

The Proposed Works

Objective

- 2.1 The AWM proposes to construct a new staff and storage facility adjacent to the main building in order to allow for the redevelopment of the Post 1945 Conflicts galleries. This redevelopment will assist the AWM to achieve the vision expressed in its Corporate Plan, which is to make the Memorial a pre-eminent national institution.¹

Need

- 2.2 Visitors and veterans have expressed considerable dissatisfaction with the Memorial's Post 1945 Conflicts galleries.² In keeping with its vision statement, the AWM intends to redevelop these galleries to the same world-class standard as its other exhibits.³
- 2.3 Surveys have indicated that the existing Post 1945 Conflicts galleries rate lowest in terms of visitor satisfaction. The display space currently available in the gallery is only one third that available to the Second World War galleries.⁴ This allows for only a limited coverage of operations and experience, and does not permit the display of a number of the larger important iconic objects relating to subsequent conflicts.⁵
- 2.4 The AWM contends that contemporary world events have increased public awareness of "the limited treatment given to recent conflicts" and

1 Appendix C, Submission No. 1, paragraph 1

2 ib id, paragraph 10

3 ib id, paragraph 4

4 ib id, paragraph 12

5 ib id, paragraphs 10 - 11

that to defer the expansion of the gallery would “greatly increase the level of stakeholder alienation and dissatisfaction...”⁶

Scope

- 2.5 The AWM proposes to construct a new building of some 3, 000 square metres to the east of its main building. It is envisaged that the new facility will:
- accommodate 65 staff;
 - provide storage for paper-based Research Centre collections;
 - allow for the expansion of the research collections; and
 - provide enhanced facilities for the photographic laboratories, workshop and staff.
- 2.6 Specific work elements required to meet the AWM’s objectives include:
- construction of a two-storey building of 3, 050 metres;
 - construction of an underground tunnel of 215 square metres linking the new East Building to the main Memorial research area;
 - fit-out to meet AWM’s requirements, including an upper level containing workshop, photography, education and visitor services offices, and a lower level housing research collection storage and curatorial offices; and
 - provision of rear access from the existing car park.⁷

Project Delivery

- 2.7 It is proposed that the East Building project be delivered by means of a Document and Construct contract, managed by a Head Contractor.⁸ The AWM argues that this methodology will

“...allow the AWM to have total control of the design while substantially reducing the cost of risk overruns during construction due to documentation discrepancies.”⁹

6 Appendix C, Submission No. 1, paragraph 12

7 ib id, paragraph 27

8 ib id, paragraph 163

9 ib id, paragraph 164

- 2.8 Subject to Public Works Committee approval, the AWM plans to call for tenders in late 2004 with a view to completing construction by March 2006.¹⁰
- 2.9 The AWM anticipates that this timeline will permit the redevelopment of the Post 1945 Conflicts galleries to be completed by 2007, to coincide with several significant military anniversaries.¹¹

Cost

- 2.10 The proposed work is estimated to cost \$11.6 million. This figure includes:
- building works, tunnel construction and connection to existing building;
 - landscaping;
 - contingency for increased building footprint;
 - contingency for inclusion of requests made by the National Capital Authority (NCA), and Australian Heritage Commission (AHC);
 - escalation;
 - professional fees;
 - authorities charges; and
 - AWM direct project costs.
- 2.11 The cost estimate excludes:
- Goods and Services tax (GST);
 - relocation costs; and
 - loose furniture, fittings and equipment.¹²

Value for Money

- 2.12 A number of options for the redevelopment of the Post 1945 galleries were examined in a business case. The AWM has determined that the most cost-effective means of achieving its aim is to relocate some collection, staff and back-of-house functions to a new facility, thereby releasing some

10 Appendix C, Submission No. 1, paragraph 165

11 ib id, paragraph 14

12 ib id, paragraph 162

1, 700 square metres of exhibition space for the Post 1945 galleries and Discovery Room.¹³

- 2.13 The redevelopment of the Post 1945 galleries to the same standards as the Memorial's other upgraded galleries will result in greater visitor and veteran satisfaction.¹⁴
- 2.14 The proposed design complies with the heritage requirements of the National Capital Authority (NCA), Australian Heritage Council and Department of Environment and Heritage. In addition, the design reflects the AWM's functional brief and will cater for future growth in collections and activities.¹⁵
- 2.15 In terms of broader public value, the project will provide a boost to the local construction industry. Approximately 80 people will be employed during the peak construction phase.¹⁶

13 Appendix C, Submission No. 1, paragraph 5

14 ib id, paragraph 166

15 Appendix C, Submission No. 1, paragraph 167 and paragraph 169

16 ib id, paragraph 168