

For Official Use Only



**PROPOSED FITOUT AND SECURITY HARDENING OF NEW
LEASED AFP PREMISES**

AT

**1120 HAY STREET & 629 MURRAY
STREET, WEST PERTH WESTERN
AUSTRALIA**

**PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

SUBMISSION 1.0 March 2020



AUSTRALIAN FEDERAL POLICE

CANBERRA, ACT
MARCH 2020

For Official Use Only

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Table of Contents

PURPOSE OF WORKS.....4

NEED FOR WORKS4

 Introduction.....4

 AFP Western Command Operations.....5

 AFP National Property Portfolio.....6

 Need for new accommodation solution for the Western Command Headquarters.....6

OPTIONS8

 Evaluation of options8

 Preferred option9

SCOPE OF WORKS 10

 Lease arrangements.....10

 Proposed Works10

 Initial space planning10

 Scope summary12

 Budget Summary12

 Project objectives12

 Location13

 Zoning and approvals.....13

 Planning and design concepts13

 Specific requirement14

 AFP office fitout15

 Indicative floor plans16

 Mechanical services16

 Hydraulic services.....16

 Electrical services17

 Fire protection.....17

 Information and communications technology (ICT) services.....18

 Codes and standards.....18

 Materials and finishes18

 Firearms store.....19

 Fixed and loose furniture and equipment.....19

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Environmental sustainability	19
Compliance with local, state and Commonwealth water and energy policies	20
Provision for people with disabilities.....	20
Childcare provisions	21
Other facilities.....	21
Work health and safety	21
Environmental considerations.....	21
Heritage considerations.....	21
COST EFFECTIVENESS AND PUBLIC VALUE.....	22
Project Cost.....	22
Details of project delivery system.....	22
Governance structure	22
Program.....	23
Impact on local communities	23
Community value.....	23
Productivity.....	24
Professionals/consultants to the AFP	24
Contractors.....	24
Traffic impact.....	24
Consultation with relevant authorities and stakeholders.....	24
Public value.....	25
Revenue	25

ANNEXURES

- A. Concept Space Allocation Plans

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

PURPOSE OF WORKS

1. The AFP Western Command Headquarters (WCHQ) is currently located at 619 Murray Street, West Perth. The current lease expired in November 2017 and a detailed security review concluded that the current location is not suitable for security hardening to meet the required level of security threat mitigations. Consequently, the lease has undergone negotiations for incremental lease extensions whilst the AFP has undertaken a rigorous analysis of alternate accommodation options.
2. The WCHQ is now proposed to relocate to a suitable site at 1120 Hay Street and 629 Murray Street, West Perth. The lease for this location has been approved by the Minister for Finance in line with RMG500. This proposal seeks Parliamentary approval for the required upgrades to the building security infrastructure and fitout of the new tenancy.

NEED FOR WORKS

Introduction

3. The Australian Federal Police (AFP) enforces Commonwealth Criminal Law, contributes to combating organised crime and protects Commonwealth and National interests from criminal activity in Australia and overseas. The AFP is Australia's international law enforcement and policing representative and the Australian Government's chief source of advice on policing issues. Included as an Australian Government's key strategic priority is a commitment to "ensuring the AFP is adequately positioned and appropriately resourced to deal with a complex and shifting law enforcement environment".
4. The AFP's operational environment is fluid with the AFP regularly called upon to lead and contribute to whole-of-government initiatives relating to law enforcement and national security issues. Current key strategic priorities for the AFP are leading or contributing to efforts that:
 - a. counter the threat of terrorism and violent extremism;
 - b. prevent, deter, disrupt and investigate serious and organised crime;
 - c. recover proceeds of crime and disrupt money-laundering activities;

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

- d. contribute to Australian international law enforcement interests through cooperation with key international partners and respond to emergencies, law and order capacity-building missions and internationally mandated peace operations;
 - e. counter the threat of cybercrime;
 - f. protect specified individuals, establishments and events at risk of security threats;
 - g. disrupt the operation of criminal gangs, reduce proliferation of child exploitation material and reduce harm caused by illicit drugs;
 - h. prevent, deter and disrupt people smuggling; and
 - i. ensure and maintain aviation security.
5. The AFP undertakes a range of activities within a complex, fast-changing environment and strives to be responsive to the needs and expectations of the Commonwealth Government, Australian law enforcement partners and the Australian community. The AFP continuously evolves to meet the challenges and opportunities imposed by an often unpredictable and changing environment.

AFP Western Command Operations

6. The AFP Western Command works closely with a range of other law enforcement and government agencies at state, territory, Commonwealth and international levels to enhance security and provide secure regional and global environments.
7. AFP Operations maintained in the Western Command Headquarters include:
- a. **Operations.**
 - i. National Response Operations;
 - ii. Organised Crime and Cyber;
 - iii. Counter Terrorism;
 - iv. Criminal Assets Confiscation and Litigation; and
 - v. Protection Operations.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

b. **Capability.**

- i. Intelligence and Forensics; and
- ii. Covert and Technical operations.

8. Operations, Capability and Capacity sections work closely together sharing information and working collaboratively to achieve law enforcement outcomes.

9. In addition, the AFP works closely with Western Australian Police (WAPOL) and other law enforcement agencies and portfolios within the Department of Home Affairs. This work includes joint operations and task forces involving personnel from partner agencies working alongside one another, often in complex, collaborative, time critical and fast changing environments.

10. The AFP operates 24 hours a day, 365 days per year and is an integral function of maintaining a safe Australian community environment. AFP operations must be able to continue uninterrupted through adverse weather events, civil unrest, services outages (power and communications), and other events including acts of terrorism. Ensuring operational capability, integrity and redundancy is of paramount importance to the AFP's capability to maintain a safe Australian environment.

11. Due to the increasing frequency of threats and attacks on Police in recent years, security of AFP members is paramount and drives the need for enhanced physical security. To mitigate these risks, AFP properties require a high level of physical security for the protection of both AFP members and the public.

AFP National Property Portfolio

12. The AFP's national property portfolio is key to enabling and enhancing AFP capabilities, maintaining readiness, capacity and ability to carry out organisational responsibilities for law enforcement, investigations and national security. Within the AFP's property portfolio, Regional Command Headquarters are maintained to lead and coordinate the functions within their jurisdictions. State Offices are required to be fit-for-purpose and accommodate the AFP resources allocated to prosecute operations and therefore must be carefully selected and designed.

Need for new accommodation solution for the Western Command Headquarters

13. The WCHQ is located at 619 Murray Street, West Perth. When the current lease expired in 2017, the AFP undertook a detailed security assessment of the site and concluded that it was unable to upgrade the physical security to meet the required baseline of security vulnerability protection.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

14. The Security assessment found significant deficiencies in the construction of the building, which could not be upgraded to align with current security requirements, without exorbitant cost impact (refer to Submission 1.1 and Submission 1.2 for further detail). In summary, the construction of the property rendered it unable to be remediated to afford an appropriate level of protection, regardless of expenditure. Consequently, the AFP has a need to identify, lease, fitout and relocate into more contemporary accommodation, whilst allowing the make good and lease completion of the existing premises before November 2021.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

OPTIONS

Evaluation of options

15. The AFP, supported by the Department of Finance Property Division and Whole of Government Property Provider JLL, conducted a competitive procurement process commencing in 2017 which lasted until October 2018.

16. This invited expressions of interest (EOI) and leasing proposals based on the AFP's business requirements and selection criteria covering quality, size and location of the premises and economic considerations including best value for money. The property search was performed satisfying the policy and requirements of the Commonwealth Property Management Framework concerning the standard of accommodation, building energy rating and occupational density metrics. Four options were then assessed in more detail.

17. The assessment included an Operational and Functional Analysis, a Security Vulnerability Assessment, an Engineering Due Diligence report and a Cost Benefit Analysis in accordance with Department of Finance guidelines.

18. In 2019 an updated market scan was conducted to revalidate that the market offering had not significantly changed. This included comparisons of a revised proposal to retain and upgrade the current site, a green-field built site and a market scan of available buildings.

19. The final Cost Benefit Analysis recommended that the AFP commit to both 1120 Hay Street and the adjoining building at 629 Murray Street, West Perth as the preferred outcome to meet the AFP's requirements and security objectives. While the area of the combined buildings exceeds the space requirements of the AFP, by leasing both buildings the AFP will retain control of the security and access requirements. Surplus space can be sublet to other government departments and/or law enforcement agencies.

20. The annexe building at 629 Murray Street is intended to predominately house the forensics unit and is being provided in the lease at considerably less than market rental rate as an added incentive. The AFP recently commenced a program of reviewing and remediation of Forensics facilities across Australia as part of the Forensics Laboratory Remediation Program (FLRP). The FLRP identified that mitigation of site contamination risks to evidence and staff is best undertaken by physically separating forensics laboratories from the State Office which can be achieved through use of the annexe.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Preferred option

21. The proposed new premises (constructed in 2012) are considerably more suitable and cost effective to undertake the required security works to comply with current baseline standards, provides the physical separation for forensics as recommended in the FLRP and allows the AFP to appropriately manage multiple tenants.
22. While the new premises provide more capacity than the AFP current requirements, the configuration of the building and annexe meets the security requirements to an extent that the overall lease becomes significantly greater value for money, as there is considerably less expenditure required to upgrade infrastructure.
23. The proposal to sub lease the 2,000 sqm is supported by AFP's commitment to and capability to support a sub-tenant arrangement as is evident in several other state offices such as the AFP and the Home Affairs joint occupation of Edmund Barton Building (EBB) in Canberra.
24. The preferred option is for the AFP WASO to relocate to new accommodation at 1120 Hay Street and 629 Murray Street, West Perth, fitout 4,000 sqm and sub-lease 2,000 sqm.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

SCOPE OF WORKS

Lease arrangements

25. The AFP is proposing to lease 6,000m² of dedicated tenancy space across two buildings with 68 car parking spaces for a term of 10 years. The lease includes two additional, five-year options.
26. Following a detailed Cost Benefit Analysis, a formal submission was made to the Department of Finance and the lease has received the required Minister of Finance endorsement under RMG 500.
27. It is anticipated the Lease for the tenancy will be executed subject to the receipt of an approval from the Parliamentary Standing Committee on Public Works, anticipated in August 2020.

Proposed Works

28. The fitout is expected to accommodate 150 work points at lease commencement across approximately 2033m² of space allocated to Usable Office Area (corporate functions) delivering an occupational density of 13.6m² per occupied work point. A further 35 work points are expected to be installed in non-office areas, providing an overall capacity for up to 185 staff.
29. Approximately 1897m², is planned to be allocated to Non-Office Area (specialist functions) such as a forensics laboratory, Major Incident Room, briefing areas, property and exhibit management, armoury and interview rooms.
30. It is anticipated that two complete floors of 1120 Hay Street, totalling approximately 2,070m², will not be fitted out and will be left vacant, for subletting to other related State or Commonwealth agencies. The additional floor space will also support growth in AFP staffing numbers should this scenario eventuate. Access control to these floors and carpark areas will be identified and pre-planned into the overall security design.

Initial space planning

31. The below table provides the space planning allocation. This information is also contained in the Concept Space Allocation Plans included at Annexure A.

For Official Use OnlyPROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Business unit	Location	AGPR Allocation	Area (m2)
Usable Office Area			
Bulk crime Investigations	1120 Hay Street - Basement 1	Usable Office area	132
Radio and Electronic Support (RES)	1120 Hay Street - Basement 1	Usable Office area	92
Secure Lobby	1120 Hay Street - Ground Floor	Usable Office area	287
Diplomatic Protection Unit	1120 Hay Street - Level 1	Usable Office area	329
Regional Command Centre (RCC)	1120 Hay Street - Level 1	Usable Office area	335
Investigations Unit	1120 Hay Street - Level 2	Usable Office area	425
Specialist Operations Unit	1120 Hay Street - Level 2	Usable Office area	433
		<i>Subtotal</i>	2033
Non-Office Area (specialist functions)			
Interview rooms	1120 Hay Street - Ground Floor	Non-Office area	164
Gymnasium	1120 Hay Street - Ground Floor	Non-Office area	164
Public interface	1120 Hay Street - Ground Floor	Non-Office area	390
Secure Lobby and shared facilities	1120 Hay Street - Level 1	Non-Office area	202
Armoury	1120 Hay Street - Level 1	Non-Office area	85
Major Incident Room (MIR)	1120 Hay Street - Level 1	Non-Office area	85
Secure Lobby and shared facilities	1120 Hay Street - Level 2	Non-Office area	177
Public interface	619 Murray Street - Ground Floor	Non-Office area	20
Property and Exhibits	619 Murray Street - Ground Floor	Non-Office area	220
Forensics	619 Murray Street - Level 1	Non-Office area	390
		<i>Subtotal</i>	1897
Vacant Area			
Space sub-lettable to other Government agencies	1120 Hay Street - Level 3 and 4		2070
		<i>Subtotal</i>	2070
		TOTAL	6000

32. In addition to the above, the lease includes 68 car parking spaces which will largely accommodate operational vehicles, reserved spaces in-line with employee entitlements and an allowance for future sub-tenants.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Scope summary

33. The AFP proposes to undertake base building enhancements and fitout three of the floors in 1120 Murray Street, plus both floors of 629 Murray Street, West Perth. Relocation will occur over a staged process in line with handover of parts of the building to ensure full operational readiness and capability of the AFP is maintained during the relocation. The onsite physical construction works for the AFP building are anticipated to commence in 4th Quarter 2020 to enable occupation by August 2021 driven by the existing premises end of occupancy.

Budget Summary

34. The AFP has established a budget for the proposed fitout and building upgrade works which includes provision for construction contingencies and cost escalation.

35. This submission requests the approval of the estimated capital cost as set out in Submission 1.1.

Project objectives

36. The principal objectives for this project are to:

- a. deliver an operationally efficient, value-for-money, fit-for-purpose fitout to support the continuation of AFP operations in Western Australia;
- b. provide appropriate policing accommodation to the required security standards;
- c. provide a WASO and Regional Command Centre that delivers the capability to collocate with partner agencies to promote collaboration and efficiency in policing operations in a secure environment;
- d. provide quality accommodation to facilitate productivity and output to the satisfaction of AFP members;
- e. provide accommodation that is adaptable to organisational structural changes, surge requirements and growth;
- f. provide accommodation which is an asset to the AFP brand and the community;
- g. provide accommodation which achieves Property Council of Australia (PCA) Grade A;
- h. comply with Commonwealth Property Management Framework;

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

- i. provide tangible operational policing and commercial benefits to AFP Perth members and the AFP as a whole;
- j. deliver value for money; and
- k. ensure the tenancy is energy efficient and environmentally friendly.

Location

37. 1120 Hay Street and 629 Murray Street is immediately adjacent the existing WASO in West Perth at 619 Murray Street.

Zoning and approvals

38. Development Approval will be applied for during the relevant approval phase of the project.

Planning and design concepts

39. The AFP will undertake a process with internal stakeholders to prepare a User Requirements Brief (URB) to refine and clarify their internal stakeholder needs when designing a new office.

40. The planning and design concepts which will inform the design of the fitout include:

- a. delivering a fitout that aligns with Commonwealth standards;
- b. providing an office fitout that is consistent with current physical and electronic security requirements, including a flexible security technology backbone to support future requirements and adapt to the posture of the project;
- c. providing an office fitout that utilises energy efficient, environmentally friendly and sustainable materials, goods and services. The fitout design intends to achieve an overall tenancy rating of NABERS Energy 4.5 rating;
- d. maximising the occupational density of the fitout, within the PRODAC requirement;
- e. a design philosophy that supports organisational change and flexibility of functions and mobility through the provision of shared amenity and flexible workspaces;
- f. creating an environment that provides increased opportunities for improved operational collaboration internally;

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

- g. creating an environment that provides increased opportunities for improved operational collaboration with other Commonwealth and State law enforcement agencies;
- h. optimising adjacencies between key capabilities to maximise operational efficiencies and address business needs that cannot be satisfied in current accommodation;
- i. maximising efficiencies through the incorporation/diversification of functions, taskforces and groups;
- j. sharing similar rooms/spaces between capabilities to optimise interaction and efficiencies; and
- k. manage the risk of contamination through physical separation of the forensics laboratory via a separate building annexe.

Specific requirement

41. The AFP requires fit-for-purpose operational policing accommodation in capital cities in order to meet the Australian Government's key strategic priority to ensure the AFP is adequately positioned and appropriately resourced to deal with a complex and shifting law enforcement environment. The proposed new tenancy offers the following benefits over the current WASO space:

- a. **Security measures.**
 - (1) Compliance with ASIO's and AFP's respective policies and frameworks.
 - (2) Adoption of a consistent Operational Security Management Plan across the building premises to ensure currency of the security measures at the site.
 - (3) Further details on the security of the facility are classified at PROTECTED and can be found in Submission 1.2
- b. **Occupational density.** Delivers a capability compliant with the Australian Government Property Data Collection (PRODAC) upper limit of 14m² per occupied work point.
- c. **Efficient internal design.**
 - (1) Delivers a more efficient internal design.
 - (2) Delivers greater flexibility to adapt to new and changing operational requirements through an agile workspace that delivers an open plan work environment offering the ability to

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

rapidly respond to changing demands of business area configurations and technological innovations.

(3) Establishes shared facilities to support co-location from other agencies and organisations.

- d. **Energy efficiency.** Alignment with the Commonwealth's policy objective to achieve a minimum requirement for leased accommodation (base building and fitout) of a 4.5 star NABERS Energy rating in accordance with the Energy Efficiency in Government Operations Policy.

AFP office fitout

42. Design and fitout outcomes include:

- a. agile work environment incorporating activity based working with shared facilities;
- b. functional workspaces allowing for up to 185 occupants to utilise workstations installed in a generally open plan arrangement with functional areas located, segregated and controlled (zoned) to support operational policing requirements;
- c. operational rooms and briefing facilities;
- d. Major Incident Room (MIR);
- e. public interface;
- f. specialist laboratories and workshops;
- g. secure storage;
- h. armoury;
- i. holding cells;
- j. interview rooms;
- k. operational lockers;
- l. specialist capability and functional operational policing training areas;
- m. breakout and muster spaces;

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

- n. meeting rooms;
- o. communications/server rooms; and
- p. shared facilities including conference and training rooms, gymnasium and media centre.

Indicative floor plans

43. Plans are preliminary in nature at this stage, as the detailed design has not commenced. The subsequent development of the design will accommodate the outcomes noted above and reflect the recent AFP transition to a hybrid geographical-functional command structure, which includes an Assistant Commissioner function and Regional Command Centre within the WCHQ.

44. Indicative floor plans illustrating the functional groups and their allocation are included at Annexure A. Extant office services and fitout in the building will be utilised where applicable. To ensure appropriate value management, the condition and age of fixtures in the breakout and kitchen areas are in excellent condition and will be incorporated in the design parameters and retained where appropriate.

Mechanical services

45. Mechanical services will consist of the following works:
- a. heating and air conditioning services for office spaces;
 - b. specialist ventilation and air-conditioning systems for the laboratories and technical spaces;
 - c. tenant cooling plant to service the air-conditioning equipment in laboratory and technical spaces;
 - d. cooling equipment to the communication/server room, including redundancy;
 - e. general exhaust and ventilation systems; and
 - f. building management and control system.

Hydraulic services

46. Hydraulic services will include the following works:
- a. provision of reverse osmosis water purification capability for forensics laboratories that removes ions, molecules and particles from potable water;

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

- b. installation of a sanitary drainage reticulation;
- c. gas metering and reticulation throughout the facility; and
- d. installation of a laboratory waste treatment system.

Electrical services

47. Electrical services will include the following works:

- a. a minimum of 24hr redundancy to support operational policing capabilities within the tenancy;
- b. installation of a standby generator to support identified areas;
- c. installation of uninterruptible power supply (UPS) systems;
- d. installation of laboratory power distribution capability, including static grounding points;
- e. surge protection;
- f. general lighting and controls;
- g. emergency and exit lighting; and
- h. specialist lighting to technical business areas.

Fire protection

48. Fire protection services will include the following works:

- a. fire protection and detection system including the capability to deliver smoke hazard management in accordance with the National Construction Code;
- b. integration of an emergency warning and intercommunication system;
- c. siting of portable fire products, including extinguishers and blankets;
- d. installation of a Very Early Smoke Detection Apparatus (VESDA) system to the primary communications/server room.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Information and communications technology (ICT) services

49. The ICT services for the fitout works include:
- a. installation of dual cable pathways (conduits and pits) associated with telecommunications carrier lead-in services;
 - b. installation of horizontal cabling infrastructure to support the provision of telecommunications services in the new building;
 - c. integration of functionality to all meeting room AV and video conference capabilities;
 - d. satisfying security requirements of the cabling distribution system in accordance with the Australian Government Information Security Manual;
 - e. roof mounted multiple antennae and communications aerials for the AFP; and
 - f. provision of a distributed antenna system (DAS) to support mobile services coverage and capacity within the tenancy.
50. The design of ICT systems, including active equipment, is required to support business continuity requirements of the AFP during relocation. This requirement introduces duplication of selected ICT systems delivering critical functions to maintain services in times of crisis.

Codes and standards

51. The fitout will comply with all relevant requirements of the National Construction Code including Disability Access of the Building Code of Australia, the City of Perth planning requirements, and Australian Standards. It will also comply with the Government of Australia Protective Security Policy Framework.
52. An accredited Building Certifier working within the requirements of the City of Perth will be engaged to certify compliance of the integrated fitout works. Specialist areas such as the forensics laboratory business area will be built to an agreed upon standard.

Materials and finishes

53. Materials and finishes will reflect the common design palette used across AFP State Offices and in addition, will be selected from those that are readily available locally for their functionality, durability, low maintenance and ecologically sustainable design properties.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

54. Plasterboard, prefinished board and glass partitioning will form individual offices, meeting rooms, reception areas, utility and storerooms, training rooms, communications equipment rooms and members' facilities.

Firearms store

55. Firearms stores and unloading bays will be constructed to meet the highest of relevant local and Commonwealth standards and comply with AS 2343:1997 Bullet Resistant Panels and Elements. Materials will generally be reinforced concrete, core filled concrete block and plated Hebel construction, depending on the specific room function.

Fixed and loose furniture and equipment

56. Fixed furniture and joinery will be new where required throughout the fitout, including fixed shelving, pigeonholes, utility room cupboards and benching, meeting room consoles, benching, interaction benching and kitchenettes, shelving, sink units, storage cupboards and workshop benching. Where the existing fitout is in a suitable location and can be re-used, this will be incorporated.

57. The fitout will seek to maximise the re-use of existing specialist equipment and unsecured assets which can be transferred from the current office.

58. New furniture is likely to be more cost effective considering the age and existing condition of existing furniture, but where reuse is economical, it will be relocated.

59. Loose furniture is typically modular allowing for flexibility of workspaces to adjust to operational and functional requirements. Where appropriate the bulk procurement of furniture will gain efficiencies and economies of scale for AFP. Warranties and associated environmental ratings will be applicable to the loose furniture. All workstations provided will be height adjustable.

60. Specific proprietary loose items, including pallet racking, compactus, open metal shelving, lockers, cabinets, acid and solvent cabinets, will be procured for the tenancy.

Environmental sustainability

61. The AFP is committed to Ecologically Sustainable Development (ESD) and the reduction of greenhouse gas emissions. The design objective is to deliver best practice in sustainable design in accordance with the Environmental Efficiency in Government Operations (EEGO) policy designed to meet the EEGO energy intensity targets for office areas, and equivalent energy intensity to meet NABERS and Green Star initiatives.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

62. The existing building is rated to 4.5 Star NABERS Energy. The NABERS rating system benchmarks the energy performance of Australian buildings against other similar building types. Non-office areas will be designed in accordance with industry best practice energy performance within the functional and operational constraints of the building. High NABERS performance ratings will benefit the AFP's ongoing costs.
63. The generic features that help achieve sustainability for the new portion of work in the design include:
- a. detailed building tuning and commissioning to ensure efficient building operation;
 - b. use of paints, flooring, carpets, adhesives and sealants with low volatile organic compound (VOC) emissions;
 - c. selection of environmentally certified fitout products;
 - d. use of water efficient fixtures, toilets and appliances where installed as new;
 - e. supply all sanitary fixtures with reticulated services to enable reuse of rainwater for flushing;
 - f. lighting controls with time clocks, motion sensors and daylight sensors to minimise wasted energy, and energy efficient lighting design, including consideration of LED lighting options.

Compliance with local, state and Commonwealth water and energy policies

64. The proposed fitout works will be designed, constructed, operated and maintained in order to use energy and water as efficiently as possible and comply with the following statutory requirements:
- a. Section J of the National Construction Code; and
 - b. Energy Efficiency in Government Operations Policy 2006.

Provision for people with disabilities

65. Access and facilities for people with disabilities will be provided in accordance with:
- a. National Construction Code – Building Code of Australia and associated Australian Standards.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Childcare provisions

66. Due to the operational nature of the building, no childcare provisions are being considered but commercial providers are available within a 4 km radius of the proposed site. As staff are currently based within Murray Street, there is assumed to be no impact to current staff child-care arrangements.

Other facilities

67. The first aid, faith and carers rooms will be shared facilities within the building and located near lifts and amenities.

Work health and safety

68. The proposed fitout will comply with:

- a. *Work Health and Safety Act 2011 (Commonwealth)*;
- b. *Occupational Safety and Health Act 1984 (WA)*; and
- c. National Guideline on AFP Health Safety Management Arrangements 2007 – 2012.

69. The AFP is committed to improving occupational health and safety outcomes. In accordance with the Building and Construction Industry (Improving Productivity) Act 2016 (Commonwealth), contractors will be required to hold full occupational health and safety accreditation from the Office of the Federal Safety Commissioner under the Australian Government Work Health and Safety Accreditation Scheme.

70. Safety in design workshops will be undertaken during the design of the project. Safety aspects of the proposed works will be advised during the design development process and will be documented in a Safety in Design Register. An OHS plan will be required to be developed by the Developer prior to the commencement of any fitout construction activities.

Environmental considerations

71. There are no known environmental issues that are required to be addressed in relation to this proposal.

Heritage considerations

72. There are no known heritage issues that are required to be addressed in relation to this proposal.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

COST EFFECTIVENESS AND PUBLIC VALUE

Project Cost

73. The AFP has undertaken cost estimates for the program which are provided in Submission 1.1. These cost estimates have been developed by Independent Quantity Surveyors and are not included in this submission, to ensure that any construction tenders are independently costed. AFP is confident that the cost estimates are realistic, based on AFP's experience in successfully delivering projects of a similar nature. Most recently, the AFP has delivered the Majura Forensics Facility in 2016, the AFP Brisbane State Office in 2018 and the AFP Brisbane site for the Australian Centre to Counter Child Exploitation (ACCCE) in 2019. Each of those were delivered to an established budget and applied value management at all stages to ensure scope and cost were effectively managed.

74. \$5.4M (excluding GST) will be paid via a landlord incentive, whereas the balance will be paid by AFP Departmental Capital Budget.

Details of project delivery system

75. The AFP will have overall responsibility for delivering the fitout project. A Project Contract Management Authority (PMCA) has been appointed to manage the proposed works and administration of the construction contracts and a Head Contractor will be engaged in a competitive tender process, via existing Commonwealth panel arrangements, to complete the fitout construction. The engagement of the Head Contractor will be progressed on receiving concurrent documentation approval from the Parliamentary Standing Committee on Public Works.

Governance structure

76. A Project Control Group will also be established to oversight day-to-day delivery of the construction, commissioning, relocation and decommissioning.

77. The AFP Western Command Property Reference Group is responsible for directing and supporting the management of the WCHQ relocation including: site selection; lease finalisation; infrastructure design; fitout and site commissioning; relocation; and decommissioning. It briefs into the relevant Deputy Commissioners and the Chief Operating Officer to ensure these is full executive visibility of the project.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Program

78. The following milestone dates are anticipated to complete the base building upgrade and fitout works so that the relocation and make good obligations can be completed prior to the existing lease expiry.

Milestone	Timing
Parliamentary Public Works Committee Referral	Submitted for August 2020 schedule
PWC Site inspection (if needed)	June 2020
Concept Design Finalisation	April 2020
Detailed Design Completion	Late July 2020
Tender Period	September to November 2020
Construction Contract Award	November 2020
Construction Period	November 2020 to May 2021
Construction Practical Completion	May 2021
AFP Commissioning and Occupation	June 2021 to August 2021
Make good and hand back of existing premises	August to November 2021
Lease expiry of existing premises	12 November 2021

Impact on local communities

79. The Design process will assess the access and egress of vehicle traffic into the building’s car park and the impact of physical security measures required to meet the AFP’s risk requirements.

80. There will be isolated disruption to local community activities during construction.

Community value

81. The proposal will have a positive economic impact on the Western Australian community. Successful completion of the project will increase the efficiency of the Western Australian AFP State Office to conduct investigations and will also provide the following positive benefits:

- a. **Direct.** The continued AFP presence in this precinct will reduce the risks for more common occurrences of security breaches:
 - (1) damage and associated costs to the exterior of the office; and
 - (2) loss of life.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES 1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA Submission 1.0

- b. **Indirect.** A demonstrated commitment to the security, stability and confidence of AFP in the Western Australian region can support local confidence in the community and economy.

Productivity

82. The new office accommodation will be purpose-built, allowing for efficiencies in operations and responsive readiness. All specialist functions including Forensics, Intelligence, Counter Terrorism, Organised Crime, Crime Operations and Child Protection will be delivered regionally ensuring ongoing productivity and significant resource savings relating to travel.

Professionals/consultants to the AFP

83. A range of specialist consultants will be engaged to provide consultancy services during the project. Over the preceding 2 months, the AFP has engaged with local WA Project Management firms, Architects and Services Consultants to commence design workshops and stakeholder engagement.

Contractors

84. A large number of local contractors and personnel will be engaged on site (and off-site including manufacturers and suppliers) during the project delivery. The engagement will contribute to the employment, experience and training of Consultants and is intended to flow on through to Construction workers in Western Australia.

Traffic impact

85. The new AFP site is not expected to adversely impact local traffic, as the existing operations operate from the adjacent site. For the duration of the Project, a traffic impact report (TIR) will be undertaken through the project to determine local traffic amendments if required. Unavoidable minor disruption during construction deliveries and external works will be managed through the TIR process.

Consultation with relevant authorities and stakeholders

86. During the development of the project, consultation has and will continue to occur with AFP members and external stakeholders, including Department of Finance and partner intelligence and law enforcement agencies. Selected members have been involved in focus groups to determine design preferences linked to actual specialist workflows and the transition process from the existing premises to the new. These workshops are conducted to provide project transparency through the focus group members directly to staff. This process allows all staff the opportunity to provide their direct input.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

87. The department will undertake consultation with the following key external stakeholders:
- a. Department of Environment, Land, Water and Planning; and
 - b. City of Perth.
88. Further consultations with interested parties will be conducted following the referral of this project to the Parliamentary Standing Committee on Public Works. These parties include:
- a. **Federal Members.**
 - (1) **Member for Perth** – Hon Patrick Gorman MP.
 - (2) **Attorney General** – Hon Christian Porter MP.
 - (3) **Minister for Home Affairs** – Hon Peter Dutton MP.
 - (4) **Minister for Finance** – Senator the Hon Mathias Cormann.
 - b. **Western Australia State.**
 - (1) **Minister for Police; Road Safety** – Hon Michelle Hopkins Roberts MLA.
 - (2) **Minister for Transport and Planning** – Hon Rita Saffioti MLA.

Public value

89. The AFP requires suitable operational accommodation to ensure it is positioned and appropriately resourced to deal with a complex and shifting law enforcement environment. Public value associated with this proposal is realised through the ability of the AFP to enforce Commonwealth Criminal Law, contribute to combating organised crime, and protect Commonwealth and National interests from criminal activity in Australia and overseas.

90. The AFP WCHQ will facilitate local learning and development within this purpose-built facility, catering for the other agencies within the Department of Home Affairs portfolio.

Revenue

91. The two floors that are surplus to AFP requirements would be made available for subletting to a suitable government agency. At the face rent of \$425/m², potential revenue of \$850,000 per annum could be generated.

For Official Use Only

PROPOSED FITOUT AND SECURITY HARDENING OF NEW LEASED AFP PREMISES
1120 HAY STREET & 629 MURRAY STREET, WEST PERTH WESTERN AUSTRALIA
Submission 1.0

Annexure A – Concept Space Allocation Plans