



**Australian Government**

**Department of Finance**



# Proposed fitout of the new Commonwealth Parliament Offices at One The Esplanade, Perth

Department of Finance

1.0 Public Submission  
to Public Works Committee

# Contents

<b>Submission 1 - Statement of Evidence</b>	<b>3</b>
<b>1. Executive Summary</b>	<b>4</b>
1.1 Introduction	4
1.2 Scope	4
1.3 Key issues	5
1.4 Costs	5
<b>2. Purpose of works</b>	<b>6</b>
<b>3. Need for works</b>	<b>6</b>
<b>4. Options considered</b>	<b>7</b>
<b>5. Scope of works</b>	<b>8</b>
5.1 Proposed scope	8
<b>6. Site selection</b>	<b>9</b>
<b>7. Planning and design concept</b>	<b>10</b>
7.2 Environmental sustainability	11
7.3 Site planning	12
7.4 Provision for people with disabilities	12
7.5 Childcare provisions	12
7.6 Workplace health and safety	13
7.7 Fire protection	13
7.8 Plans and drawings	13
<b>8. Other issues</b>	<b>13</b>
8.1 Key legislation	13
8.2 Heritage and geographical considerations	14
8.3 Environmental impact assessments	14
8.4 Local impact	14
8.5 Indigenous engagement	14
<b>9. Consultation</b>	<b>14</b>
9.1 Stakeholder engagement	14
9.2 Staff engagement	15
<b>10. Cost-effectiveness and public value</b>	<b>15</b>

10.1 Forecasted project cost	15
10.2 Project delivery method	16
<b>11. Construction program</b>	<b>16</b>
11.2 Revenue	17
11.3 Public value	17
<b>12. Annexures</b>	<b>17</b>
<b>Annexure A – Concept plans (indicative)</b>	<b>18</b>

*The Department of Finance acknowledges the Traditional Owners and Custodians throughout Australia and their continuing connection to land, water and community.*

## Submission 1 - Statement of Evidence

This is Submission 1 – *Statement of Evidence* as required by the *PWC Procedure Manual Version 9.6 December 2022*. Submission 1.1 will accompany this document and provide the Confidential Cost Estimates.

# 1. Executive Summary

## 1.1 Introduction

- 1.1.1 This submission is referred to the Committee regarding the proposed fitout of 3,998m<sup>2</sup> net lettable area (NLA) of office space in a new building at One The Esplanade, Perth (the Perth site) for the new Perth Commonwealth Parliament Office (CPO). The CPOs are managed by the Ministerial and Parliamentary Services (MaPS) Division within Department of Finance (Finance).
- 1.1.2 Finance is responsible for the provision of office accommodation and facilities for Commonwealth parliamentarians in each capital city as determined by the Special Minister of State (SMOS) under the *Parliamentary Business Resources (Commonwealth Parliament Offices) Determination (No. 1) 2019* (the Determination). The Determination requires the CPOs to provide conference rooms, suites for resident Senators, ministers and Office Holders, suites for use on short term basis by visiting Senators and Members, facilities including telepresence and permanent accommodation and a secure Cabinet meeting room to support functions of Government as a common facility in certain CPOs.
- 1.1.3 The proposed fitout works follows Finance executing a 10-year initial lease, (with two, five-year options) for the Perth site, which was determined by the SMOS on 29 November 2023.
- 1.1.4 The current fitout of the Perth CPO is aged, no longer fit for purpose and the business requirements of the CPO require additional facilities that are not available within the existing tenancy. The new Perth site will provide the CPO with compliant, modern and secure facilities that support and facilitate government business efficiently and effectively.
- 1.1.5 The new fitout will be an increase NLA from 2,052 m<sup>2</sup> to 3,998 m<sup>2</sup> to allow for increased staff, offices and secure facilities (not currently available in the existing CPO) to meet current and future demands of the CPO.
- 1.1.6 The proposed works are due for completion in March 2025.

## 1.2 Scope

- 1.2.1 Finance proposes to undertake an office fitout in the Perth site. The scope of fitout works will include two floors of office accommodation, encompassing multiple security zones, meeting facilities and dedicated working accommodation for Commonwealth parliamentarians. The Perth CPO will include office functions for ministers, parliamentarians and their staff and will accommodate the CPO Facilities and Administration Support staff.
- 1.2.2 The fitout will be undertaken in accordance with all relevant building legislation and will meet the functional requirements and specifications of a modern CPO, which have been developed in consultation with industry experts, key stakeholders and users.

## 1.3 Key issues

- 1.3.1 Finance has an operational requirement to provide office accommodation and facilities for Commonwealth parliamentarians in each capital city. The Perth site will provide continuity for this requirement.
- 1.3.2 The proposed fitout achieves a density of 13.86m<sup>2</sup> of Usable Office Area to align with the Government's occupational density target of 14m<sup>2</sup> or below, as set out in the *Commonwealth Property Management Framework (Resource Management Guide 500)*. Calculations from the Concept Design plan based on full occupancy excluding the non-office areas as outlined in the Australian Government Property Register Data Collection manual.
- 1.3.3 A formal stakeholder and communications engagement plan has been developed for formal and informal communications with key stakeholders and users.
- 1.3.4 The proposed fitout will be designed to the appropriate industry standard to achieve the Energy Efficiency in Government Operations (EEGO) targets and in alignment with the Government's commitment to net zero emissions for the Australian Public Service.
- 1.3.5 No significant heritage, environmental or local impact is anticipated to result from the proposed fitout works.

## 1.4 Costs

- 1.4.1 Value for money for the proposed fitout will be achieved through the procurement of specialist services and trade packages by:
  - a. applying the market expertise and commercial advice from the Project Manager and Quantity Surveyor,
  - b. benchmarking costs of goods and services via the Quantity Surveyor at relevant milestones,
  - c. utilising standing offer panels and existing arrangements to leverage competitive tension and Commonwealth buying power when procuring goods and services for the project,
  - d. budgets and approved cost plan, and
  - e. the functional fitout requirements, including a focus on flexibility to allow any future changes to business needs to be accommodated at minimal cost given the expected longevity of CPOs.

- 1.4.2 The proposed fitout is designed to provide:
- a. an improved workspace designed to be flexible, secure and fit-for-purpose to provide an optimal experience for parliamentarians and staff,
  - b. upgraded tenancy services that improve energy efficiency and reduces operating costs (proportional to the fitout size and complexity),
  - c. fit for purpose accommodation solutions with specific conferencing, office and security requirements responsive to the changing requirements of a CPO, and
  - d. replacement of an aging, disjointed and no longer fit for purpose fitout, for a more modern, contemporary, and sustainable fitout in the new Perth site.
- 1.4.3 Works will be funded from the Special Appropriation to the *Parliamentary Business Resources Act 2017* (subject to SMOS determination) administered funds using a total budget forecast of \$38.2m GST exclusive. The estimated cost includes a contingency to mitigate current and anticipated market pressures.

## 2. Purpose of works

- 2.1.1 CPOs are located in each State or Territory (excluding ACT) and are designed to provide a range of facilities, to support Commonwealth parliamentarians and their staff. CPOs provide permanent and temporary accommodation for ministers and other Australian High Office Holders, as well as virtual and in-person meeting capability.
- 2.1.2 In-line with this objective, and noting the existing site has deficiencies that are cost and space prohibitive to rectify to current standards, the Project will deliver fit for purpose, safe and secure accommodation for ministers, parliamentarians and their staff, and will accommodate the CPO Facilities and Administration Support staff who operate and manage the CPO.
- 2.1.3 To achieve this, Finance proposes to deliver a fit for purpose workspace at the new Perth site that will:
- a. maximise the use of space to provide a value for money outcome for Finance and the Commonwealth,
  - b. provide A-Grade office accommodation that supports organisational agility and flexibility to meet the current and future needs of Commonwealth parliamentarians,
  - c. provide a layered security approach in alignment with the Commonwealth's Protective Security Policy Framework (PSPF), and
  - d. provide a workplace with the right tools and technology for the parliamentarians and staff to do their jobs effectively and securely and the conduct of government business.

## 3. Need for works

- 3.1.1 The current Perth CPO is within Exchange Tower, 2 The Esplanade Perth and was established in 1993. It consists of the entire floor print of levels 38, 39 and part of

level 40 totalling 2,052m<sup>2</sup> of NLA. The fitout of the Perth CPO is aged, no longer fit for purpose and the business requirements of the CPO require greater functionality than is currently available within the tenancy. The current lease expires in December 2024 and Finance is seeking an appropriate extension to cover the interim period.

- 3.1.2 The facilities within the CPO no longer meet current and future requirements. The floor sizes do not allow for a cost-effective refurbishment. Construction of new secure spaces would ensure the CPO is able to provide safe and secure facilities consistent with other states, including a dedicated Government only floor with secure Cabinet and communication facilities.
- 3.1.3 The existing fitout at the Perth CPO is at the end of its usable life and is not consistent with a modern workplace for technology, amenity, collaboration, serviceability or flexibility. The existing layout reflects a dated working environment that is costly and disruptive to upgrade to meet the requirements of high office holders and relevant Commonwealth policies.
- 3.1.4 In-line with future business requirements, options considered and the strategic property plans, Finance undertook a two-stage open approach to market for leased office accommodation for the proposed relocation of the Perth CPO. The approach to market resulted in Finance executing a 10-year lease (with two five-year options) at the Perth site.
- 3.1.5 Finance has engaged through competitive procurement processes via relevant Standing Offer Panel arrangements, RPS Group for Project Management services, and Cox Architecture for Architectural Design services. They are working with Finance to establish user requirements for the design of the fitout to provide a fit for purpose design that meets Commonwealth property requirements and supports the functional requirements of a CPO for government now and into the future.

## 4. Options considered

- 4.1.1 As the current lease was ending, Finance explored options to provide the CPO functionality. This included investigating the renegotiation of the current lease and seeking new premises. Following commercial market advice from Ventia Property Pty Ltd (Property Service Provider), remaining in-situ was discounted as not providing value for money due to cost, disruption to current occupants and lack of space to expand to meet the requirements. Finance subsequently commenced a two-stage open approach to market for leased office accommodation in Perth in 2021 to source a new building for the CPO.

- 4.1.2 The procurement process resulted in the selection of a leased area at One The Esplanade, Perth.
- 4.1.3 On 29 November 2023, the SMOS amended the Determination to provide that One The Esplanade, Perth will become the new Perth CPO, replacing the current Perth CPO. The amendment will take effect at a future transition date, allowing Finance to enter into a lease for and undertake works to fitout the new Perth CPO before the new premises is provided to parliamentarians.
- 4.1.4 The proposed fitout will be utilised at a minimum over the 10-year initial lease term. Finance expects the two five-year options will be exercised after the initial lease term, therefore taking advantage of the rent review process to align the rates to the market at the time and derive further value to 20 years. Options would not be accepted if negotiations are unfavourable or the requirements of the CPO dramatically change and are untenable in the current facility.
- 4.1.5 The selected property was chosen for the following key points, as it:
  - a. is a premium Property Council of Australia graded office tower, with significant environmental credentials;
  - b. provides superior base build amenities in a newly constructed building with large, open floors that provide superior design flexibility;
  - c. has appropriate base building security features such as CCTV and electronic access control that meets Finance's security requirements, reducing cost and risk to the tenancy;
  - d. provides appropriate Commonwealth vehicle (COMCAR) curb-side drop off and secure underground car parking with discreet access to the lifts; and
  - e. provides a degree of future proofing, noting the CPO has a potential life span of 20 years, enabling Finance to adapt to the changing needs over the life of the lease.

## 5. Scope of works

### 5.1 Proposed scope

- 5.1.1 The proposed fitout of the Perth site will be designed to accommodate, at a minimum, the existing CPO requirements, enhanced security measures and additional conferencing facilities to meet the requirements of the Commonwealth parliamentarians and support government function.
- 5.1.2 The Perth site and proposed fitout includes:
  - a. A-Grade office accommodation that offers fit for purpose office accommodation for Perth CPO;
  - b. a purpose-built facility providing offices, meeting spaces, media facilities and conferencing facilities for the permanent and visiting ministers including the Prime Minister;



- c. a layered security approach with security zones for multiple purposes including acoustic requirements;
  - d. enhanced IT infrastructure and technology that future proofs the needs of the site and supports flexibility for varying ways of working;
  - e. meeting rooms located away from the perimeter for security and efficiency;
  - f. similar sized suites along the perimeter to provide equitable access to natural light and views; and
  - g. staff amenity including breakout areas, beverage points, first aid facilities, and multi-purpose private rooms.
- 5.1.3 The scope of the proposed fitout works allows for the construction of multiple purpose-built workspaces required to support critical functions, including multiple office suites supported by enhanced audio-visual technology and various secure rooms to facilitate government business. The security classification of the conversations, documents and data accessed and stored in these rooms requires enhanced building construction, perimeter hardware, security alarm systems, CCTV systems and access controls in accordance with the Commonwealth's PSPF.
- 5.1.4 The list below provides an overview of indicative facilities based on the concept design:
- a. fourteen Suites for ministers and parliamentarians including offices and workstations for ministerial staff;
  - b. Prime Minister office (and support) area;
  - c. sufficient meeting, training, media, telepresence and conference areas;
  - d. Finance office area for CPO Facilities and Administration Support Staff;
  - e. secure reception and lobby areas;
  - f. communications rooms, storage and shower amenities;
  - g. kitchen, tea points; and
  - h. parents / first aid and reflection spaces.
- 5.1.5 Final facilities may be adjusted subject to the detailed design process and stakeholder consultation.

## 6. Site selection

- 6.1.1 The site is located within walking distance to the Perth city. The Perth site is accessible by public transport with bus stops within the immediate vicinity of the site which support routes throughout Perth city and surrounding suburbs.
- 6.1.2 The building is located near pedestrian and cycle pathways connecting to Swan River and surrounds, supporting staff who access alternate modes of transport and outdoor recreational activities.
- 6.1.3 The building is an A Grade building design. Key features of the building are:

- a. large efficient floor plates with a central atrium to maximise natural light across all floors,
- b. state of the art end of trip facilities including change rooms, bicycle racks, lockers, and showers,
- c. onsite car parking facilities including 15 allocated parking spaces. Approximately 135 parking bays will be available on a 'user pays' basis via a third-party,
- d. onsite amenities such as gymnasium and childcare facilities, and
- e. retail outlets including cafés onsite and proximity to nearby cafés, takeaway, and formal dining options, as well as other facilities such as fitness, health, childcare, supermarket, and post office.

## 7. Planning and design concept

- 7.1.1 CPO accommodation solutions have evolved over recent years to be more flexible, adaptable, and responsive to a dynamic and changing environment. In-line with the specific requirements of a CPO, this design will provide a fit-for-purpose, contemporary and flexible workspace.
- 7.1.2 The overall objective for the CPO is to provide Commonwealth parliamentarians with working office accommodation and conferencing facilities to allow connectivity to government systems. The Perth CPO is being designed (with flexibility with the security infrastructure ensuring future proofing in case of a change in security or acoustic requirement to be adaptable for changing government needs or ministerial change.
- 7.1.3 Key stakeholders and users have been engaged throughout the fitout design process. The proposed concept design reflects feedback received through design workshops held with nominated business line representatives.
- 7.1.4 The proposed concept design has also been informed by staff feedback and lessons learnt from the delivery of other new Finance accommodation solutions. Some key lessons learnt include: design for security flexibility, incorporation of specific security zoning and acoustic requirements, modern and tempered design to reflect the overall CPO functionality.
- 7.1.5 The proposed concept design also aligns with the learnings from existing CPO fitouts. These have been developed and maintained in consultation with relevant experts to ensure all relevant government and legislative requirements are met. Finance fitout and base building guidelines will specifically address the following criteria for fitout, mechanical, hydraulic, electrical services, acoustics, security, and fire protection:
  - a. proven reliability and performance durability,
  - b. proven design types and techniques,
  - c. ease of maintenance and replacement,
  - d. energy efficiency,
  - e. effective utilisation of natural light and space,

- f. environmental responsibility,
- g. minimum noise and vibration characteristics, and
- h. cost effectiveness.

## 7.2 Environmental sustainability

- 7.2.1 The proposed fitout will maximise the use of environmentally sustainable and recyclable materials wherever possible, including high recycled content, low toxic emissions, low embodied energy and embodied water, the ability to be recycled and be certified by an independent third party (e.g. the Australian Environmental Labelling Association).
- 7.2.2 The building developer's base building work and proposed fitout of the Perth site will meet the EEGO Policy. The EEGO requires National Australian Built Environment Rating System (NABERS) rating of at least 4.5 Stars. The Perth site will be designed to achieve a minimum 4.5 Star NABERS Tenancy Energy rating.
- 7.2.3 Various environmental initiatives have been incorporated by the building developer into the base building design to reduce consumption, costs, and environmental impact including:
  - a. targeting a 5 Star NABERS Energy rating;
  - b. targeting a 5 Star NABERS Water rating;
  - c. targeting a 5 Star NABERS Indoor Environment Quality rating;
  - d. targeting a 6.0 Star Green Star rating;
  - e. achieved a 6.0 Star Green Star – As Built rating;
  - f. targeting a IWBI WELL Gold Core rating;
  - g. transit-oriented development that encourages low carbon forms of travel:
    - (1) direct link to Perth public transport including buses, ferry and trains;
    - (2) end of trip facilities including bicycle racks, showers and lockers to encourage workers to walk, run or cycle to work;
  - h. sensor-activated zone lighting and energy efficient LED lighting. The system shall incorporate ambient light level detection devices for daylight sensing and motion detector for after-hours lighting control;
  - i. high efficiency lighting throughout the building, complying with the code of practice for interior lighting and visual environment;
  - j. all fixtures shall incorporate water conservation and limit flow rates;
  - k. dedicated waste management with separate waste collection facilities for comingled recycling, organic and general waste streams;
  - l. Building Management Control System to schedule and optimise plant efficiency; and
  - m. energy performance metering, with extensive energy and water metering in-place.

## 7.3 Site planning

- 7.3.1 The proposed CPO will be located on levels 6 and 7 of a 29-story premium grade office tower in the developing Elizabeth Quay precinct in Perth, Western Australia. The building is managed by Brookfield properties and located at the corner of Mounts Bay Road and Barrack Street, adjacent to the Supreme Courts of Western Australia and the Swan River. The building is located approximately 300 metres east of the Elizabeth Quay train station. Neighbouring buildings include a mix of commercial properties and a hotel, some of which are still under construction.
- 7.3.2 The property was certified for occupancy in the first quarter of 2023. It will accommodate up to 3,000 workers and parking for approximately 135 vehicles. A gym, childcare centre, end of trip facilities and retail outlets are also included in the building's footprint.
- 7.3.3 The buildings anchor tenant is Chevron, a US owned multinational energy corporation. Other notable tenants include Herbert Smith Freehills, and Minter-Ellison (law firms). Some areas currently remain untenanted.
- 7.3.4 The building developer has obtained all necessary planning approvals relevant to the Perth site.

## 7.4 Provision for people with disabilities

- 7.4.1 The proposed fitout design and specifications will meet all applicable codes and standards, including access requirements and provision of services. This includes wheelchair access to the building, office areas, door widths and heights, lift arrangements, parking, and staff amenities.
- 7.4.2 The base building and fitout design will comply with legislative requirements as per the:
- a. *Federal Disability Discrimination Act 1992 (DDA)*
  - b. *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards), and
  - c. National Construction Code (NCC).
- 7.4.3 The needs of persons with disabilities continue to be considered in the fitout design, including mobility access, design layout, colour intensity, graphics, and signage as well as location of equipment. Breakout areas on each floor will provide wheelchair access to kitchen facilities.

## 7.5 Childcare provisions

- 7.5.1 Childcare services are available within the vicinity of the new office and in addition, a registered childcare facility is located within One The Esplanade.

## 7.6 Workplace health and safety

- 7.6.1 RPS Group as the Project Manager will ensure that the fitout design complies with the relevant Work Health and Safety (WHS) legislation and codes of practice.
- 7.6.2 Specialists, including architects and ergonomists, and internal WHS stakeholders will recommend a selection of internal furniture and fittings suitable for a wide range of staff to use safely.
- 7.6.3 The proposed fitout design incorporates universal design principles wherever possible. This includes a private room for religious activities or reflection and a separate parents' room.
- 7.6.4 The building has appropriate tenancy use end-of-trip facilities including bike storage, showers and change facilities.

## 7.7 Fire protection

- 7.7.1 The fire protection system that will service the fitout is a part of the base building system and during the fitout design a tailored fire protection design will be developed.
- 7.7.2 All partitioning work will be designed to minimise any alterations to fire protection systems (detectors, hydrants and hose reels, and automatic sprinklers).
- 7.7.3 Evacuation procedures will be in place and practiced at regular intervals in conjunction with the building manager and emergency wardens.

## 7.8 Plans and drawings

- 7.8.1 The proposed fitout concept design for Levels 6 and 7 are attached at Annexure A.
- 7.8.2 The proposed fitout concept design is indicative only. Further development of the design and key stakeholder and user engagement will continue as required.

## 8. Other issues

### 8.1 Key legislation

- 8.1.1 The Determination requires CPOs to provide functionality and amenity to Commonwealth parliamentarians.
- 8.1.2 All local, state and Commonwealth legislation governing, or related to, the project will be complied with.
- 8.1.3 Throughout the project delivery, Finance will comply with all relevant building codes, standards and regulations.

## 8.2 Heritage and geographical considerations

8.2.1 There are no known heritage or geographical considerations for this site.

## 8.3 Environmental impact assessments

8.3.1 There are no Environment Impact Assessments required for this site.

## 8.4 Local impact

8.4.1 A Local Impact Assessment was not required for the leasing procurement process in line with *Resource Management Guide 500*.

8.4.2 Finance does not foresee any negative impacts on the local community (including local business, traffic flow, transport, and community resources) as a result of the proposed fitout of the Perth site.

## 8.5 Indigenous engagement

8.5.1 Through Cox Architecture, Finance will undertake meaningful Indigenous engagement, which will include engaging with a local storyteller of the traditional custodians of the land to provide input on naming conventions as well as design elements that reference Indigenous culture. Cultural stories will be meaningfully included in the architectural form and in design elements.

8.5.2 Finance will utilise Indigenous businesses and suppliers throughout project delivery, where possible, in-line with the Commonwealth Procurement Rules and the Indigenous Procurement Policy.

# 9. Consultation

## 9.1 Stakeholder engagement

9.1.1 The proposed fitout design is being developed to meet the requirements of business lines and staff occupying or visiting the Perth building. Finance has an established stakeholder engagement process and design timeline. All key stakeholder groups are identified early in the project and engagement is tailored to the needs of each group.

9.1.2 Finance has undertaken interactive design workshops with key business line representatives. Additional design walk throughs will be undertaken during design development to ensure business requirements have been accurately captured in the design.

9.1.3 The following stakeholders have been, or will be, consulted and engaged with throughout the fitout design project:

- a. targeted parliamentarians and staff;
- b. Finance Executive and relevant business lines;

- c. CPO Facilities and Administration Support staff;
  - d. CPO Steering Committee;
  - e. Department of the Prime Minister and Cabinet;
  - f. relevant portfolio agencies;
  - g. Ventia Property Pty Ltd (Property Services Provider);
  - h. RPS Group (Project Manager Contract Administrator);
  - i. Cox Architecture (Architectural Design) and their subconsultants:
    - i. NDY Management Pty Limited (Services Engineer);
    - ii. Security Consulting Group Pty Ltd (SCEC Consultant);
    - iii. Turner and Townsend Pty Ltd (Quantity Surveyor); and
  - j. Brookfield Properties (Landlord and Facilities Manager).
- 9.1.4 Formal consultation with Finance staff and targeted *Members of Parliament (Staff Act 1984 (MOP(S) Act)* personnel has been undertaken in respect of the proposed fitout design and will continue over the coming months. Consultation will include the provision of a proposed fitout that meets the operational and functional needs of staff and information sessions to inform staff of how workspaces will operate across office spaces.
- 9.1.5 The CPO Steering Committee provides senior staff from the key organisations to ensure the fitout is fit for purpose and there is agreement with the functional requirements of the fitout.

## 9.2 Staff engagement

- 9.2.1 Staff are a key stakeholders and Finance has a planned staff engagement process which will be implemented throughout the project.
- 9.2.2 In-line with the Finance Enterprise Agreement 2019-2022, Attachment B – Consultation, paragraph (1)(a), Finance staff will be provided relevant and timely information in respect to relocation of staff to another workplace.
- 9.2.3 In-line with the MOP(S) Enterprise Agreement 2020-23, Clause 6, staff will be provided relevant and timely information in respect to relocation of staff to another workplace.

## 10. Cost-effectiveness and public value

### 10.1 Forecasted project cost

- 10.1.1 Finance has established a total fitout budget forecast of \$38.2m GST exclusive based on the concept design and advice from the Quantity Surveyor. Finance undertook a comprehensive value management process to ensure the project cost achieved the best value for money outcome for the Commonwealth.

- 10.1.2 Funding for the project will come from the existing *Parliamentary Business Resources Act 2017* administered funds.
- 10.1.3 A breakdown of the project cost estimate is detailed in Submission 1.1 (Confidential).

## 10.2 Project delivery method

- 10.2.1 RPS, as the Project Manager, will work with Finance to ensure value for money is achieved throughout the project.
- 10.2.2 Cox Architecture has been engaged to complete the concept designs and to continue to develop detailed designs for the project.
- 10.2.3 A Quantity Surveyor has been engaged to prepare a cost estimate based on the design at key milestones throughout the project.
- 10.2.4 The proposed fitout works are anticipated to be delivered through a construction management form of delivery. The Quantity Surveyor will validate pricing to ensure Finance achieves value for money.
- 10.2.5 Throughout the life of the project, the Quantity Surveyor will review and assess all fitout costs at key milestones, with a focus on construction costs to ensure Finance is charged fair and reasonable rates based on current market conditions.
- 10.2.6 A Construction Manager will be selected and engaged via a two-stage process using existing panels.

## 11. Construction program

- 11.1.1 The indicative project construction dates are outlined below in Table 1:

**Table 1 Indicative project program**

Activity	Program
Concept Design	December 23
Approvals	February 24
Head Contractor Expression of Interest	May 24
PWC Expediency	June 24
Construction commencement	July 24
Construction completion	February 25
Post completion activities	February 25
Relocation	March 25

- 11.1.2 Finance is seeking to negotiate the lease end date at the current CPO to align with the expected completion date for the new CPO.



## 11.2 Revenue

11.2.1 There will be no direct revenue generated by this project.

## 11.3 Public value

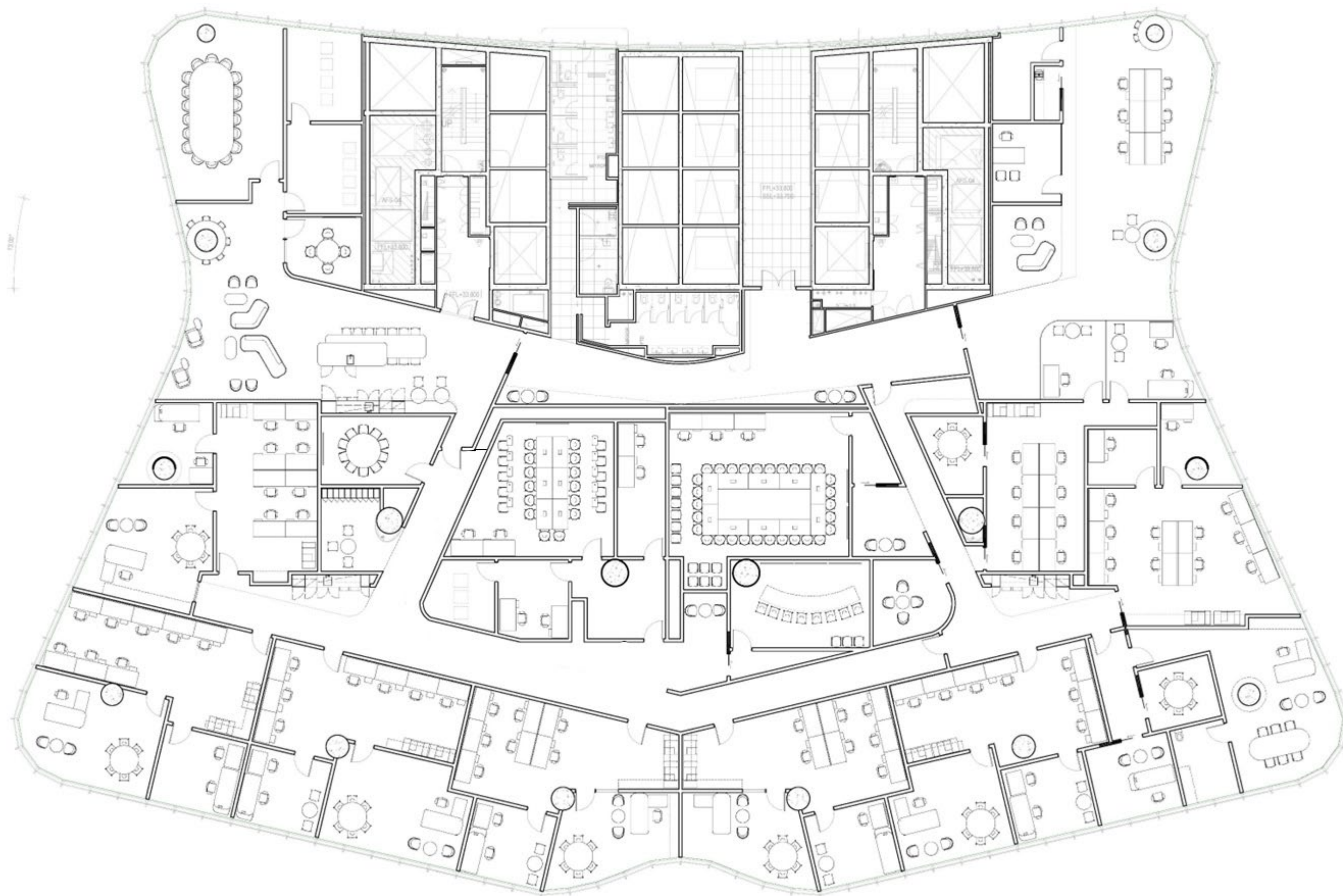
- 11.3.1 The delivery of the proposed fitout at the Perth site provides public value by ensuring Finance provides secure, modern, and functional facilities to enable parliamentarians to conduct business from Western Australia in a more cost-effective manner.
- 11.3.2 The project will provide capabilities not currently provided within the extant CPO, enhancing the opportunities to conduct Government business now and into the future. The project is being designed to meet, and on occasions exceed, relevant security policies in order to future proof the tenancy thus minimising the risk of additional capital investment for the foreseeable future.
- 11.3.3 The design seeks to prioritise local and Australian based materials and suppliers to ensure there is an economic benefit to Australian businesses and employees.
- 11.3.4 This fit-out proposal is cost effective and provides public value by:
- a. delivering value for money;
  - b. enabling a more efficient use of space and consolidation of staff and facilities to two purpose designed floors;
  - c. providing the contemporary, flexible and scalable office officiation to allow for future changes to business requirements and Government operations;
  - d. providing capabilities currently not available in the existing CPO;
  - e. creating anticipated jobs during construction and fit-out works; and
  - f. making use of existing public transport facilities.

## 12. Annexures

Annexure A – Concept plans (indicative)

## Annexure A – Concept plans (indicative)

Level 6 Plan





Level 7 Plan

