



AUSTRALIAN CHANCERY PROJECT PARIS, FRANCE

BASE BUILDING REFURBISHMENT INTERNATIONAL ENERGY AGENCY TENANCY FIT-OUT

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

SUBMISSION 1



Australian Government

Department of Foreign Affairs and Trade

Overseas Property Office

Date of Submission: October 2015

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1 IDENTIFICATION OF THE NEED

1.1 Project Objectives

- 1.1.1 The Department of Foreign Affairs and Trade (DFAT) through the Overseas Property Office (OPO) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with the base building refurbishment and the integrated fit-out of the area leased by the International Energy Agency (IEA) within the Australian Chancery Complex in Paris.
- 1.1.2 The OPO submitted a detailed business case, in February 2015 to the Department of Finance (DOF) for consideration, which was approved in the 2015-16 budget round.
- 1.1.3 On completion of the project, the Chancery will continue to accommodate Australia's permanent missions to France, United Nations Educational, Scientific and Cultural Organisation (UNESCO), Organisation for Economic Cooperation and Development (OECD), and secure a long-term twelve-year lease with the IEA. This project provides OPO the opportunity to complete the essential mid-life upgrade and refurbishment of the chancery on a pre-leased basis. The OPO will manage and deliver the works detailed under this submission.

1.2 Background

- 1.2.1 The Australian Chancery complex in Paris is located in a UNESCO heritage listed precinct at 4 Rue Jean Rey, in the 15th Arrondissement. The triangular shaped block is situated 400 m southwest of the Eiffel Tower.
- 1.2.2 The chancery complex was designed by renowned Australian architect Harry Seidler in collaboration with the French architect Marcel Breuer. As afforded by its location and leading edge design of its day, the complex is considered one of the pre-eminent buildings in Australia's overseas estate. The complex was constructed in the late 1970s.
- 1.2.3 The site area is 9,000sqm in a combined residential and commercial sector with two crescent shaped buildings, a ten storey residential and an eight storey chancery. The complex contains 32 residential apartments totalling 6,316sqm, and office accommodation and public areas of 11,215sqm spread between the two buildings. 54% (~6,100 m²) of this space is in excess of the Australian Government's requirements. The chancery and apartment buildings are linked at the two basement levels and at the ground and lower ground floor levels.
- 1.2.4 The Australian Government occupies 5,865sqm of office accommodation on the 4th, 5th, 6th and basement floors with 5,565sqm of the space that is surplus to the Government's needs, leased to the International Energy Agency (IEA) since 1996. The IEA also lease four residential apartments.
- 1.2.5 Additionally, space on Level 4 in the Chancery building is occupied by the Australian Delegation to the Organisation for Economic Co-operation and Development (OECD).
- 1.2.6 In 2009 The Overseas Property Office (OPO) commenced a major base building refurbishment project in the Chancery building, 'The Mid Life Engineering Services Refurbishment Project' (MLR). This project was approved by the PWC in November 2009. The MLR Project has replaced the electrical and mechanical services, undertaken asbestos abatement and removal, and completed a range of other mid-life upgrades to the building fabric, including all back of house engineering services. This project is scheduled for completion by the end of 2015.

- 1.2.7 The MLR works have focused on the base building plant and equipment upgrades and the horizontal base building services upgrades to Chancery levels 4, 5 and 6 and basement, and on the increased scope of asbestos abatement and removal works.
- 1.2.8 The base building refurbishment included in the project described in this submission will address the mid-life engineering services upgrades within the IEA tenancy on upper and lower ground floor and levels 1, 2 and 3 of the Chancery. An integrated tenant fit-out for the IEA is proposed to be delivered as part of this project

1.3 Need

- 1.3.1 The IEA lease is due to expire in April 2017 and the OPO is negotiating a new lease with the IEA for their future office accommodation needs. A pre-condition of IEA's future occupation of the tenancy is a refurbished base building and integrated fit-out offered on commercial market terms.
- 1.3.2 The base building services in the IEA tenancy is in need of a mid-life services upgrade as the services are over 35 years old. The current negotiations allow OPO the opportunity to upgrade and refurbish this area of the chancery, integrated with a tenant fit-out that meets the IEA's functional requirements.
- 1.3.3 On completion of the works, the new lease with the IEA will secure for the Australian Government a twelve (12) year lease, with a tenant that does not compromise the operations of the Australian Embassy whilst achieving a commercial return on investment.

1.4 Current Leasing Arrangement - IEA

- 1.4.1 As noted, the OPO leases 5,565sqm of office space, across the Chancery and Residential Apartment Buildings to the IEA, with the current lease due to expire in April 2017. The IEA lease is based on market rent for the office and car parking spaces. Details of the revenue generated by the IEA lease are provided in Submission 1.1.
- 1.4.2 In 2014, the IEA sought lease proposals for its future office accommodation needs from member delegates, including Australia, for consideration by its Governing Board. Five proposals were shortlisted by the Board, two located in Paris, two in regional France and one in Budapest Hungary. IEA identified Australia's offer as the most expensive (using an internal cost model) with the Hungarian offer the cheapest over the twelve (12) year period.
- 1.4.3 However, the final decision by the IEA Board in June 2015 was to continue leasing the space within the Australian Chancery in Paris on the commercial terms detailed in the Australian offer and it authorised the IEA Secretariat to finalise the legal documentation for the lease. The IEA Board decision was communicated to OPO via a Letter of Interest in July 2015.
- 1.4.4 A pre-condition of the IEA new lease is for the tenant space to have all asbestos hazards abated and/or removed, with relevant HAZMAT management plans and registers developed as per the MLR Project. In addition, the base building services will be upgraded to the IEA tenant space with an integrated fit-out provided as a lease incentive.
- 1.4.5 The works to upgrade the tenant fit-out currently occupied by IEA to meet their future accommodation requirements and the associated base building services upgrade works comprises the core of the Project proposed under this submission.

- 1.4.6 A lease agreement will be executed after approval of the Project by the PWC.

1.5 Proposed Leasing Arrangements - IEA

- 1.5.1 On approval by the PWC of this submission, the OPO will finalise the Project design documentation and the new lease agreement with the IEA.
- 1.5.2 In the interim, the IEA and the Commonwealth of Australia will enter into an Agreement to Lease which will detail the full scope of refurbishment works and the lease terms and conditions. It is proposed that the IEA will relocate to alternative office accommodation for the duration of the integrated fit-out and base building refurbishment works.
- 1.5.3 On completion of the works, the IEA and the Commonwealth of Australia will commence the new twelve (12) year commercial lease plus option to extend in accordance with French Commercial lease legislation.

1.6 Additional Space Request - IEA

- 1.6.1 Following the development and approval of the original Business Case, the IEA made a request to lease additional space, of up to half a floor (~500sqm) in the building.
- 1.6.2 Initial review by OPO has determined that the IEA's request for additional space may be feasible through a more efficient reconfiguration of the space currently occupied by the OECD and the Australian Embassy, on Level 4 of the Chancery. The reconfiguration of existing tenancies will be developed and detailed in the design phase in discussion with all stakeholders.
- 1.6.3 Funding for the fit-out of the additional space requested by the IEA will be through tenant contributions and is not part of the Commonwealth funding proposal.

1.7 Description of Proposal

- 1.7.1 Three options were analysed and considered to address the Business Needs of the refurbishment proposal in the Chancery:
- (a) Option 1 - Do nothing and mothball the IEA vacated tenancy;
 - (b) Option 2 - Undertake base building and integrated fit-out works to retain the IEA as a tenant; and
 - (c) Option 3 - Undertake base building works and find a new tenant.
- 1.7.2 Option 2 was determined to provide a lower risk and overall a better outcome for the Commonwealth (refer to section 1.9).
- 1.7.3 The scope of work comprises an integrated fit-out and base building refurbishment of the current IEA leased area and the additional requested area to provide efficient, modern and functional accommodation that includes office facilities, an auditorium, conference rooms and improved amenities.

1.8 Options Considered for the Leasing of Surplus Space in the Chancery

Option 1 – “Do Nothing”

- 1.8.1 This Option assumed the current IEA lease expires by April 2017 and the new lease proposal would be withdrawn from consideration.
- 1.8.2 This option mothballs the vacated IEA tenancy of approximately 5,565sqm and defers

the base building upgrades and asbestos abatement and/or removal to a future date.

- 1.8.3 This option still requires the maintenance of the vacant space, operation of the building services at an inefficient 50 per cent capacity resulting in increased energy costs and a poor return on investment for the Commonwealth.

Option 2 – “Retain IEA as a Tenant and Upgrade Tenant Space”

- 1.8.4 Option 2 considered the Commonwealth entering into a new commercial leasing arrangement with the IEA, reflecting market terms and conditions. This option included the delivery of an integrated base building services upgrade and IEA tenant fit-out project on a pre-leased basis.
- 1.8.5 The IEA propose to relocate to alternative office accommodation for the duration of the integrated fit-out and base building refurbishment works.
- 1.8.6 On completion of the upgrade works, the IEA and the Commonwealth will commence a new twelve (12) year commercial lease arrangement.

Option 3 – “Upgrade Base Building and Find an Alternative Tenant”

- 1.8.7 This Option considered base building refurbishment works to the vacated tenant space with no pre-commitment lease and seeking a new tenant/s to lease the refurbished space. This option requires the marketing of the refurbished space whilst being fully exposed to the vagaries of prevailing market conditions.

Options Assessment

- 1.8.8 Option 1 requires the least capital investment of any of the options considered. However, this option results in the inefficient operation of the building, does not represent value for money as it requires the maintenance and management of 50 percent of unoccupied space in the Chancery with no offset against revenue.
- 1.8.9 Options 2 and 3 require more capital for completion. Option 3 presents a greater risk than Option 2, as it requires the OPO to find a suitable new tenant to occupy the space currently leased by the IEA.

1.9 Reasons for Adopting Proposed Course of Action – Option 2 - “Retain IEA as a Tenant and Upgrade Tenant Space”

- 1.9.1 Option 2 is the preferred option as it secures a commercial lease with the IEA for a twelve (12) year period with the associated rental revenue for the Commonwealth. This option maximises the use of space with a known tenant; reduces operational and maintenance costs and provides capital value input to the property.
- 1.9.2 This option requires Commonwealth funding to design and deliver an integrated base building refurbishment and fit-out of the IEA leased area.
- 1.9.3 However, this option provides the best value for money for the Commonwealth with the long-term lease agreement with the IEA providing a strong revenue stream from rental income, which is detailed in Submission 1.1.

1.10 Environmental Impact Assessments

- 1.10.1 There are no known requirements or actions proposed that require this submission to undergo an environmental impact assessment.
- 1.10.2 A hazardous materials register is currently in place for the Chancery complex and some removal of hazardous materials, including asbestos, will be necessary to perform the

works. All work will be undertaken in accordance with relevant legislation and approved safe work practices.

1.11 Heritage and Moral Rights Considerations

- 1.11.1 The Chancery complex is in a UNESCO heritage listed precinct of Paris. However, the proposed works under this submission are primarily internal to the building and therefore the Project will not require heritage approvals.
- 1.11.2 There are no current requirements for additional plant and equipment on the roof, therefore, no additional visual and noise screening is anticipated. The heritage implications of any external plant and equipment installations, if required, will be determined in conjunction with establishing the feasibility of these measures.
- 1.11.3 Moral Rights legislation requires the building owner to consult with the designer in the conduct of any works that may alter the original architecture or the attribution therewith.
- 1.11.4 If there are proposed changes to the structure of the building, façade, foyers, courtyards, or other key architectural elements of the building, this will be advised to Harry Seidler & Associates, the original architect of the Chancery complex.
- 1.11.5 The IEA requested DDA access to the lower ground and ground floors of the IEA tenancy may require consultation. The feasibility of achieving this requirement through alternate/ management solutions is also under investigation.

1.12 Details of Organisations Consulted

- 1.12.1 Development of the current scope of works has involved extensive consultation with the IEA. Ongoing consultation will occur during the lease finalisation, design documentation and delivery phases of the project to minimise disruption to the Chancery occupants and IEA activities. The IEA propose to move into alternate interim accommodation, while the works are undertaken.
- 1.12.2 Consultation with members of the Government Energy Efficiency Team (Department of Industry and Science) was undertaken in relation to the mid-life upgrade project, which is currently being completed. It expressed broad support for the scheme and the energy efficiency initiatives proposed. They will be notified as required of the additional works being proposed across the IEA tenancy.
- 1.12.3 The DFAT's Diplomatic Security Branch, has been consulted on security requirements for the refurbishment works and the reconfiguration of Australian Government tenancies.
- 1.12.4 Preliminary consultations have been undertaken with the OECD and the Post in relation to the additional space requested by the IEA. Further consultation will be undertaken as part of the design process.
- 1.12.5 Other Agencies and organisations who occupy both the Chancery and Apartments will be consulted should there be an impact on their tenancy and / or operations during the design and construction process.

2 TECHNICAL INFORMATION

2.1 Location and Climate

- 2.1.1 Paris is the national capital and major transportation hub of France. The city is situated

on the River Seine, some 150km southeast of the English Channel. The climate in Paris is moderate by comparison with much of Europe, with summer temperatures averaging between 14° – 24 ° Celsius and between 4 ° – 7 ° Celsius in winter. The rainfall averages 575mm per annum distributed relatively evenly throughout the year.

2.2 Scope of Work

- 2.2.1 The scope of work comprises the base building refurbishment and integrated fit-out of the IEA leased area and a minor reconfiguration of existing Embassy occupied areas and fit-out of the additional leased area for the IEA.
- 2.2.2 The IEA fit-out works will comprise the following:
 - (a) Office areas to accommodate 293 workstations, including hot desks;
 - (b) 34 Offices;
 - (c) 14 meeting rooms;
 - (d) One large conference room;
 - (e) Staff amenities (coffee breakout room, utilities area and storage);
 - (f) New lift and stair access, providing access from lower ground floor to upper ground floor;
 - (g) Relocation of server room; and
 - (h) Auditorium (170 seats including coffee and bar area) and associated AV services and translation booths.
- 2.2.3 The base building refurbishment within the IEA tenancy floors comprises:
 - (a) Asbestos removal/ abatement;
 - (b) Code compliance – upgrades to access and egress requirements;
 - (c) Building core wet area upgrade; and
 - (d) Upgrade building services including:
 - i. mechanical services;
 - ii. electrical services;
 - iii. hydraulic services;
 - iv. fire services in the IEA tenancy area.
- 2.2.4 The refurbishment of the central core areas and upgrades to the base building engineering services for levels 4, 5 and 6 were completed as part of the MLR Project however, additional works may be required as part of the reconfiguration of the fourth to accommodate the additional ~500sqm requested by the IEA.

2.3 Zoning and Approvals

- 2.3.1 The property is zoned for Embassy and mixed residential/commercial use. No changes to the zoning will be required as a result of this project.
- 2.3.2 Local permits for the conduct of the refurbishment works will be required from local authorities.
- 2.3.3 Local permits and approvals are required for the siting of any additional roof-top equipment, screening or sound abatement works, however at this point it is not envisaged that any such works will be required as part of this Project.

2.4 Land Acquisition

- 2.4.1 The Australian Embassy in Paris is fully owned by the Commonwealth and no additional land will be acquired for this Project.

2.5 Codes and Standards

- 2.5.1 All works will be designed to comply with French codes and standards. Compliance with the Australian National Construction Code (NCC) and any other relevant Australian Standards will be achieved where possible.
- 2.5.2 The project works will be delivered in accordance with the Disability Discrimination Act 1992 (DDA). Particular attention will be given to equality in access to premises and amenities. The issue of DDA access is in discussion with the IEA and the agreed scope of works will be delivered as part of the Project.
- 2.5.3 It is noted that a specific, separate building compliance audit is being finalised as part of the MLR Project. The resulting compliance issues relevant to the IEA fit-out will be undertaken as part of the Project.

2.6 Architecture

- 2.6.1 The primary focus of the Project is the upgrade of the IEA fit-out and associated base building services works within the IEA leased space, not upgraded as part of the current MLR Project.
- 2.6.2 The architectural aspects of the design will primarily include the refurbishment of the IEA fit-out within the leased areas to provide efficient, modern and functional office accommodation.
- 2.6.3 The only external architectural element associated with the fit-out are the potential modifications that maybe required for DDA access at the street entrance to the IEA tenancy. Any works required will be considered in the context of reducing the impact on the architectural heritage of the building.

2.7 Master Planning and Site Planning

- 2.7.1 Minimal site planning is required for this refurbishment project as all construction will be undertaken within the IEA Tenancy which is fully within the existing Chancery Complex.

2.8 Materials and Finishes

- 2.8.1 Materials and finishes will be selected to present a high quality fit-out for the IEA space that is durable and requires minimum maintenance. All materials and finishes will be selected to complement and enhance the heritage qualities and style of the original building architecture.

2.9 Structure

- 2.9.1 There is nothing in the current Project proposal that will make any material changes to the structure of any of the buildings on the site.

2.10 Mechanical Services

- 2.10.1 A majority of the base building mechanical works have been undertaken as part of the current MLR Project. The proposed base building mechanical services works for this Project are generally limited to the mechanical services reticulation and controls to the IEA tenant floors and will be integrated into the fit-out works.
- 2.10.2 The balance of the minor mechanical services modifications for the reconfiguration associated with the additional space request by the IEA will be undertaken with this Project.

2.11 Hydraulic Services

- 2.11.1 The majority of Base Building hydraulic works have been undertaken as part of the current MLR Project. The proposed Base Building Hydraulic Services works are generally limited to the current IEA tenant floors.

2.12 Electrical Services

- 2.12.1 The majority of base building electrical works have been undertaken as part of the current MLR Project.
- 2.12.2 This Project will undertake electrical horizontal distribution and tenant distribution boards and controls to the IEA tenancy.

2.13 Smoke Detection System

- 2.13.1 Fire and smoke detection equipment have been upgraded as part of the MLR project with exception to the current IEA tenancy areas. Smoke detection systems within the IEA tenancy will be upgraded and integrated with the installed base building fire detection services and systems.

2.14 SSISEP/ Public Address System

- 2.14.1 A combined Sound System and Intercom System for Emergency Purposes (SSISEP) and public address system has been provided to allow emergency communication to all areas of the building and have been undertaken as part of the MLR Project.
- 2.14.2 Minimal additional works are required, as part of this Project, to the building emergency communications systems. The works previously undertaken by the MLR Project included the upgrade of the building and floor block cabling system, and installation of infrastructure to support the new systems.
- 2.14.3 The IEA tenancy specific SSISEP works are included in the scope of the fit-out.

2.15 Security Specifications

- 2.15.1 The details of the security requirements within the IEA space, including access and separation between the Embassy and other Australian Government tenancies have been considered in the concept design.
- 2.15.2 The requirements will be developed as part of the finalisation of the design for the Project. Allowances have been made in the project budget for security works that may be required.

2.16 Lift Services

- 2.16.1 Upgrade of the passenger lift control system and access control was undertaken as part of the MLR Project to improve the responsiveness of the lift service. The scope also included the installation of additional safety protection installations to the lift motor rooms.
- 2.16.2 Minimal additional lift works will be required in this project. It is anticipated works will be limited to lift controls and programming.

2.17 Civil Works

- 2.17.1 No civil works are required as part of this Project.

2.18 Landscape Design

- 2.18.1 The IEA has requested DDA access from the street to their separate tenant entry. Options under consideration include the introduction of a ramp/lift within the landscaped garden or alternate DDA compliant access from the Chancery Building.

2.19 Operations, Maintenance and Warranties

- 2.19.1 Operation and maintenance manuals will be provided by the Works Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As-built documentation will be incorporated into the Final Construction Completion Report.
- 2.19.2 Warranties will be provided in the name of the Commonwealth of Australia.

2.20 Acoustics

- 2.20.1 To the extent possible various acoustic attenuation measures will be included in the design of the IEA fit-out to minimise noise in open plan spaces and provide a level of privacy for offices and meeting rooms.
- 2.20.2 The final scope of acoustic works will be detailed in the design development phase of the Project.

2.21 Ecologically Sustainable Design (ESD)

- 2.21.1 In the mid-life refurbishment of the base building (MLR Project), energy conservation was an important design consideration in the selection of base-building plant and equipment. All plant and equipment were selected to achieve efficient performance.
- 2.21.2 The selection of tenant specific services equipment and zoned services controls will maximise energy efficiency measures for this Project.
- 2.21.3 The finalisation of the specifications for plant and equipment to be included in the IEA fit-out will ensure that local codes, the performance guidelines as set out in the Property Council of Australia Energy Guidelines and the Energy Efficiency in Government Operations (EEGO) Policies are met.
- 2.21.4 Active energy conservation measures that are proposed to be incorporated into the engineering services design include:
 - (a) modular air conditioning system to allow zoned control of temperatures including potential for a reduction in operating cost and power consumption when a building is partly occupied;

- (b) control of ducted outside air ventilation supply in response to occupancy in office areas and meeting rooms;
- (c) time scheduled control of air-conditioning systems and lighting;
- (d) installation of high energy efficient lighting;
- (e) automatic zoned switching of lighting to minimize energy use; and
- (f) elemental smart metering of electricity use to facilitate ongoing energy management, monitoring and reporting.

2.22 Provisions for People with Disabilities

- 2.22.1 The existing Chancery building makes provision for people with disabilities, including car parking and disabled toilets. Areas of deficiency are being rectified by OPO through the Repairs and Maintenance program, separate to the scope of this Project. Building compliance reports, DDA compliance registers and WH&S reports are current for the property.
- 2.22.2 IEA has requested some additional works relating to equitable access to the ground level and upper ground levels. Options for resolving this requirement will be finalised as part of the design development for this Project.

2.23 Heritage Issues

- 2.23.1 There are no known heritage issues restricting the refurbishment of the base building engineering services and the tenant fit-out, which are primarily works internal to the building. Potential heritage and moral rights issues have been previously discussed in section 1.11

2.24 Child Care Provisions

- 2.24.1 No child care facilities are located within the IEA leased space.

2.25 Fire Protection

- 2.25.1 Works have been undertaken during the MLR base building services upgrade Project to bring the building, as far as practical, up to compliance with current standards.
- 2.25.2 OPO will address the fire compartmentation requirements within the IEA tenancy during the design and delivery of the works for the floors included in the scope of this Project.

2.26 Work Health and Safety

- 2.26.1 Compliance with Work Health and Safety (WH&S) standards is of high importance to OPO as the building owner. In accordance with the Work Health and Safety Act 2011, considerable attention will be given to this aspect during the detailed planning of the Project and drafting of contract documentation.
- 2.26.2 WH&S issues will be particularly important during the construction stage of the project, as the building will remain fully occupied and functional through the delivery phase. WH&S risks will therefore apply not only to construction workers, but to building occupants, and the general public who may visit the Chancery. The IEA relocation to an interim accommodation during construction will mitigate some WH&S risks. The Project works contractor will be required to implement a project specific Work Health

and Safety Management Plan including safety induction training. These practices will be consistent with French law.

2.27 Authorities and Local Industry Consultation

2.27.1 The OPO has consulted with:

- (a) Post Management;
- (b) the OECD and Tenant Agencies;
- (c) the IEA; and
- (d) local consultants (local authority approvals advice)

2.28 Local Impact

- 2.28.1 The local community impact of this project is expected to be low as it is in keeping with the local zoning and development requirements.
- 2.28.2 The nature of internal refurbishment work is such that those primarily disturbed will be the people occupying and using the facility on a regular basis. To manage this, the Contractor will be required to develop a noise management plan in order to monitor and manage construction generated noise, and seek to schedule high noise activities to out of hours. As the site is located within an area containing residential apartments, restrictions to working hours and noise levels will be included in the conditions of contract.
- 2.28.3 It will be vital that management of asbestos removal/ abatement works is undertaken with strict adherence to the agreed Asbestos Removal Control Plan that will be developed and implemented during the refurbishment works. Air monitoring and other associated safety precautions will be undertaken to internationally accepted standards.
- 2.28.4 The majority of the construction work force will be from France. Varying resource levels of the construction workforce will be employed during the refurbishment work.

2.29 Project Cost Estimates

- 2.29.1 The out-turn cost estimate of the proposed works is AUD27.73 million, based on January 2014 prices which have been escalated to construction. The out-turn cost estimate has been developed by a Cost Planning Consultant and includes the refurbishment works and other related elements such as consultants' fees, project management, supervision and site office expenses. Escalation risk will be borne by the Contractor, with foreign currency risk remaining with the Commonwealth.
- 2.29.2 The estimate does not include any business machines, computers, artwork or white goods.
- 2.29.3 The estimate includes local authority charges and French VAT of 20%.
- 2.29.4 The out-turn estimated cost of the proposed works is further detailed in Submission 1.1.

2.30 Project Delivery Strategy


- 2.30.1 Following a detailed analysis, a conventional style of design, documentation, tendering and contracting has been selected as appropriate for this project. This represents the best value for money for the Australian Government and allows OPO, as the building owner, to be in control of all the project delivery stages, particularly the planning of works that will affect all building occupants.
- 2.30.2 A design consultant will be engaged to prepare documentation, with input from both Australian and Paris based engineers and architects. This input will enable documentation to local requirements, authority approvals and standards, as well as providing a comparative compliance assessment with Australian codes and standards.
- 2.30.3 A single Head Works Contract will be awarded for the refurbishment works. Tenders will be called from a selected list of contractors, short-listed on the basis of a pre-qualification process. As the building industry in France is a sophisticated market with a high level of capacity to undertake the proposed works, the pre-qualification process will be advertised only in France.
- 2.30.4 A project management company with international experience would administer a traditional lump sum contract awarded to the Contractor. The Project Manager will provide superintendency services of the contract, with on-site support from design and cost planning consultant representatives.
- 2.30.5 Local approvals will also be the responsibility of the consultants and their in-country partners.

2.31 Construction Program

- 2.31.1 Following the PWC public hearing and subject to Parliamentary approval and Lease commitment by the IEA, the Project program allows for the tendering of the works in mid 2016 with practical completion in Q2 2018 followed by a twelve month Defects Liability Period.

Annexure 1 – DRAWINGS

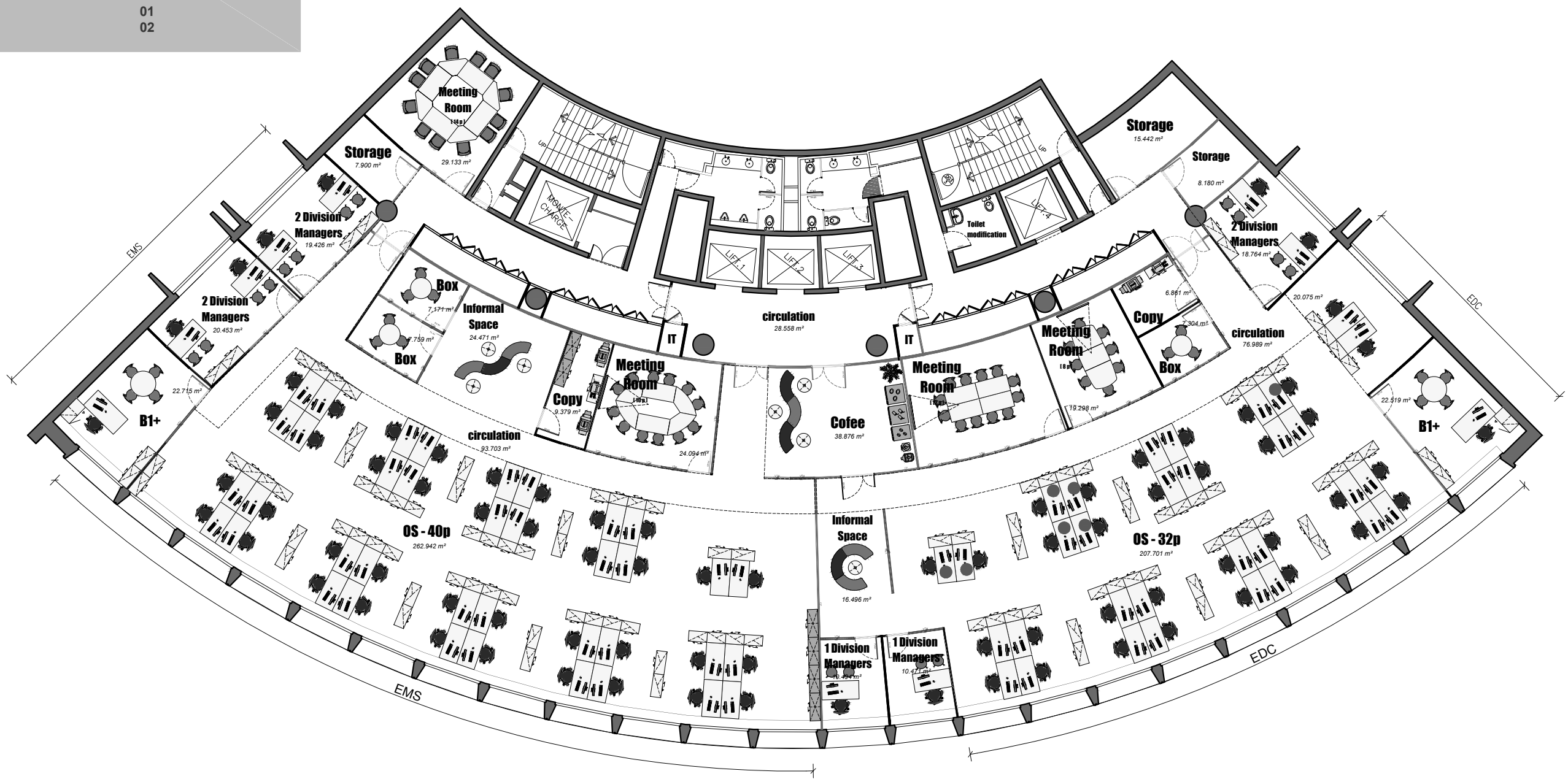
Les plans sont dressés sous toute réserve de vérification des côtes et notamment de validation de la conformité de l'aménagement par un Bureau de Contrôle. Les entrepreneurs seront tenus responsables de toute erreur ou omission qu'ils n'auraient pas signalée en temps utile.



SUMMARY

	EMS	EDC
Closed offices	05 ws	05 p.
Open Space	38 ws	25 p.
	43 ws	30 p.
● Common /Transit / Growth: 3ws		
	Total	80 ws

Meeting rooms	04
Box / Informal space	03
Copy points	02
Cofee	01
Storage	02



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SUMMARY OECD

Closed offices	07
Open Space	12
Meeting Rooms + Box	04
Informal Space	03
Coffee	01
Copy point	02
Storage	01

TOTAL OF WORKSTATIONS	19
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LÉGENDE :

AUSTRALIAN EMBASSY : 470m²

- Offices + Open Space
- Meeting Rooms + Informal Meetings
- Coffee + Copy point + Storage
- IT Room
- Horizontal Distribution
- Stairs + Lifts
- Technical Rooms
- Lavatories

DRAWINGS LÉGENDE

- Removable partitions
- Glass partitions
- Fire Wall

SCALE

0 5m



SUMMARY IEA

Closed offices	05
Shared offices	08
Open Space	22
including 8 spare	
Meeting Rooms + Box	03
Informal Space	02
Coffee	01
Copy point	01
Storage	01

TOTAL OF WORKSTATIONS	35
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LÉGENDE :

- Offices + Open Space + Shared Offices
- Meeting Rooms + Informal Meetings
- Coffee + Copy point + Storage
- Horizontal Distribution
- Stairs + Lifts
- Technical Rooms
- Lavatories


DRAWINGS LÉGENDE

- Removable partitions
- Glass partitions
- Fire Wall

SCALE

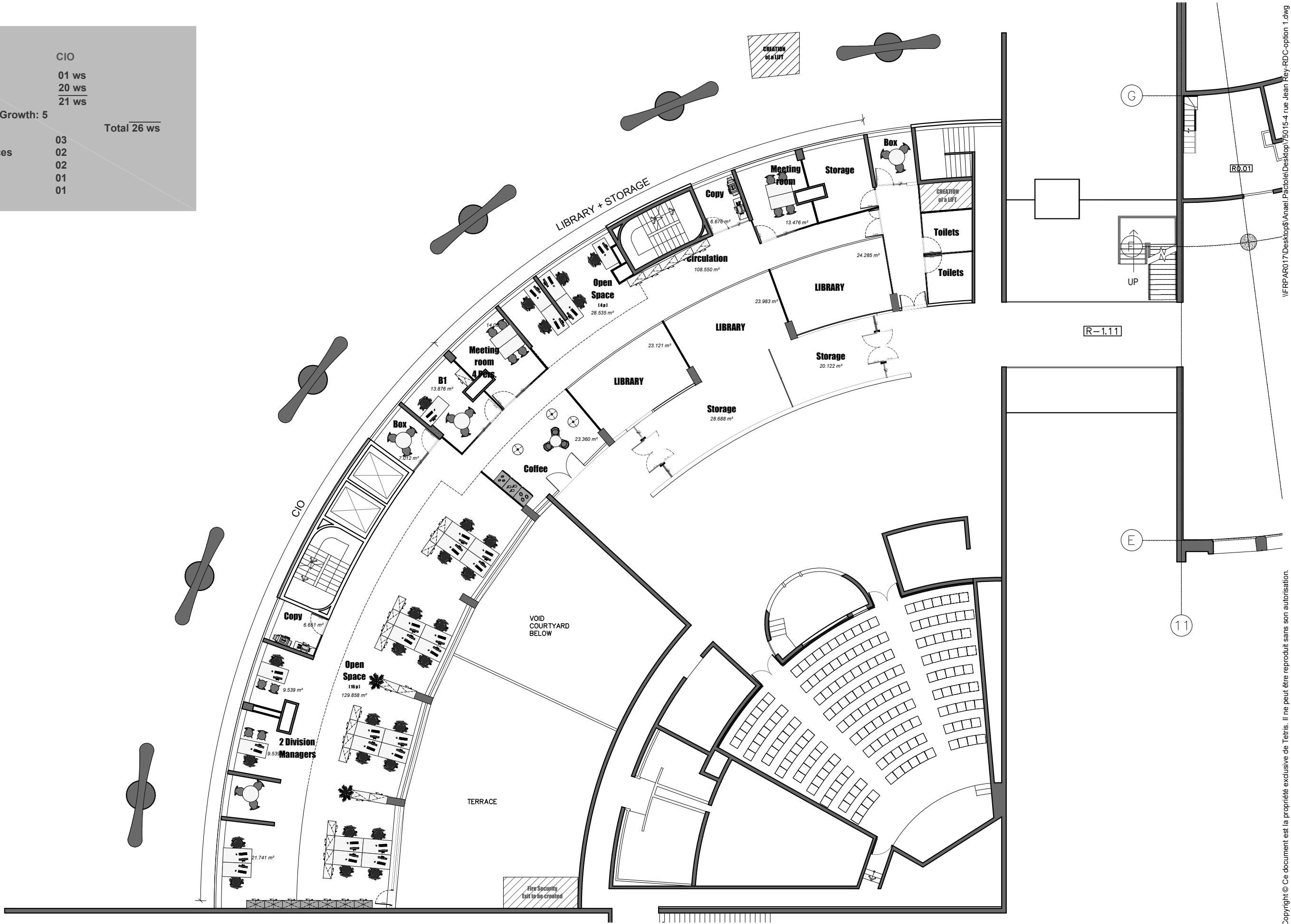
0 5m

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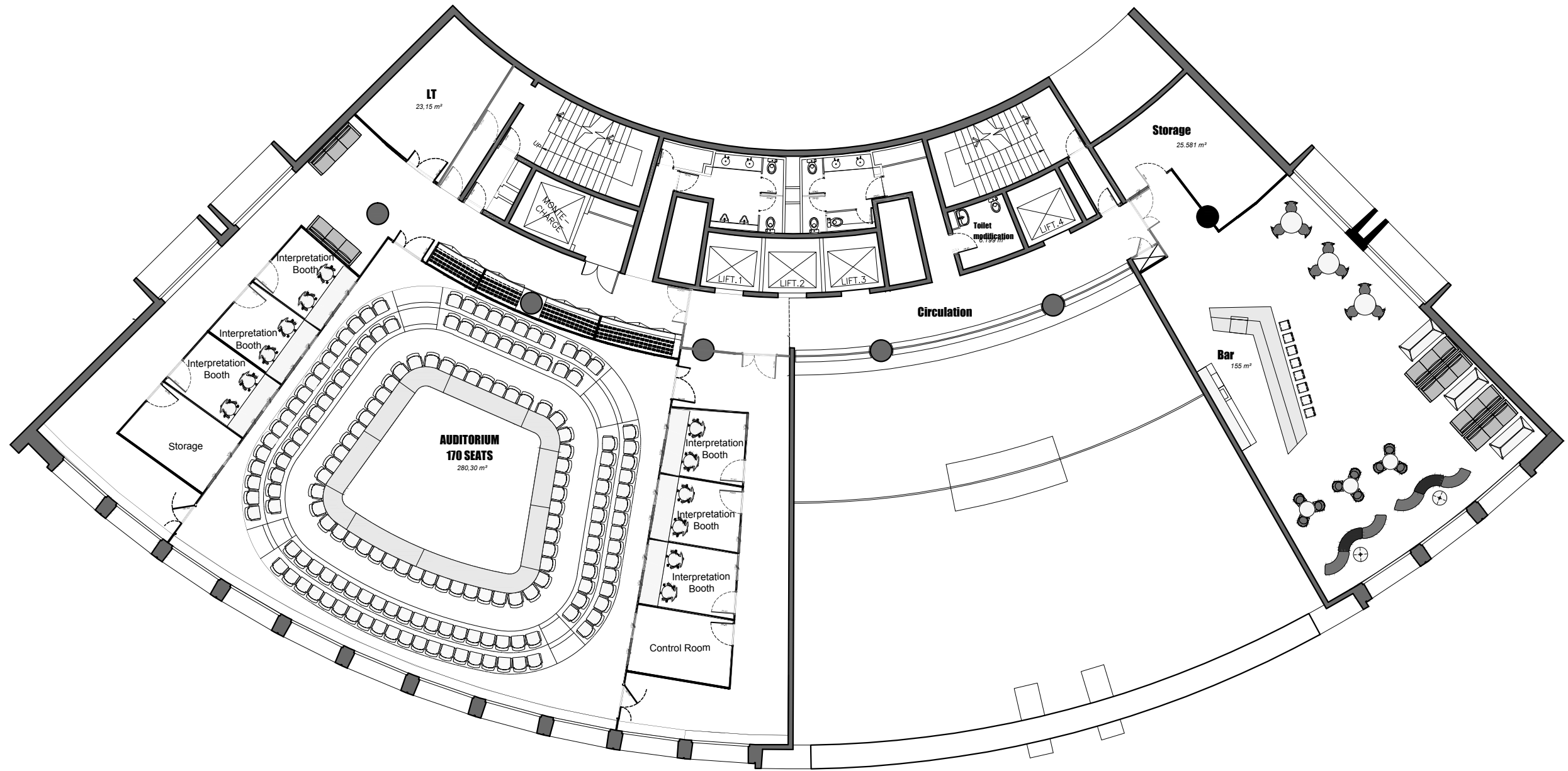
SUMMARY

	C/O	
Closed offices	01 ws	
Open Space	20 ws	
	21 ws	
Common /Transit / Growth: 5		
		Total 26 ws
Meeting rooms	03	
Box / Informal spaces	02	
Copy points	02	
Coffee	01	
Server room	01	




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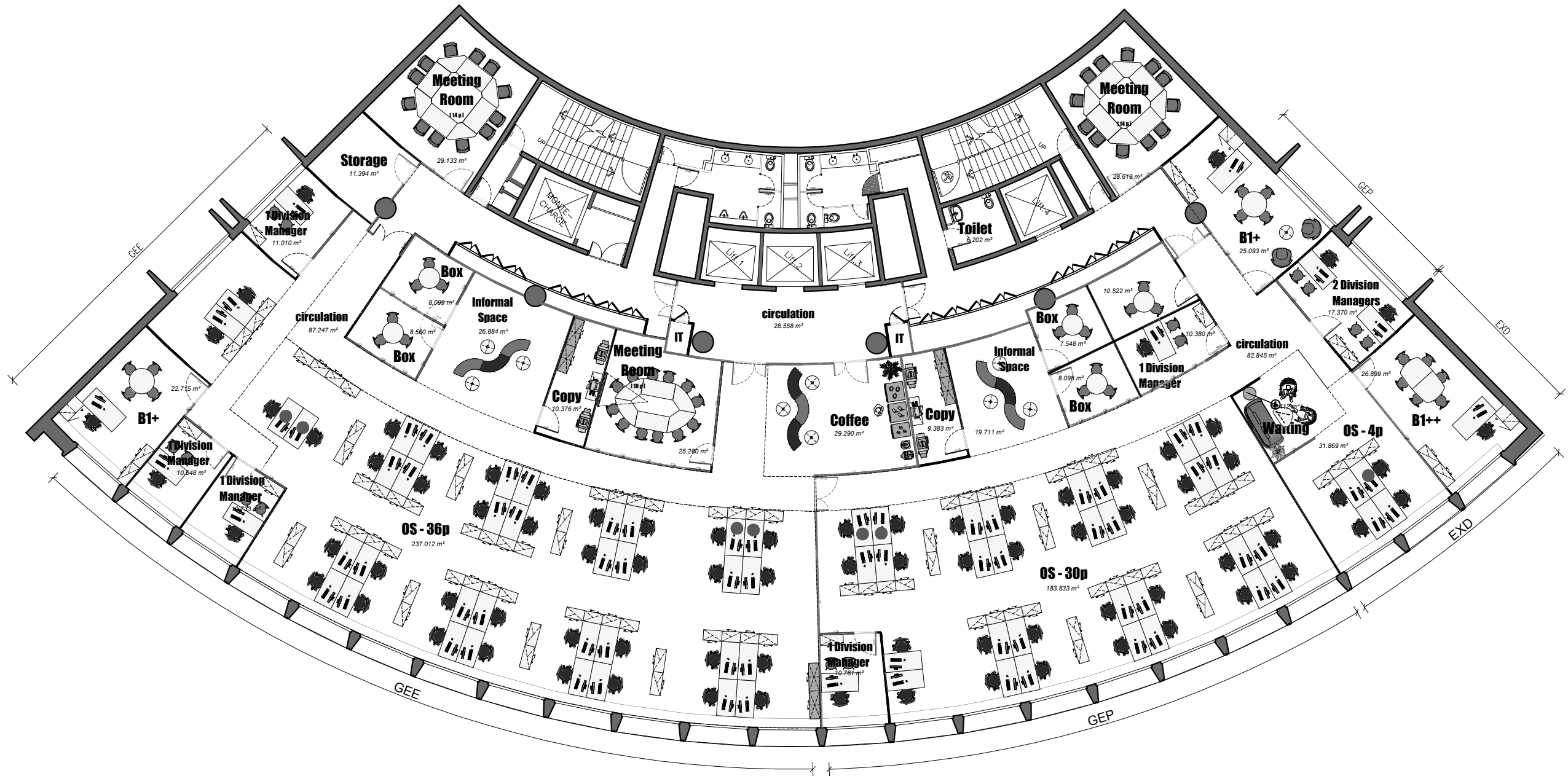
SUMMARY		
	Bar	Conférence
Closed offices	00 ws	Auditorium
Open Space	00 ws	170 seats
	00 ws	
Common / Transit / Growth:	0	Total 0 ws
Server room	01	
Interpretation booths	06	
Storage	02	
Control Room	01	




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SUMMARY			
	GEP	EXD	GEE
Closed offices	05ws	01 ws	04 ws
Open Space	28 ws	03 ws	32 ws
	33 ws	04 ws	36 ws
● Common /Transit / Growth: 07 ws			
Total		80 ws	
Meeting rooms	03		
Box / Informal space	08		
Copy points	02		
Coffee	01		
Storage	01		




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SUMMARY		
	Closed offices	SPT 01 ws
	Open space	18 ws
		Total 19 ws
Sick Room	01	
Conférence	01	
Meeting Room	01	
Box	02	
Coffee	01	
Copy points	01	



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**SUMMARY**

Closed offices	06 ws	SPT
Open Space	29ws	
Common / Transit / Growth: 13	35 ws	
<hr/>		
Meeting Room	02	Total 48 ws
Box / Informal	03	
Copy points	02	
Coffee	01	



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