

2018 PRESIDING OFFICERS' STATEMENT REGARDING THE CONDITION OF PARLIAMENT HOUSE

Senate F&PA Committee
 Tabled Document
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Summary

This is the Presiding Officers' fourth annual statement on the condition of Parliament House. These statements were introduced in response to a recommendation by the Senate Finance and Public Administration Legislation Committee in its 2012 report on the performance of the Department of Parliamentary Services (DPS).

The building is now 30 years old. A Building Condition Assessment Report was commissioned by the Presiding Officers in 2014-15, which outlined the need for a 10-year program of works to address deteriorations in the building fabric and preserve it into the future. This commenced with significant works undertaken on major components of the building.

Additional capital funding for this large program was provided by the Government and commenced in the 2015-16 financial year. Approximately \$22.775 million of upgrade work (excluding security, ICT and art-related expenditure) was completed in 2016-17. The work program accelerated in 2017-18 with the expenditure of approximately \$38.160 million on building upgrades. The table below details the expenditure planning for current and future capital works.

Table 1 (\$ '000)	2016-17	2017-18	2018-19	2019-20	2020-21
Allocation	31 451	49 619	44 041	47 662	27 140
Actual Expenditure	22 775	38 160	-	-	-
Forecast Expenditure	24 397	49 619	44 041	47 662	27 140

Note: Table 1 figures exclude funding for security work, ICT and art-related expenditure.

Significant Projects Commenced In 2016-17

Mechanical & Electrical Services

A height safety program of works was initiated to provide safe access to plant and equipment within the building and where such safety issues are of concern in public spaces. The majority of works has taken place in the industrial areas of the building. An increase to the effective balustrade height on the Queen's Terrace was designed in consultation with the moral rights administrators and is now complete. A risk-based analysis of other balustrades in the building has been undertaken and risk ratings allocated to all balustrades. The highest risk rating was attributed to the public galleries in both chambers as the barriers are both low and wide. Options for short-term and long-term mitigation are under development.

Lift Refurbishment Program

A major refurbishment program for the 42 passenger and service lifts is currently underway. ThyssenKrupp Elevators Australia Pty Limited was engaged in February 2017 and is replacing the lift motors and ancillary equipment while refurbishing the lift car interiors. To date, 10 lifts (including the large goods lift) have been completed.

Implementation in 2017-18

The 2017-18 Capital Works Plan has seen the implementation of several major projects as follows:

Civil Works

The Public Car Park Enhancement Project has commenced which aims to improve accessibility, safety and security of this facility. The car park design has been refined to provide significantly better access for people with restricted mobility and for groups arriving by bus.

Fire Systems and Services

A Fire Safety Strategy and Certification policy has been adopted including the installation, testing and commissioning of a new Emergency Warning and Intercommunication System, which also provides a refresh of the technology that controls chamber bells.

Mechanical & Electrical Services

The chillers project is reaching final completion as the management systems are adjusted to ensure optimal operations. The chillers are intrinsically linked to the cooling towers which have been upgraded, resulting in considerable energy savings and efficiency gains.

Design work has also commenced on the refurbishment of the air conditioning and ventilation systems to replace equipment which is approaching the end of its life and to ensure that the systems meet current standards. This will resolve issues identified in the Building Condition Assessment Report with around 50 air-handling units, 2000 fan controllers, 35 fan coil units and various other equipment (including packaged air-conditioning units, fans, dampers and controllers located throughout the building) being scheduled for replacement.

The design of the new auxiliary power system is being developed to provide a defined capacity for some critical areas of the building to continue operation during a loss of electrical power. The current generator provides limited back-up to critical life safety and evacuation systems. Options are currently being developed for consideration by the Presiding Officers.

Work is well advanced on upgrading the 11 main switch boards to include modern, reliable and safe circuit breakers. The upgrade to switch boards that support the Ministerial Wing and the main public entry area will be rescheduled for mid-2019.

An upgrade of the 837 distribution boards has commenced and approximately 30 have already been completed. Work on the remaining distribution boards will be concluded by 30 June 2021.

A lighting project has also been established to replace or upgrade lighting systems and fittings that are at the end of their serviceable life. Over the life of the Parliament, changes have been made to lighting colour, brightness and light sources that are inconsistent with design intent. The project will aim to use modern efficient lighting technology to balance contemporary uses of the building with design intent.

Hydraulic/Plumbing Services

The main boilers, which provide hot water to heat the building, are to be replaced by more efficient units and work is scheduled for completion by December 2018. The new boilers are improving system reliability and performance in addition to reducing energy and maintenance costs.

Sanitary tapware is scheduled to be replaced, with fabrication and installation occurring in the public and private bathrooms during 2018-19.

Security Works

Security Works continue throughout 2018-19. These works comprise an upgrade to the physical and electronic security systems across the precinct, including enhancements to the entrances of the building and the construction of a secure barrier with appropriate security technology inclusions. The physical and electronic security packages are both scheduled for completion in 2018-19.

Kitchen Refurbishment

In December 2016, DPS commenced in-house catering operations. A detailed assessment of the improvements required to increase efficiency and address gaps in food safety has been undertaken with two major projects being planned. All kitchens and dining rooms in Parliament House will be affected to some extent and the scheduling of the work to minimise disruption to the operation of the parliament, staff, events and the public is at an advanced stage of development.

Building Maintenance

In addition to the capital works program, a regular and extensive ongoing maintenance program continues. This program includes preventative maintenance as well as responding to unscheduled breakdowns and damage. During 2017-18, the DPS Maintenance Helpdesk received over 5000 requests.

The painting of interior surfaces has remained steady (compared to the previous year where the condition level required significant improvement) as has the program to replace worn and threadbare carpets in the general circulation areas of the building (please refer to the table under 'Summary of works' below).

The painting levels were reduced from the previous year due to access being restricted to non-sitting weeks only and improvement to the building condition in the last FY.

The extent of toilet wall retiling was reduced from the previous year due to less tile failures being reported.

A reduction in the area of parquetry floor polished was due to the changeover to the new cleaning contract and the activity was postponed to the Summer recess.

Ongoing challenges remain in relation to the existing fabric of APH including: (i) extensive cobwebs and bird droppings on the outside of the building, particularly at heights; (ii) tarnished internal walls; (iii) soiled upholstery, blinds and curtains; (iv) interior dust; and (v) continued problems with clothing moths.

On 10 May 2018, a five-year contract was signed with Dimeo Cleaning Services Pty Ltd for the cleaning services at APH. The contract commenced on 1 July 2018.

The contract combines three work packages (internal, external and specialist cleaning). More effective contract management mechanisms will provide a greater focus of control over cleaning integrity.

Landscape Maintenance

During 2017-18, it was necessary to replace 20 Japanese cherry trees at the Ministerial forecourt. The original trees were gifted to the Parliament from Japan and, in September 2017, the Japanese Ambassador attended a formal planting ceremony. Furthermore, Landscape Services has replanted a garden in courtyard 27 J/K and has also been monitoring the impact of the security upgrade works for potential impacts on the APH landscape.

Summary of works

The following table provides an overview of the principal maintenance works undertaken in Parliament House during the period 2014-18:

Nature of works	2014-15	2015-16	2016-17	2017-18
Square metres of painting	12,715	47,568	59,863	53,600
Items of Status A (commissioned) & B (global) furniture refurbished	90	170	210	277
All external glazing cleaned	Yes	Yes	Yes	No
All external walls cleaned	No	Yes	No	No
Square metres of parquetry floor polished	25,457	21,007	19,080	13,013

Number of bathrooms or ensuites re-tiled	31	34	23	17
Square metres of carpet replaced	3,539	3,785	4,922	7,775
Lineal metres of expansion joints repaired	0	1403	2,524	1,320