

The Proposed Works

Purpose

2.1 The two main objectives of the proposed works are to:

- meet the additional accommodation requirements of DEWR which have been significantly affected by the implementation of the Workplace Relations Reforms (WRR), and expiration of and existing sub-lease arrangements; and
- maximise space efficiencies made possible by larger floor plates on offer at 29-31 Brindabella Business Park (BBP), DEWR will take advantage of the opportunity to collocate currently fragmented working groups.¹

Need

2.2 DEWR currently occupies 13 buildings across the ACT, located in Civic, Turner and BBP. These buildings range in condition and size, and total approximately 48,800 square metres.²

¹ Appendix C, Submission No. 1, paragraph 1.1.9

² *ibid*, paragraph 1.1.5

- 2.3 Recent Government policy reviews relating to WRR has led to staff increases of approximately 44 staff in the DEWR National Office by June 2007.³ Accommodation pressures are further accentuated by the expiration of an existing sub-lease of approximately 2,400 square metres at the Allan Woods Building (AWB), Civic, with no further sub-lease options available as part of the sub-lease agreement. Approximately 135 staff are currently accommodated at AWB.⁴

Scope

- 2.4 The scope of the proposed fit-out includes:
- main entry foyer and security guard reception point;
 - secure lift foyers to each floor;
 - security access control to all perimeter doors (swipe controls);
 - mailroom services including isolatable integrated mobile personal storage systems;
 - functional sized meeting rooms strategically located on each floor to maximise space efficiency;
 - small/large meeting facilities;
 - video conference and conference facilities;
 - IT and general training rooms;
 - large amenities room for large staff forums and semi-formal gatherings of staff;
 - break-out areas strategically positioned to make best use of available space;
 - carers, first aid and prayer rooms;
 - kitchenettes and larger sit-down meal areas;
 - storage, utilities and compactus areas;
 - loose furniture;
 - IT/communications, data and power cabling;

3 Appendix C, Submission No. 1, paragraph 1.1.6

4 *ibid*, paragraphs 1.1.6-1.1.7

- lockers; and
- heating ventilation and air-conditioning (HVAC) systems.⁵

Project Delivery

- 2.5 Subject to parliamentary approval, DEWR, through its appointed project managers, Interiors Australia (IA), intend completing stage one (approximately 4,300 square metres) of the fit-out during December 2006, with the remainder of the tenancy being occupied during February 2007.⁶
- 2.6 DEWR anticipate being able to absorb the short term growth within its existing accommodation and not unnecessarily exhaust Commonwealth funds on additional leases that essentially will not be fully realised.⁷
- 2.7 DEWR considered the optimal solution available for managing this fit-out process was for DEWR to have a single point of contact for all issues, from project initiation to completion of the defects liability period, while providing a cost and risk effective solution.⁸

Cost

- 2.8 The estimated cost of the proposed works is \$15.1 million. This figure includes:
- fit-out works;
 - workstations;
 - loose furniture;
 - services;
 - fees;
 - contingencies; and
 - escalation.⁹

5 Appendix C, Submission No. 1, paragraph 2.8.2

6 *ibid*, paragraph 2.23.1

7 *ibid*, paragraph 1.6.2.2

8 *ibid*, paragraph 1.5.2.4

9 *ibid*, paragraph 2.21.3