



Life Cycle Plan

for the

High Court of Australia Building

May 2008

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1. EXECUTIVE SUMMARY

1.1 SCOPE

The High Court of Australia requested that a Life Cycle Analysis and Costing Report be prepared for the High Court building in Canberra. The report will be used by the Court as part of its process of long-term strategic management of the Court building.

The report provides a Life Cycle Maintenance Budget Plan for the next 25 years, starting from the financial year 2008/09 as the base year.

1.2 CURRENT CONDITION OF THE BUILDING

The High Court Building is now in excess of 28 years old and the original installed equipment and fittings have reached the end of their design and economical life. The building is now at the stage where the major fixed plant and equipment, fixtures and fittings must be considered for replacement or refurbishment for the building to continue to function efficiently and provide the conditions and building presentation expected of the High Court.

This Review recommends a series of renewal and upgrade works to the building components, which will keep the overall building condition at the required levels. This renewal and upgrade program needs to be supported by a continuation of the preventive maintenance program to 'preserve' the high quality fitout and reliable operating performance of its building services.

1.3 INDICATIVE COST ESTIMATES

This plan has identified the following Long Term Strategic Maintenance Budget Plan for the Canberra Court building over the 10 years (2008/09 through 2017/18) and over 25 years (2008/09 through 2032/33).

	Total for 10 Years	Total for 25 Years
Life Cycle Maintenance Budget	\$9.25 million	\$13.47 million
Allowance for Professional Fees & Design	\$0.93 million	\$1.34 million
Preventive Maintenance Budget	\$4.29 million	\$10.73 million
Total	\$14.47 million	\$25.54 million

Note that provisions for Professional Fees and Design tasks, have been included in the total recommended budget for each year, but NOT included in the costing of the individual recommended works shown in Appendices A, B and C.

The composition of priority allocation of the works recommended over the next 25 years is shown below. The works are identified as having Priority 3 or 4 being related to building components which are due for their cyclical renewal or replacement, based on the estimated economical and/or useful life spans.

	Total for 10 Years	Total for 25 Years
Priority 1 Urgent Items	-	-
Priority 2 Items with major consequences if deferred	-	-
Priority 3 Code Compliance items	\$0.26 million	\$0.40 million
Priority 4 Cyclical renewal/ replacement items	\$9.00 million	\$13.07 million
Priority 5 Aesthetic and minor items	-	-

1.4 ISSUES TO BE ADDRESSED

This Review process did not find any major issues within the building that require urgent immediate attention.

To maintain the high quality finishes and fitout and to meet the requirements for high performance and reliable building services, it is essential that all major works are carried out following documented advice and specifications from professional technical experts. These experts will still require thorough knowledge and accurate documentation about the building, to ensure that their advice and instructions are based on correct and reliable information.