ii) a complete redesign and refurbishment of the Staff Dining Room and kitchen (opened on 30 September) and Queen's Terrace Café and kitchen (expected completion late October 2020)
- (iii) loading dock design modifications and installation of refrigeration equipment to facilitate safe and effective security screening of perishable produce, and meet food safety requirements

Closure of APH to the public and reduced building occupancy resulting from necessary actions taken in response to the COVID-19 pandemic, provided an opportunity to accelerate the Stage 2 program.

The refurbishment works are expected to be completed by December 2020 which is approximately 3 months earlier than previously planned.

The works are being delivered ahead of schedule despite encountering a number of latent issues. For example, substantial blockages of the network of drainage discovered while the demolition works of the Members and Guests Dining Room kitchen was in progress. The replacement of 80 metres of drainage has avoided the inevitable flooding that would have damaged the fabric of the Great Hall beneath it, including the parquet flooring and irreplaceable and iconic Great Hall Tapestry – one of the largest tapestries in the world created by artist Arthur Boyd and manufactured by the Victorian Tapestry Workshop.

BUILDING MAINTENANCE PROGRAM

In addition to the capital works program, a regular and extensive ongoing maintenance program continues. This includes preventative maintenance as well as responding to unscheduled requests for services, repairs and breakdowns.

During 2019-20 the DPS Maintenance Helpdesk responded to 6,085 calls requesting assistance and rectification of various building and maintenance services including air conditioning adjustments, plumbing service calls and a range of other activities connected to the building fabric.

Some examples of scheduled building maintenance undertaken during 2019-20 are:

- ongoing interior painting program to maintain the paint integrity on walls, doors and trim
- re-sealing of parquet floors
- replacement of worn carpets in the general circulation areas of the building, and
- refurbishment of office suites program - 13 suites and offices completed
- ongoing commissioned furniture maintenance (see below)

This ultimately resulted in the overall Building Condition Assessment Rating for APH remaining consistent with that for 2018-19 at approximately 87% and above the desired target of 80%. A declining trend has been noted, in the completion rates of scheduled maintenance to infrastructure such as air-conditioning, plumbing, and, electrical. This is somewhat attributed to the increase in demand for repairs to be undertaken combined with support required for the successful delivery of capital projects. This will be closely monitored to ensure building condition and occupant satisfaction is not adversely affected.

Commissioned furniture maintenance

By March 2019 DPS completed the asset inspection and Radio Frequency Identification (RFID) tagging of all Commissioned (Status A) and Global (Status B) furniture items throughout APH, around 14,000 items collated into a central furniture database. The database contains all provenance data and asset condition for each item and records asset management including refurbishment and conservation works. The DPS Furniture team meets with the house departments on a quarterly basis to ensure furniture works are prioritised appropriately according to end-user feedback.

During 2019-2020, DPS completed furniture refurbishment to extend the useful life of 617 items as follows:

- refurbishment of furniture in 17 parliamentarians' suites (in excess of 120 items)
- refurbishment of 60 parliamentarian timber visitor chairs

- replacement of gas lift mechanisms and leather recondition to 385 committee room chairs, and
- refurbishment of 52 timber meeting and conference tables.

The table below provides a select historical overview of principal maintenance works undertaken in APH over the period from 2015-16 to 2019-20:

| Nature of works | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 |
|---|----------------|----------------|----------------|----------------|----------------|
| Painting (sq mtrs) | 47,568 | 59,863 | 53,600 | 65,358 | 59,067 |
| Refurbished Status A (commissioned) & B (global) furniture (no. of items) | 170 | 210 | 277 | 739 | 617 |
| All external glazing cleaned | Yes | Yes | No | No | No |
| All external walls cleaned | Yes | No | No | No | No |
| Re-seal of parquet flooring (sq mtrs) | 21,007 | 19,080 | 13,013 | 14,614 | 10,047 |
| No. of bathrooms or ensuites re-tiled | 34 | 23 | 17 | 37 | 2* |
| Replacement of carpet (sq mtrs) | 3,785 | 4,922 | 7,775 | 3,700 | 5,235 |
| Repair of expansion joints (lineal mtrs) | 1,403 | 2,524 | 1,320 | 1,137 | 1,320 |

** bathroom refurbishments are selected based on condition rating and the 2019-20-bathroom program addressed bathrooms rated as in 'poor' condition. Accessible bathroom works which include retiling are not included in this data*

Landscape maintenance

The APH landscape has improved slightly over the course of 2019-20. The overall rating increased from 82.13% to 83.31% while marginally lower than the desired target of 85%.

The notable landscape activities undertaken in 2019-20 included:

- reseeded of all the courtyard turf (completed in September 2020) after a fungal outbreak in February 2019. The turf in the courtyards is now at a very high standard
- renewal of the native garden on the Senate side of the precinct (July and August 2020), with many new native plants being introduced to the gardens
- repair and recommissioning of the irrigation within the nine hectares of native garden in response to the drought and excessive heat along with the need for fire protection to combat embers which may blow onto the site, and
- removal of the soil and irrigation system (March 2020) from the base of the cooling tower and the planting of a Callistemon hedge (August 2020) to prevent loose soil, dust and leaf debris blowing into the cells of the cooling tower.