

**Senate Economics Legislation Committee**  
**ANSWERS TO QUESTIONS ON NOTICE**  
Industry, Tourism and Resources Portfolio  
Supplementary Budget Estimates 2005-2006, 2 November 2005

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**AGENCY/DEPARTMENT:** DEPARTMENT OF INDUSTRY, TOURISM AND RESOURCES  
**OUTCOME/OUTPUT:** All Outcomes  
**TOPIC:** CONTRACTS FOR NEW BUILDING  
**REFERENCE:** HANSARD 02/11/05, PAGES E18-19

**QUESTION No.SBI-2**  
(Hansard 02/11/05, pp.E18-19)

**Senator Campbell** asked about:

In responding to questions from Senator Campbell regarding contracts in relation to DITR's new building, Ms Foster (General Manager, Business and Ministerial Services Branch, DITR) agreed to provide detailed breakdowns of the following two consultancies to show what is covered in both:

- LFA (ACT) Pty Ltd – fitout design for the new building and
- Construction Control 88 – integrated fitout design in the new building.

**ANSWER**

**LFA Consultancy – Sketch Plan Design**

The LFA consultancy covers the initial design of the fitout up to Final Sketch Plan Stage. There is also a role for LFA after the sketch plans are produced to ensure the further design work and construction by others is in accordance with DITR's design intent.

**Construction Control – Detailed Design Documentation**

Construction Control is the construction manager for the project and they have engaged a separate team of architects and engineering services consultants to design the base building for the developer as well as the detailed design documentation for DITR.

The sketch plans prepared by LFA have been handed over to Construction Control to prepare documentation that is in sufficient detail to seek tenders. This work involves preparing more detailed plans as well as equipment and component schedules and detailed specifications.

A detailed breakdown of the DITR costs is provided in the following tables.

**LFA (Sketch Plan Design)**

<b>Planning</b> through to Final Sketch Plans, including details on where different areas of the Department will be located in the building	\$159,000
<b>Inspection and Certification</b> during construction to ensure DITR's requirements are met.	\$39,750
GST	\$19,875
<b>Total</b>	\$218,625

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**Construction Control (Design Documentation)**

<b>Architectural</b> (Detailed design documentation for partitions, workstations etc.)	\$120,000
<b>Mechanical/Electrical</b> (While most of the electrical and mechanical work in the building is the responsibility of the building owner, DITR has specific requirements for items such as supplementary air conditioning in meeting rooms, power and data cabling to workstations, special power for the computer centre, security systems etc.)	\$165,750
<b>Structural</b> (A small amount to cover design of strengthened floors for high loads such as safes, compactus units and other heavy equipment.)	\$5,000
<b>Fire Protection</b> (Most of the fire design in the building is the responsibility of the building owner. DITR has requirements for some additional fire hose reels and fire protection in the computer centre.)	\$4,900
<b>Hydraulics</b> (Covers design for kitchens and other tenant wet areas.)	\$15,500
<b>Management Fee</b> (Paid to Construction Control to manage and coordinate the design by the various consultants.)	\$26,598
GST	\$33,775
<b>Total</b>	<b>\$371,523</b>