



SUBMISSION

LANDS BUILDING REDEVELOPMENT 134 MACQUARIE STREET HOBART

SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

NOVEMBER 2018

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I INTRODUCTION

I.1 PURPOSE OF THIS SUBMISSION

The purpose of this submission is to seek approval from the Parliamentary Standing Committee on Public Works for the redevelopment of the Lands Building, 134 Macquarie Street, referred to as Department of Primary Industries, Parks, Water and Environment (DPIPWE) Southern Accommodation Project (“the Project”). DPIPWE is also presenting this submission on behalf of sub-tenant, Service Tasmania.

The Project will provide DPIPWE Hobart CBD-based staff with contemporary office accommodation. DPIPWE staff are currently accommodated in multiple leased premises within the Hobart CBD.

In February 2017, Project Design Consultants, Xsquared Architects were appointed. The Project has developed a fit-out design of the Lands Building that will enable all of DPIPWE’s Hobart CBD based staff to be accommodated within one building. The fit-out design has been developed in line with DPIPWE’s Accommodation Principles of:

- **Efficient** – Designing a consistent, contemporary open plan layout that will allow the Department to consolidate its lease holdings.
- **Effective** - Providing a floor space that is interactive, hospitable and stimulating, which improves productivity and adds value to the effectiveness of a workplace.
- **Healthy and Comfortable** - Providing a workplace environment that motivates staff and promotes innovation and creativity.

The project will enable DPIPWE to consolidate and reduce its Hobart CBD lease holdings to one building. The estimated cost of the redevelopment is \$20,470,000 including up-front expenses and consultant design fees. The Building Owner (Charter Hall) is funding \$10,687,000 in the form of a lease incentive and contribution to integrated works. Service Tasmania, a division of the Department of Premier and Cabinet (DPAC) which sub-leases the majority of the Lands Building ground floor, is providing an estimated contribution of \$571,000. The balance of the estimated construction cost will be funded by DPIPWE (\$9,212,000) using current and future sub-lease savings.

The project will result in lease savings of approximately \$1.9 million per annum from 2024, which will be used to fund other corporate activities required to allow the Project to proceed and support the project outcomes over the medium to long-term, such as a hard copy record clean-ups, implementation of a new Electronic Documents Records Management System and other priority services.

2 ACCOMMODATION STRATEGY

2.1 PROJECT OBJECTIVE

The objective of the Project is to:

- Provide contemporary office accommodation for DPIPWE's Hobart CBD staff.

2.2 CORPORATE OBJECTIVES

The approach that the Department takes to implementing the Government's agenda is made explicit through the DPIPWE Corporate Plan. The proposal to redevelop the Lands Building and co-locate Hobart CBD-based staff in one building will contribute to meeting a key objective of the Corporate Plan 2018-22: to build an efficient and effective organisation.

The Project will provide efficiency improvements, including making better use of Departmental resources and assist the Department to adopt new ways of working that will help us provide continually improving services to the community and industry.

Investment in the building fitout will provide contemporary facilities for employees and enable workgroups to be better functionally grouped for improved collaboration and engagement. The Project will also result in more effective and efficient use of resources as the Department's net lettable area will be reduced generating recurrent budget savings.

The Project will focus on creating an innovative office design that:

- Improves collaboration across the workforce;
- Evolves and improves the workplace culture; and
- Efficiently uses space.

The Lands Building is considered a strategic leased building by the Department of Treasury and Finance, the lease re-negotiation was undertaken as part of its Hobart CBD leasing strategy.

2.3 PROJECT OUTCOMES

2.3.1 Broad Outcomes

The broad outcomes for the Project are:

- Construction of a contemporary work environment for Hobart CBD staff that meets the Project's Accommodation Principles.
- Improved planning, reporting, decision making and performance through productivity gains from Hobart CBD staff being located in one building.

- Creation of a work environment that is adaptable and enables new ways of working and new technology, and moving to a PaperLight office environment.

2.4 TARGET OUTCOMES

The target outcomes for the Project are:

- Consolidation of DPIPWE's accommodation within the Hobart CBD into the Lands Building.
- Provide DPIPWE Hobart CBD-based staff with contemporary office accommodation.
- Efficient use of floor space in the Lands Building.
- Net reductions in net lettable area (NLA).
- Significant net reductions in the volume of paper files.

2.5 CURRENT HOBART CBD ACCOMMODATION

DPIPWE's current Hobart CBD office accommodation is unsatisfactory. In January 2017, 660 DPIPWE Hobart CBD based staff were accommodated in:

- Lands Building, 134 Macquarie Street Hobart, net lettable area (NLA) 12,857m²;
- Tasplan Building, 1 Franklin Wharf Hobart, NLA 3,948m²; and
- Heritage Tasmania - 103 Macquarie Street Hobart, NLA 579m², (vacated in March 2017).

DPIPWE has two major public interface functions, and these front counters are currently located in different buildings.

- Marine Licensing Branch – Level 1 – Tasplan Building
- Land Titles Office – Level 1 Lands Building.

2.5.1 Lands Building 134 Macquarie Street Hobart.

The Lands Building was built by the Tasmanian Government in two stages, in 1974 and 1976. In 1978, the building was sold to a private owner, and then leased back to the Government. The last major refurbishment of the Lands Building was completed in the late 1990s.

The Lands Building has been identified as being of strategic importance to the Department. It features ten levels plus a basement with 17 car parks and archival quality storage spaces and is located in the prime southern precinct of Hobart's CBD. DPIPWE holds the lease for the whole building and sub-leases part of the ground floor to Service Tasmania.

2.5.2 Service Tasmania - Ground Floor, Lands Building

Service Tasmania's flagship Hobart service centre is currently located on the ground floor of the Lands Building. The service centre opened in 1998 and has had only minimal updates in the 20 years since.

Service Tasmania also operates the Tasmanian Government Contact Centre from the ground floor site. The ten-seat contact centre is currently located in a discrete internal tenancy on the ground floor, which is not accessible from the service centre.

The Service Tasmania tenancy also comprises a combined training room and facility for the Tasmanian Emergency Information Service (TEIS); a contact centre that is on standby at all times to provide an emergency support service for Tasmanians.

2.5.3 Tasplan Building I Franklin Wharf Hobart.

DPIPWE holds the lease for levels 1 to 7. The current Tasplan Building fit-out is dated with many over-sized offices and poor utilisation of space.

2.5.4 Heritage Tasmania - 103 Macquarie Street Hobart.

At project commencement, Heritage Tasmania occupied this site, however early Project activities resulted in DPIPWE vacating this accommodation and surrender of the lease was negotiated.

2.6 THE NEED FOR LANDS BUILDING REDEVELOPMENT

Space within both the Lands and Tasplan Buildings is currently poorly utilised. Due to its outdated fitout of the Lands Building, it is currently not possible to accommodate all DPIPWE Hobart CBD-based staff in the building, despite there being sufficient net lettable area to accommodate them. This has resulted in staff being split between two buildings (Lands and Tasplan), which creates ongoing inefficiencies for staff and visitors.

In addition to the inefficiencies caused by the current Lands Building fitout, the current design provides staff with limited access to natural light, a limited range and type of meeting spaces and poor quality staff amenities. Offices are generally given priority in the current fitout, with the best view outlooks and access to amenities, there is significant space wasted to circulation, due to the poor and inconsistent design.

The proposed refurbishment of the Lands Building will provide up to 726 workpoints for DPIPWE staff, including 37 spare workpoints. Currently 689 DPIPWE staff are accommodated within the Lands and Tasplan Buildings and temporary accommodation at 200 Collins Street Hobart.

The higher staffing density within the Lands Building will result in space being more economically utilised while still providing staff with a generous amount of space and high quality amenities.

Key benefits of consolidating DPIPWE staff into the Lands Building are summarised below:

- Brings all Hobart CBD-based staff together in one building and provides accommodation that is modern, fit for purpose, open and spacious and better supports staff collaboration.
- Provides an upgraded public interface for the Land Titles Office and the Wild Fisheries and Compliance and Licensing Branches of Water and Marine Resources Division, with multiple interview/meeting rooms to assist the branches in performing their regulatory functions with a high level of security and confidentiality.
- Building services and disability access improvements for staff and members of the public accessing the building.
- Provides recurrent lease savings of approximately \$1.9 million in the forward years by not requiring the Tasplan Building beyond the end of the lease term. Additional lease savings are already being realised through sub-lease agreements currently in place in the Tasplan Building. In addition, an existing sub-tenant has indicated interest in progressively taking on all seven floors of the Tasplan Building as DPIPWE permanently relocates to the Lands Building from early 2020 onwards.
- The new design incorporates sustainable design elements including designing for energy efficiency, using sustainable materials in the finishes and utilising new technologies to assist staff to move to a paper-light office environment.
- Incorporating a DPIPWE Emergency Response Centre on Level 1 will enable staff from multiple Divisions to quickly mobilise and operate within specialised zones in the event of a land or water based emergency.
- Service Tasmania will modernise its facilities and have the opportunity to implement a new service delivery model in the Hobart service centre.
 - The improved design will allow Service Tasmania to reduce its footprint in the Lands Building, whilst maximising space, including building capacity for growth for additional contact centre seats.

- The redevelopment provides the opportunity for Service Tasmania to maintain a dedicated training room and space for the Tasmanian Emergency Information Service (TEIS) on the ground floor.

2.7 CONTEMPORARY STATE GOVERNMENT OFFICE STANDARDS

Recent government office developments around Hobart including Parliament Square, 30 Gordons Hill Road Rosny, and the Tourism Tasmania offices on the ground floor, Executive Building 15 Murray Street Hobart, have established precedents for staff density per square metre of office space. Table 1 outlines these respective staff densities. The current DPIPWE staff densities in the Lands and Tasplan building are provided for comparison.

Table 1 - Staff density across major government office accommodation in Hobart

Address	Department	NLA (m²)	Staff #	Density (m² per employee)
Parliament Square, Hobart	State Growth	1800	145	13.2
30 Gordons Hill Rd, Rosny	Justice	3397	193	17.6
Ground Floor, Executive Building, 15 Murray St Hobart	State Growth	992	60	16.5
<i>Tasplan Building, Hobart</i>	<i>DPIPWE</i>	<i>3960</i>	<i>177</i>	<i>22.3</i>
<i>Lands Building, Hobart</i>	<i>DPIPWE</i>	<i>12857</i>	<i>450</i>	<i>28.5</i>

2.8 FUTURE ACCOMMODATION REQUIREMENTS

2.8.1 DPIPWE staffing requirements

Staff numbers scheduled to be accommodated within the redeveloped Lands Building have been quantified at each stage of the design development process.

Staff density across the typical office accommodation levels 2-9 will range between 13.3m² and 14.3m² per employee (refer to Table 2). It is noted that densities include un-allocated spare workstations to allow for future changes in staffing levels within divisions. Densities have been calculated based on net lettable area divided by number of open plan workstations and offices per level.

Table 2 – Proposed staff density across Lands Building floors after redevelopment

Level	Density (m ² per employee)
Ground	24.5m ²
1 st	16.5m ²
2 nd	13.5m ²
3 rd	14.3m ²
4 th	13.3m ²
5 th	13.8m ²
6 th	14.0m ²
7 th	13.5m ²
8 th	13.7m ²
9 th	13.5m ²

2.8.2 Service Tasmania

Service Tasmania will introduce a more contemporary design, which will provide for a better customer experience and a greater utilisation of space.

Transformation of services

Service Tasmania worked with an expert strategic design company (Guyer) to develop a concept design for a state-of-the-art customer focused service centre. This concept has subsequently been further development by Xsquared Architects.

In 2018 Service Tasmania marks 20 years of service to the Tasmanian community and is focussing on changing customer requirements. As basic transactional services decline, there is a growth in more relationship based, consultancy style services.

Functional benefits of new service delivery model

Service Tasmania will introduce new work practices to better support the customer experience. The new service centre is designed to enhance this with features including consultation booths, a concierge desk, self-service and assisted self-service facilities, a mix of sit, stand and accessible counters and extensive customer seating.

The new service centre will also allow for a more integrated contact centre, bringing Service Tasmania staff together in a contemporary co-located workplace.

Continuity of Service

It is important to note that during the works period (expected to be for a period of approximately 12 weeks), the service centre and the contact centre will be temporarily relocated to ensure continuity of service, and minimise any inconvenience to customers.

3 PROPOSED WORKS

3.1 SUMMARY OF PROPOSED WORKS

The proposed works associated with the redevelopment of the Lands Building at 134 Macquarie Hobart comprise the following:

- Redevelopment of Levels 1 – 9, involving removal of all internal non-load bearing partitions, ceilings and new finishes and workstations throughout.
- Redevelopment of half the existing basement to create additional staff bicycle storage and individual storage rooms for the DPIPWE Divisions.
- Redevelopment of the *Service Tasmania* tenancy on the Ground Floor as previously described.
- Refurbishment of other shared areas of the Ground Floor, including:
 - Provision of a new reception/security point that will provide a significantly improved ‘arrival’ experience for DPIPWE clients.
 - Provision of accessible and ambulant toilets, which can be accessed by visitors and members of the public.
 - Provision of a new lift between the ground and first floors allowing DPIPWE public interface functions to be accessed within the building’s publically accessible zone.
 - Creation of a café tenancy in space not required by either DPIPWE or *Service Tasmania* to service the public, tenants of the building and the customers of *Service Tasmania*. A tenant will be sought by Expression of Interest; this will further reduce the Crown lease costs and contribute significant amenity to the building for use by visitors and staff and members of the public.

Building works funded by the Lessor that will be managed by DPIPWE, include:

- Replacement of office level floor coverings;
- Repainting the premises;
- Supply and installation of new ceiling tiles;

- Supply and installation of new environmentally efficient lights; and
- Replacement of perimeter blinds throughout the Premises.

In addition, the Lessor has funded and managed their own building upgrades including:

- Building separate, secure locker areas for both male and females and an additional shower facility within the basement.
- Refurbish all fittings and fixtures within Common Area bathrooms; and
- Undertaking upgrades to the Building Management System (BMS).

These works were designed and procured by the building owner and works completed in late 2017 and are not included in the scope of this Submission seeking approval, but are provided to the Committee for context to the broader Project.

3.2 LESSOR BASE BUILDING UPGRADES*

Section 53 of the *Building Act 2016* (Tas) requires that when works are undertaken on 50% of the original building volume then the entire building must be brought into compliance with the Building Act and the National Construction Code. In response DPIPWE together with the Department of Treasury and Finance negotiated with the Lands Building owners, Charter Hall, to confirm the scope of upgrades required to bring the building as close as practicable to the current code.

Charter Hall has agreed to provide an additional \$3.08 million and will meet the following additional costs:

- Upgrading the Lifts - Controls (call buttons, audible announcements and braille) and internal refurbishment of the lift cars – estimated cost \$300,000.
- Resurfacing the treads of two fire stairs on either side of the lift core with an agreed vinyl coating, DPIPWE will be meeting the cost of resurfacing Stair 3 (Macquarie Street) which will be used both as a Fire and Staff Circulation Stair.

The successful negotiations with the Lessor will result in a range of beneficial Lands Building upgrades including:

- The building being safer as a result of fire sprinklers being installed throughout, new fire booster assembly on the Macquarie Street Building frontage and a range of emergency upgrades.

- A range of access and disability access improvements including:
 - Accessible car parking space marked in the basement.
 - Accessible toilets constructed on levels: ground, 1, 3, 6 and 9.
 - Accessible shower to be constructed on the ground floor.
 - The external entry to the building being upgraded to improve accessibility such as provision of compliant handrails, step edge tactile indicators and pavement resurfacing.
 - New code compliant handrails on Murray and Harrington Street driveway ramps. A new top rail will also be added to the existing handrail on the path through to the Family Court and Jennings Lane.
- Staircase 1 – upgraded to being a fire rated emergency discharge stair; this will mean the building has three rather than two emergency discharge stairs which will improve safety.
- Staircases 1 and 2 will be resurfaced with a more contemporary and non-slip vinyl surface and contrasting stair nosings installed. Asbestos known to be sealed underneath the existing vinyl on stair 1 will also be removed as part of resurfacing at the Lessors cost.

3.3 ARCHITECTURAL STATEMENT

3.3.1 Functional Brief

A key element of the Project planning was the development of a functional brief to guide the development of the design. The functional brief provides details of best practice in government workplaces that DPIPWE seeks to emulate, explains the limitations of the current DPIPWE accommodation, captures the specific requirements of each Division, and outlines the proposed future state of DPIPWE's Hobart accommodation. Divisions were requested to provide input into a functional brief questionnaire, which was then further expanded and detailed through meetings with Division representatives.

Once approved, the functional brief became an input into the project architectural design process, and was included in the Request for Tender documentation provided to Design Consultants.

3.3.2 A Contemporary Office Fitout

The design brief for the Project was to provide a standardised layout across all floors, which best suited DPIPWE's current needs, whilst being flexible enough to accommodate changing needs in the future. Whilst the staff density per square metre will be increased, this is to be offset by an

improved working environment and facilities for staff. Key design principles guiding the office layouts for this project are:

- Workstation areas afforded the best outlook with uninterrupted views to windows and access to natural daylight.
- Offices, meeting rooms and other auxiliary rooms such as stores and utility rooms centralised in a central core near the lifts to enable workstations to have access to views from three sides of the building.
- Maximising storage opportunities by locating full height joinery on the perimeter and expansive low bench units to help delineate the circulation zone at the entrance of the open plan area.
- Promoting use of the internal stairs for staff movement between levels. Stair 3 is currently only used as a fire exit and will be reactivated for use on the floors and highlighted as a feature on the levels 1-9 by being wrapped in timber.
- Provision of different types of workspaces so staff have a choice of locations to work. These include private alcoves for concentrated work, breakout spaces, an informal meeting space as well as meeting rooms and staff rooms.
- Creation of a first floor DPIPWE meeting suite providing a varying array of meeting rooms from one-on-one interview rooms to a conference room sized to accommodate 100 people.
- Creation of a public lobby on the ground floor so that the Department has a more visible public face. This in part has been achieved by consolidation of the Service Tasmania Service Centre footprint and using the central entrance as the principal entrance into the building. This helps reduce circulation areas required and provides a level of permeability not currently experienced in the current building.
- Location of the DPIPWE public interface functions on the first floor accessed by installation of a new lift between the ground and first floors. This improves functionality; staff can be collocated to the reception area, which would not have been possible on the ground floor. In addition, this means there is no reason for public to access past the ground floor reception providing a clear security threshold not possible in the current building. This in turn removes the need for a secure lobby on each level.

- Improve access for public and staff with disability has been a key DPIPWE directive. All staff kitchens will have accessible facilities and benches. Sinks will have an uncut bench to allow full access without any need for future alterations. All public reception counters will have accessible counters built into the designs.

Importantly, the Department is seeking to create a workplace for staff that facilitates communication within and between business groups. The future workplace will promote ad hoc interactions, and provide a range of flexible working spaces for the different needs of staff throughout the working day, including dedicated workstations, formal meeting rooms, individual quiet work alcoves, and a range of informal working areas.

3.4 SCOPE OF WORKS

3.4.1 Introduction

The following sections describing the scope of works should be read in conjunction with the Construction Documentation Set, Refer Section 7.1.

3.4.2 Basement

- New bulk stores for DPIPWE Divisional storage.
- Extending the existing bike rack area to accommodate additional 50 bike racks.

3.4.3 Ground Floor

The Project has created an opportunity to improve the visitor experience on the Ground floor of the Lands Building for both DPIPWE and Service Tasmania visitors and staff.

The main central entrance will be re-established as the principal entrance to the building. Existing dated external finishes will be removed and replaced. New compliant handrails and tactile indicators will be installed to the entrance stair. A new DPIPWE reception/security desk will be provided and speed-style gates will provide secure access to the floors above.

Service Tasmania has sought to design a service centre that allows a diversity of choice for customers, greater flexibility and will offer a sense of empowerment for customers who are able to self-serve, or be assisted to self-serve. The design was provided to Xsquared Architects as a set of functional requirements. The proposed Service Tasmania layout includes:

- A concierge desk to allow Service Tasmania clients to be greeted, 'triaged' to assist with their query, and be directed to the appropriate service area;

- More flexible service counters offering a range of options for customers including seated and standing service areas, and an accessibility counter, for staff to provide traditional transactional services;
- Self-service and assisted self-service areas to empower clients to carry out some transactions themselves;
- Consultation booths to comfortably accommodate for transactions requiring additional time, space or privacy;
- Updated, modern and contemporary finishes and colour scheme;
- A dedicated Tasmanian Emergency Information Service (TEIS) / Training Room;
- Q-matic ticketing system and customer seating to improve the customer flow and importantly customer comfort;
- Improved street frontage and centralised service centre doors to provide a welcoming, easily accessible and highly recognisable approach and entry; and
- Rationalised back of house space to provide a contemporary co-located workplace for service centre and contact centre staff, and improved staff amenities.

The Public Lobby includes:

- Shared Interview Room, which can be used as a breakout room when the TEIS is in use.
- An updated entryway and DPIPWE reception point;
- A new elevator between the Ground and First floors for DPIPWE visitors; and
- A commercial café tenancy, to provide amenity to both staff and visitors;

3.4.4 Level One

Level 1, via use of the new lift incorporates DPIPWE's public interface functions, the Land Titles Office and the Fisheries Licensing and Compliance Branch. These are open daily to the public to obtain fishing licenses, copies of property titles or other similar needs.

This level includes a DPIPWE meeting suite incorporating:

- Shared medium and small meeting rooms;

- A Conference Room/ Emergency Response Centre capable of seating a 100 people;
- A boardroom capable of seating 24 people;
- Kitchenette and breakout spaces to cater for visitors to the meeting rooms; and
- A Parenting Room and Accessible Toilet to provide amenity to DPIPWE staff and visitors.

3.4.5 Office Levels 2 - 9

The office Levels 2 – 9 have been designed to provide a standard, open plan layout that meets the DPIPWE accommodation principles of effectiveness, efficiency, and health and safety. Each floor includes:

- Consistent, open plan office layout that maximises access to natural light for the majority of staff;
- Limited number of offices and meeting rooms of varying sizes located near the lift core to reduce impact on available windows;
- Private alcoves for staff to make phone calls or do concentrated work; and
- High quality, shared amenities for use by all staff.

3.4.6 Specialty Spaces

The following specialty spaces are integrated into the office fitout, these spaces support specialist functions of respective Divisions of the Department.

Level	Room Use
Four	EPA – Noise Lab. Room used for concentrated analysis of sounds by EPA.
Seven	Park & Wildlife Branch – Fire Operations Room. Used in the event of a bushfire in a National Park in addition to ongoing bushfire management such as planned control burning etc.
Eight	Information Services Branch (ISB) Computer Build Room, for assembly and ongoing maintenance of DPIPWE computer fleet.

3.4.7 Fitout Materials

A fundamental decision was taken early on by DPIPWE to adopt a standardised approach to the use of materials and not to delineate different groups or branches by different colours or materials. This is aligned to the principle that office levels are to be as flexible as possible for use by different Divisions as they expand or contract in the future. The selection of materials is also deliberately as timeless as possible. Natural tones have been adopted to best compliment the Department's natural values:

- Extensive use of Tasmanian timber in the form of vertical timber cladding, benchtops and joinery cupboard doors.
- Tiles with a stone-like finish.
- Black form-ply laminates for joinery carpentry.
- Selection of dark grey carpets with highlighted areas of blue inlays.
- New ceiling tiles with high acoustic properties.

3.4.8 Environmental Sustainable Design

Materials Selection

Materials have been selected to be robust and therefore have a long lifespan. In addition, the following sustainable material selections are proposed:

- Extensive use of Tasmania Oak in the vertical timber wall cladding, which has been designed to clad walls to the lift lobbies and surround Stair 3. These timber screens may also have Blackwood and Myrtle timbers randomly placed to create highlights.

It is currently proposed to source this timber through Hydrowood, a company that salvage timber from Lake Pieman. Small timber off cuts resulting from the timber cladding will be salvaged and assembled into feature panels to be located on the back walls of alcoves.

- Timber used as benchtops on the long linear storage units and cupboard doors in the kitchens are proposed to be Smart Oak which is a laminate of Tasmanian grown veneers. It is desired that the Smart Oak required would be sourced and supplied by Oakdale Industries in Mornington, a not-for-profit organisation that trains and employs over 30 people with disabilities. Procurement of timber will be resolved as part of the tendering process.

- Low Volatile organic compounds (VOC) paint will be used throughout.
- On Levels 1-9 vertical gardens and potted plants are proposed. The vertical gardens will have specific grow lights specified and will have automated irrigation and drainage. Not only providing a calming backdrop to the office environment, they help improve indoor air quality.

Energy Efficiency

- The building owner, through its lease incentive provided to DPIPWE, has agreed to fund new T5 fluorescent lights that will improve the energy efficiency of the building. Following analysis and advice from project engineers, JMG, DPIPWE has elected to install new LED office lighting. The payback period for this additional cost is as little as three years due to reduction in prices of LED technology. Added to this is the far superior lifespan and reduced maintenance costs.
- As mentioned previously it is proposed to activate Stair 3 (Macquarie Street) for staff movement between the floors. Some Branches such as Parks and Wildlife are located over two adjoining floors; depending on the location of staff, it will be far easier to change floors by the central staircase instead of using the lifts. This will have a minor reduction in lift use but equally improve staff physical activity.

Waste management

- All staff kitchens have been designed with two bins integrated into the design. One of these will be to collect general recycled waste.
- It is proposed to incorporate a public waste recycle centre into the ground floor entrance area. This will allow public and staff to drop off batteries, old mobile phones and other items.
- The appointed Builder will be required to develop a waste management plan to minimise waste and maximise recycling.

Consolidation and reduction of printing hubs

In parallel to the Lands Building Redevelopment, DPIPWE is standardising the use of multi-function devices (MFDs). These new devices for copying, printing and scanning will result in environmental benefits such as reductions in paper and toner use and waste printing.

National Disability Services (NDS) Provider Involvement

DPIPWE has utilised the services of NDS service provider, Colony 47 to manage the removal of furniture and to facilitate re-use of furniture by charities and community groups.

This has provided valuable employment opportunities and minimised the amount of furniture and goods that has had to be disposed of.

DPIPWE furniture has been reallocated internally and to the following government Departments:

- Department of Education
- Department of Justice
- Macquarie Point Development Corporation
- Department of Health

Remaining surplus items have and will continue to be offered to community groups or to the Hobart Recycling Centre for re-use.

3.4.9 Tasmanian Government Art Site Scheme

Consultation has been undertaken with Arts Tasmania and an artist's brief has been prepared. The commission is seeking proposals for two components:

1. A handcrafted conference table for the large board room located on the first floor. The table would need to seat up to 24 people.
2. Wall based or suspended artwork for ground floor public lobby area DPIPWE.

The total art commission is \$80,000. The artist selection process is expected to occur in early 2019, following the Standing Committee's decision.

4 PROJECT MANAGEMENT

4.1 GOVERNANCE

The Project has been overseen by a high level of corporate governance in the form of the Southern Accommodation Project Steering Committee. This committee has been led by the Deputy Secretary Corporate Heritage and Lands (Project Sponsor) and has had high level representation from all divisions to be accommodated within the Lands Building.

4.2 LANDS BUILDING REDEVELOPMENT DESIGN TEAM

In January 2017, the SAP Team released a Request for Tender for Design Consultants. A formal Tender period followed, and the consultancy was awarded to Xsquared Architects in February 2017. The lead architect has extensive experience in the design and development of a number of government and non-government office fit-out projects.

The consultants identified in Table 3 provide specialist skills to the project when needed to support the Project team.

Table 3 – Project consultants

Requirement	Service Provider
Principal Consultant	
Architectural Design Services	Xsquared Architects (TAS)
Sub Consultants	
Building Engineer Services	JMG Engineers and Planners (TAS)
Quantity Surveying Services	Matrix Management Group
Access Consultant Services	Michael Small
Lessors Consultants	
Building Surveying Services	McKenzie Group
Fire Engineering	Wood & Grieve Engineers (Melbourne)
Legal Advice	
Legal – Tender and Contractual Advice	Crown Law

4.3 DESIGN APPROVAL PROCESS

Each Phase of design has been endorsed by the Project Steering Committee and approved by the DPIPWE Executive Committee. All key project decisions have also been endorsed by the Steering Committee to ensure the project meets the design and accommodation principles and

accommodation strategy and needs of the Department and flexibility to accommodate changes in the future.

4.4 STAKEHOLDER CONSULTATION

The Southern Accommodation Project has implemented a comprehensive consultation approach to manage communication, consultation and engagement with staff and affected stakeholders, from project planning and through each design stage.

Consultation, communication and engagement has occurred with the following stakeholders:

- DPIPWE staff, located within the Lands Building and other locations;
- DPIPWE management;
- The Tasmanian Archives and Heritage Office;
- Union representatives;
- Department of Premier and Cabinet staff and management; and
- Relevant Ministers.

4.4.1 DPIPWE Staff

The staff consultation approach included employing a range of consultation, communication and engagement mechanisms:

- Information Sessions and formal presentations;
- Working groups for specific elements of design;
- On-site meetings;
- Face-to-face briefings and discussions;
- Telephone discussions;
- Intranet pages;
- Dedicated Project email address;
- Written briefings and reports;

- Small group meetings.

Staff information sessions and presentations for staff currently located in the Lands and Tasplan Buildings have been conducted at all stages of Design. In the early design stages, consultation provided staff the opportunity to inform the development of the functional brief, and in later stages to inform and refine the design as it evolved.

The project team has undertaken comprehensive consultation with specialised areas of the Department, including the Parks and Wildlife Services Fire Operations Team, the EPA Noise and Air Laboratory and managers of public interface functions. These specific technical requirements have been incorporated into the design to meet the operational needs of these Departmental areas.

Staff were given the opportunity to be part of Working Groups established to inform specific areas of design, such as Shared Spaces and Meeting Rooms. Staff self-nominated to take part in these groups, which allowed interested staff to have direct input into the development of the design, as well as providing the project team an opportunity to present designs to working group participants for discussion and feedback.

Face-to-face communications have been supported by a strong online engagement campaign. The Southern Accommodation Project has a dedicated intranet page that provides regular Project Updates, design plans, opportunities for feedback and helpful resources. In addition, the Project has a dedicated email address for staff to provide feedback or ask questions. The Project team has also set up an anonymous online survey to allow staff to provide non-identifiable feedback if required.

4.4.2 Service Tasmania staff

Service Tasmania has also undertaken extensive consultation with staff.

Service Tasmania worked with a strategic design company (Guyer) to develop a state-of-the-art, customer-focussed service centre. Staff were widely consulted through workshops, service centre visits, one-on-one interviews, and staff meetings. Following the completion of a Concept Report, the designs were shared with all affected staff and a program of formal consultation commenced.

A small group of key staff representatives have continued working with Xsquared Architects on detailed design, and the broader cohort will continue to be consulted at each stage, to maintain staff awareness and engagement.

4.4.3 Union Consultation

The project team has consulted with the Community and Public Sector Union (CPSU) and members at the following stages of design development:

1. Commencement of Project.
2. Accommodation Testing and Concept Design release.
3. Schematic Design Release
4. Design Development Release.

At each stage, feedback from the CPSU and its members has been considered and actioned where relevant.

In addition, Service Tasmania has been keeping the CPSU and the Australian Services Union (ASU) briefed on matters relating to staff, including the Hobart service centre and contact centre redevelopment, at their regular meetings, including at the newly established (union and staff) Joint Consultative Committee.

4.5 PROCUREMENT PROCESS

It is proposed to undertake separate Request for Tender processes for three components of the fitout works:

1. Major Building Works
2. Workstations and Associated Furniture
3. Loose Office Furniture

State Government Request for Tender templates and Australian Standard forms of contract will be used. All major and minor procurements are to be undertaken within the Treasurer's Instructions (TIs). All procurements will have Tender Evaluation and Probity Plans to define the methodology for evaluation.

As per the below listed Standing Committee resolution it is DPIPWEs intention to advertise the Workstation and Associated Furniture, and Loose Furniture tenders prior to committee approval. No formal engagement will occur until after approval of the project has been received from the Parliamentary Standing Committee on Public Works.

Committee resolution from 30 August 2001:

- *“Resolved, That the Committee has no objection to allowing tenders to be called through newspaper advertisements, subject to such advertisements including a clause advising prospective tenderers that the project is subject to the approval of the Parliamentary*

Standing Committee on Public Works pursuant to the provisions of the Public Works Committee Act 1914.”

The Major Construction Works tender is currently being finalised and will be released once ready for advertising.

The reasons for early advertising of tenders include:

1. Tenders can be closed prior to the Christmas – New Year close.
2. To mitigate the extended delays that the project has experienced (approximately 9 months) in relation to the Building Act requirements and additional base building upgrades.
3. To commence the Project as promptly as possible in the New Year, in turn this will enable lease savings to be realised sooner as a result of surrender of the 200 Collins Street decanting site and vacating the remaining floors of the Tasplan Building.

As required by the Committee, the following words will be included in the workstation and major construction works tender documents and advertisements:

“Prospective tenderers are advised that this project is subject to the approval of the Parliamentary Standing Committee on Public Works pursuant to the provisions of the Public Works Committee Act 1914.”

4.6 PROJECTTIMELINE

The key upcoming estimated dates for the project are as follows:

Project Task / Phase	Completion Date
PSCPW hearing	November 2018
Documentation, preparation for tender	October – November 2018
Construction Tender Period	December 2018 – January 2019
Tender close	February 2019
Tender assessment and approval	February 2019
Contractor appointed	February 2019
Construction commences (Stage I)	February – March 2019
Construction completed	March 2020
Project completion review and evaluation	May 2020
Defects liability period end (12 months)	March 2021
Project Close	March 2021

4.7 POTENTIAL PROJECT RISKS OR CONSTRAINTS

This project has adopted a robust approach to issues and risk identification and mitigation. These are monitored monthly by the Steering Committee and updated by the Project Team regularly. Risks such as the following will continue to be actively managed throughout the project:

Identified Risks	Risk Mitigation Strategy
The construction tenders exceed the total available budget	<ul style="list-style-type: none"> Value management strategies may be applied if necessary, a proportion of the FF&E is discretionary. Existing furniture will be re-used where possible or if positive tender results are not received.
Ensuring value for money	<ul style="list-style-type: none"> Office has been designed with minimal enclosed spaces, therefore saving money on construction. Matrix Management Group will provide expert advice during procurement and assist with tender evaluations to ensure value for money. All procurements will have Tender Evaluation and Probity Plans to define the methodology for evaluation.
Managing Integrated Works on behalf of the Building Owner	<ul style="list-style-type: none"> The Building Owner is contributing an additional \$3.08 million for additional base building upgrades, to be undertaken by DPIPWE on its behalf. This comes with some risk in terms of damage impacts to the building. DPIPWE and DTaF, as Lands Building Lessee with advice from Crown Law are investigating additional insurance coverage to offset this risk.
Delays occur during construction	<ul style="list-style-type: none"> Regular site meetings will be held throughout the construction phase that updates the construction programme. Adequate programming has allowed full documentation of the construction package to minimise the risk of technical difficulties during construction.

Staff occupancy issues	<ul style="list-style-type: none"> • Post occupancy review workshops will occur approximately a month after each stage of construction.
Comfort and convenience of <i>Service Tasmania's</i> customers during the Ground Floor redevelopment	<ul style="list-style-type: none"> • Relocation of <i>Service Tasmania</i> service centre and contact centre during the Ground Floor redevelopment.
Full project funding not confirmed	<ul style="list-style-type: none"> • Treasury has endorsed internal cash flow financing. • DPIPWE has already secured a range of fixed term sub-lease agreements. • SAP Team will continue to work closely with DTaF Property and Procurement Branch.
Inability to secure tenant for Tasplan Building	<ul style="list-style-type: none"> • DPIPWE has already secured a range of fixed term sub-lease agreements. • An existing sub-tenant has indicated interest in progressively taking on all seven floors of the Tasplan Building as DPIPWE permanently relocates to the Lands Building from early 2020 onwards.
Workplace, Health and Safety	<ul style="list-style-type: none"> • The appointed building contractor will be required to develop a Construction Management Plan upon commencement detailing how works will be staged and what safety and security measures will be adopted to ensure safety and to minimise the impact of works. • WHS will be a key focus of construction administration. • SAP Team working with DPIPWE Emergency Management Committee to review safety during construction.

5 PROJECT BUDGET

5.1 PROJECT COSTS

Table 4 provides a summary of the estimated project cost.

Table 4: Project costs

Description	Cost
Construction, including design and construction contingency	\$16,563,000
Up-front expenses including consultants' fees	\$1,200,000
Furniture and Equipment	\$2,627,000
Art in Public Buildings	\$80,000
Total	\$20,470,000

The construction pre-tender estimate excluding up-front expenses and including consultants' fees is \$19,270,000 (refer section 7.2 Quantity Surveyor Pre-Tender Estimate). The total project costs including up-front expenses and including consultants' fees is \$20,470,000.

Upfront expenses include architectural, design and engineering fees and permit authority fees.

The furniture and equipment budget will provide for appropriate furniture and equipment in the building fit out.

In line with project management best practice, the construction expenditure includes a contingency allowance, to provide additional funds in the event of design amendments, unforeseen construction costs, additional expert advice and post-occupancy changes.

Cost information and estimates for the project have been provided by Xsquared Architects and Matrix Management Group Quantity Surveyors, based on the Phase D – Construction Documentation set and current market conditions. Variations will arise during construction, a client contingency has been allowed to cover this. The project scope will be managed within the budget parameters.

5.2 FUNDING

Table 5 provides an outline of the funding sources for the project, which comprise Lessor funding, a contribution from Service Tasmania and DPIPWE funding.

Table 5: Funding sources

Description	Amount of funding
Lessor Funding: Incentive and Base Building Upgrades	\$10,687,000
Service Tasmania Contribution	\$571,000
DPIPWE Funding	\$9,212,000
Total Funding	\$20,470,000

5.2.1 Lessor funding

In 2016, a new lease Heads of Agreement was negotiated between the Crown (led by the Department of Treasury and Finance), DPIPWE Representatives and the Lessor of the Lands Building, represented by Charter Hall. As a result of the lease negotiations, the Lessor agreed to provide \$7.6 million as a Fitout Incentive based on the Department signing a new 12 year and 9 month lease term.

In addition to the fitout incentive, the Lessor will provide \$3.08 million funding for the base building upgrades required to meet the Building Act (refer to Section 3.2). Charter Hall's total financial contribution is \$10,687,000.

5.2.2 Service Tasmania contribution

Service Tasmania will provide a funding contribution of approximately \$571,000 towards its fitout costs if required and based on specific Service Tasmania design requirements.

5.3 DPIPWE FUNDING

The balance of the funding will be met by DPIPWE using current and future sub-lease savings.

The annual lease cost for the Tasplan building is currently \$1.7 million with a lease expiry of 2023. Consolidation of DPIPWE staff within the Tasplan building has allowed Levels 3, 5 and 6 of the Tasplan building to be sub-let to Department of Health and Human Services and Department of State Growth. Part of Level 7 was sub-let to Department of Communities Tasmania from August 2018. These arrangements will result in savings of around \$850,000 per annum and provide an immediate funding source for the project.

DPIPWE will fully relocate to the Lands building by early 2020, allowing all floors of the Tasplan building to be vacated, resulting in additional potential lease savings of around \$7.3 million between

2020 and 2024. An existing sub-tenant has indicated interest in leasing all floors of the Tasplan building once vacated by DPIPWE, this would provide certainty that revenue from lease savings will be realised immediately on DPIPWE vacating the Tasplan building.

5.4 CASH FLOW

The Department of Treasury and Finance endorsed the use of DPIPWE internal operating accounts to provide cash flow funding for the project until lease savings are realised. Funding is being provided as a temporary offset (internal loan) against the Agency accounts until project cash flows become positive and fully repay the internal loan.

The maximum cumulative deficit will occur during the construction period commencing 2018-19, with the project estimated to be cash flow positive in 2024.

5.5 VALUE FOR MONEY STATEMENT

The Lands Building Redevelopment project has focussed on ensuring public funds are well spent and ensuring value for money from project inception. Factors demonstrating value for money include:

- Redevelopment has been designed to well resolved accommodation principles; materials and finishes are carefully resolved and in no way excessive.
- DPIPWE operations will be more efficient as a result of staff being co-located in one CBD location.
- Net Lettable Area (NLA) reduction of approximately 4,527m² as a result of vacating Tasplan Building and 103 Macquarie Street Hobart. This represents a 26% reduction in NLA.
- Contemporary accommodation and technologies will enable integrated communications with other offices statewide.
- The project will result in lease savings of approximately \$1.9 million per annum from 2024, which will be used to fund other agency priorities in the future.

6 CONCLUSION

The process of developing the Southern Accommodation Project design has been thorough, with extensive consultation with DPIPWE staff, Service Tasmania staff and stakeholders.

The overall aim has been to ensure that the design solutions – as outlined in this Submission – allow the Department to provide staff with contemporary office accommodation.

Providing this contemporary office accommodation allows for reduction in lease costs and for DPIPWE to realise actual savings in the forward years.

In addition, benefits for staff include: co-location, better amenities and access to natural light.

The implementation of the scope of works detailed in this submission will greatly improve the provision of services delivered by DPIPWE and Service Tasmania, and provide a better working environment for staff.

The project has a relatively short capital works payback period of four years from construction completion around March 2020.

Recommendation

The Department of Primary Industries, Parks, Water and Environment therefore recommends the Southern Accommodation Project to the Parliamentary Standing Committee on Public Works for its support and approval.

7 APPENDICES

7.1 CONSTRUCTION DOCUMENT SET

Drawing Schedule		
1656_	A100	C Coversheet and Drawing Schedule
1656_	A101	C Site Plan
1656_	A201	C Basement Floor Plan
1656_	A202	C Ground Floor Plan
1656_	A203	C First Floor Plan
1656_	A204	C Second Floor Plan
1656_	A205	C Third Floor Plan
1656_	A206	C Fourth Floor Plan
1656_	A207	C Fifth Floor Plan
1656_	A208	C Sixth Floor Plan
1656_	A209	C Seventh Floor Plan
1656_	A210	C Eighth Floor Plan
1656_	A211	C Ninth Floor Plan
1656_	A212	C Tenth Floor Plan - Plant
1656_	A215	C Blinds - Typical Floor
1656_	A221	C Basement Reflected Ceiling Plan
1656_	A222	C Ground Floor Reflected Ceiling Plan
1656_	A223	C First Floor Reflected Ceiling Plan
1656_	A224	C Second Floor Reflected Ceiling Plan
1656_	A225	C Third Floor Reflected Ceiling Plan
1656_	A231	C Ninth Floor Reflected Ceiling Plan
1656_	A241	C Ground Floor - Floor Finishes Plan
1656_	A242	C First Floor - Floor Finishes Plan
1656_	A243	C Typical Floor - Floor Finishes Plan
1656_	A244	C Stair - Floor Finishes
1656_	A260	C Basement Floor Demolition Plan
1656_	A261	C Ground Floor Demolition Plan
1656_	A262	C First Floor Demolition Plan
1656_	A263	C Second Floor Demolition Plan
1656_	A264	C Third Floor Demolition Plan
1656_	A265	C Fourth Floor Demolition Plan
1656_	A266	C Fifth Floor Demolition Plan
1656_	A267	C Sixth Floor Demolition Plan
1656_	A268	C Seventh Floor Demolition Plan
1656_	A269	C Eighth Floor Demolition Plan
1656_	A270	C Ninth Floor Demolition Plan
1656_	A301	C Elevations 01
1656_	A401	C Sections
1656_	A501	C Sanitary Facilities
1656_	A502	C Kitchen and Staff Facilities
1656_	A503	C Typical Floor - Alcoves and Entry Seat
1656_	A504	C Typical Lift Lobby
1656_	A505	C Informal Workspace
1656_	A506	C Lockers and Joinery
1656_	A507	C Utility, Floor Storage and Joinery
1656_	A508	C Department Specific Room Layouts
1656_	A509	C Ground Floor - Internal Elevations and Joinery
1656_	A510	C First Floor - Internal Elevations and Joinery 01
1656_	A511	C First Floor - Internal Elevations and Joinery 02
1656_	A520	C Service Tasmania - Interior Elevations
1656_	A521	C Service Tas - Joinery 01
1656_	A522	C Service Tas - Joinery 02
1656_	A523	C Service Tas - Joinery 03
1656_	A524	C Service Tas - Joinery 04
1656_	A525	C Service Tas - Joinery 05
1656_	A601	C Construction Details 01
1656_	A602	C Construction Details 02
1656_	A603	C Construction Details - Ground Floor
1656_	A604	C Construction Details - Ground Floor Entrance
1656_	A605	C Stair Details
1656_	A606	C Bulkhead Details
1656_	A607	C Construction Details 03
1656_	A901	C Door Schedule



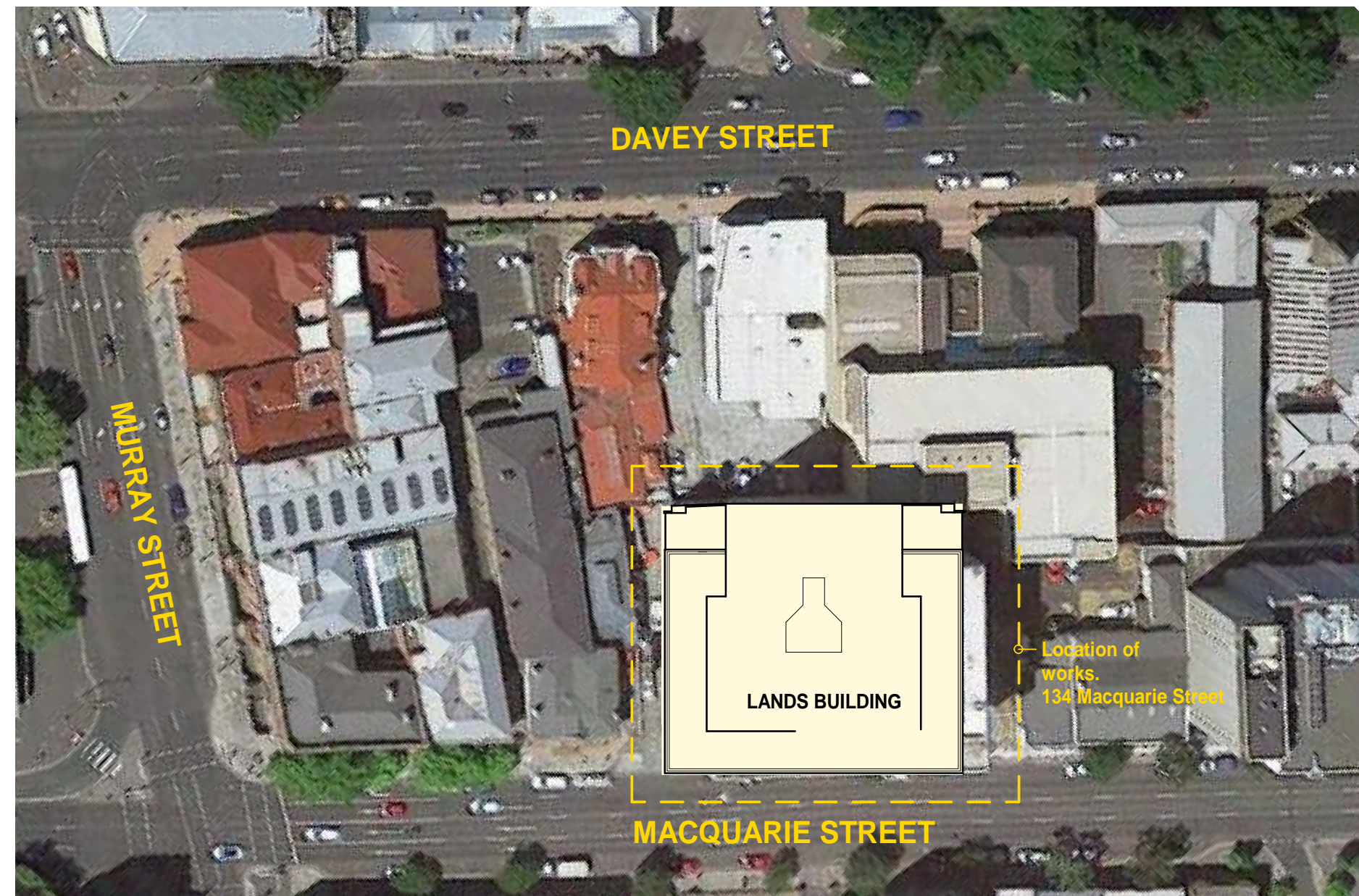
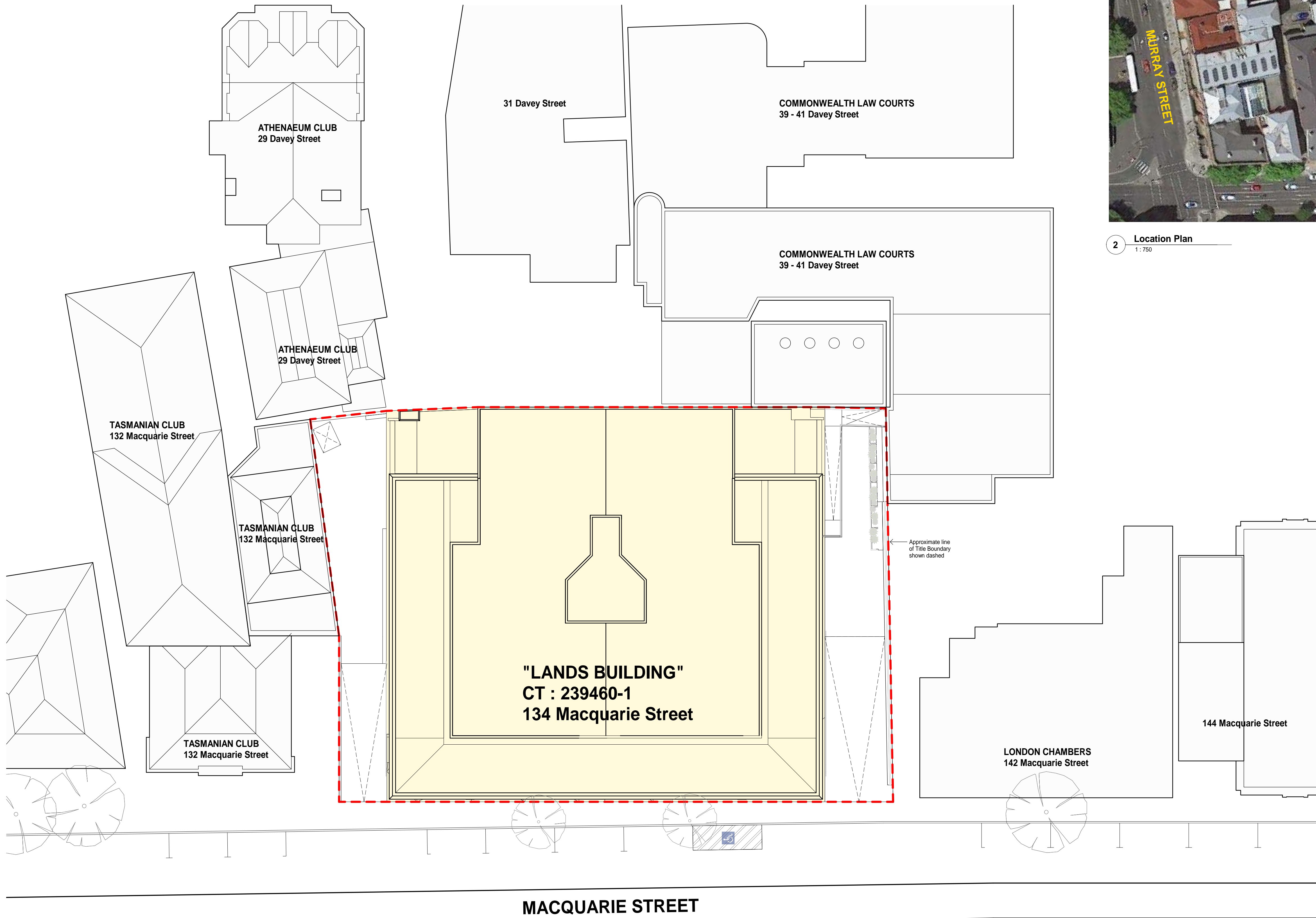
Lands Building Redevelopment - Major Construction Works

134 Macquarie Street, Hobart TAS 7000
Department of Primary Industries, Parks, Water & Environment

Oct 2018

TENDER ISSUE

PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL



PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL

TENDER ISSUE

REVISIONS
A 15/06/2018 Photo C.DG Issue
B 17/06/2018 Tender Issue
C 16/07/2018 Tender Issue

DRAWING
Site Plan

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
1656

DATE
Oct 2018

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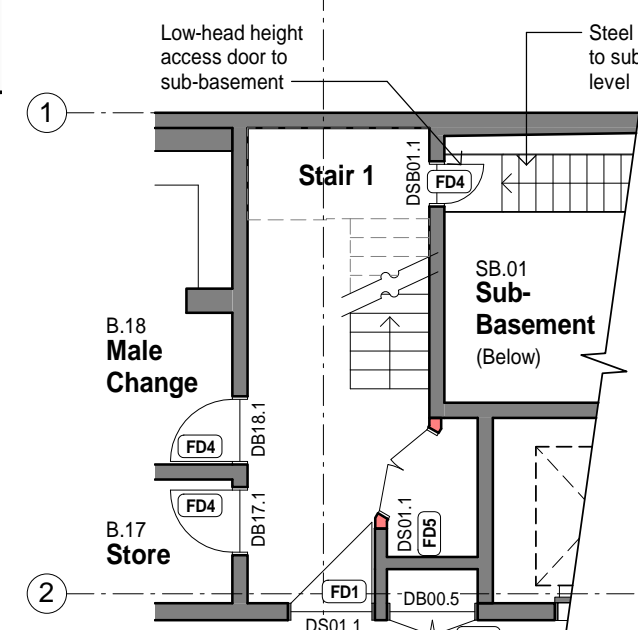
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Drawing Key	
	New Walls
	New Fire Rated Walls to underside of slab over
	New Acoustic Walls extend up to underside of slab over. (P3)
	Existing Walls
	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control Point modified with break-glass for emergency re-entry.
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall.
	Location of Ultracompact Stone Cladding over base wall.
	Location of Bluestone cladding over base wall.
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200-1500mm band.
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling.
	Opaque Glass Film - 75mm band.



PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL

TENDER ISSUE

REVISIONS
A 15/06/2018 Phase C D01 Issue
B 17/06/2018 Tender Issue
C 14/07/2018 Tender Issue

DRAWING
Basement Floor Plan

PROJECT TITLE
Lands Building Redevelopment - Major Construction Works

PRINCIPAL
Department of Primary Industries, Parks, Water & Environment

PROJECT ADDRESS
134 Macquarie Street, Hobart TAS 7000

JOB NUMBER
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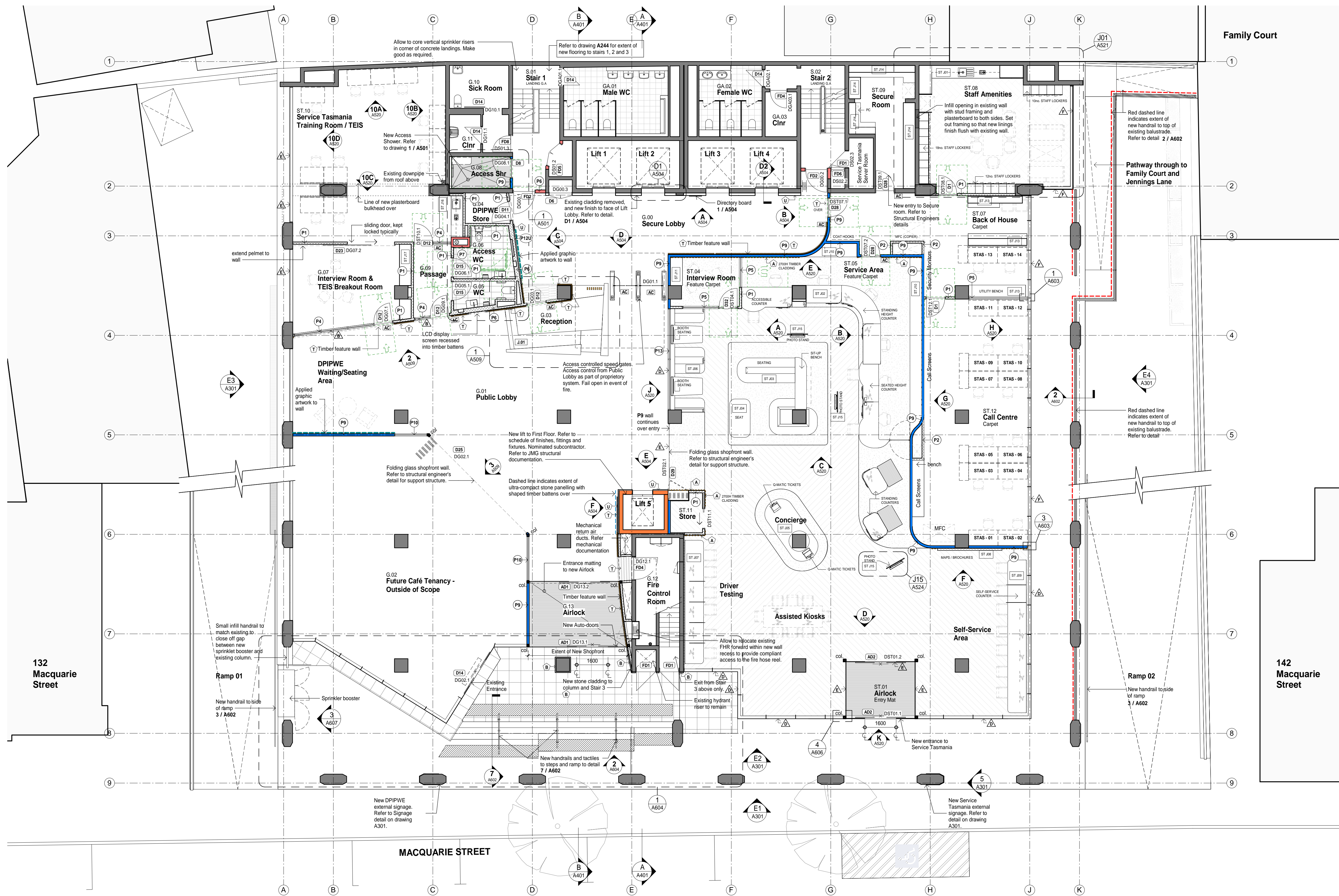
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1 Ground Floor Plan
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	New Acoustic Walls extend up to underside of slab over, (P9)
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	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control Point modified with break-glass for emergency re-entry.
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall.
	Location of Ultracompact Stone Cladding over base wall.
	Location of Bluestone Cladding over base wall.
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200x1500mm band.
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling.
	Opaque Glass Film - 75mm band.

PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL

TENDER ISSUE

REVISIONS
A 15/06/2018 Photo C D01 Issue
B 17/06/2018 Tender Issue
C 16/07/2018 Tender Issue

DRAWING
Ground Floor Plan

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
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DATE
Oct 2018

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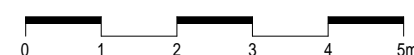


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2 Landing Level G.B Floor Plan (Below)

1 First Floor Plan

Accommodation Schedule	
First Floor	
LANDS TASMANIA	
Workstations	30
Offices	1
Land Titles Reception	(1)
Land Titles Store	(1)
Total	31
WATER AND MARINE	
Workstations	27
Offices	0
Fisheries Reception	0
Spare Workstations	0
COMMUNAL AREAS	
Alcoves	3
Locker Room	1
Access WC	1
Parenting Room	1
Utility Room	1
Furniture Store	1
Interview Rooms	3
Staff Amenities	1
DPIPWE MEETING SUITE	
Conference Room / Emergency Response Suite	1
Meeting Rooms	1
Board Room	1

Drawing Key	
	New Walls
	New Fire Rated Walls to underside of slab over
	New Acoustic Walls extend up to underside of slab over (P9)
	Existing Walls
	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control Point modified with break-glass for emergency re-entry
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall
	Location of Ultracompact Stone Cladding over base wall
	Location of Bluestone cladding over base wall
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200-1500mm band
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling
	Opaque Glass Film - 75mm band

PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL

TENDER ISSUE

REVISIONS
A 15/08/2018 Phase C D01 Issue
B 17/08/2018 Tender Issue
C 14/09/2018 Tender Issue

DRAWING
First Floor Plan

PROJECT TITLE
Lands Building Redevelopment - Major Construction Works

PRINCIPAL
Department of Primary Industries, Parks, Water & Environment

PROJECT ADDRESS
134 Macquarie Street, Hobart TAS 7000

JOB NUMBER
1656

DATE
Oct 2018

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Drawing Key

-  New Walls
-  New Fire Rated Walls to underside of slab over
-  New Acoustic Walls extended up to underside of slab over. (P9)
-  Existing Walls
-  Existing Doors
-  New Doors
-  Access Control Point
-  Existing Access Control Point modified with break-glass for emergency re-entry.
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-  Glass Film - 1200-1500mm band.
-  Opaque Glass Film - From 400mm off floor to 400mm of ceiling.
-  Opaque Glass Film - 75mm band.



TENDER ISSUE

15/06/2018	Phase C DD Issue
17/08/2018	Tender Issue
16/10/2018	Tender Issue

Second Floor Plan

PROJECT TITLE
Harris County Building
Redevelopment - Major
Construction Works

CIPAL
Department of Primary
Industries, Parks, Water &
Environment

84 Macquarie Street,
Hobart TAS 7000

NUMBER	DATE
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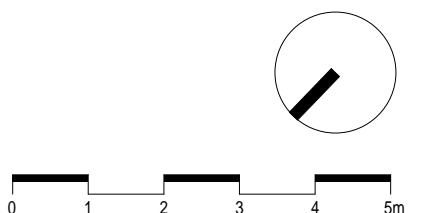
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1 Third Floor Plan
1:100

Accommodation Schedule	
Third Floor	
WATER AND MARINE RESOURCES	
Workstations	28
Offices	1
Total	29
Total (inc 27 on Level 1)	
Total	56
BIO-SECURITY TAS	
Workstations	15
Offices	1
Total	16
AGRI GROWTH	
Workstations	16
Offices	2
Total	18
Spare Workstations	
	19
COMMUNAL AREAS	
Meeting Rooms (Lrg)	1
Meeting Rooms (Med)	1
Meeting Rooms (Sm)	2
Alcoves	5
Store	1
Utility	2
Locker Room	2
Staff Amenities	1
Access WC	1

Drawing Key	
	New Walls
	New Fire Rated Walls to underside of slab over
	New Acoustic Walls extend up to underside of slab over, (P3)
	Existing Walls
	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control Point modified with break-glass for emergency re-entry.
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall.
	Location of Ultracompact Stone Cladding over base wall.
	Location of Bluestone cladding over base wall.
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200-1500mm band.
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling.
	Opaque Glass Film - 75mm band.

PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL

TENDER ISSUE

REVISIONS
A 15/05/2018 Phase C DD Issue
B 17/06/2018 Tender Issue
C 14/07/2018 Tender Issue

DRAWING
Third Floor Plan

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
1656

SCALE @ A1
1:100

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DATE
Oct 2018

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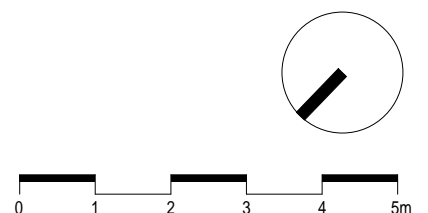


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1 Fourth Floor Plan
1:100

Accommodation Schedule	
Fourth Floor	
EPA	
Workstations	87
Offices	1
Noise Lab	(1)
Total	88
Spare Workstations	0
COMMUNAL AREAS	
Meeting Rooms (Lrg)	1
Meeting Rooms (Med)	1
Meeting Rooms (Sm)	2
Alcoves	5
Store	2
Utility	2
Locker Room	2
Staff Amenities	1

Drawing Key	
	New Walls
	New Fire Rated Walls to underside of slab over
	New Acoustic Walls extend up to underside of slab over (P3)
	Existing Walls
	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control
	Point modified with break-glass for emergency re-entry.
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall.
	Location of Ultracompact Stone Cladding over base wall.
	Location of Bluestone Cladding over base wall.
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200-1500mm band.
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling.
	Opaque Glass Film - 75mm band.

PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL

TENDER ISSUE

REVISIONS
A 15/08/2018 Phase C DD Issue
B 17/08/2018 Tender Issue
C 16/02/2019 Tender Issue

DRAWING
Fourth Floor Plan

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
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Accommodation Schedule		
Fifth Floor		
NATURAL CULTURAL AND HERITAGE DIVISION		
Workstations	76	
Offices	1	
Total	77	
Spare Workstations		
	8	
COMMUNAL AREAS		
Meeting Rooms (Lrg)	1	
Meeting Rooms (Med)	2	
Meeting Rooms (Sm)	2	
Alcoves	5	
Store	2	
Utility	2	
Locker Room	2	
Staff Amenities	1	

Drawing Key	
	New Walls
	New Fire Rated Walls to underside of slab over
	New Acoustic Walls extend up to underside of slab over. (P3)
	Existing Walls
	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control
	Point modified with break-glass for emergency re-entry.
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall.
	Location of Ultracompact Stone Cladding over base wall.
	Location of Bluestone cladding over base wall.
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200-1500mm band.
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling.
	Opaque Glass Film - 75mm band.

PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL

TENDER ISSUE

REVISIONS
A 15/08/2018 Phase C DD Issue
B 17/08/2018 Tender Issue
C 14/09/2018 Tender Issue

DRAWING
Fifth Floor Plan

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
1656

SCALE @ A1
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1 Fifth Floor Plan
1 : 100



Existing Walls

New Fire Rated Walls to underside of slab over

New Acoustic Walls extend up to underside of slab over. (PS)

Existing Walls

Existing Doors

New Doors

Access Control Point

Existing Access Control Point modified with break-glass for emergency re-entry.

Applied graphic artwork to wall

Cladding of Feature Timber

Cladding of Ultracompact Stone Cladding over base wall.

Location of Bluestone cladding over base wall.

Profiled Timber wall cladding to Service Tasmania Tenancy only

Glass Film - 1200-1500mm band

Opaque Glass Film - From 400mm of floor to 400mm of ceiling.

Opaque Glass Film - 75mm band

DATE	ISSUE
15/06/2018	Phase C DD Issue
17/08/2018	Tender Issue
16/10/2018	Tender Issue

Sixth Floor Plan

PROJECT TITLE
Harris County Building
Redevelopment - Major
Construction Works

CIPAL
Department of Primary
Industries, Parks, Water &
Environment

84 Macquarie Street,
Hobart TAS 7000

NUMBER	DATE
56	Oct 2018

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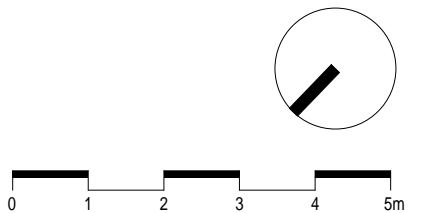


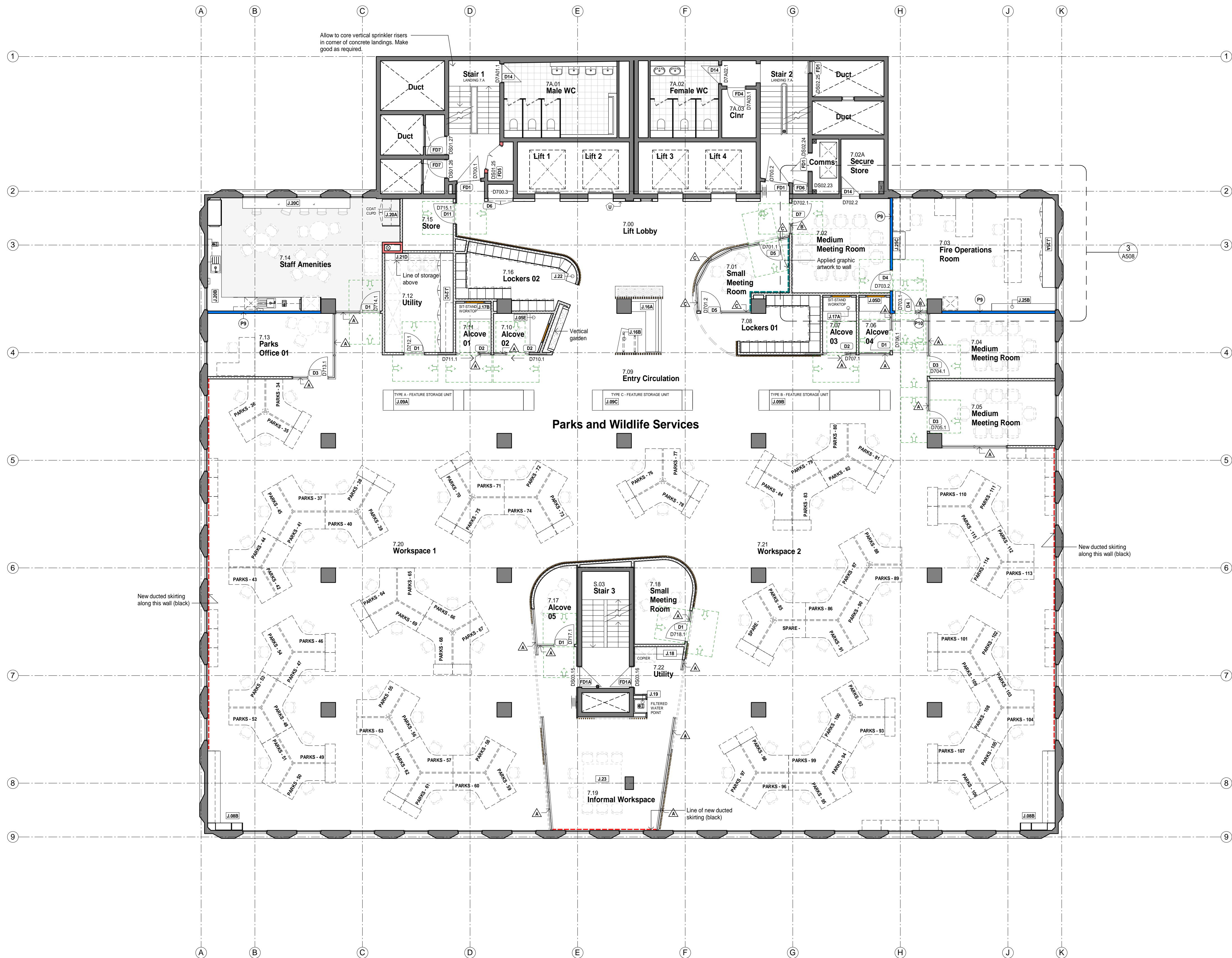
BART
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1 Seventh Floor Plan
1:100

Accommodation Schedule	
Seventh Floor	
PARKS AND WILDLIFE SERVICES	
Workstations	82
Offices	1
Total	83
Total (inc 33 on Level 6)	
	116
Spare Workpoints	
	2
COMMUNAL AREAS	
Fire Operations Room	1
Meeting Rooms (Lg)	0
Meeting Rooms (Med)	3
Meeting Rooms (Sml)	2
Alcoves	5
Store	1
Utility	2
Locker Room	2
Staff Amenities	1

Drawing Key	
	New Walls
	New Fire Rated Walls to underside of slab over
	New Acoustic Walls extend up to underside of slab over, (P9)
	Existing Walls
	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control Point modified with break-glass for emergency re-entry
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall
	Location of Ultracompact Stone Cladding over base wall
	Location of Bluestone cladding over base wall
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200-1500mm band
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling
	Opaque Glass Film - 75mm band

PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL

TENDER ISSUE

REVISIONS
A 15/09/2018 Phase C DD Issue
B 17/09/2018 Tender Issue
C 19/09/2018 Tender Issue

DRAWING
Seventh Floor Plan

PROJECT TITLE
Lands Building Redevelopment - Major Construction Works

PRINCIPAL
Department of Primary Industries, Parks, Water & Environment

PROJECT ADDRESS
134 Macquarie Street, Hobart TAS 7000

JOB NUMBER
1656

DATE
Oct 2018

SCALE @ A1
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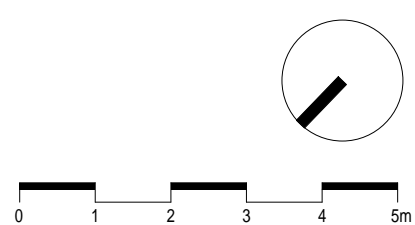
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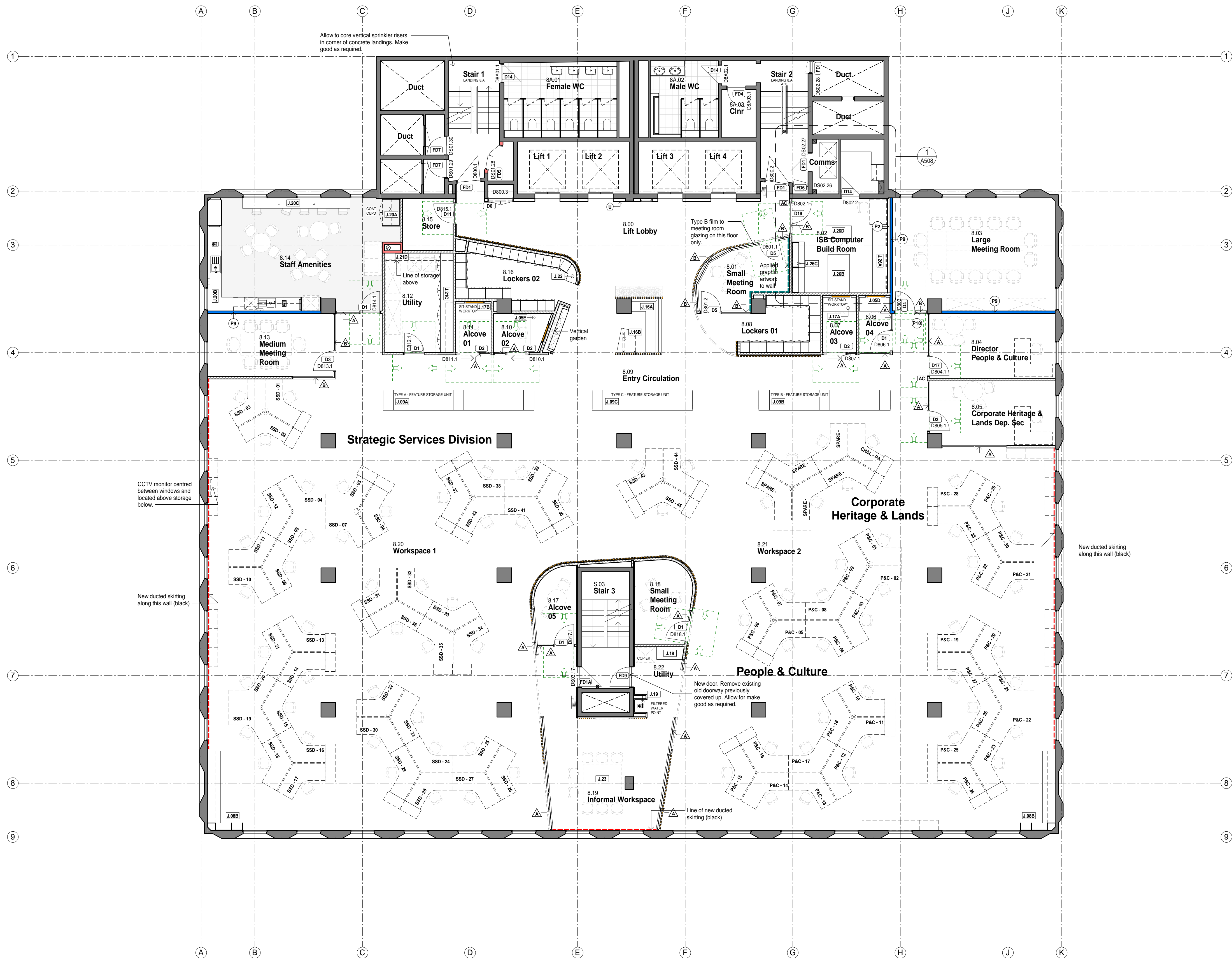
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Accommodation Schedule	
Eighth Floor	
STRATEGIC SERVICES DIVISION	
Workstations	45
Offices	0
Total	45
PEOPLE AND CULTURE	
Workstations	33
Offices	1
Total	34
CORPORATE HERITAGE AND LANDS DEP. SEC.	
Office	1
PA (workstation)	1
Spare Workstations	5
ISB Computer Build Room	
1	
COMMUNAL AREAS	
Meeting Rooms (Lrg)	1
Meeting Rooms (Med)	2
Meeting Rooms (Sm)	2
Alcoves	5
Store	1
Utility	2
Locker Room	2
Staff Amenities	1

Drawing Key	
	New Walls
	New Fire Rated Walls to underside of slab over
	New Acoustic Walls extend up to underside of slab over (P3)
	Existing Walls
	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control
	Break-glass for emergency re-entry
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall
	Location of Ultracompact Stone Cladding over base wall
	Location of Bluestone Cladding over base wall
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200-1500mm band
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling
	Opaque Glass Film - 75mm band

PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL

TENDER ISSUE

REVISIONS
A 15/08/2018 Phase C D01 Issue
B 17/08/2018 Tender Issue
C 16/02/2019 Tender Issue

DRAWING
Eighth Floor Plan

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
1656

DATE
Oct 2018

SCALE @ A1
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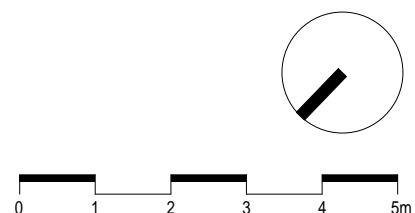


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1 Eighth Floor Plan
1 : 100





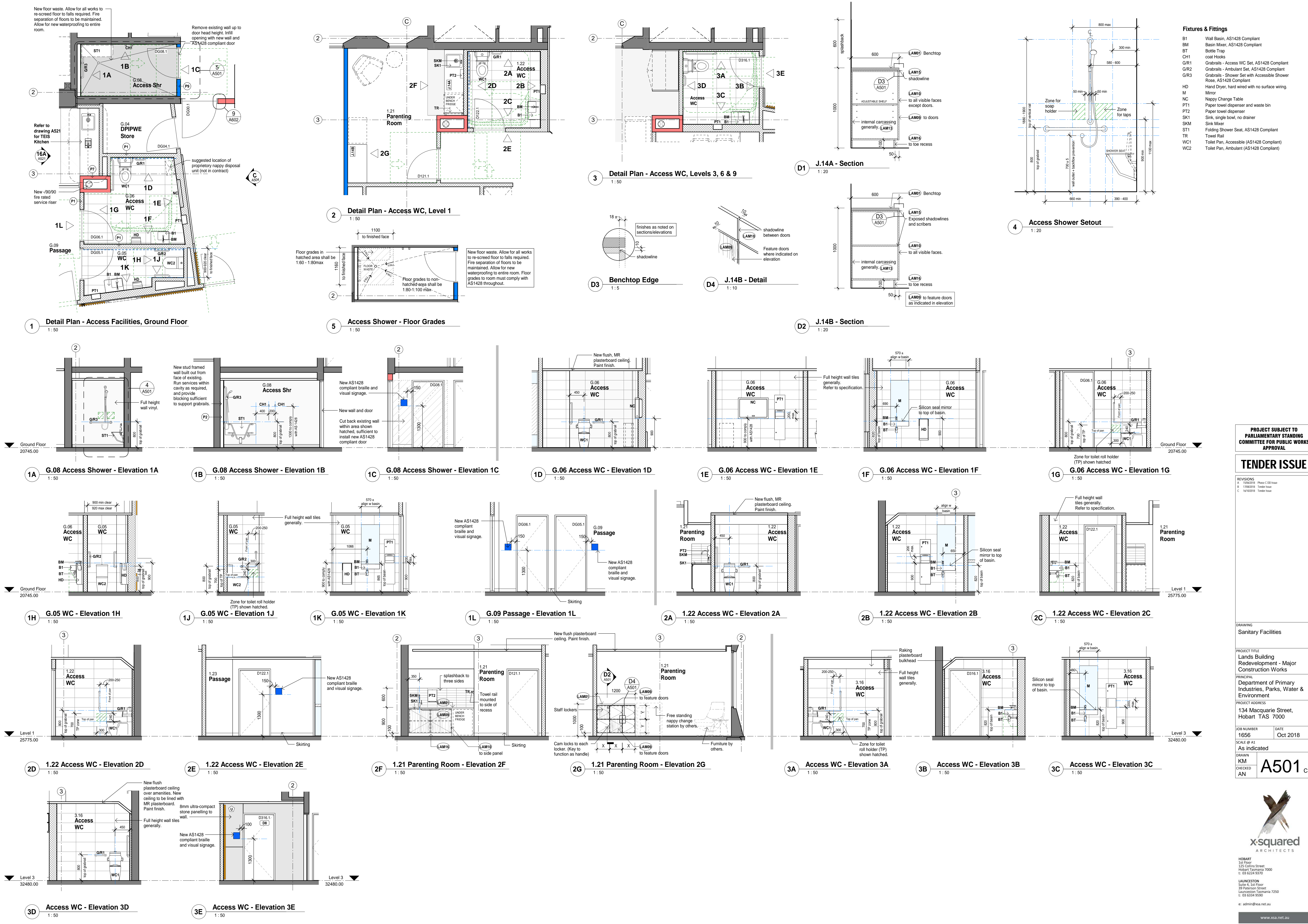
Accommodation Schedule	
Ninth Floor	
STRATEGIC SERVICES DIVISION	
Workstations	76
Offices	1
Total (inc 45 on Level 8)	77
SECRETARY	
Office	1
Reception & PA	1
Spare Workstations	
	8
COMMUNAL AREAS	
Meeting Rooms (Lrg)	1
Meeting Rooms (Med)	0
Meeting Rooms (Sm)	2
Alcoves	5
Store	0
Utility	2
Locker Room	2
Staff Amenities	1
Access WC	1

Drawing Key	
	New Walls
	New Fire Rated Walls to underside of slab over
	New Acoustic Walls extend up to underside of slab over, (P3)
	Existing Walls
	Existing Doors
	New Doors
	Access Control Point
	Existing Access Control
	Break-glass for emergency re-entry
	Applied graphic artwork to wall
	Location of Feature Timber Cladding over base wall
	Location of Ultracompact Stone Cladding over base wall
	Location of Bluestone Cladding over base wall
	Profiled Timber wall cladding to Service Tasmania Tenancy only
	Glass Film - 1200-1500mm band
	Opaque Glass Film - From 400mm off floor to 400mm off ceiling
	Opaque Glass Film - 75mm band

PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL	
TENDER ISSUE	
REVISIONS	
A	15/09/2018 Phase C DD Issue
B	17/09/2018 Tender Issue
C	19/10/2018 Tender Issue

DRAWING Ninth Floor Plan	
PROJECT TITLE Lands Building Redevelopment - Major Construction Works	
PRINCIPAL Department of Primary Industries, Parks, Water & Environment	
PROJECT ADDRESS 134 Macquarie Street, Hobart TAS 7000	
JOB NUMBER 1656	DATE Oct 2018
SCALE @ A1 1 : 100	
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1 Ninth Floor Plan
1 : 100



- Fixtures & Fittings**
- B1 Wall Basin, AS1428 Compliant
 - BM Basin Mixer, AS1428 Compliant
 - BT Bottle Trap
 - CH1 cost Hooks
 - GR1 Grabrails - Access WC Set, AS1428 Compliant
 - GR2 Grabrails - Ambulant Set, AS1428 Compliant
 - GR3 Grabrails - Shower Set with Accessible Shower Rise, AS1428 Compliant
 - HD Hand Dryer, hard wired with no surface wiring.
 - M Mirror
 - NC Nappy Change Table
 - PT1 Paper towel dispenser and waste bin
 - PT2 Paper towel dispenser
 - SK1 Sink, single bowl, no drainer
 - SKM Sink Mixer
 - ST1 Folding Shower Seat, AS1428 Compliant
 - TR Towel Rail
 - WC1 Toilet Pan, Accessible (AS1428 Compliant)
 - WC2 Toilet Pan, Ambulant (AS1428 Compliant)

PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL

TENDER ISSUE

REVISIONS

Rev	Description	Phase	CD	Date
A	15/06/2018	Phase C	DD	Issue
B	17/06/2018	Tender Issue		
C	14/07/2018	Tender Issue		

DRAWING

Sanitary Facilities

PROJECT TITLE
Lands Building Redevelopment - Major Construction Works

PRINCIPAL
Department of Primary Industries, Parks, Water & Environment

PROJECT ADDRESS
134 Macquarie Street, Hobart TAS 7000

JOB NUMBER
1656

DATE
Oct 2018

SCALE
As indicated

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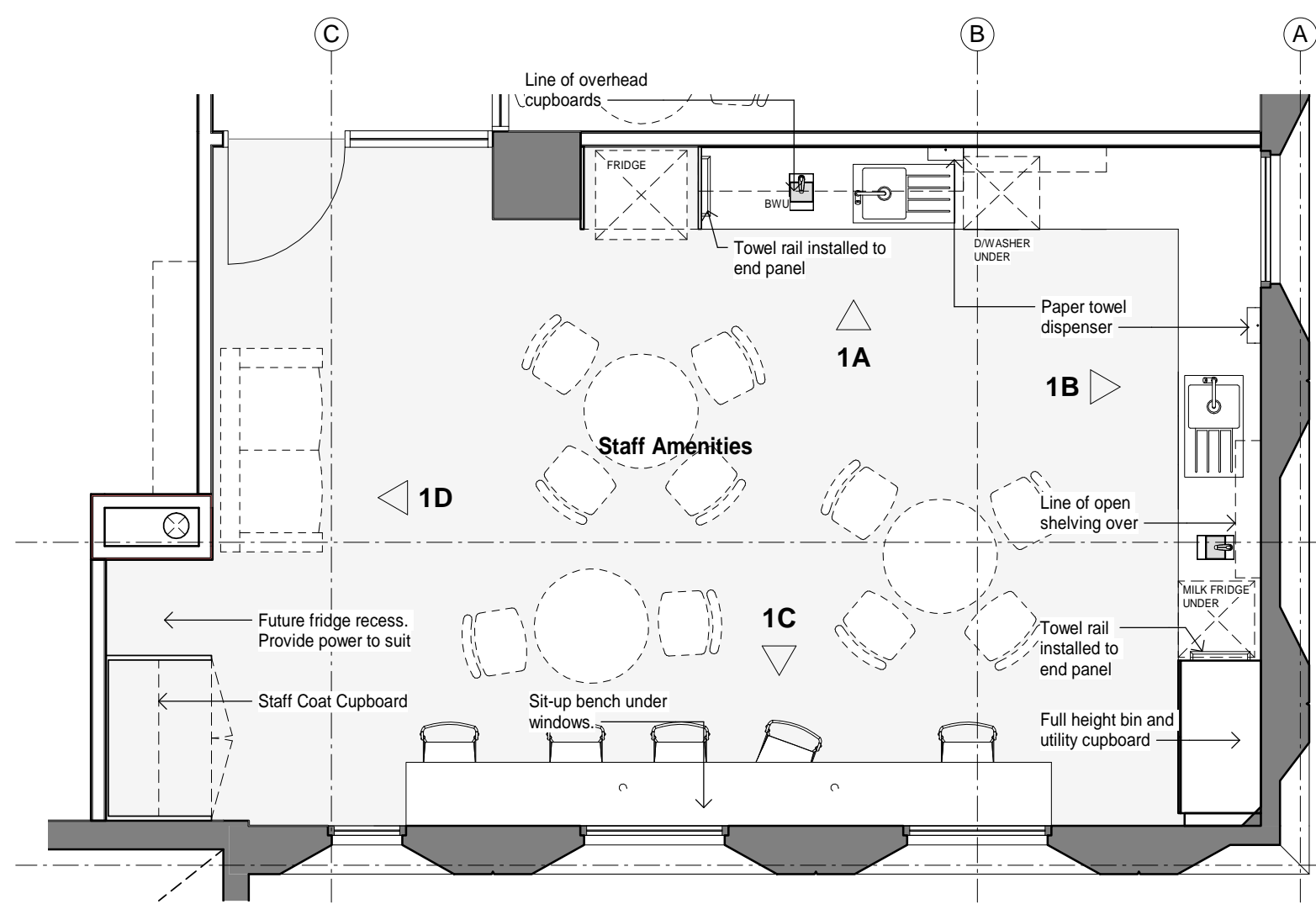
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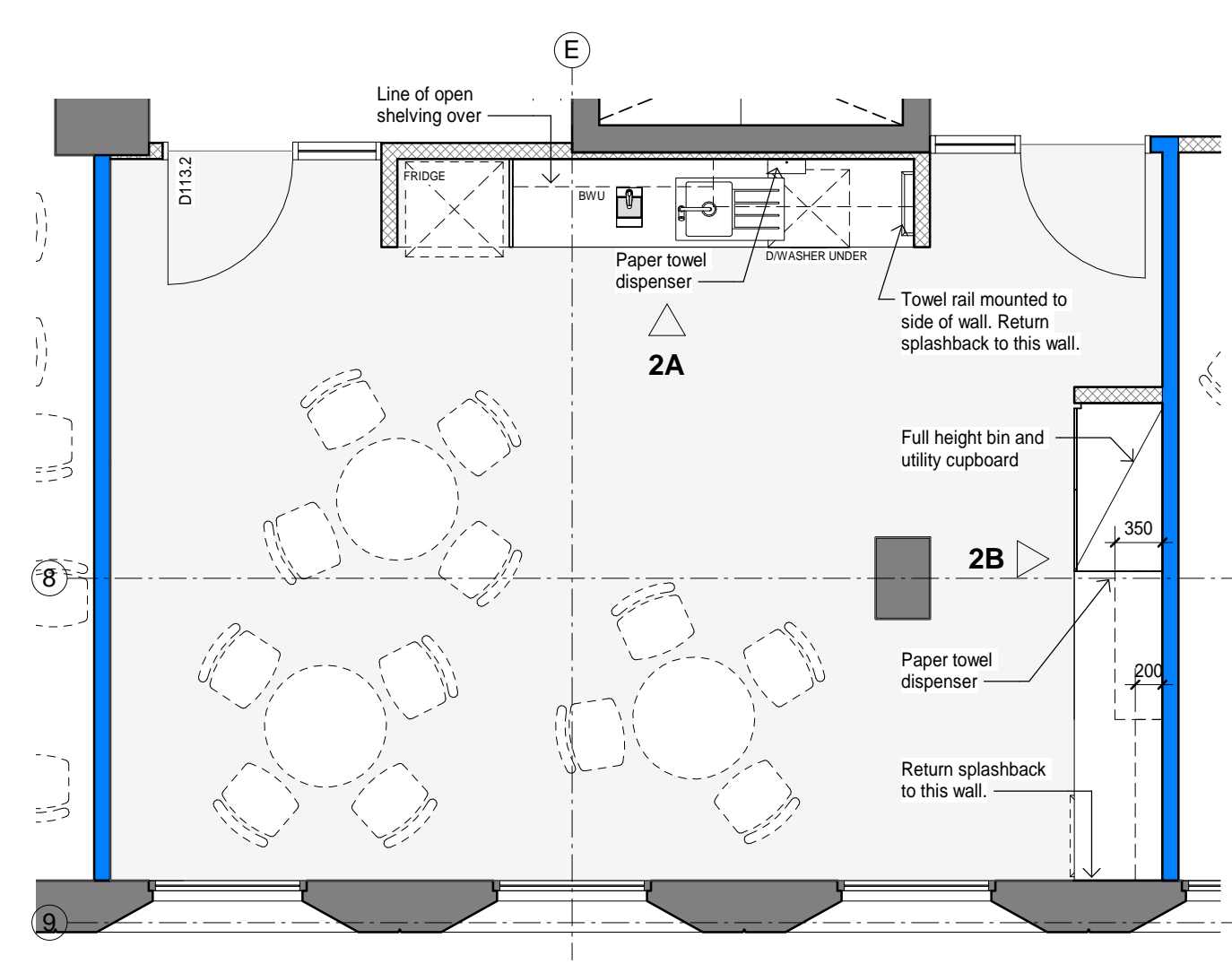
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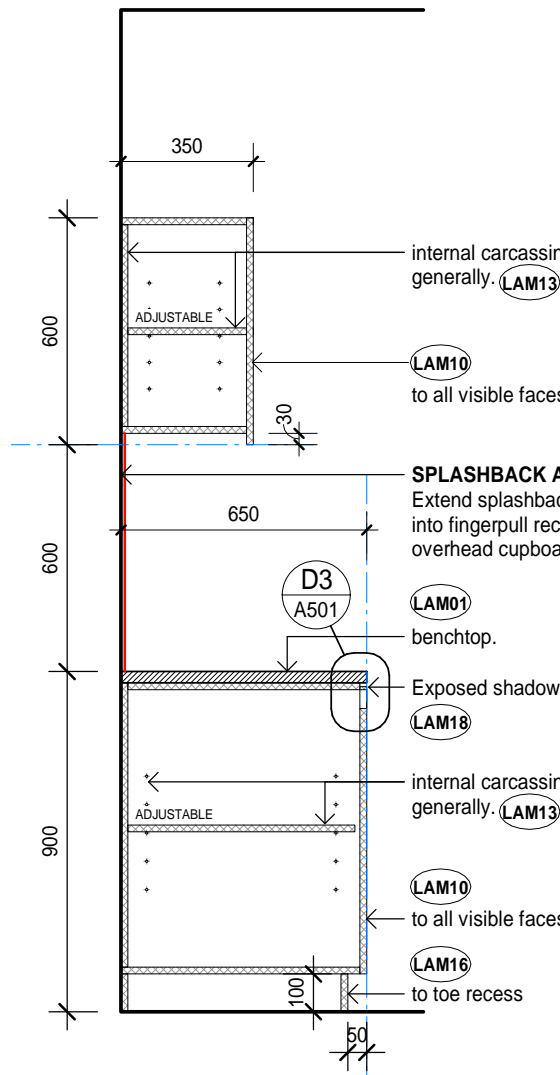
www.xsa.net.au



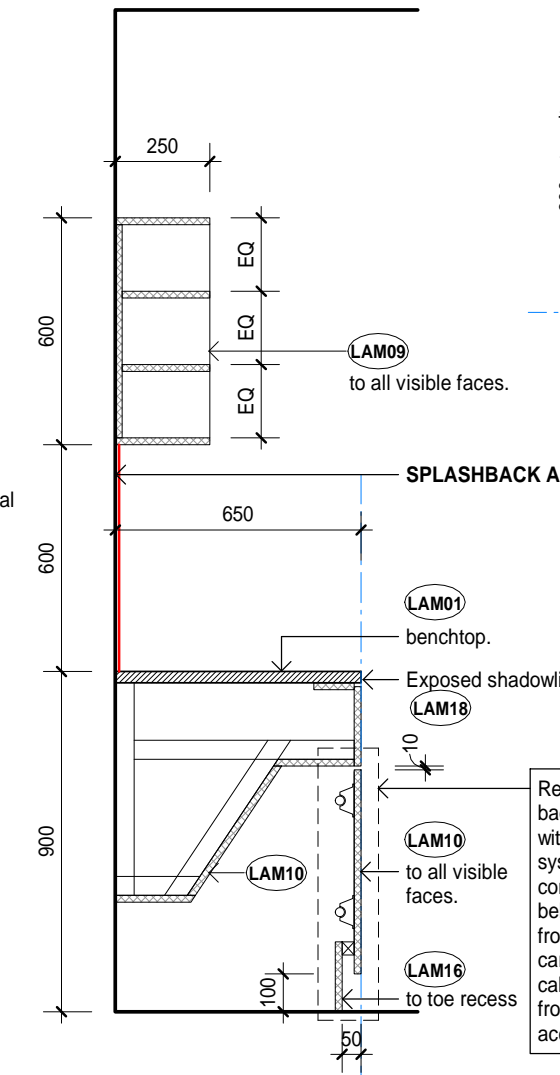
1 Detail Plan - Staff Kitchen
1:50



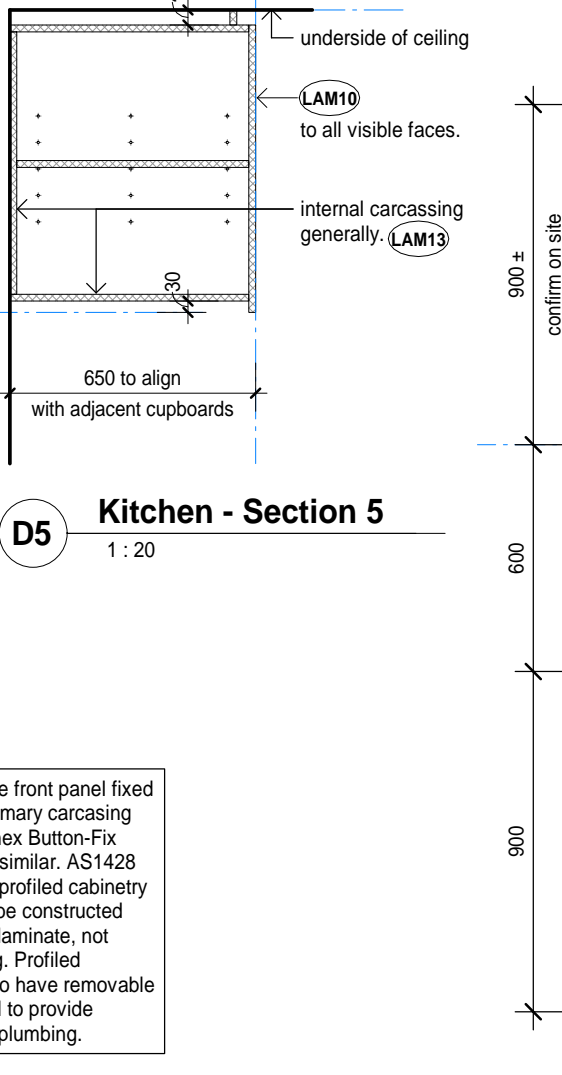
2 Detail Plan - 1.13 Staff Amenities
1:50



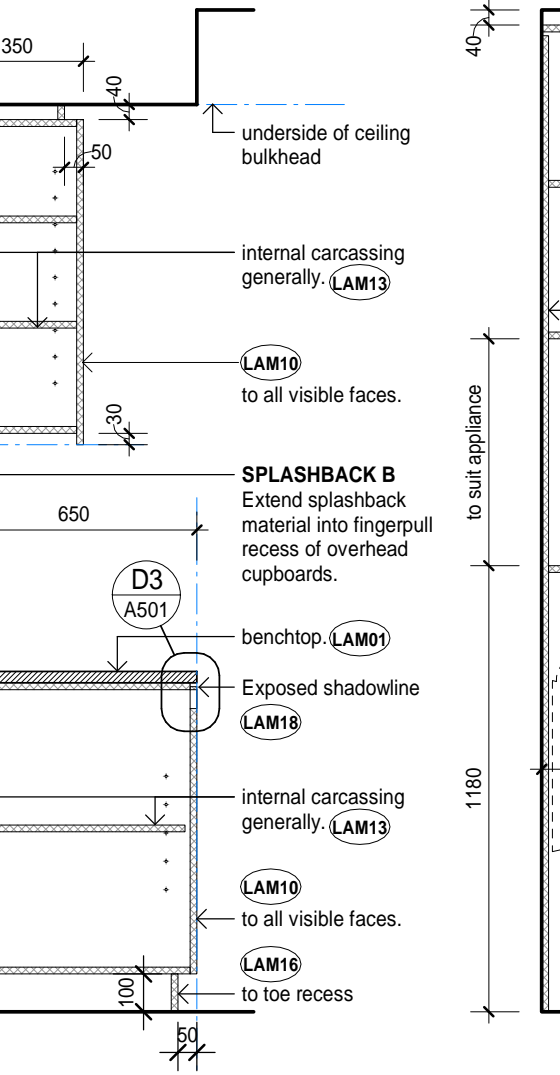
D1 Kitchen - Section 1
1:20



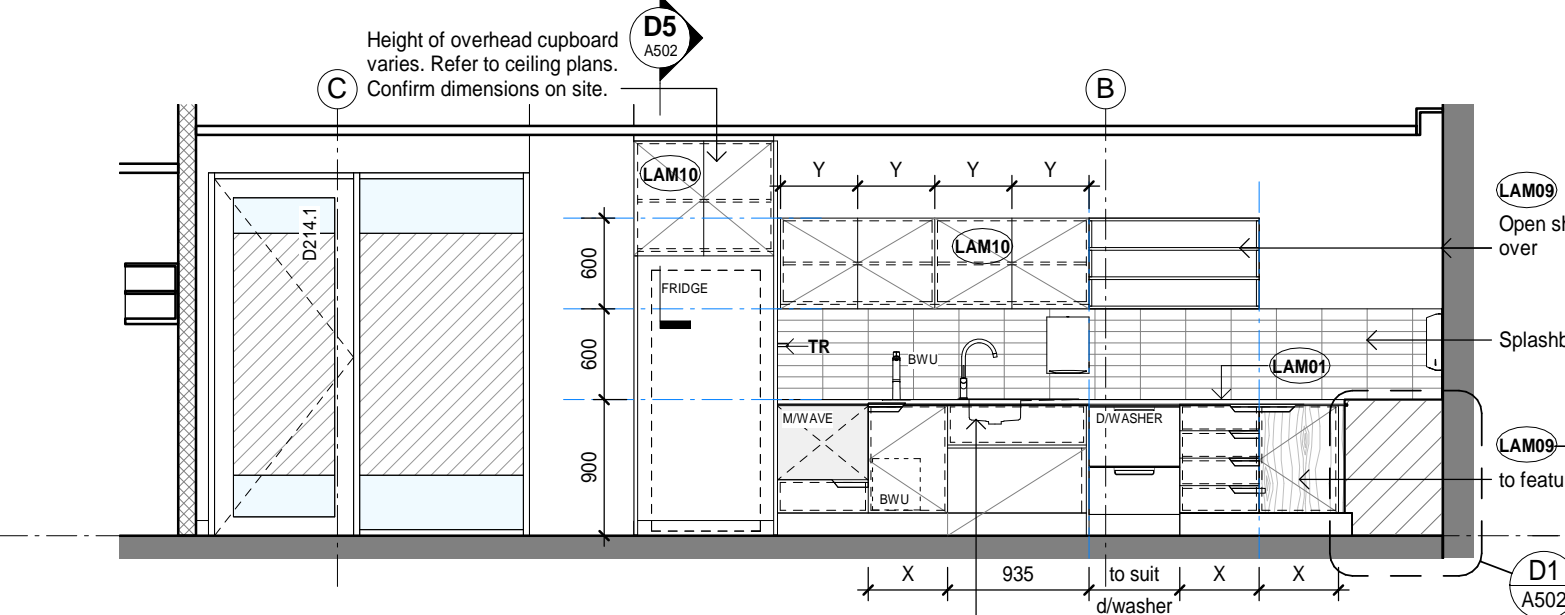
D2 Kitchen - Section 2
1:20



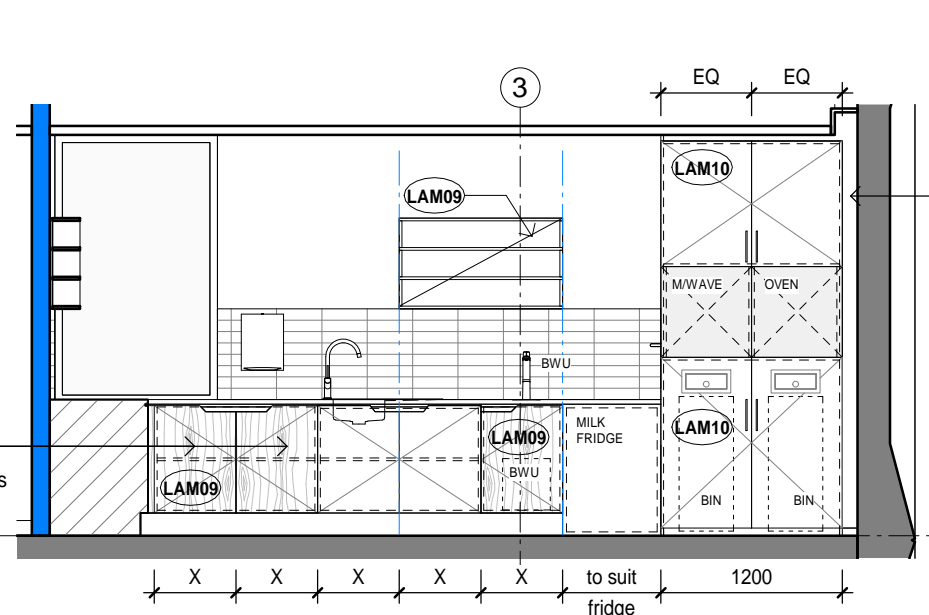
D3 Kitchen - Section 3
1:20



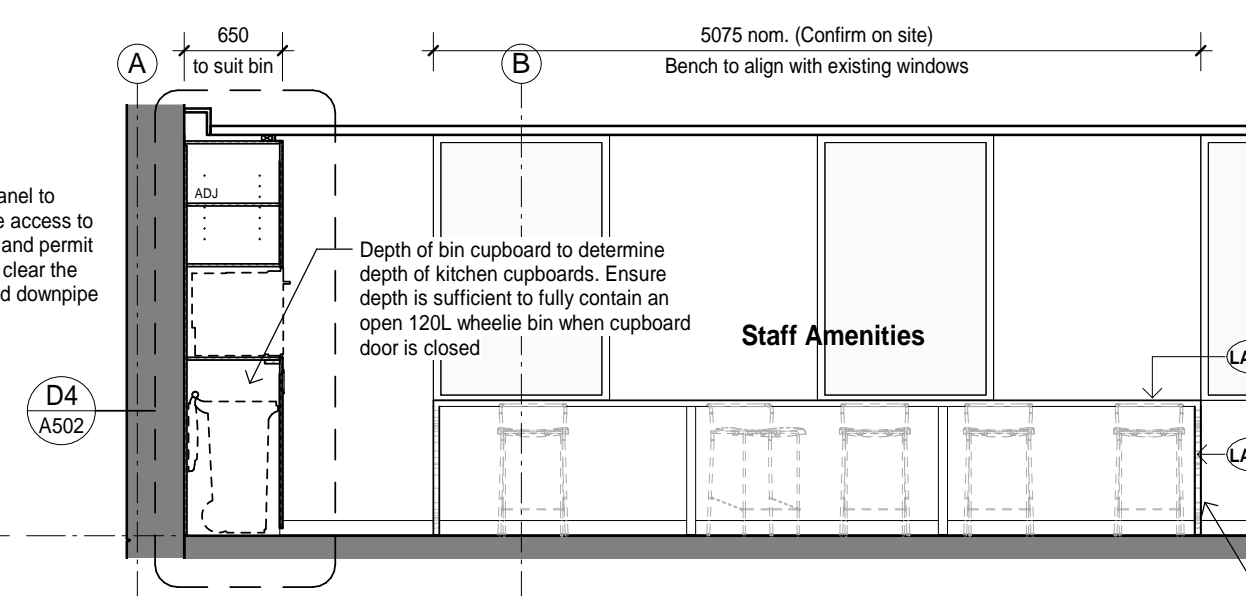
D4 Kitchen - Section 4
1:20



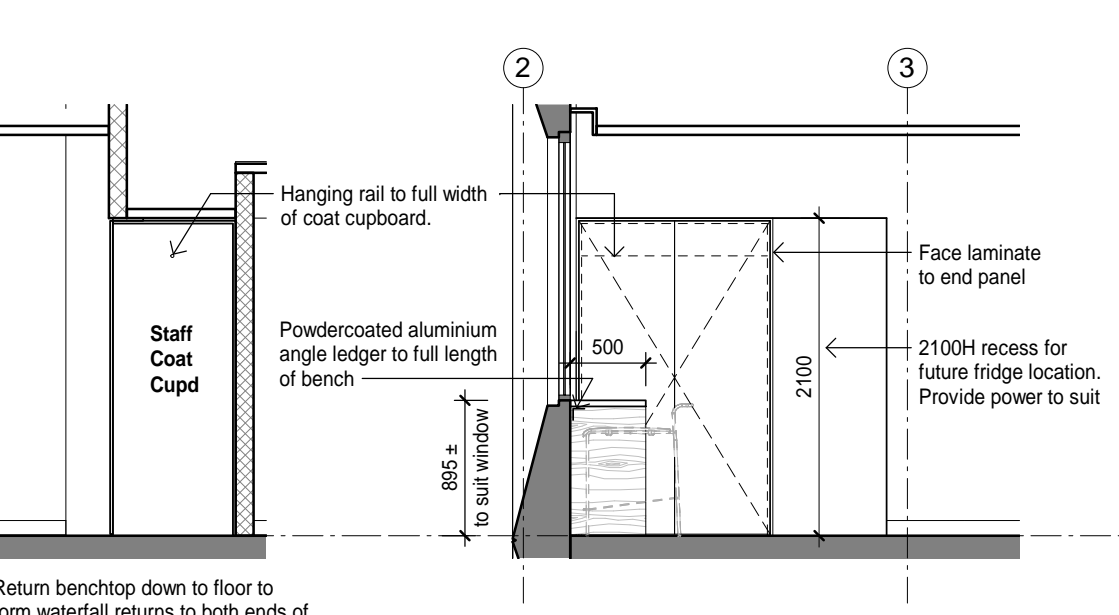
1A Staff Kitchen - Elevation 1A
1:50



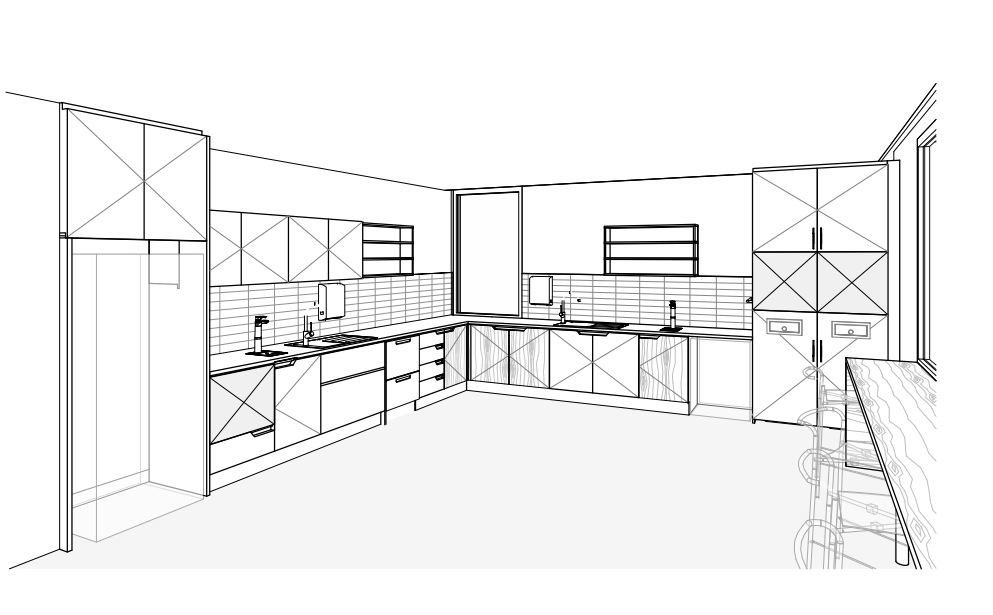
1B Staff Kitchen - Elevation 1B
1:50



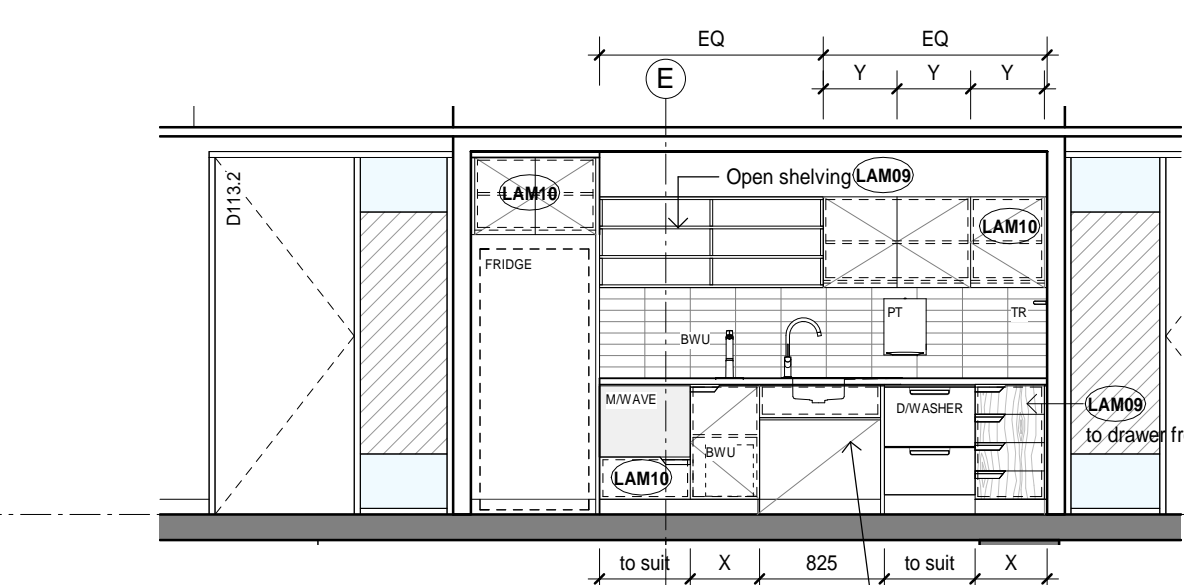
1C Staff Kitchen - Elevation 1C
1:50



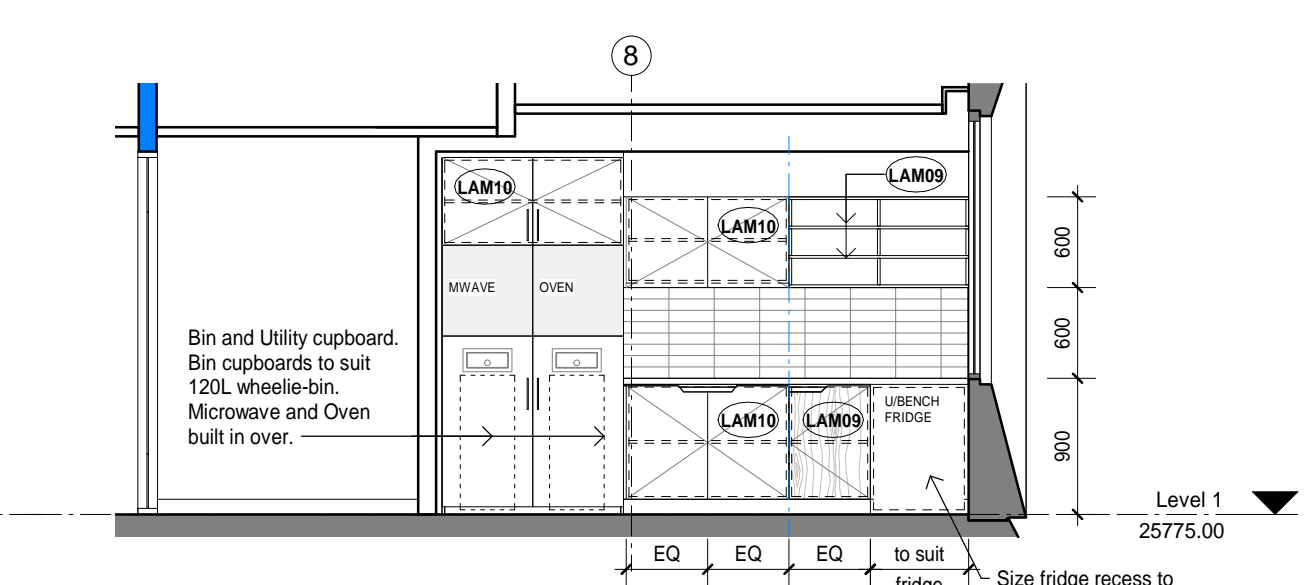
1D Staff Kitchen - Elevation 1D
1:50



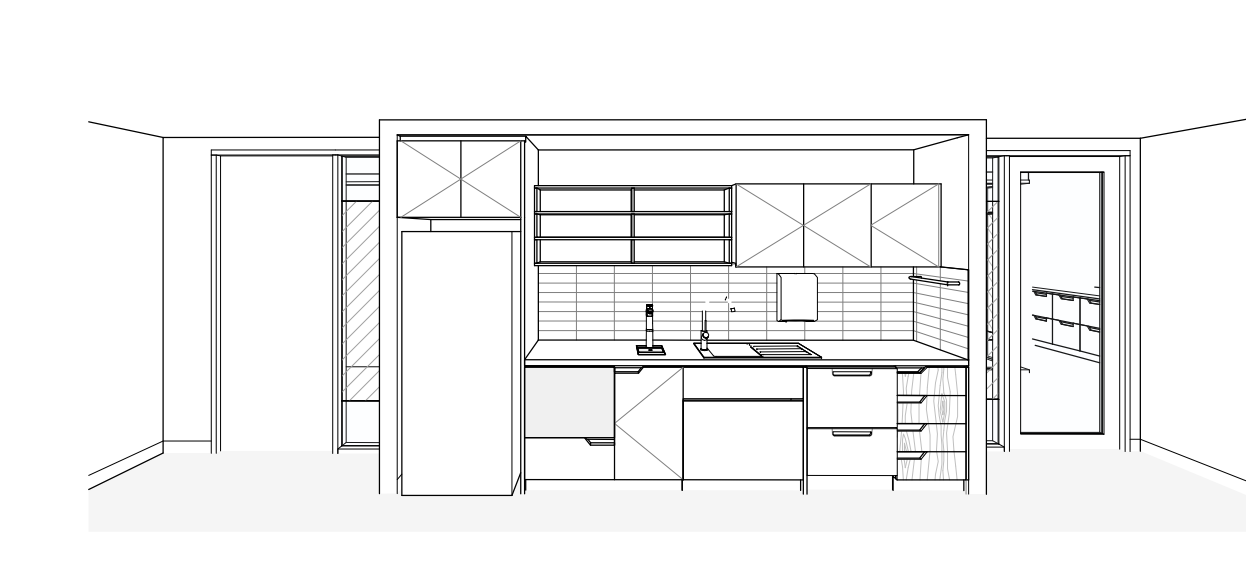
1E Staff Kitchen - 3D View
1:50



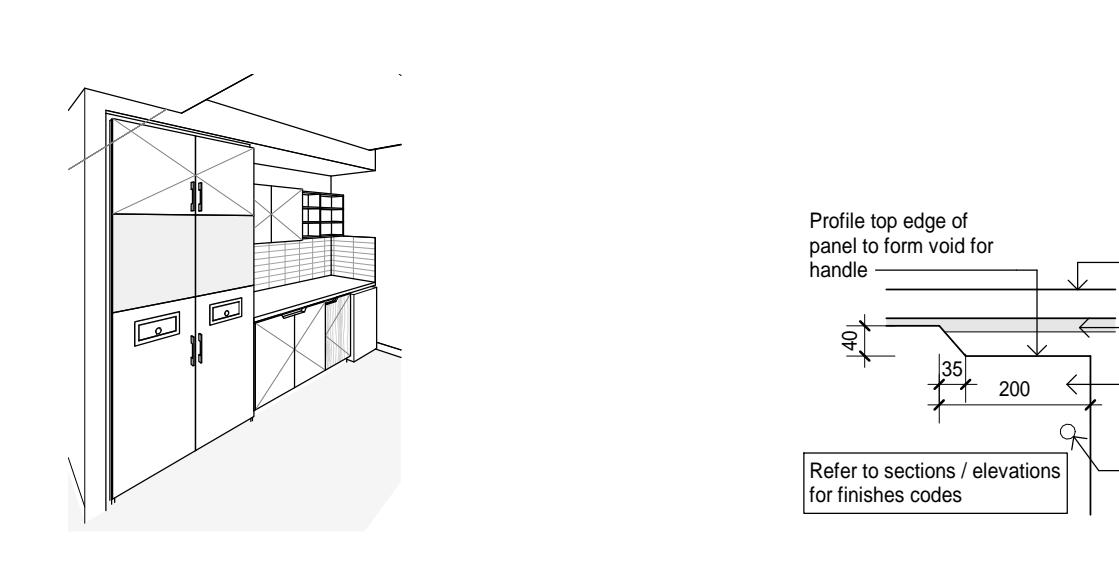
2A 1.13 Staff Amenities - Elevation 2A
1:50



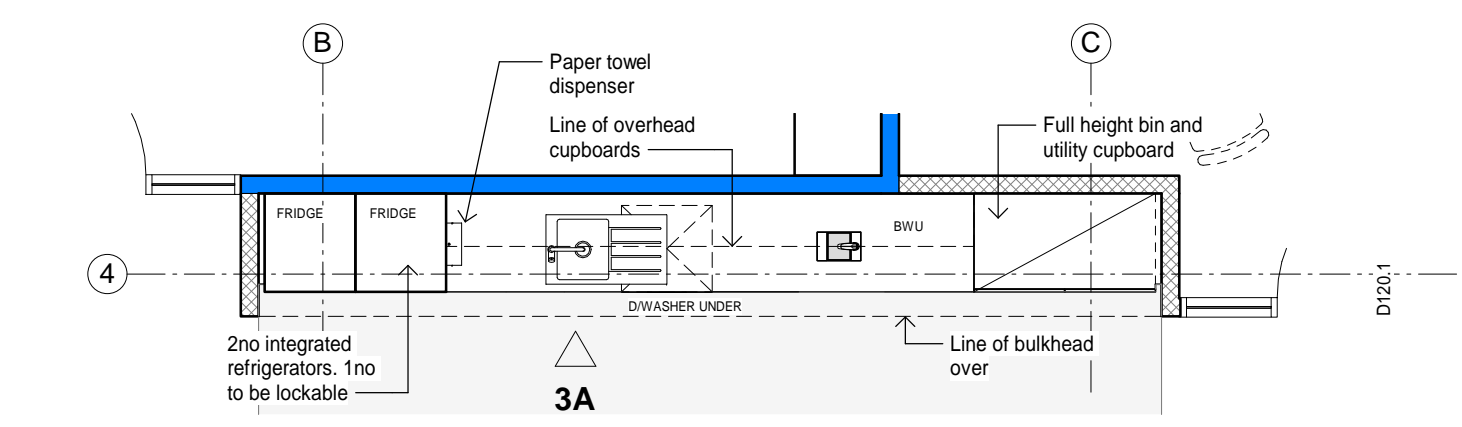
2B 1.13 Staff Amenities - Elevation 2B
1:50



2C 1.13 Staff Amenities - 3D
1:50



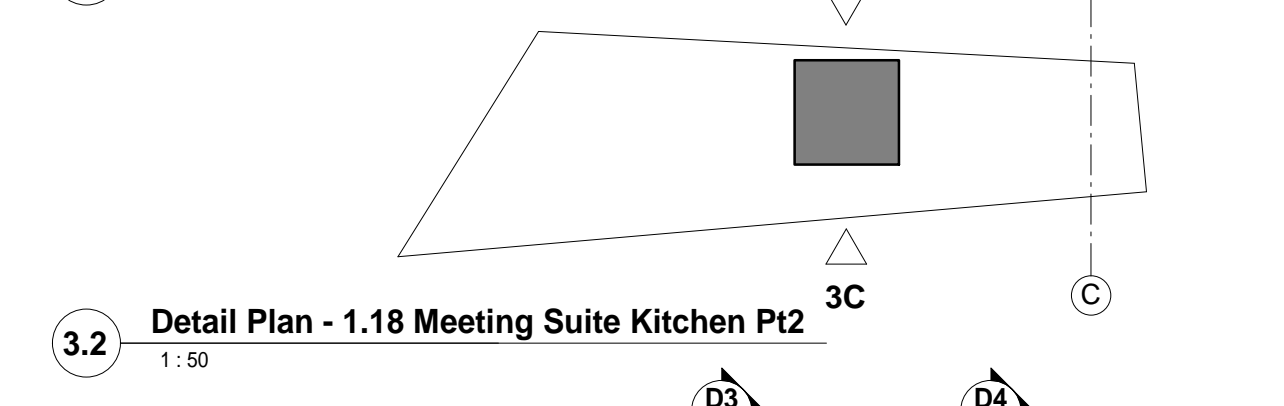
D6 Joinery Handle - Elevation
1:10



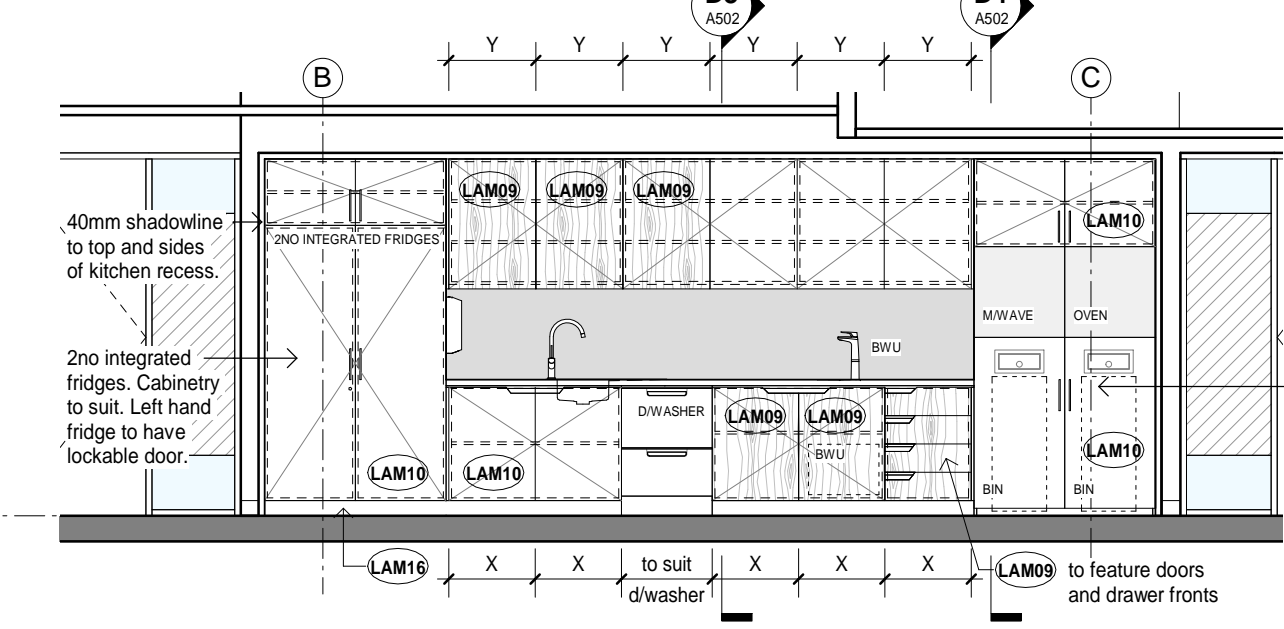
3.1 Detail Plan - 1.18 Meeting Suite Kitchen
1:50



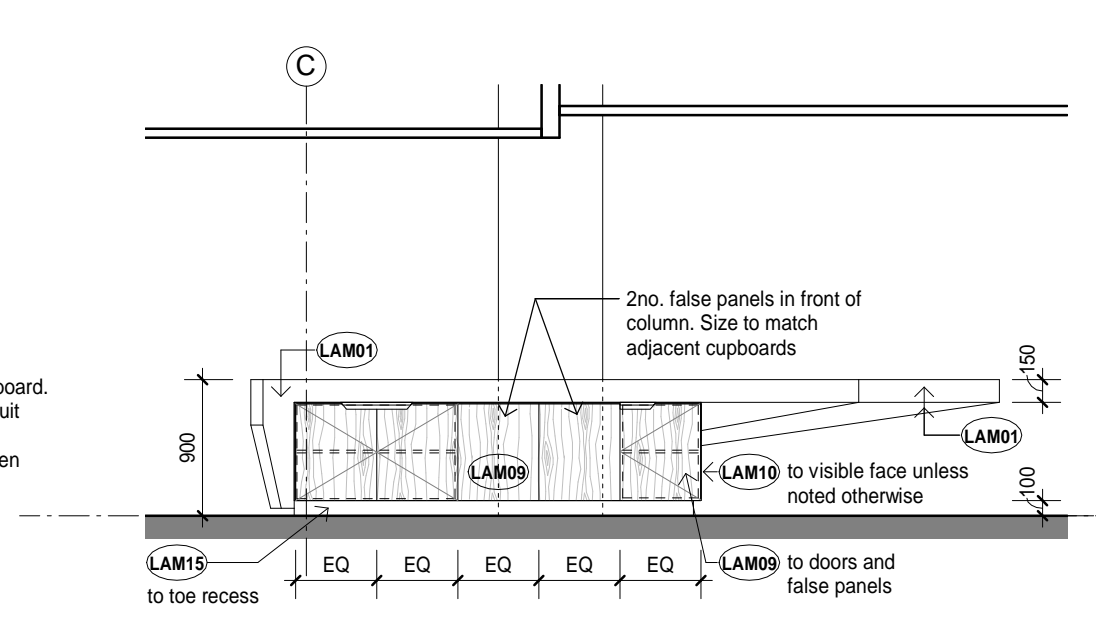
3D 1.18 Meeting Suite
1:50



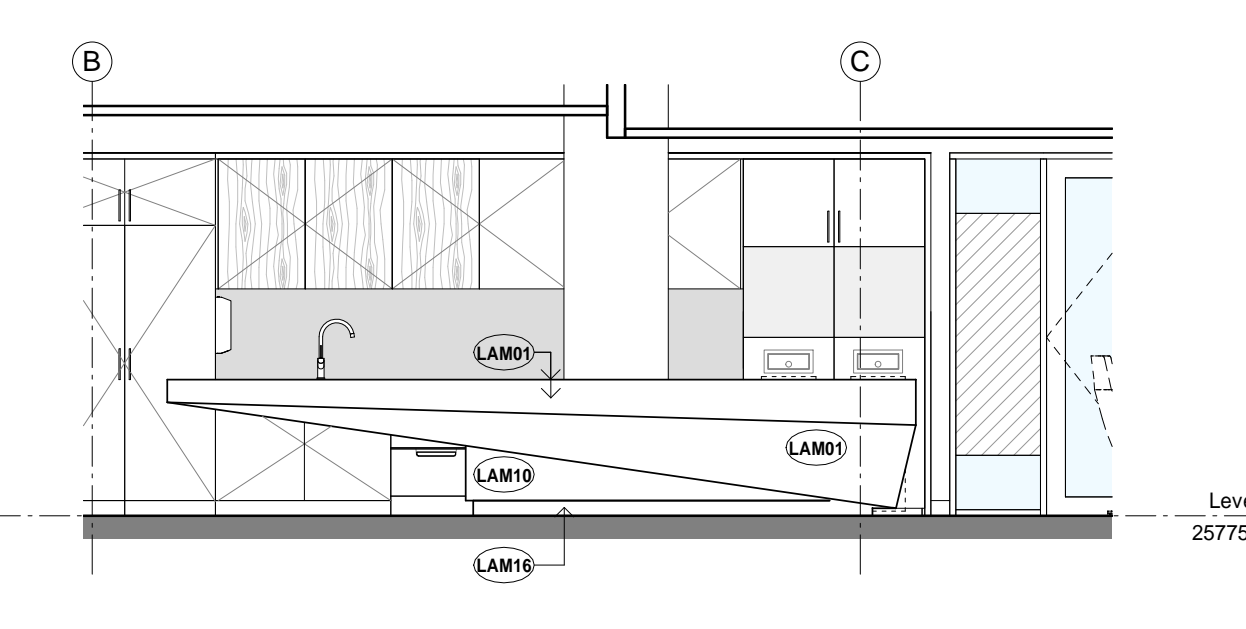
3.2 Detail Plan - 1.18 Meeting Suite Kitchen Pt2
1:50



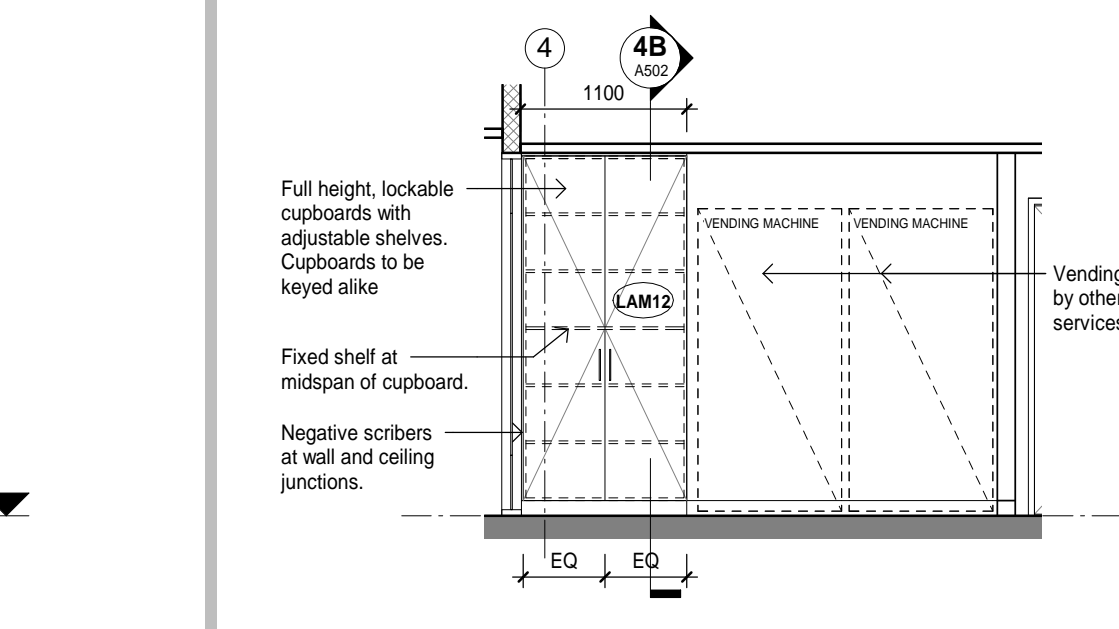
3A 1.18 Meeting Suite Kitchen - Elevation 3A
1:50



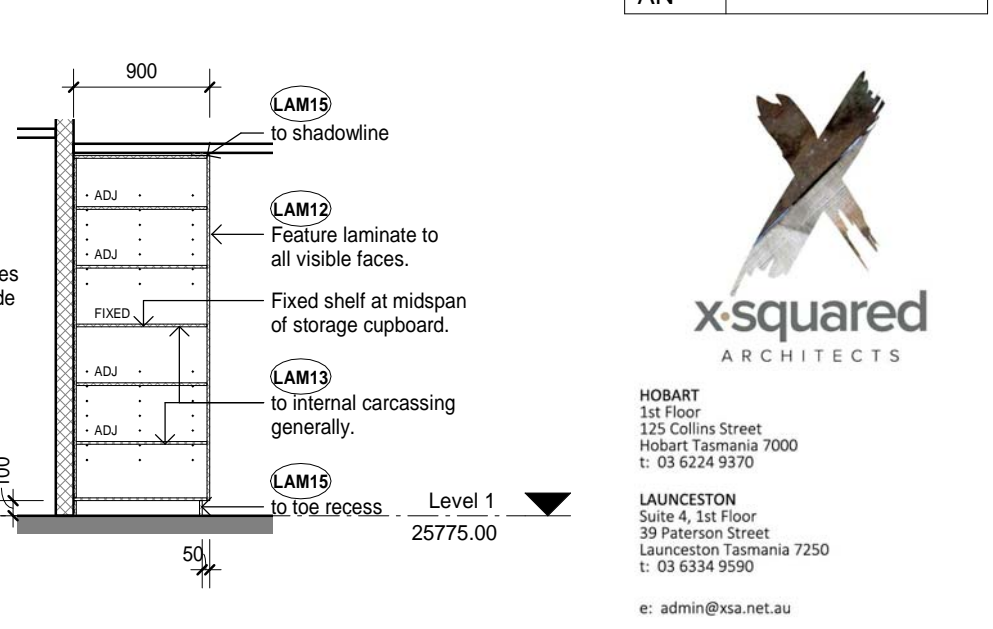
3B 1.18 Meeting Suite Kitchen - Elevation 3B
1:50



3C 1.18 Meeting Suite Kitchen - Elevation 3C
1:50



4A 1.23 Passage, Social Club - Elevation A
1:50



4B J.15 - Section
1:50

**PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL**

TENDER ISSUE

REVISIONS
A 15/06/2018 Phase C D0 Issue
B 17/06/2018 Tender Issue
C 14/07/2018 Tender Issue

Profile top edge of panel to form void for handle
Benchtop
Shadowline
Door/Drawer front
Where cam locks are required, locate 100mm min below handle opening

DRAWING
Kitchen and Staff Facilities

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
1656

DATE
Oct 2018

SCALE @ A1
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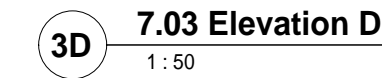
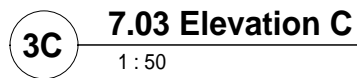
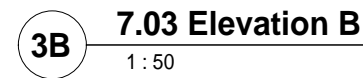
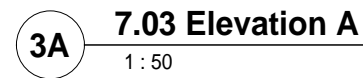
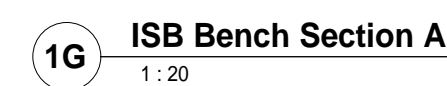
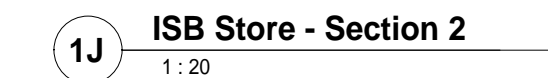
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ARCHITECTS

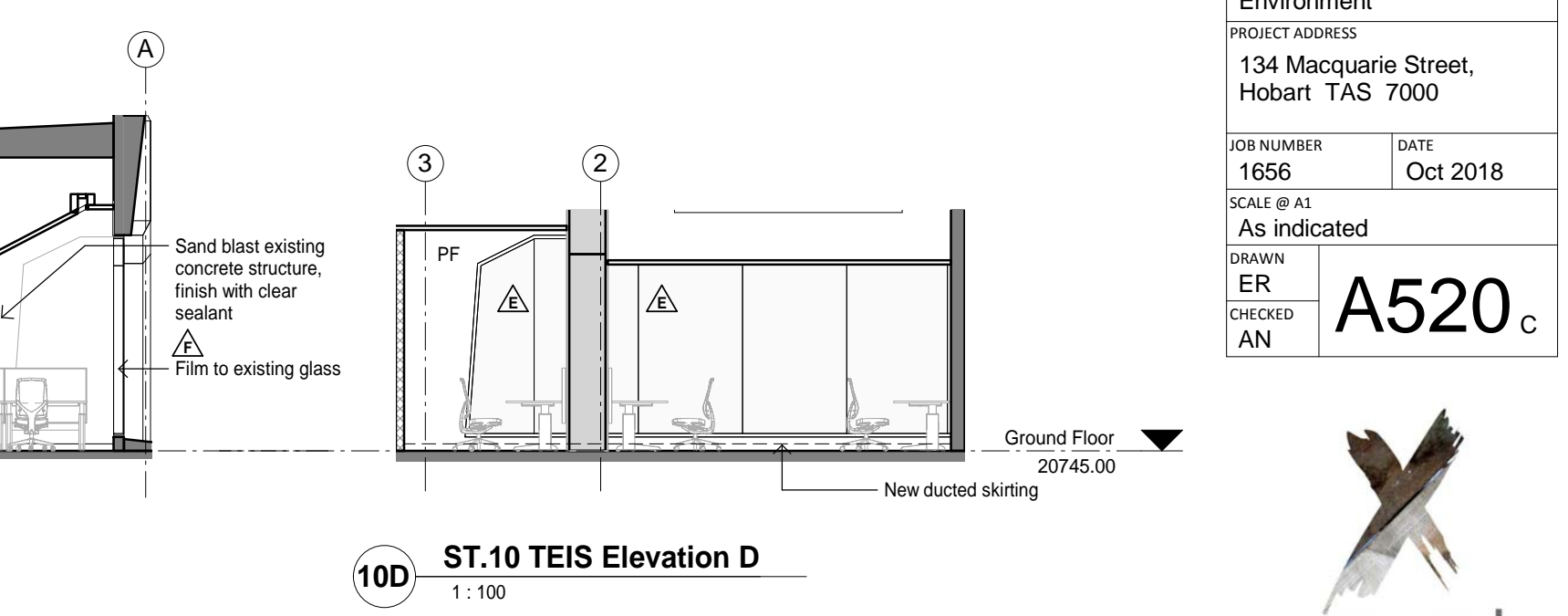
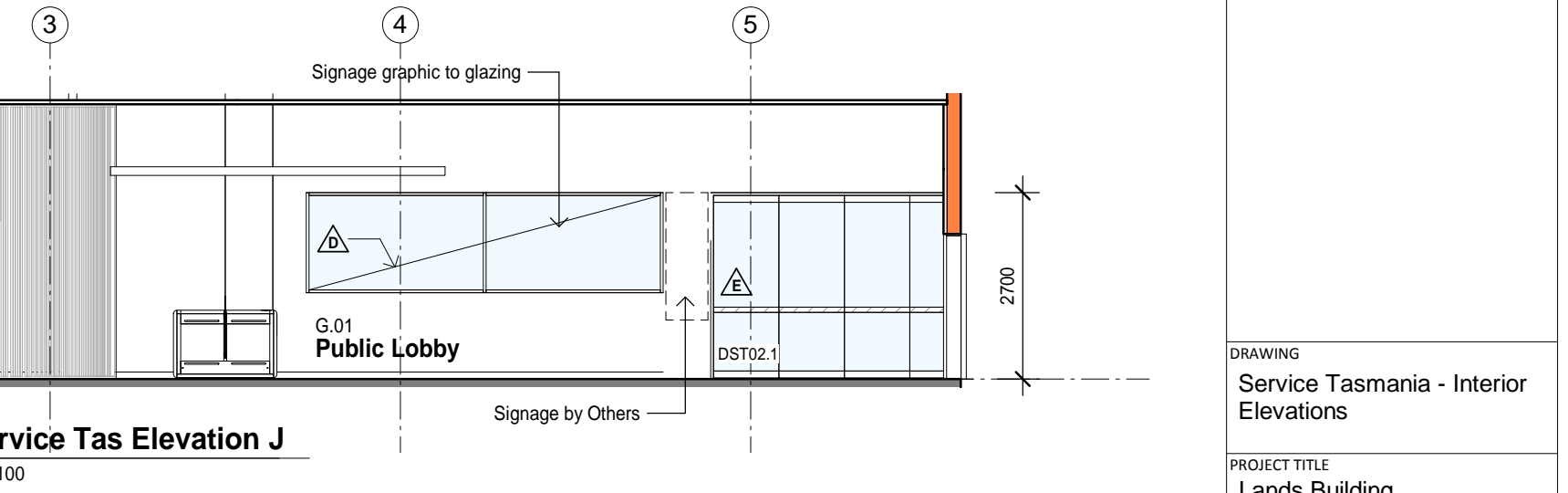
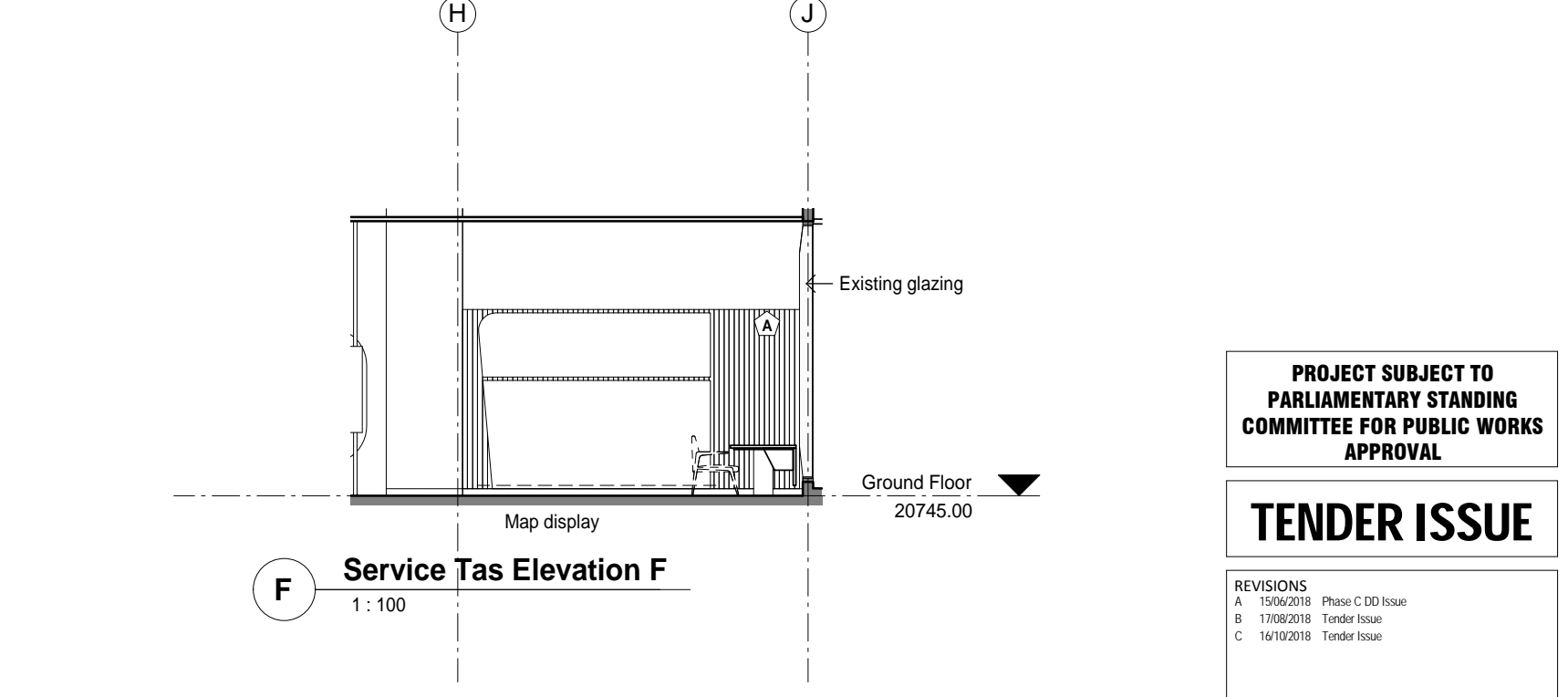
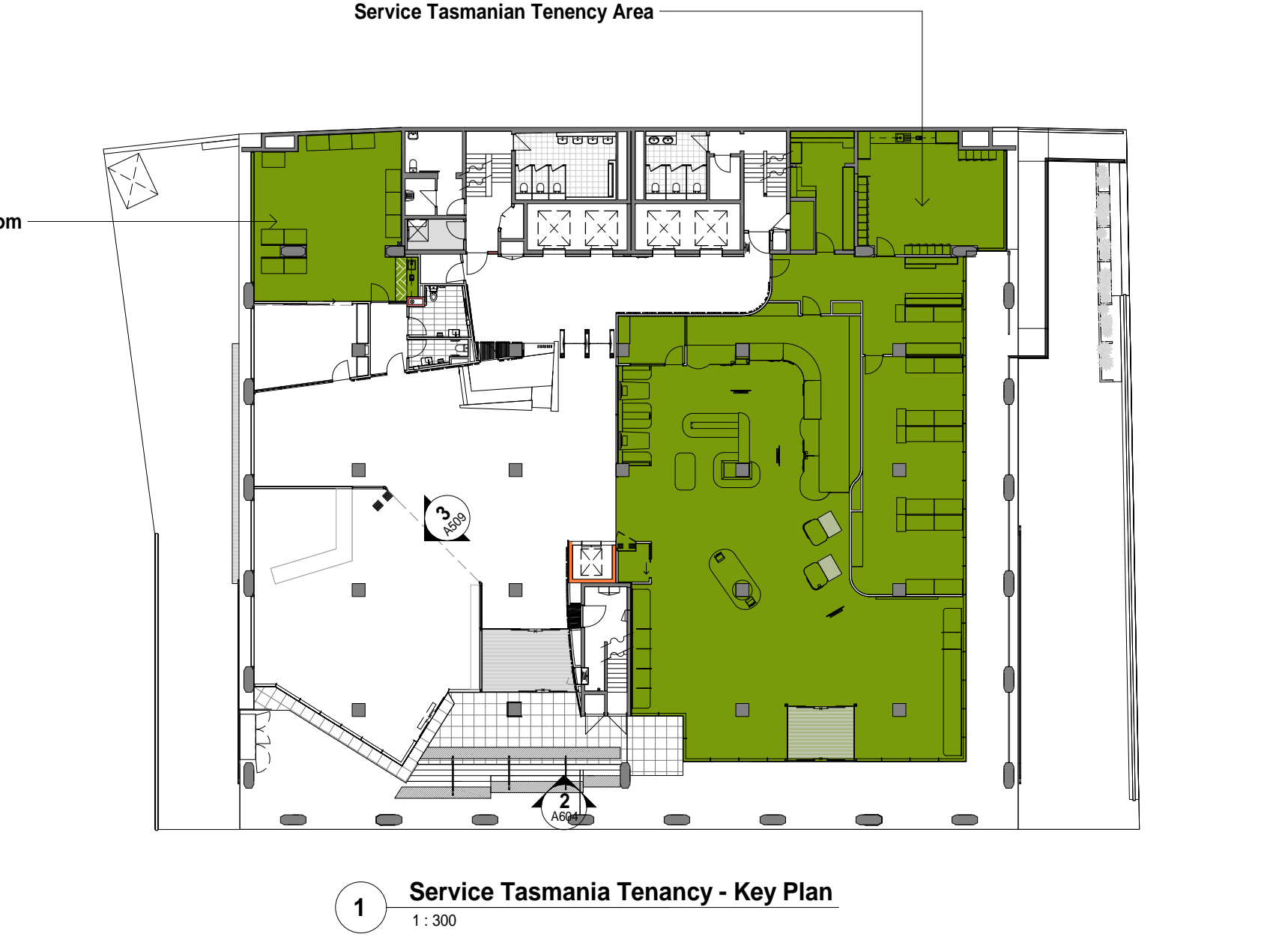
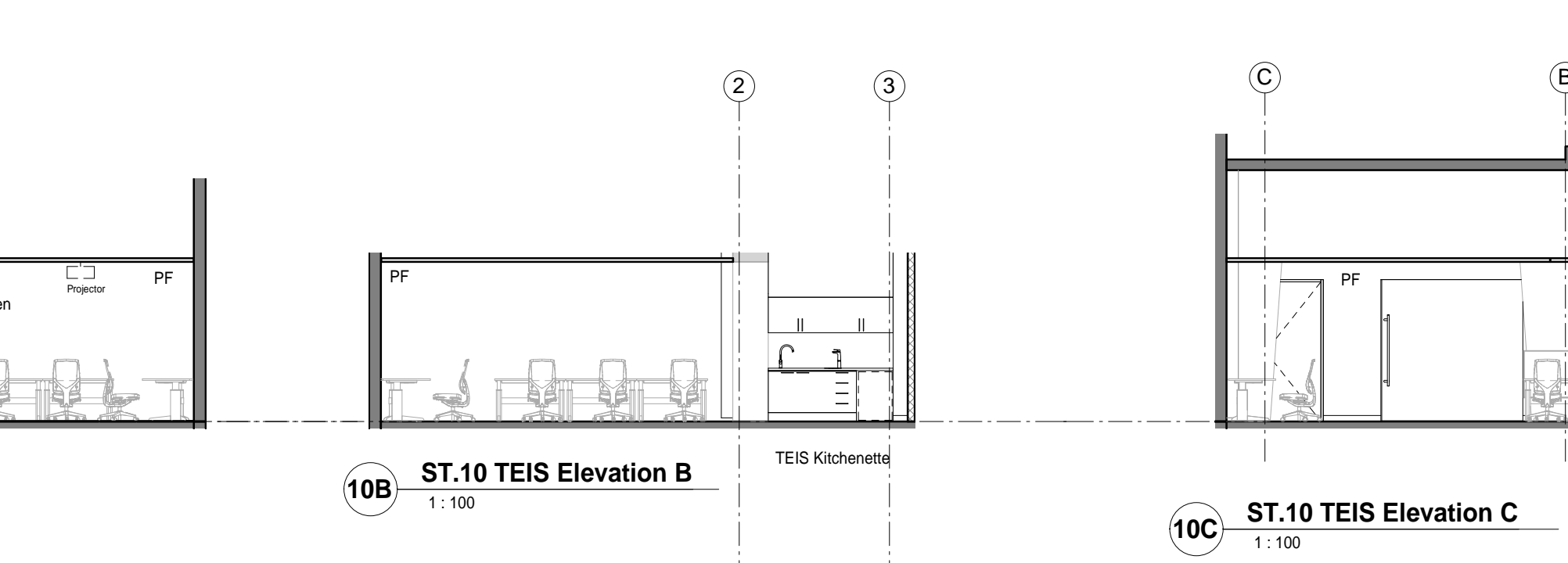
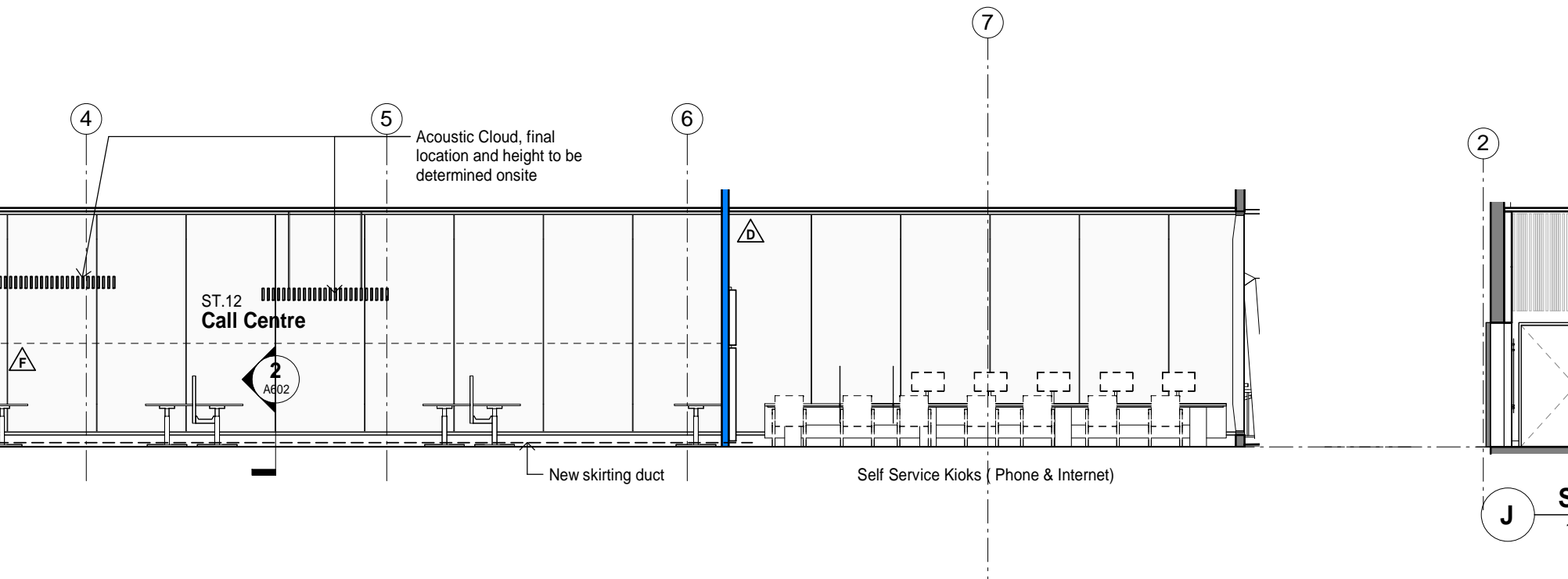
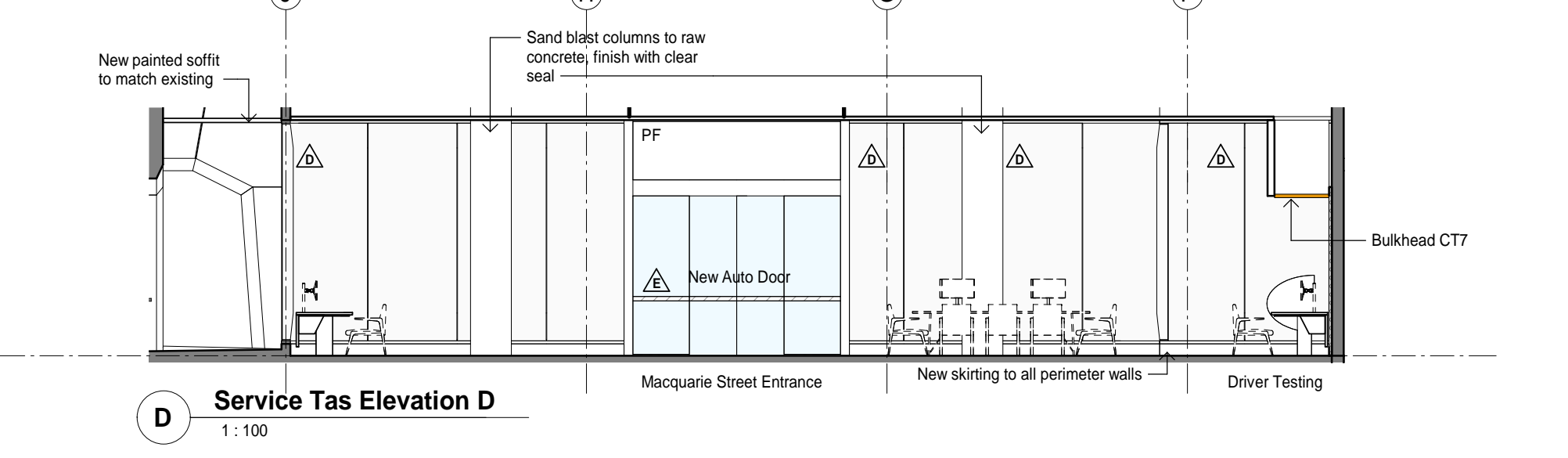
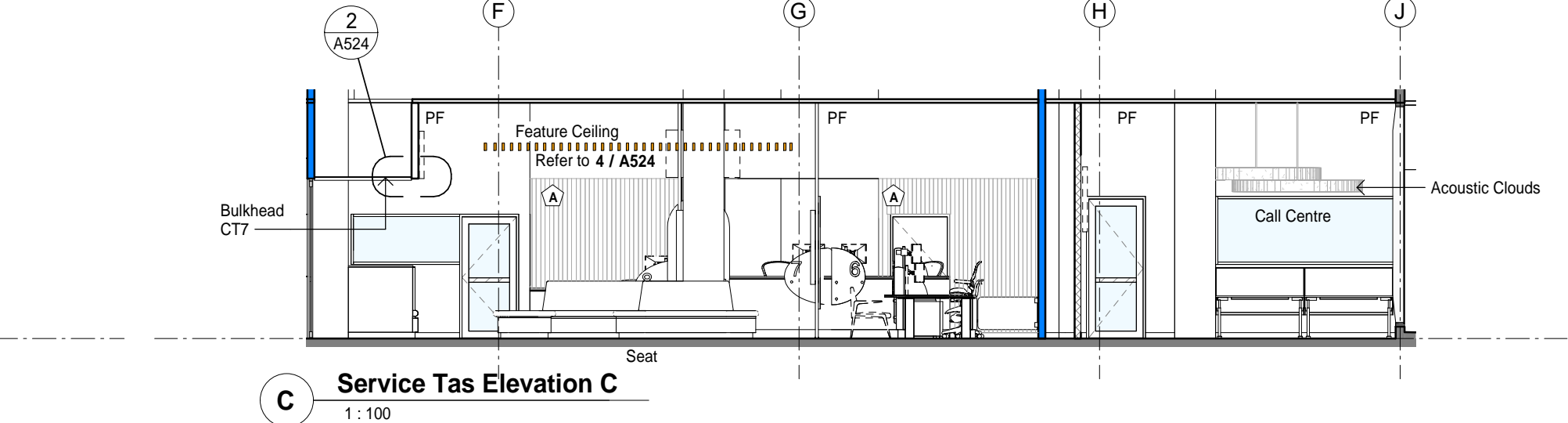
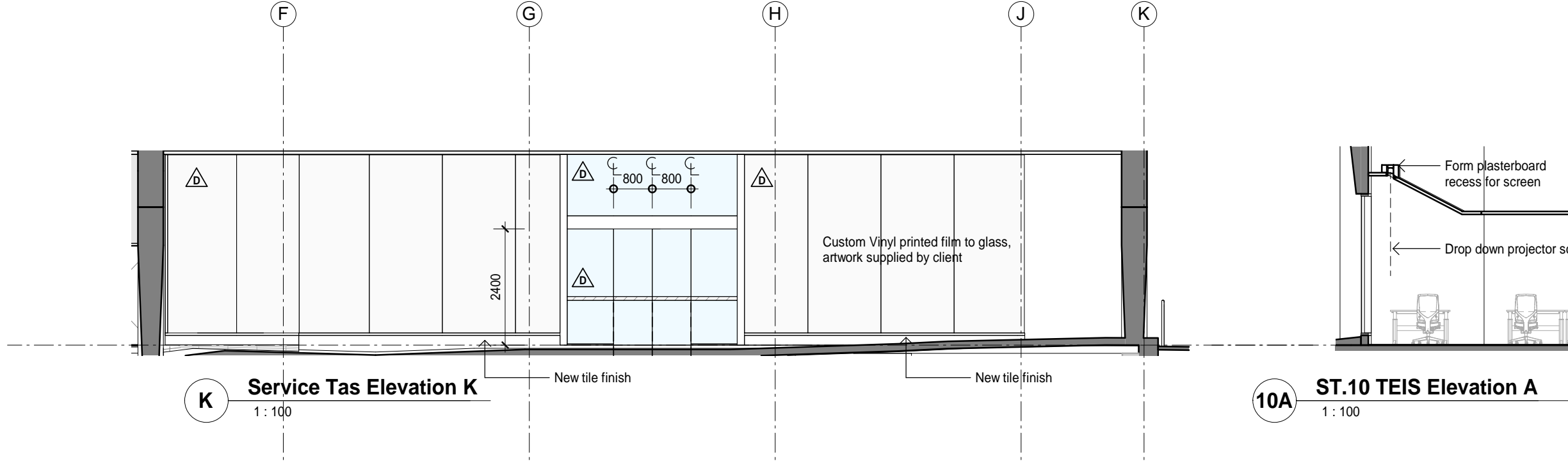
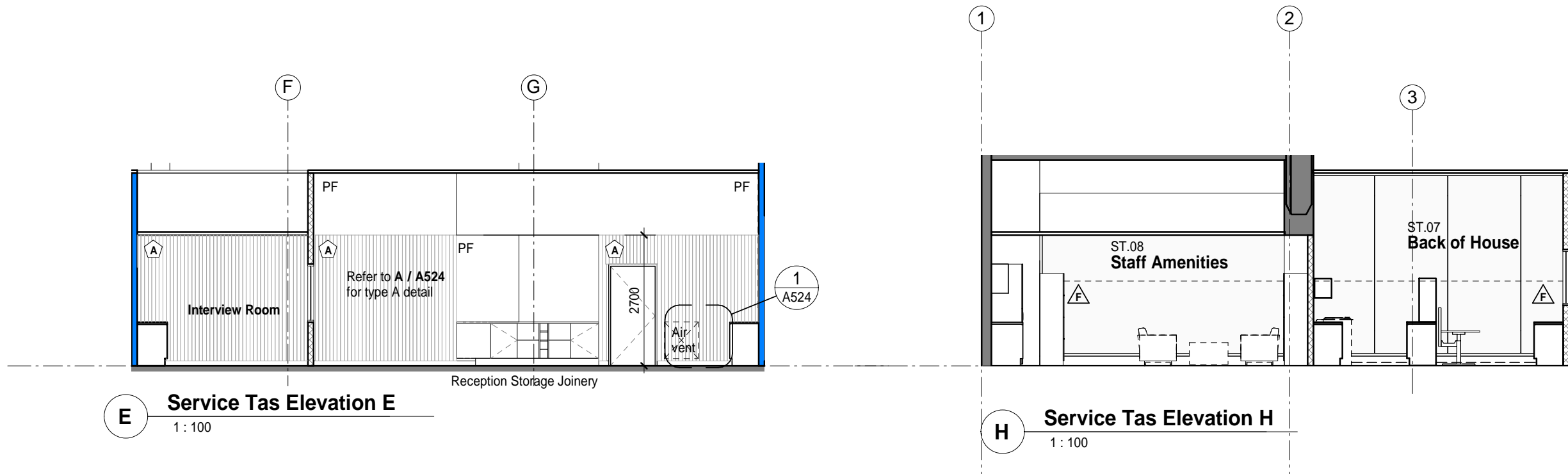
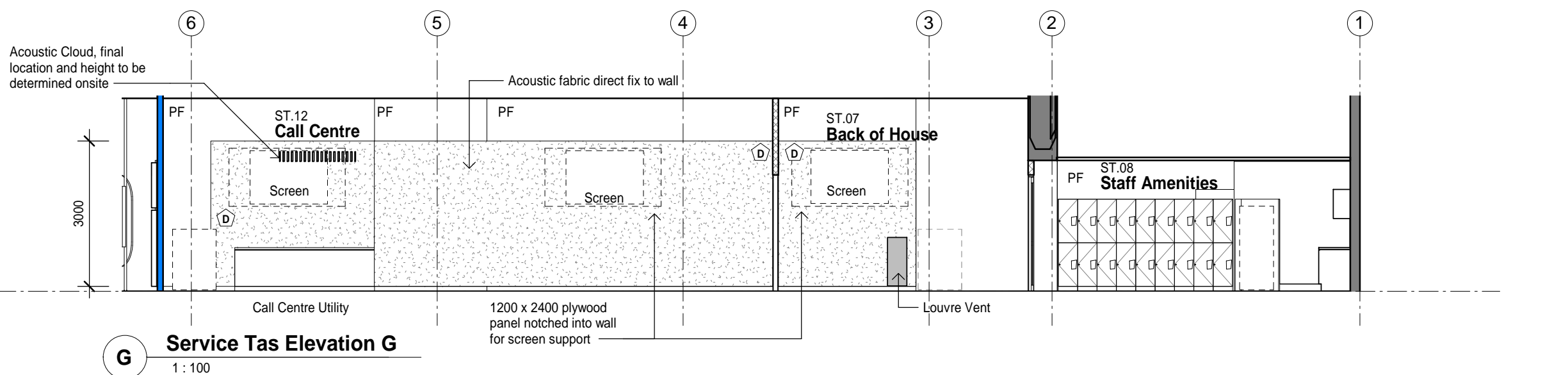
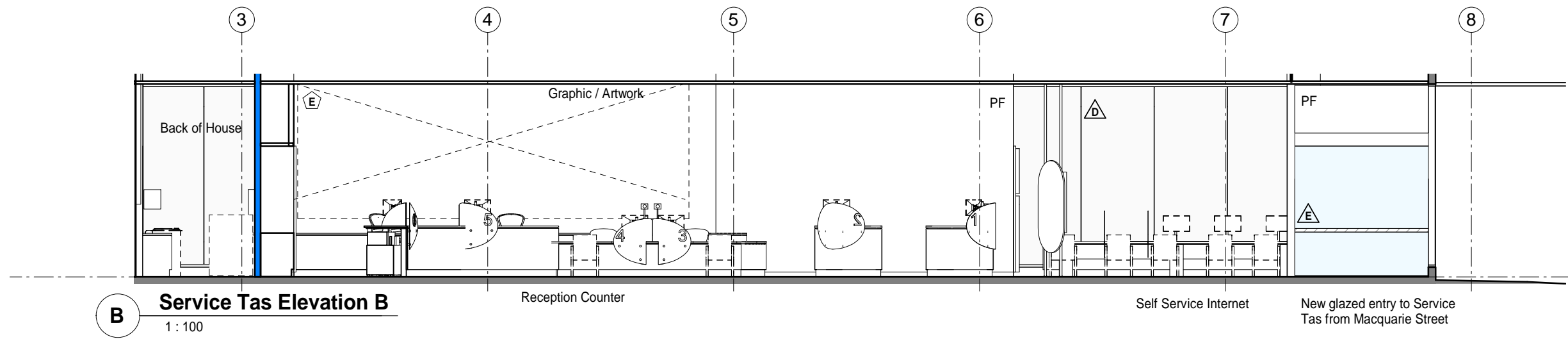
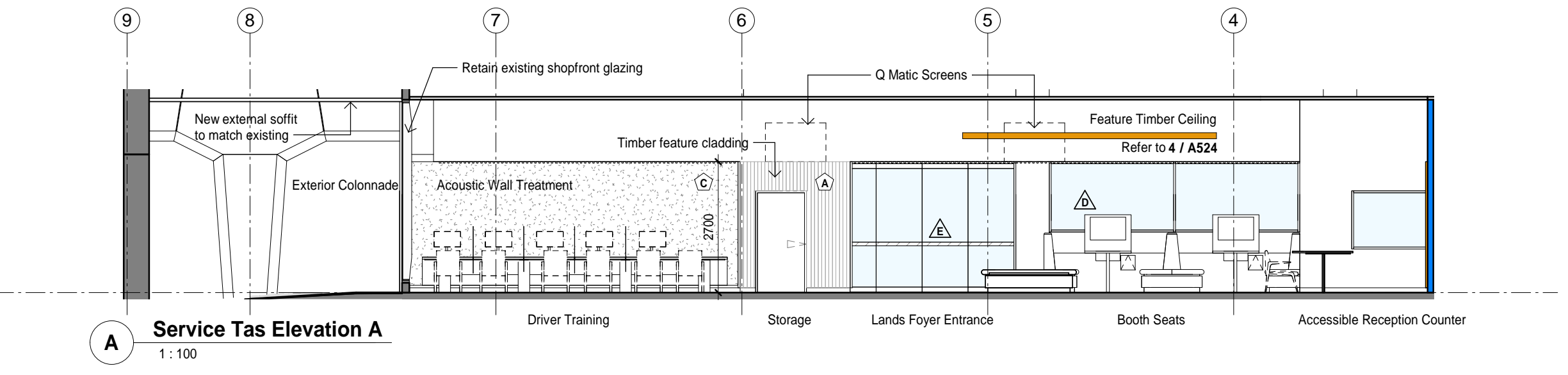
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Launceston Tasmania 7250
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www.xsqa.net.au





PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL

TENDER ISSUE

REVISIONS

REVISIONS	DATE	BY	REASON
A	15/08/2018	Phase C D01 Issue	
B	17/08/2018	Tender Issue	
C	16/10/2018	Tender Issue	

DRAWING

Service Tasmania - Interior Elevations

PROJECT TITLE

Lands Building Redevelopment - Major Construction Works

PRINCIPAL

Department of Primary Industries, Parks, Water & Environment

PROJECT ADDRESS

134 Macquarie Street, Hobart TAS 7000

JOB NUMBER

1656

DATE

Oct 2018

SCALE @ A1

As indicated

DRAWN

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HOBART

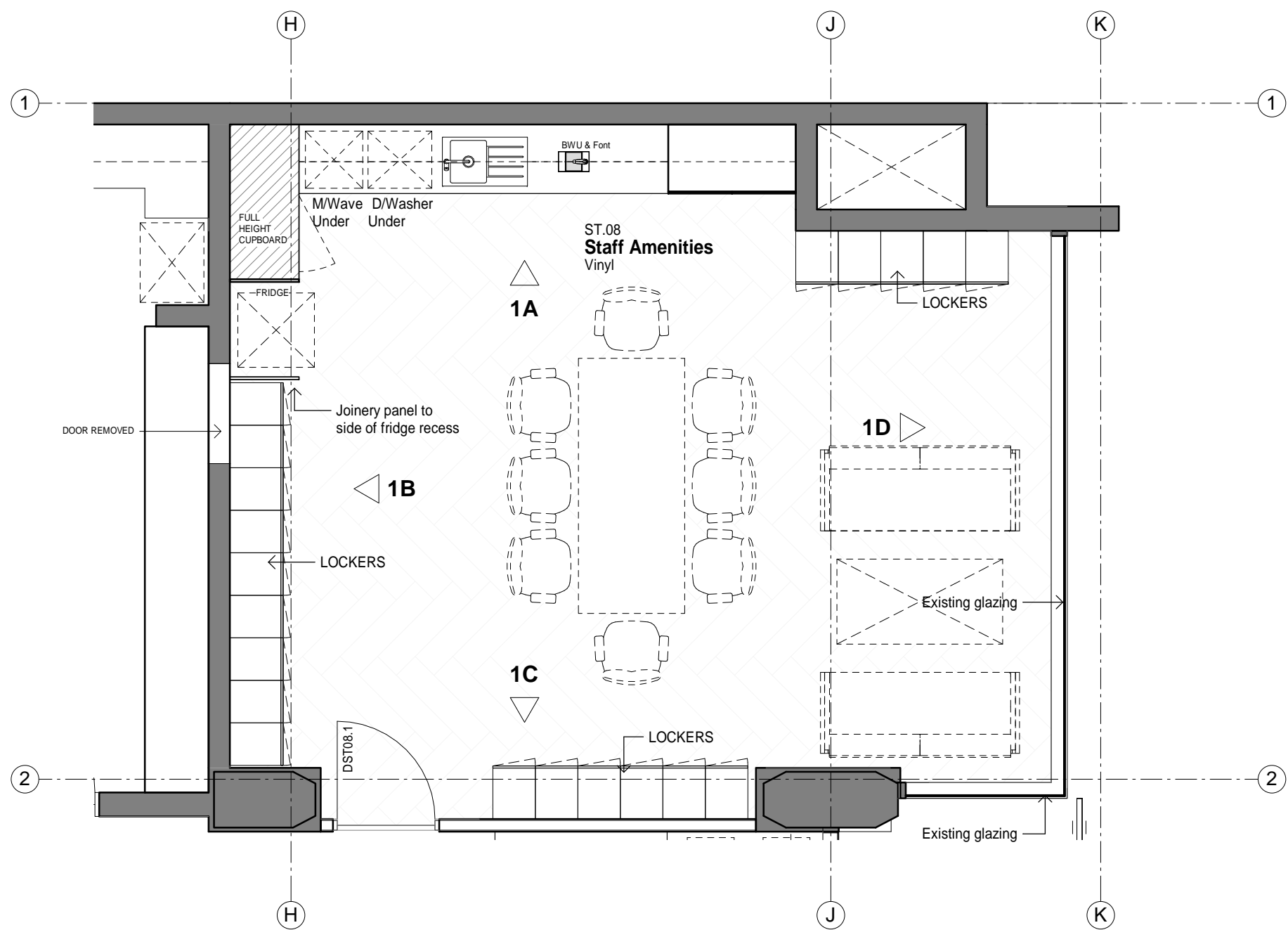
1st Floor
125 Collins Street
Hobart Tasmania 7000
t: 03 6234 9570

LAUNCESTON

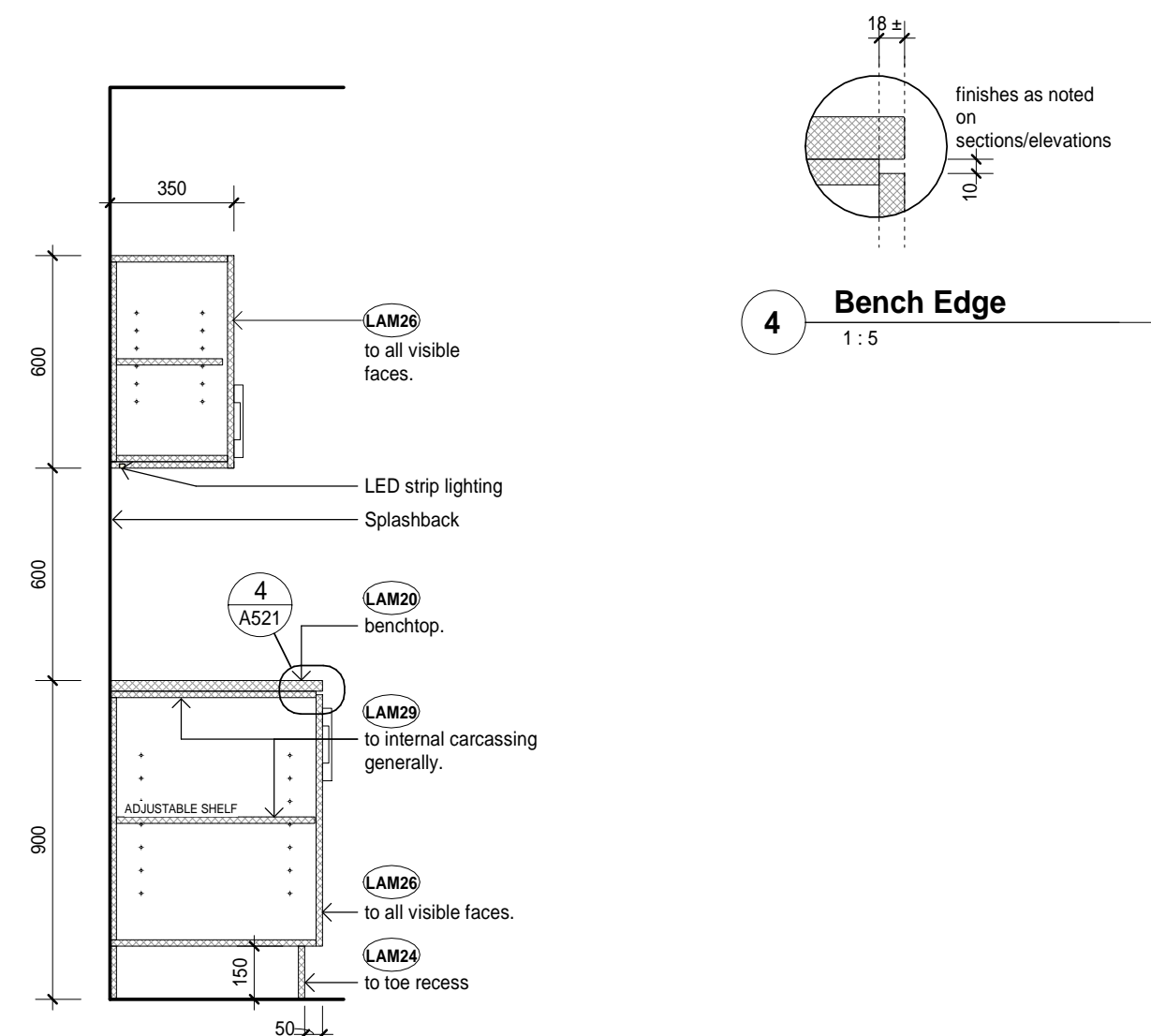
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39 Parkers Street
Launceston Tasmania 7250
t: 03 6334 9590

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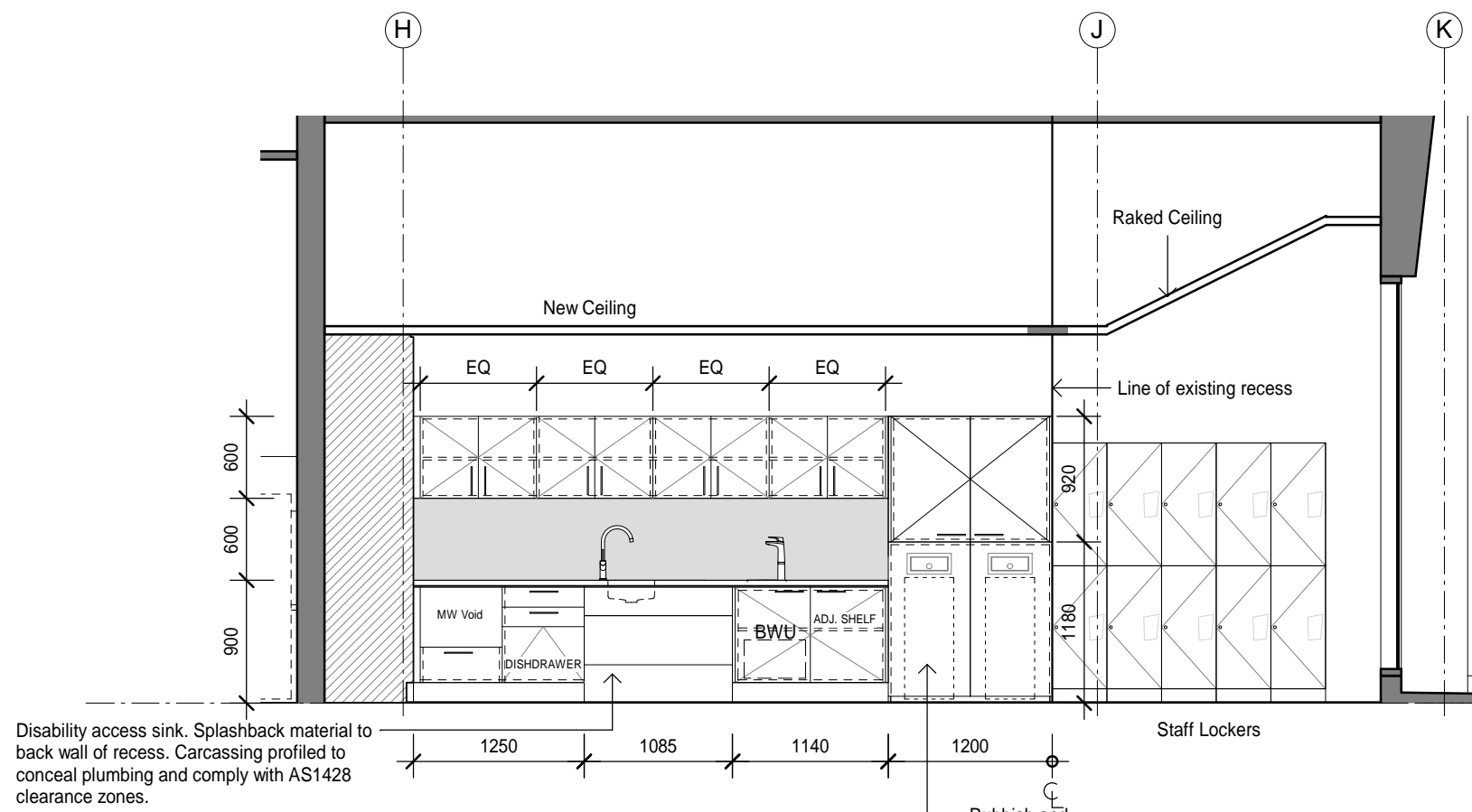
www.xsqa.net.au



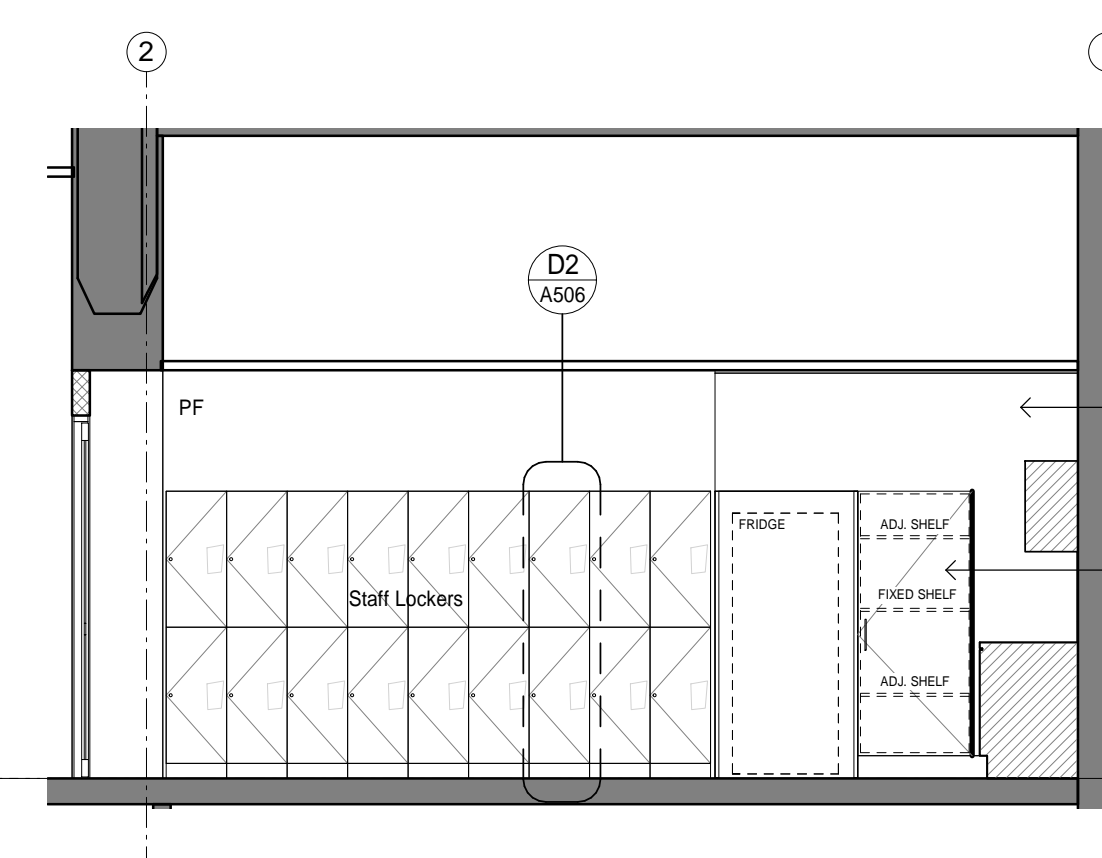
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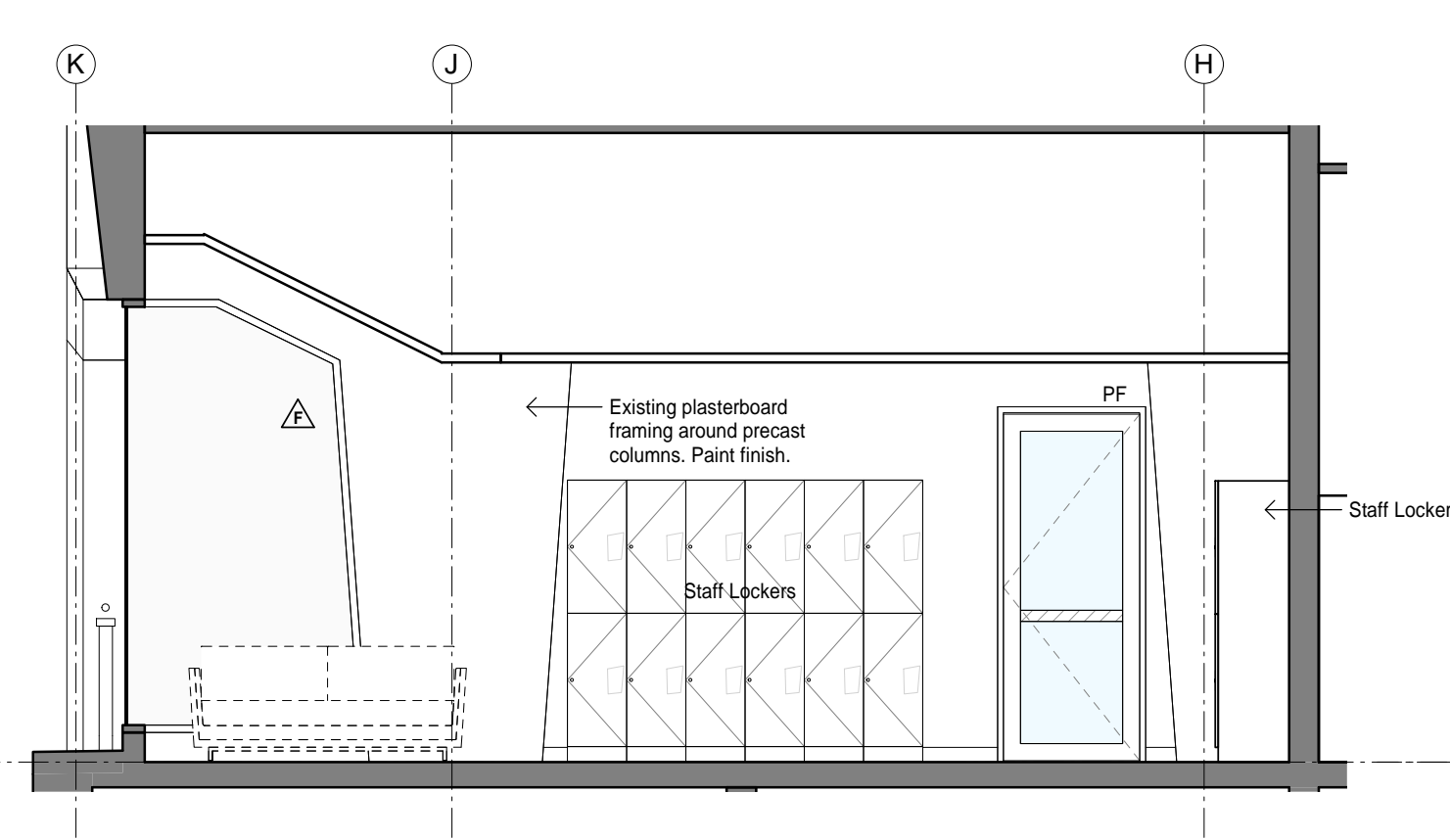
1E ST J01/J16 Section
1:20



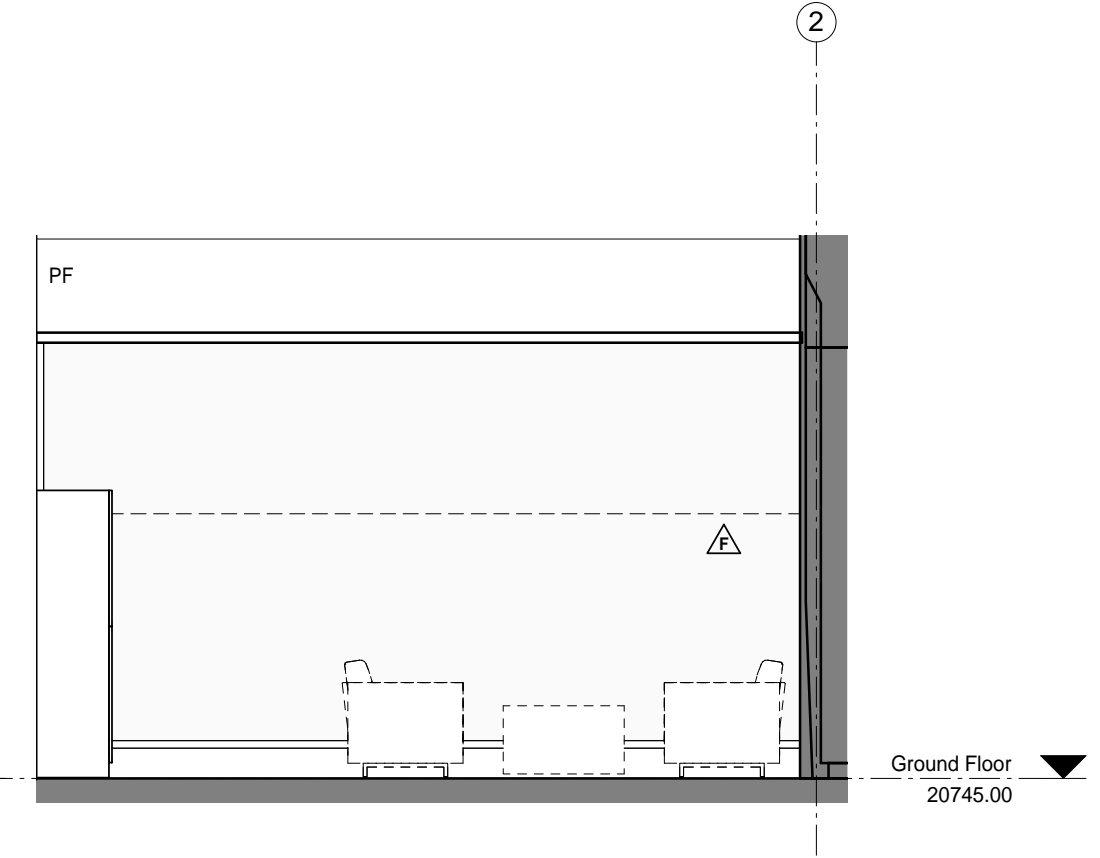
1A ST J01- Staff Amenities - Elevation A
1:50



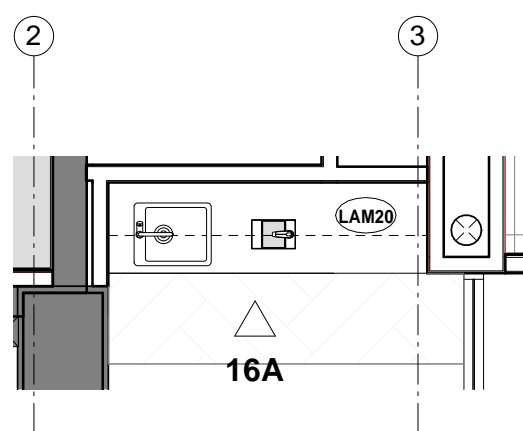
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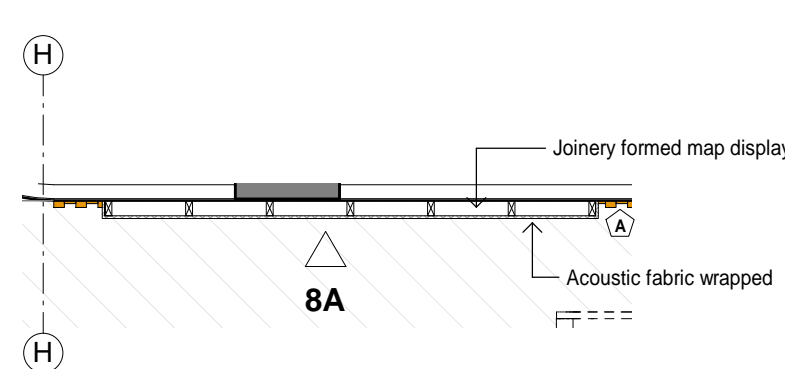
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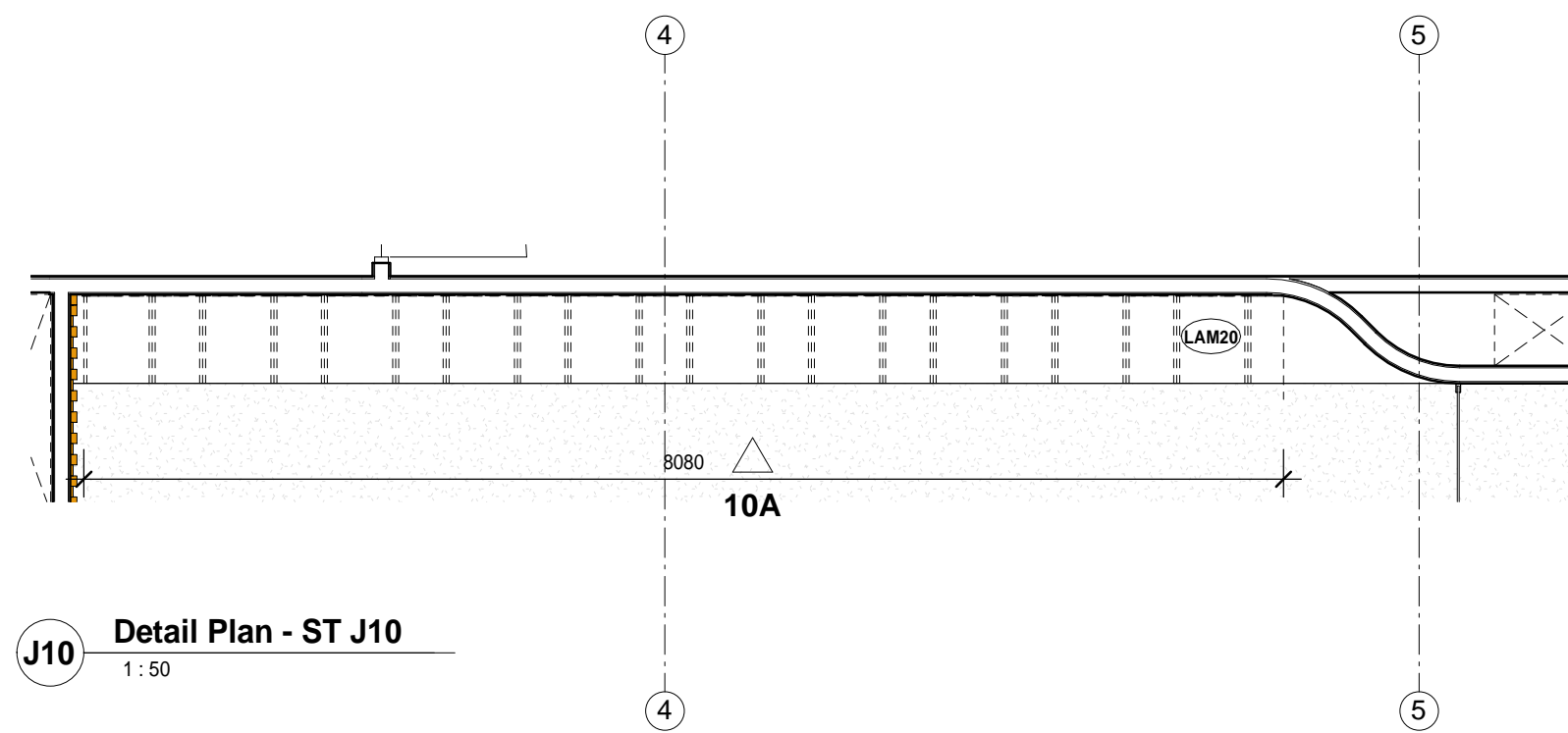
1D ST J01- Staff Amenities - Elevation D
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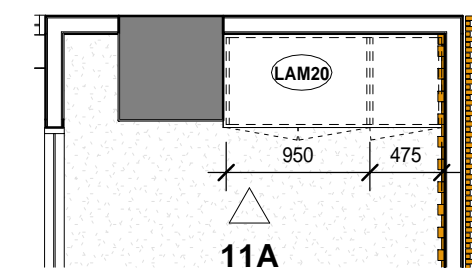
J16 Detail Plan - ST J16 TEIS Amenities
1:50



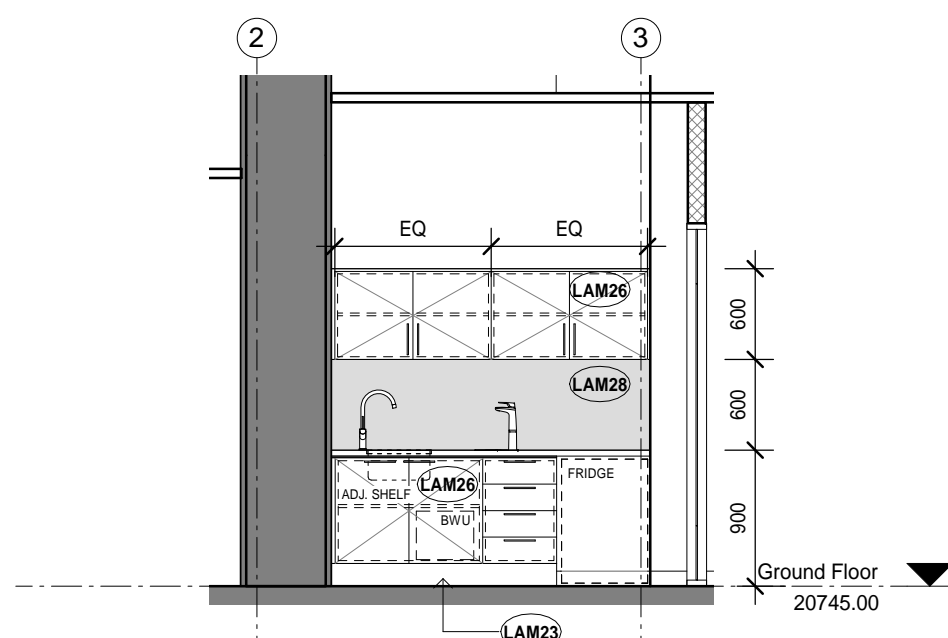
J08 Detail Plan - ST J08 - MAP Stand
1:50



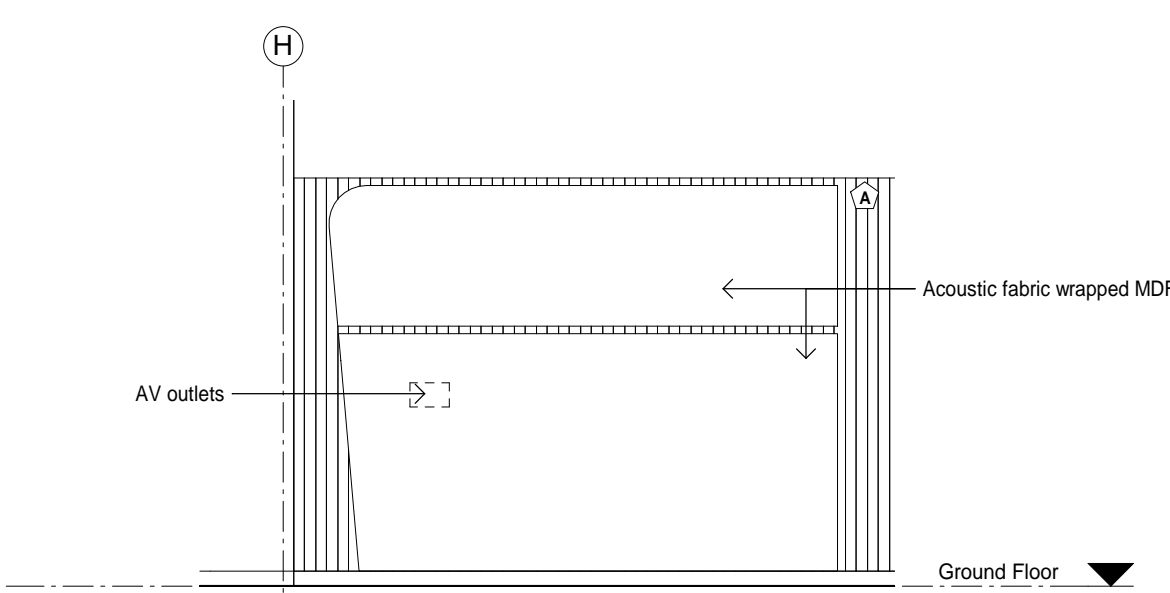
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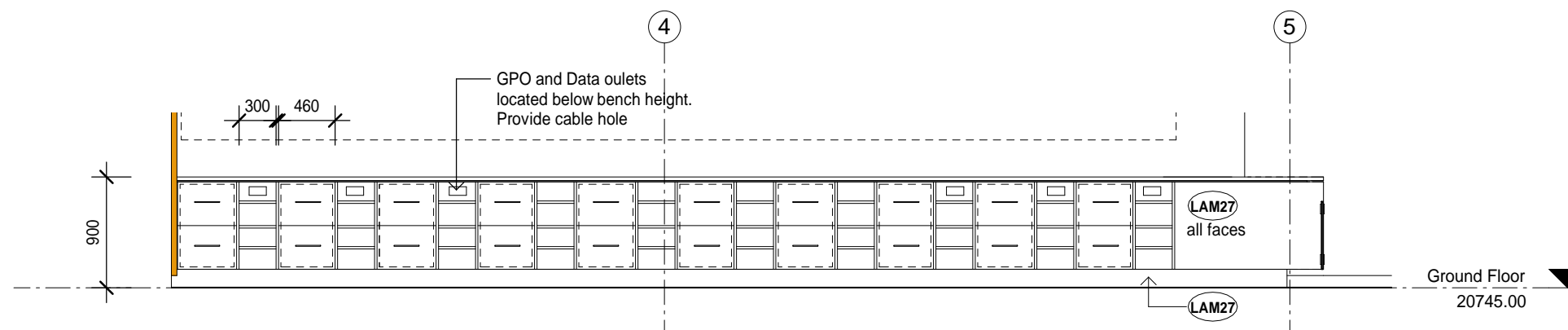
J11 Detail Plan - ST J11 Interview Room Storage
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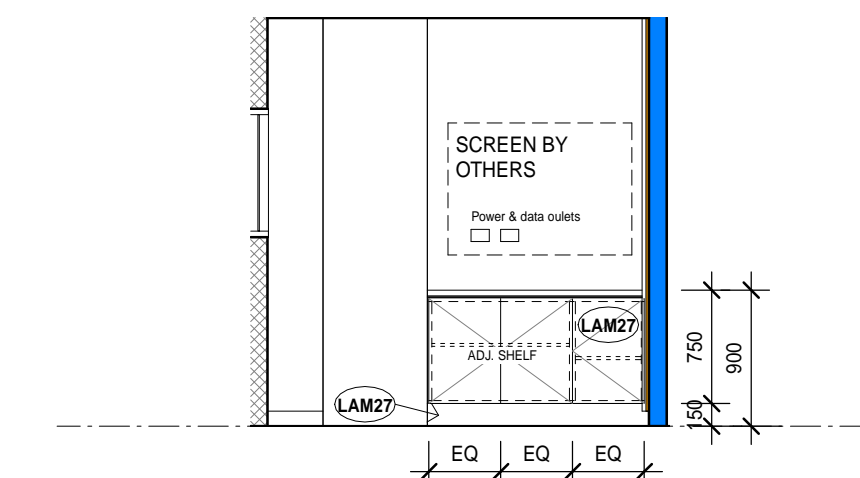
16A ST J16 TEIS - Elevation A
1:50



8A ST - Maps Elevation A
1:50



10A ST J10 Elevation A
1:50



11A ST J11 Elevation A
1:50

PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL

TENDER ISSUE

REVISIONS
A 15/05/2018 Phase C DD Issue
B 17/06/2018 Tender Issue
C 14/07/2018 Tender Issue

DRAWING
Service Tas - Joinery 01

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
1656

SCALE @ A1
As indicated

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DATE
Oct 2018

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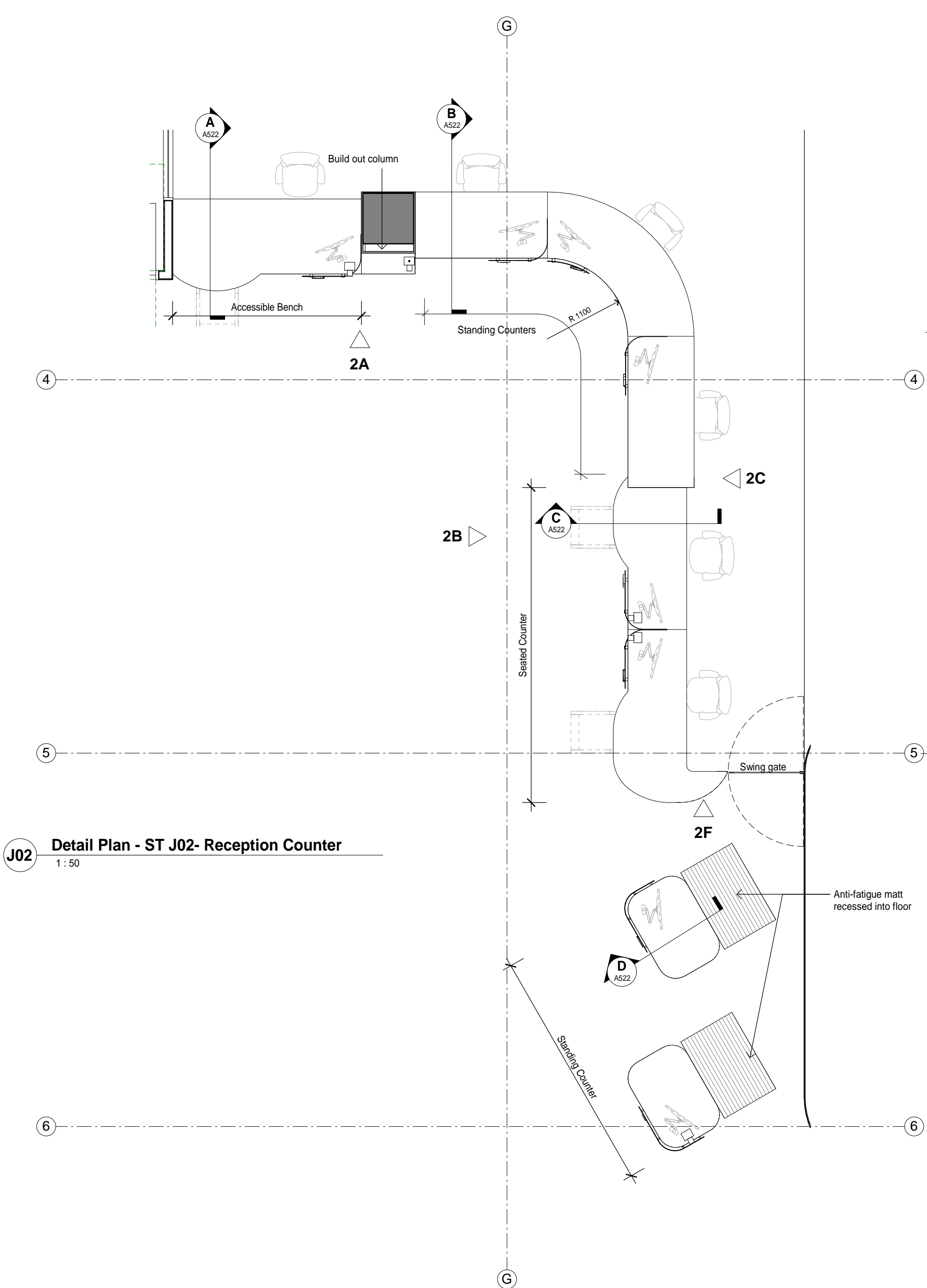


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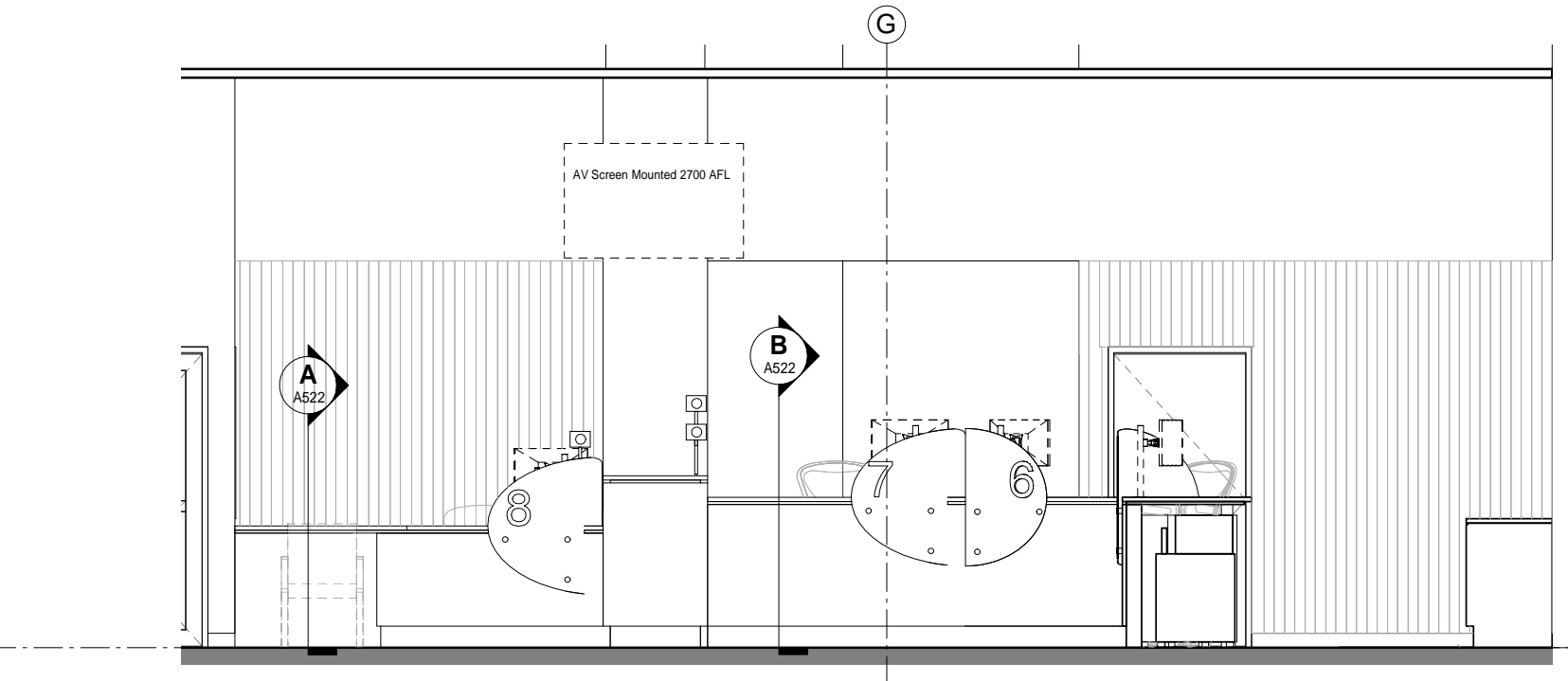
LAUNCESTON
Suite 4, 1st Floor
39 Parkers Street
Launceston Tasmania 7250
t: 03 6334 9590

e: admin@xsa.net.au

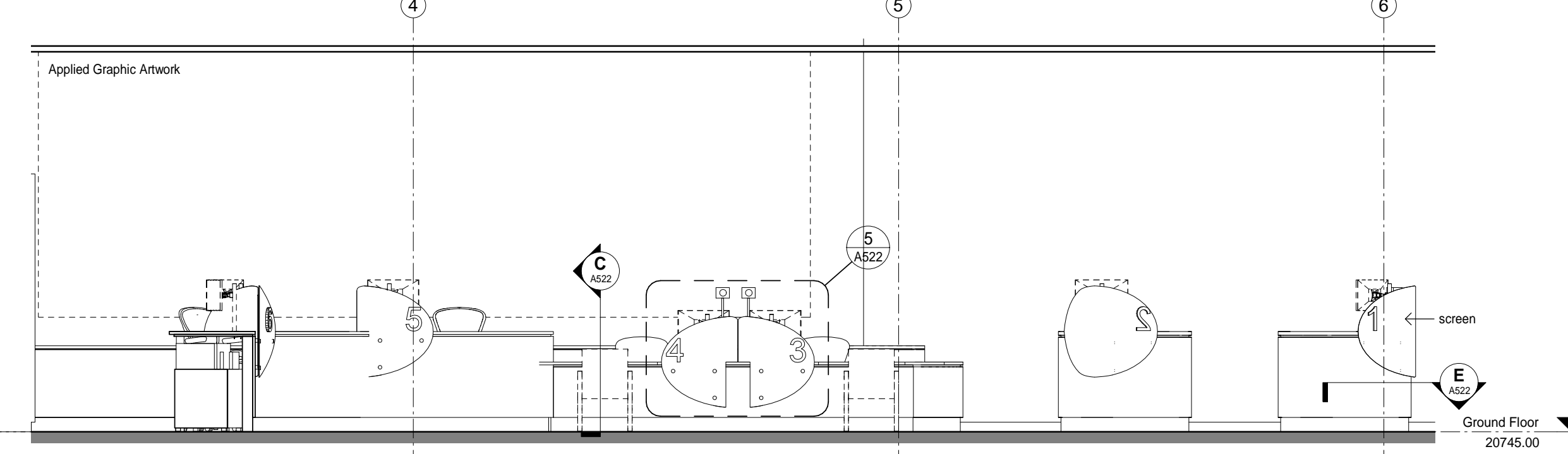
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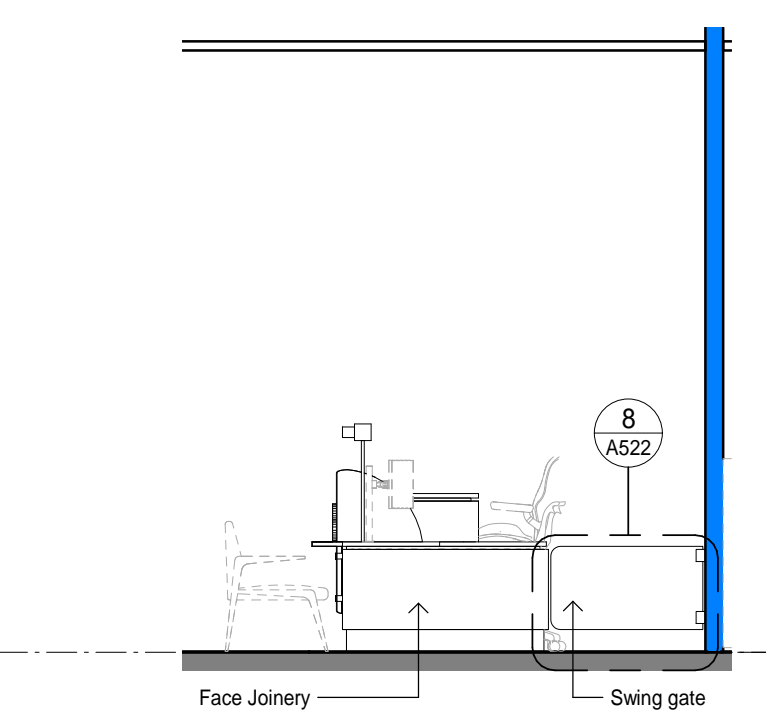
J02 Detail Plan - ST J02- Reception Counter
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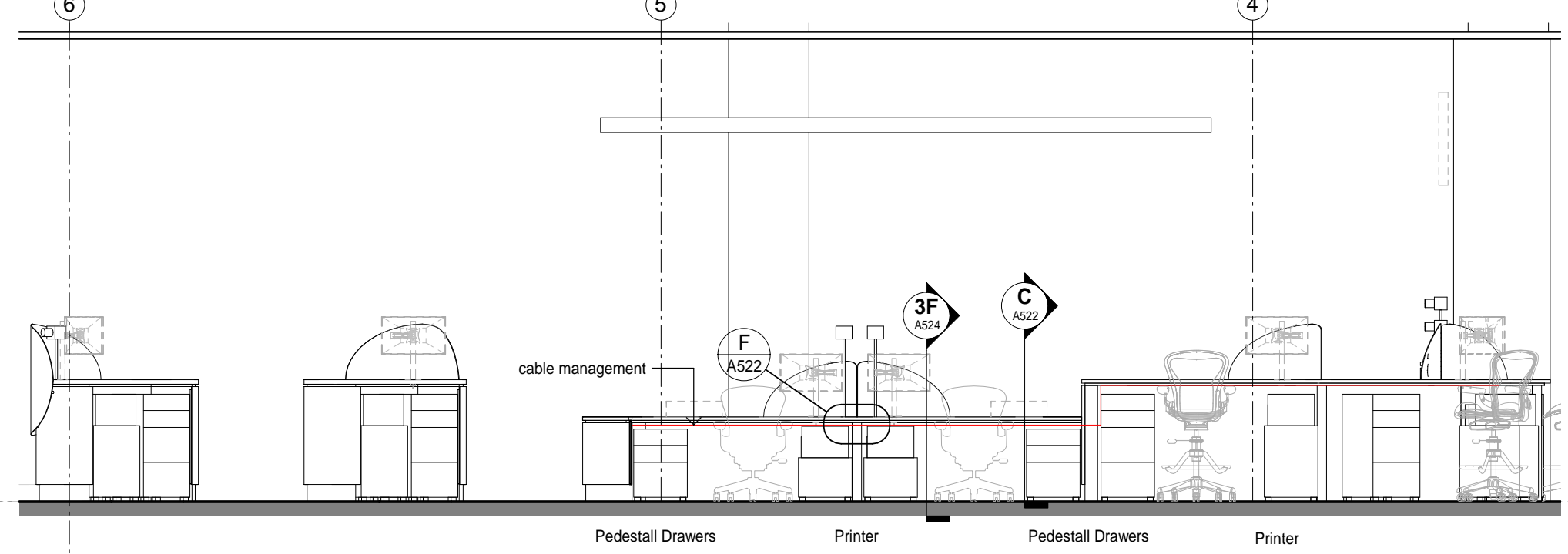
2A ST J02- Elevation A
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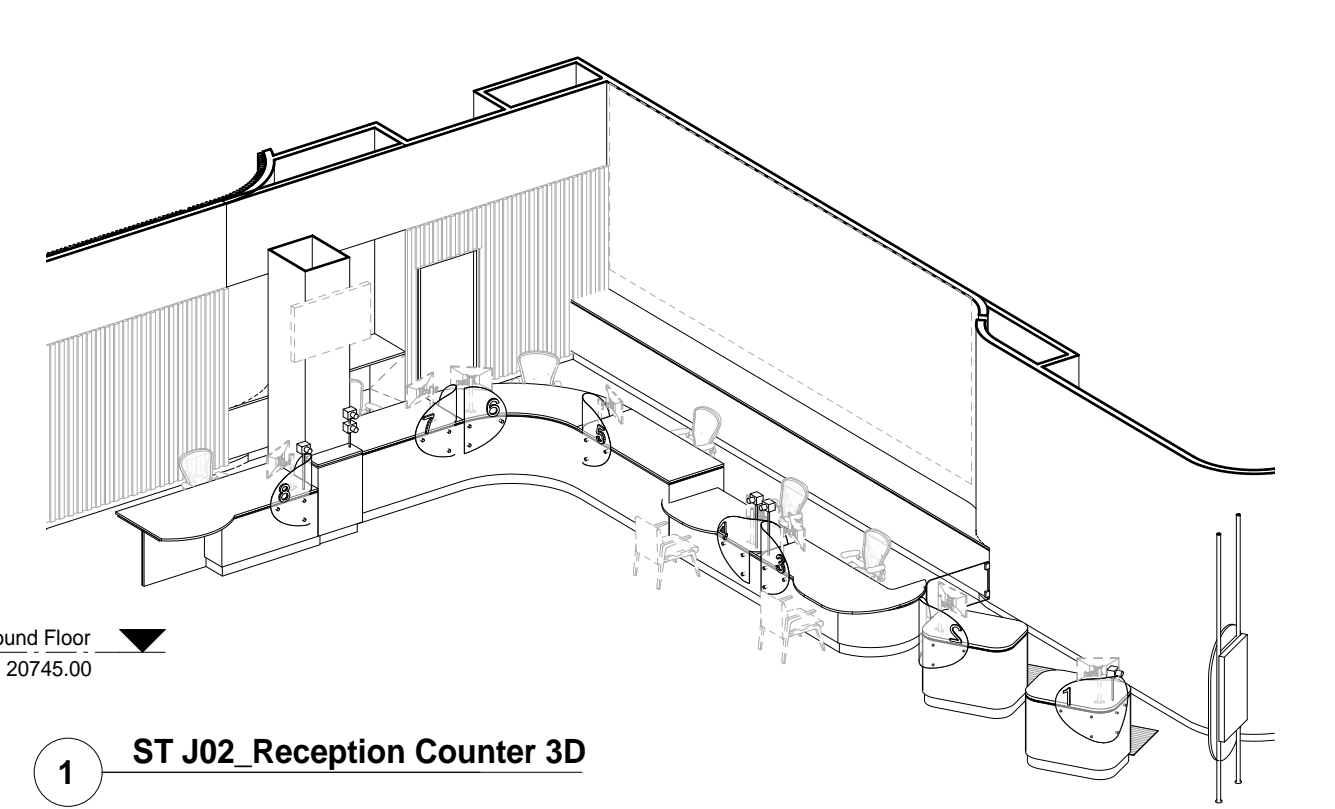
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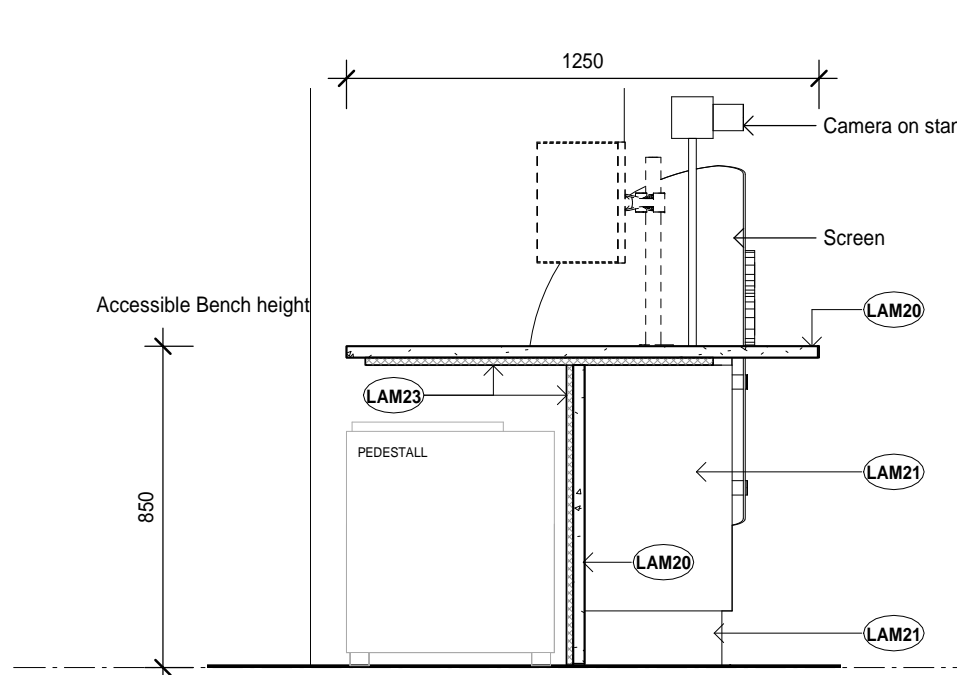
2F ST J02 - Elevation F
1:50



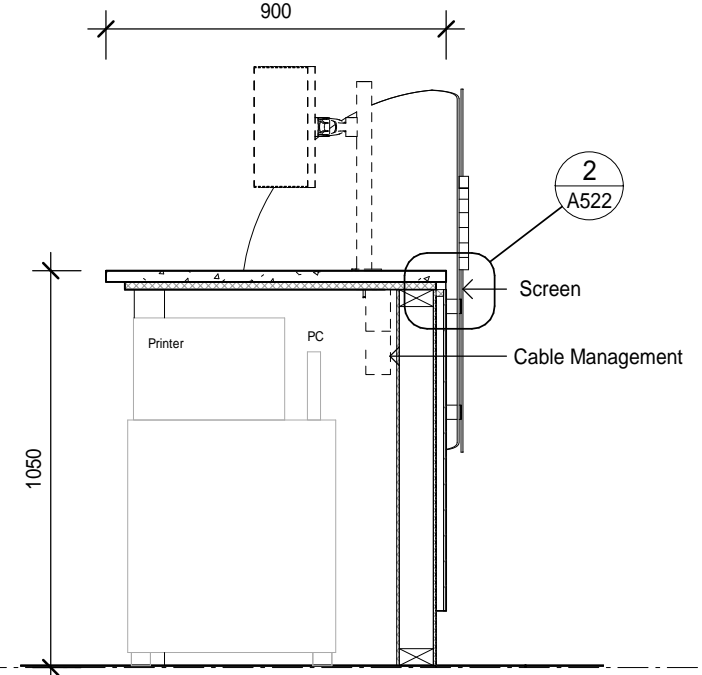
2C ST J02- Elevation C
1:50



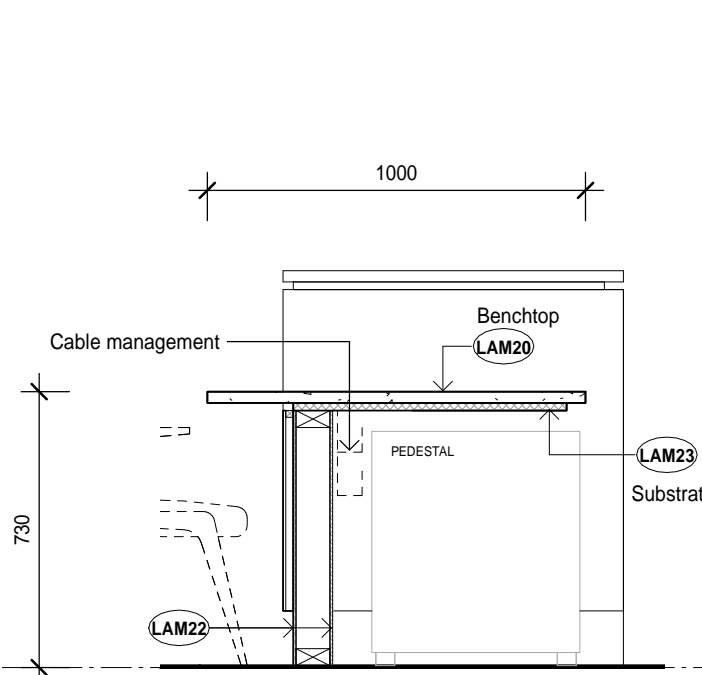
1 ST J02 Reception Counter 3D



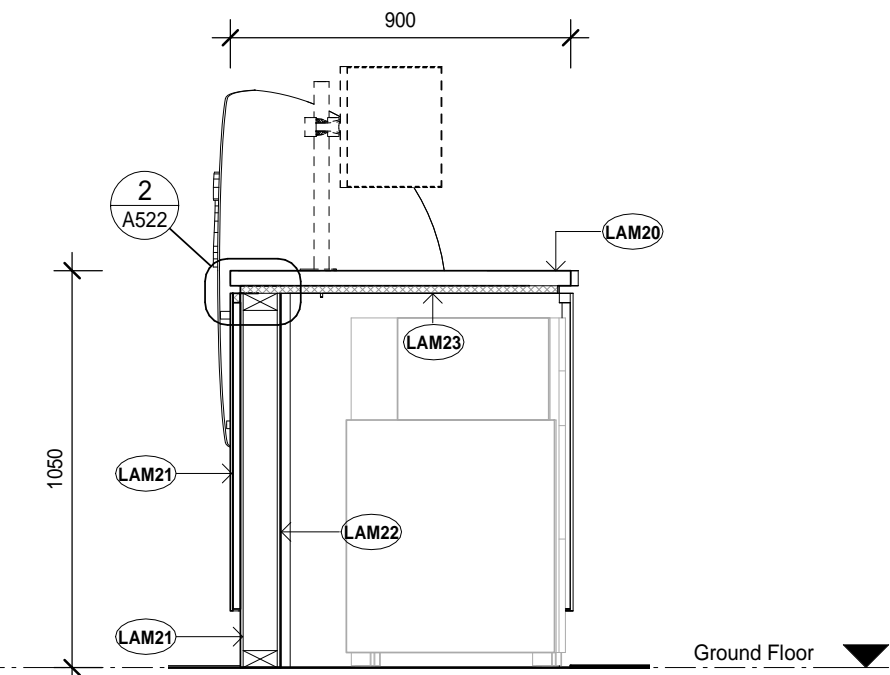
A ST J02 - Section A
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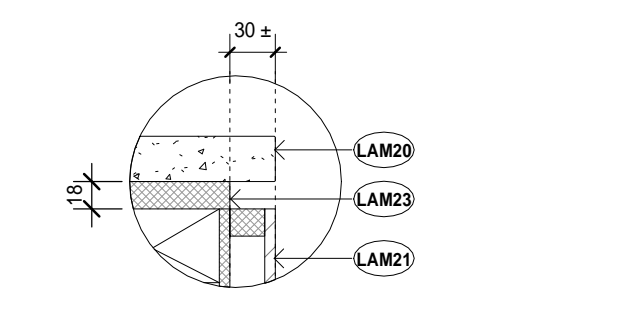
B ST J02- Section B
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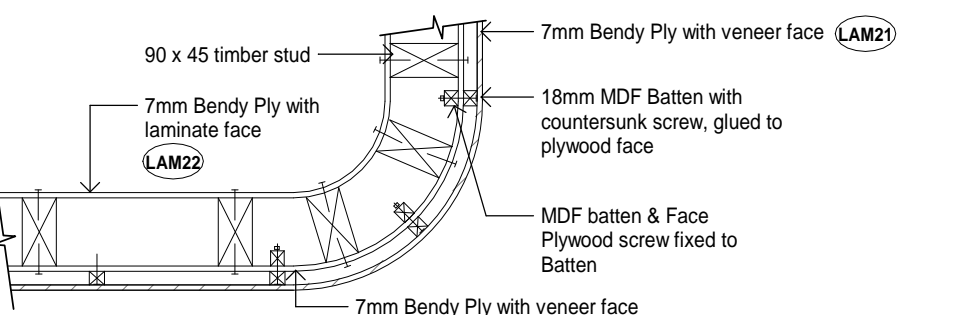
C STJ02 - Section C
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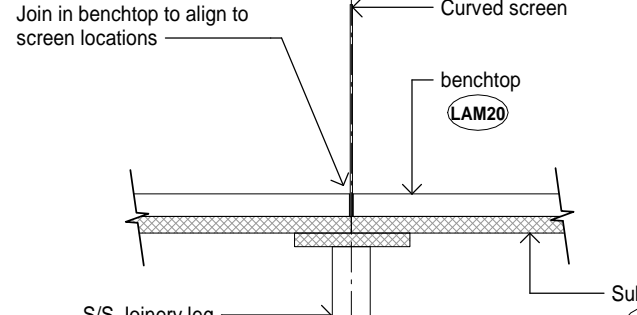
D ST J02 - Section D
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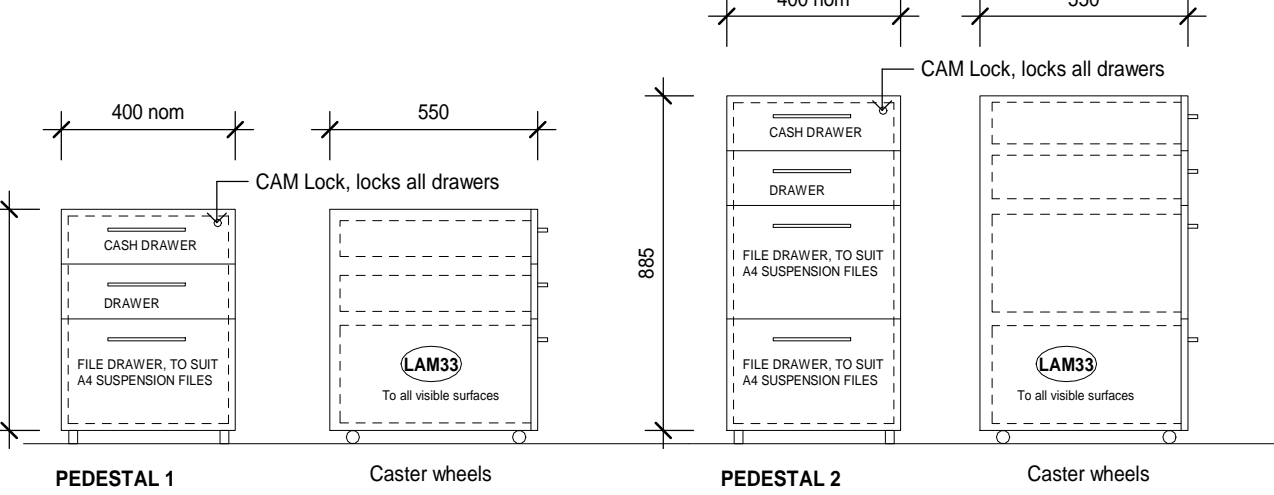
2 ST_Bench Edge
1:5



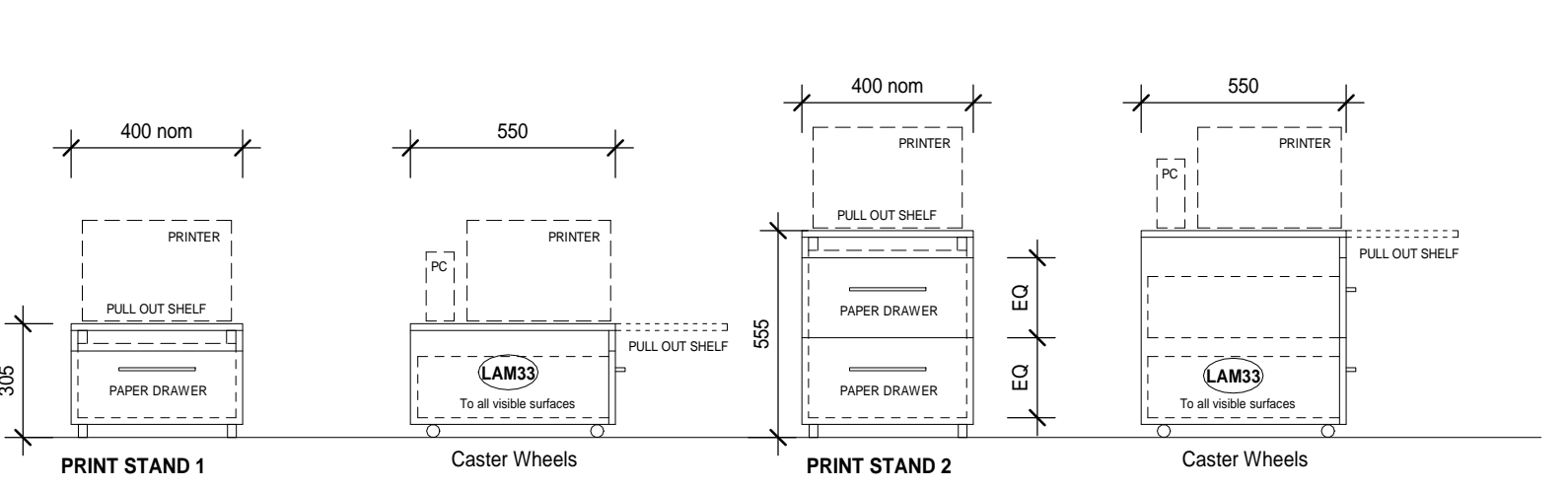
E ST J02 - Section E
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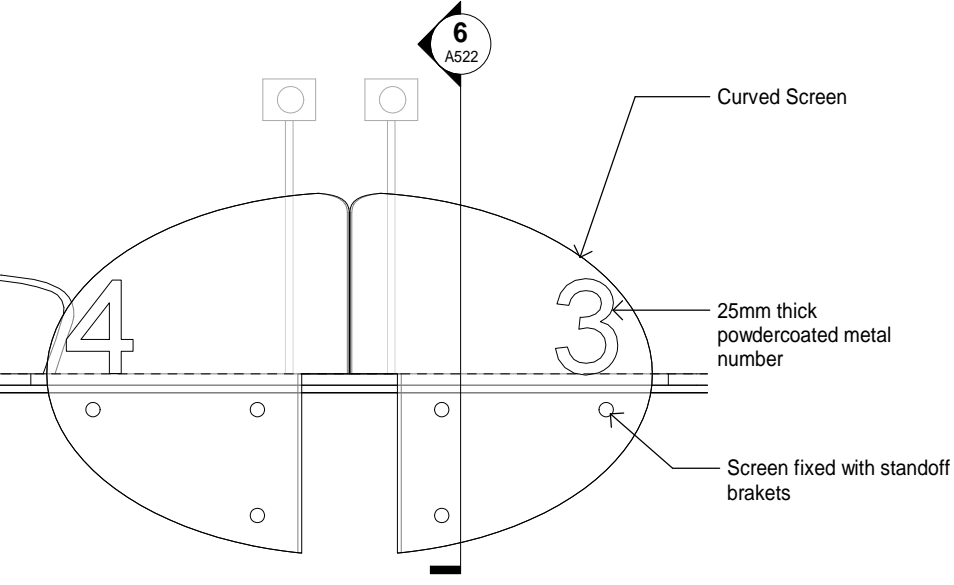
F ST J02 - Section F
1:10



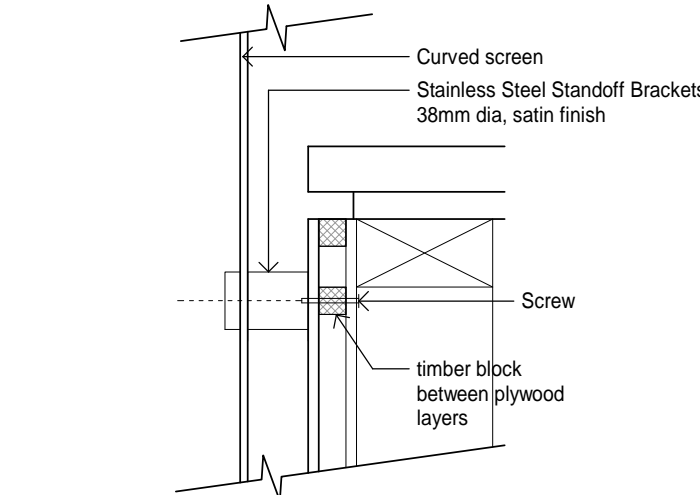
3 ST_J02 Pedestal
1:20



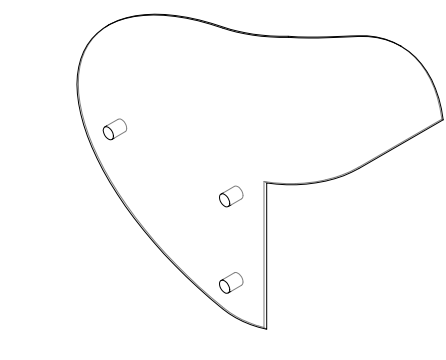
4 ST_J02 Printer Stand
1:20



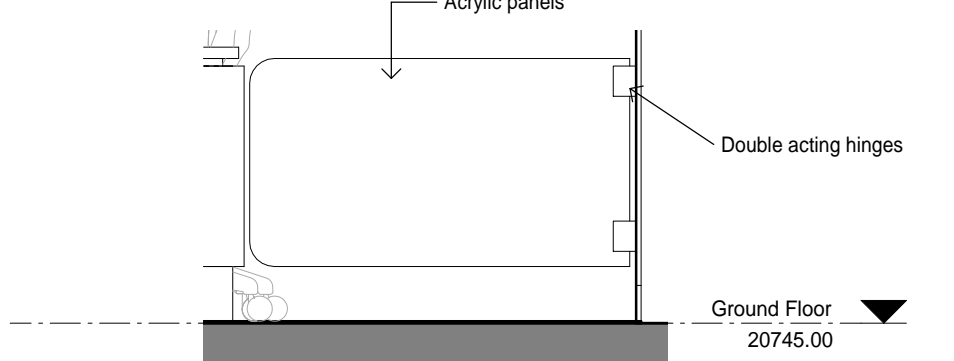
5 ST J02 - Metal Screen Detail 1
1:20



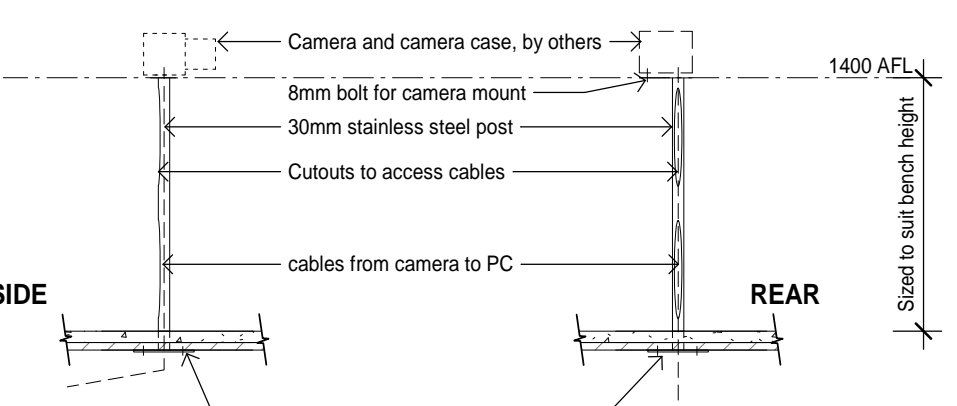
6 ST J02 - Metal Screen Detail 2
1:5



7 ST J02 Reception Screens 3D



8 ST J02 - Gate Detail
1:20



9 ST_Camera Stand
1:20

PROJECT SUBJECT TO
PARLIAMENTARY STANDING
COMMITTEE FOR PUBLIC WORKS
APPROVAL

TENDER ISSUE

REVISIONS
A 15/06/2018 Phase C D01 Issue
B 17/06/2018 Tender Issue
C 14/07/2018 Tender Issue

DRAWING
Service Tas - Joinery 02

PROJECT TITLE
Lands Building
Redevelopment - Major
Construction Works

PRINCIPAL
Department of Primary
Industries, Parks, Water &
Environment

PROJECT ADDRESS
134 Macquarie Street,
Hobart TAS 7000

JOB NUMBER
1656

DATE
Oct 2018

SCALE @ A1
As indicated

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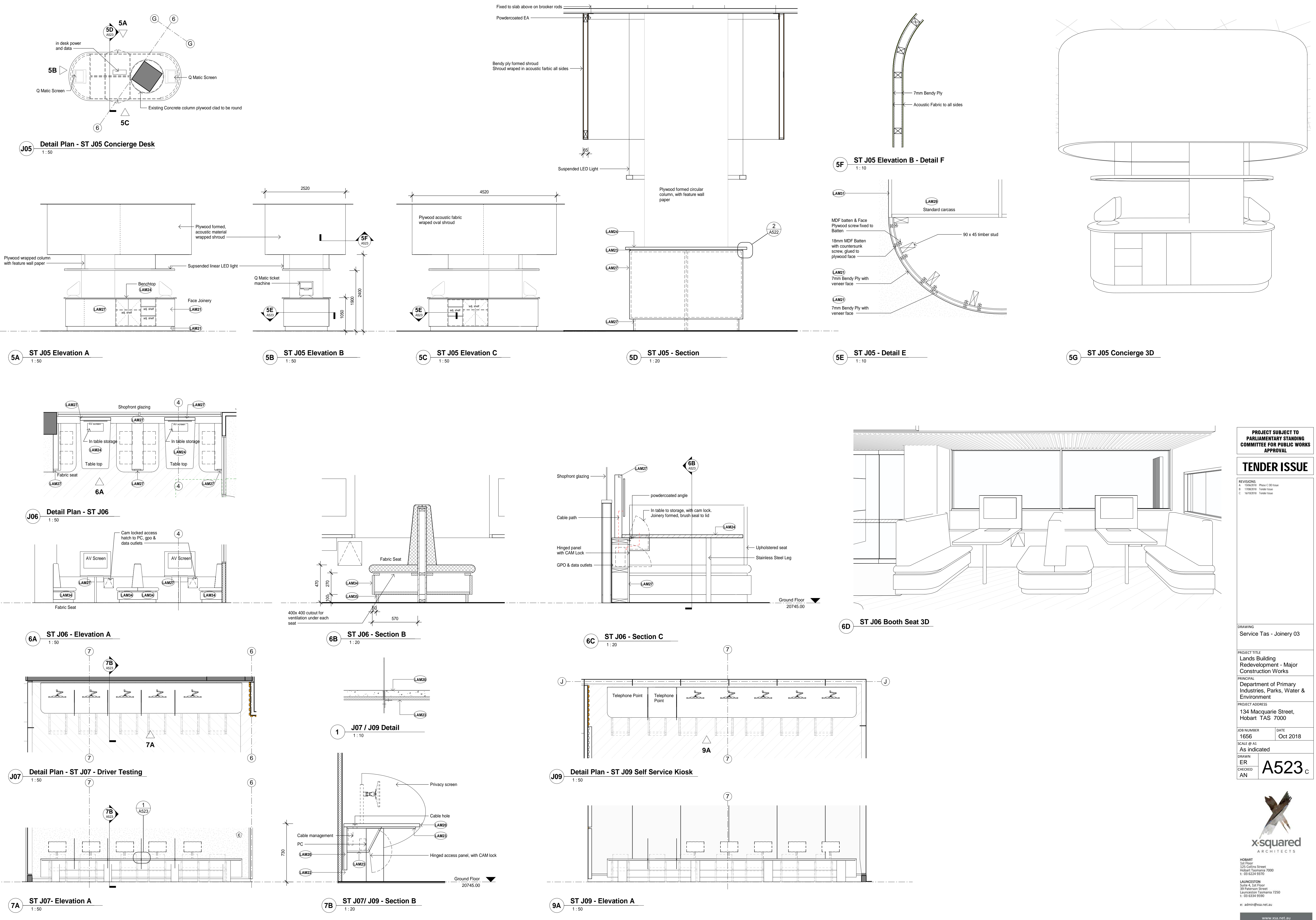


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PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL

TENDER ISSUE

REVISIONS

Rev	Description	Phase	CD	Issue
A	15/06/2018	Phase C	DD	Issue
B	17/08/2018	Tender	Issue	
C	14/10/2018	Tender	Issue	

DRAWING

Service Tas - Joinery 03

PROJECT TITLE

Lands Building Redevelopment - Major Construction Works

PRINCIPAL

Department of Primary Industries, Parks, Water & Environment

PROJECT ADDRESS

134 Macquarie Street, Hobart TAS 7000

JOB NUMBER 1656 **DATE** Oct 2018

SCALE @ A1 As indicated

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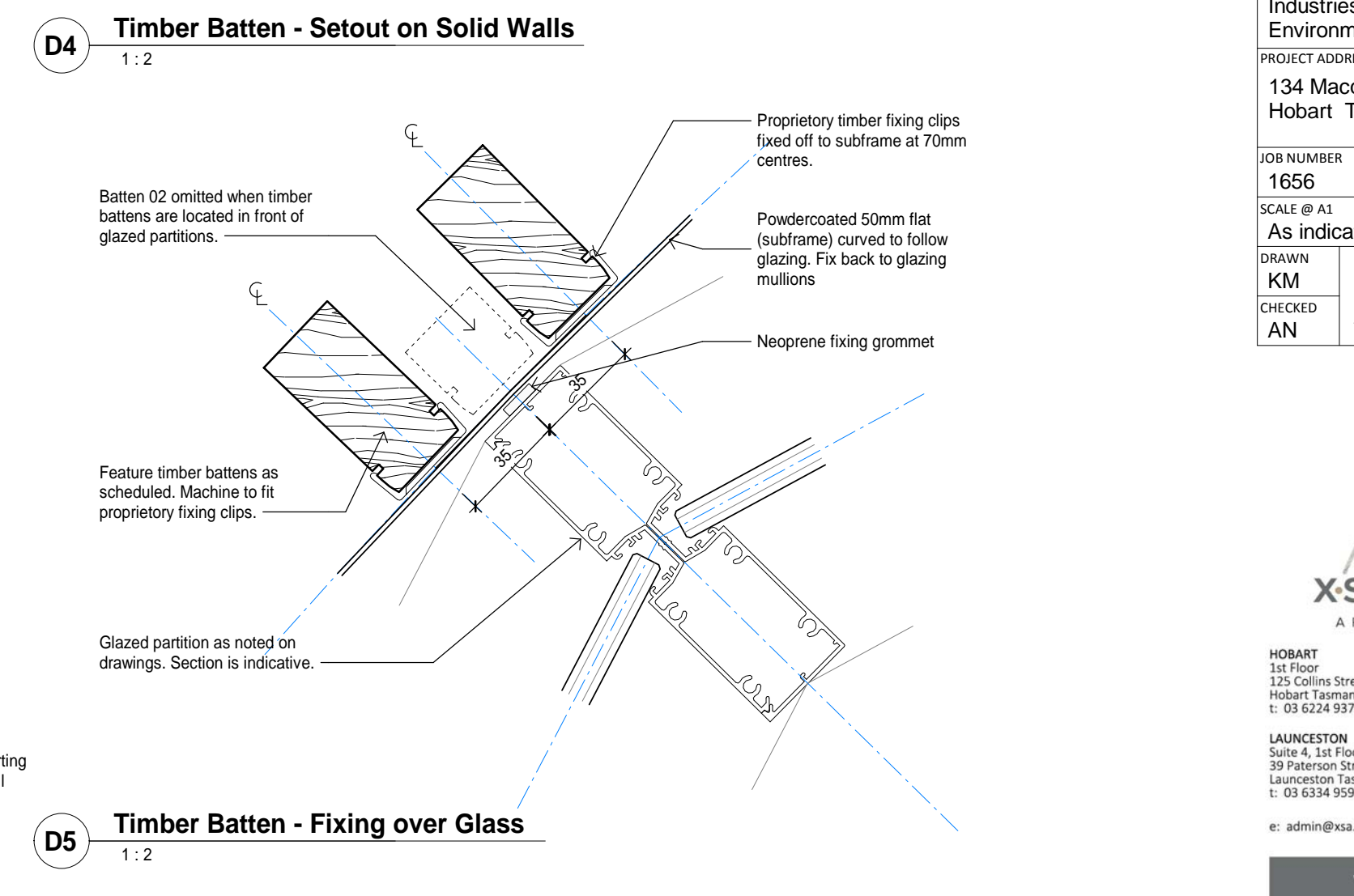
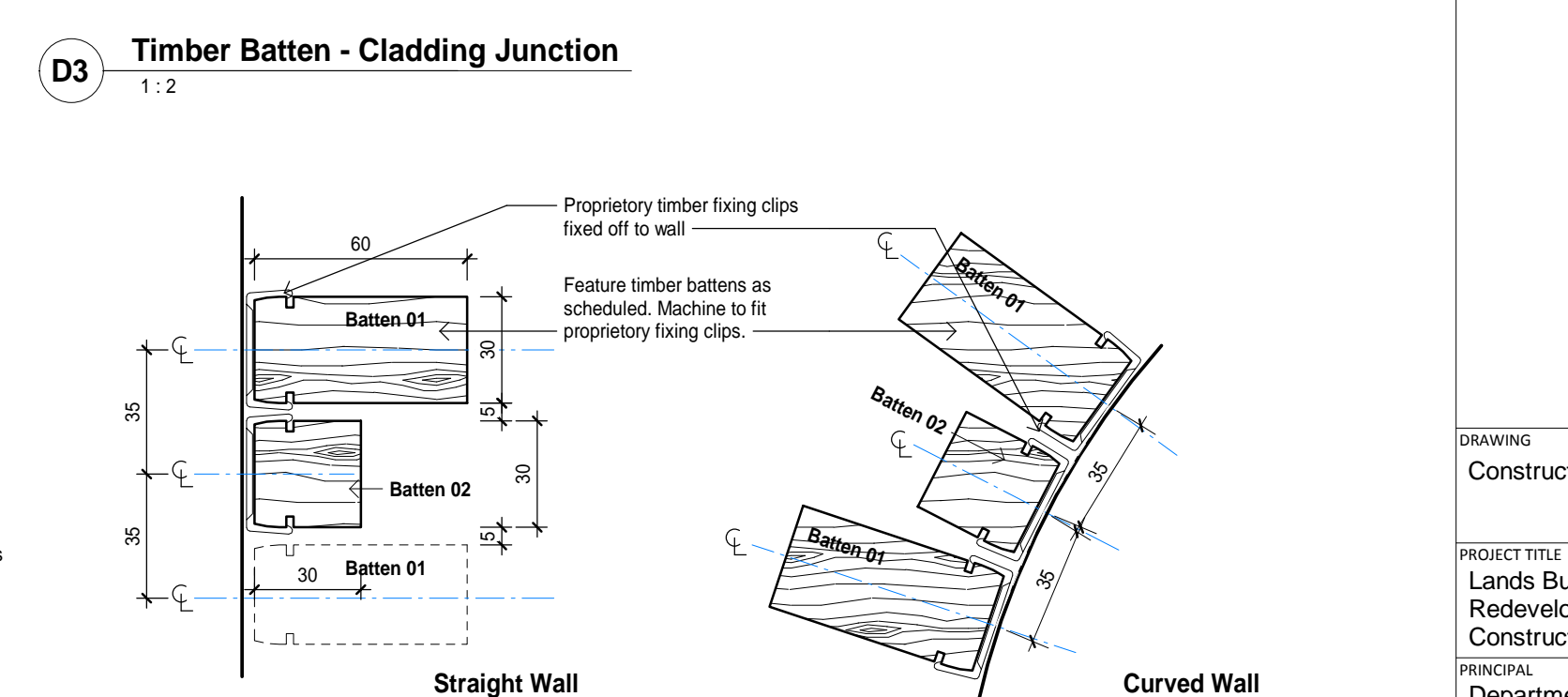
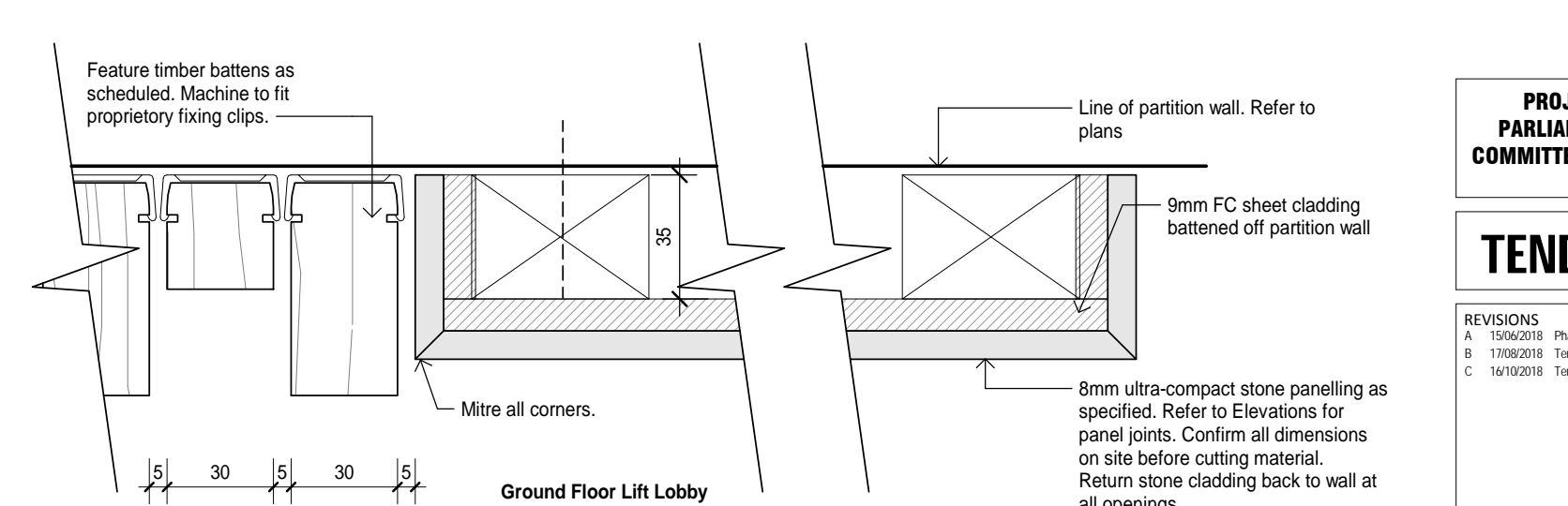
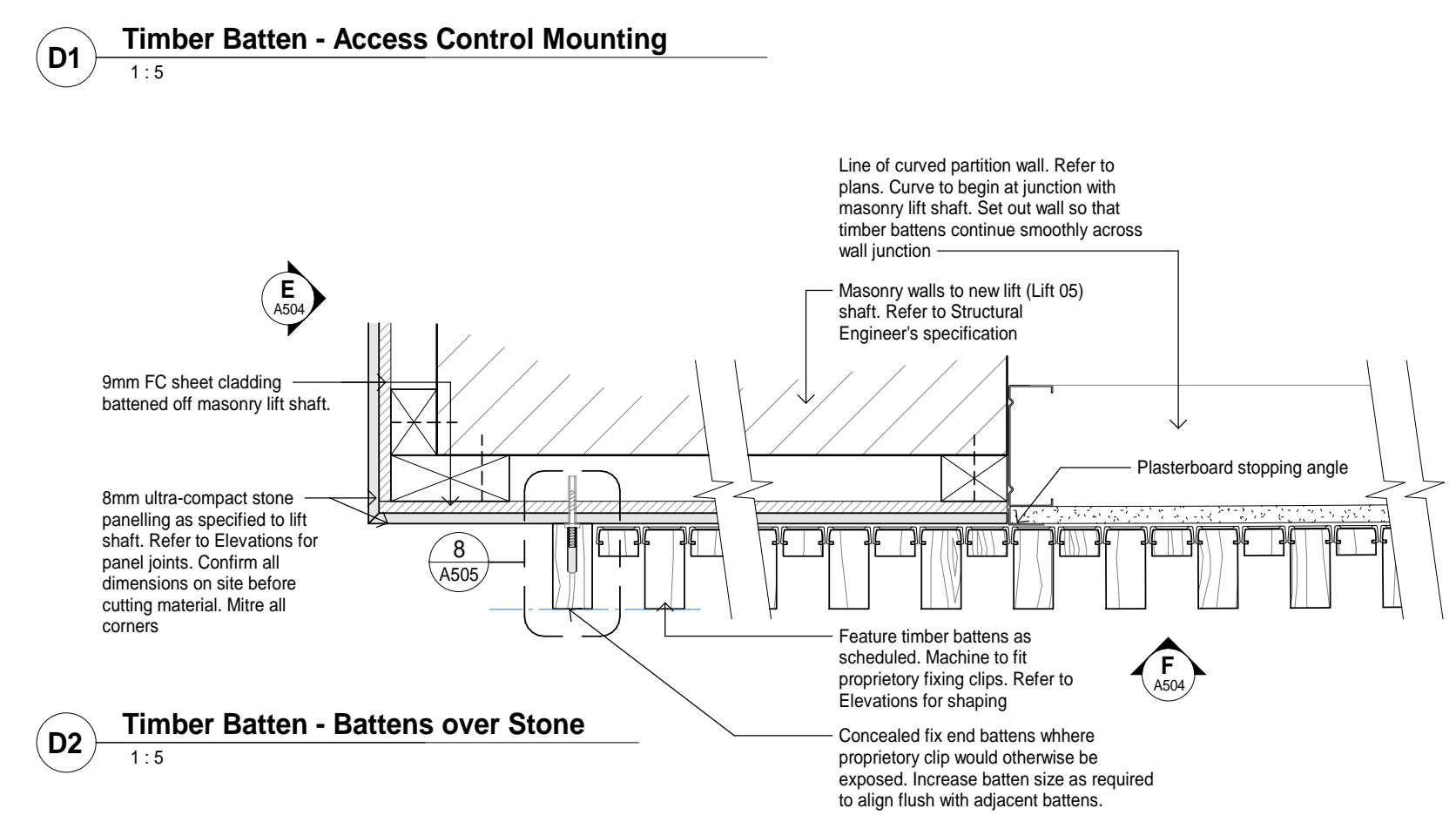
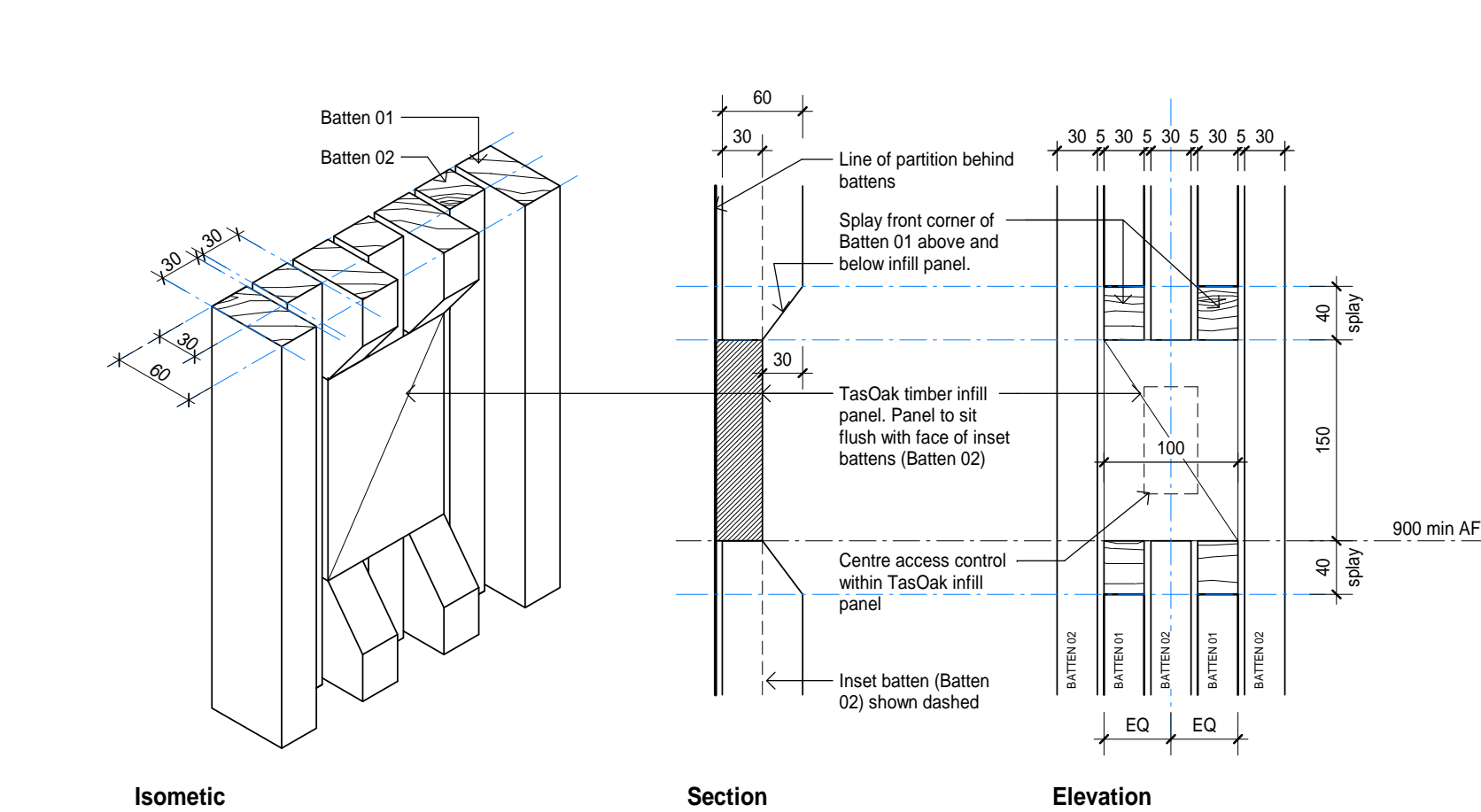
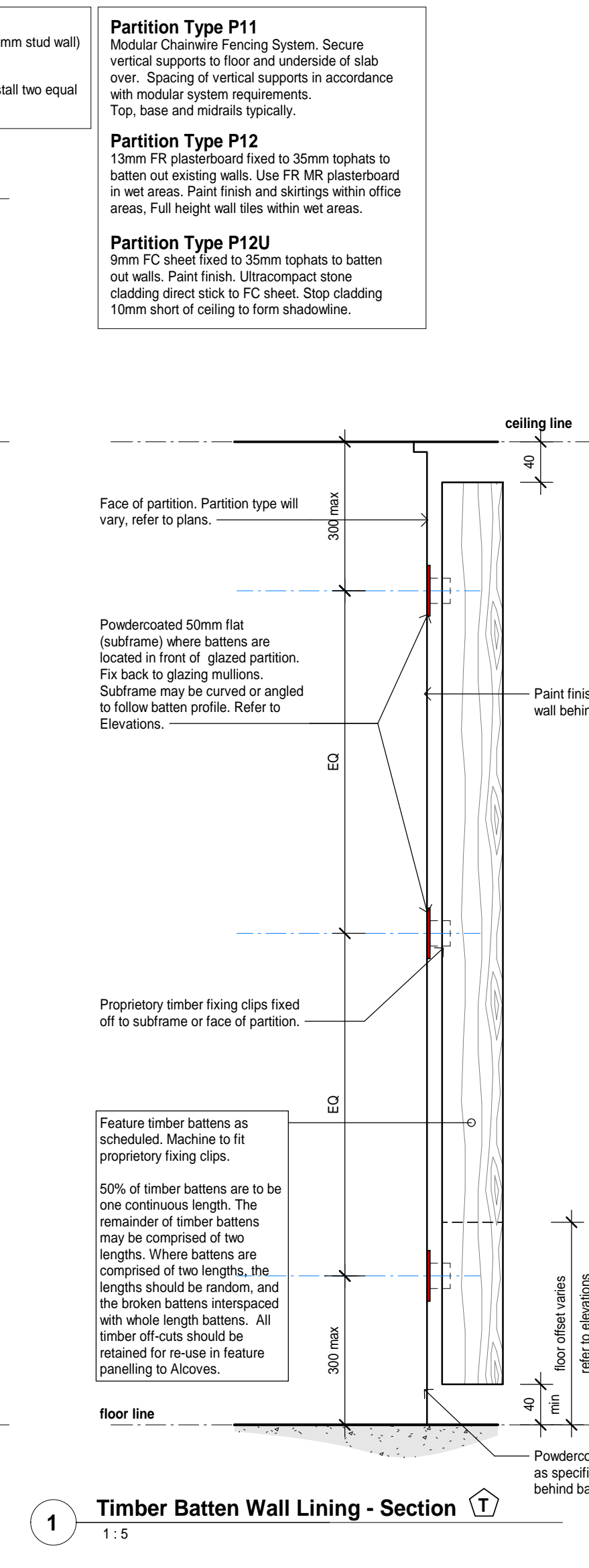
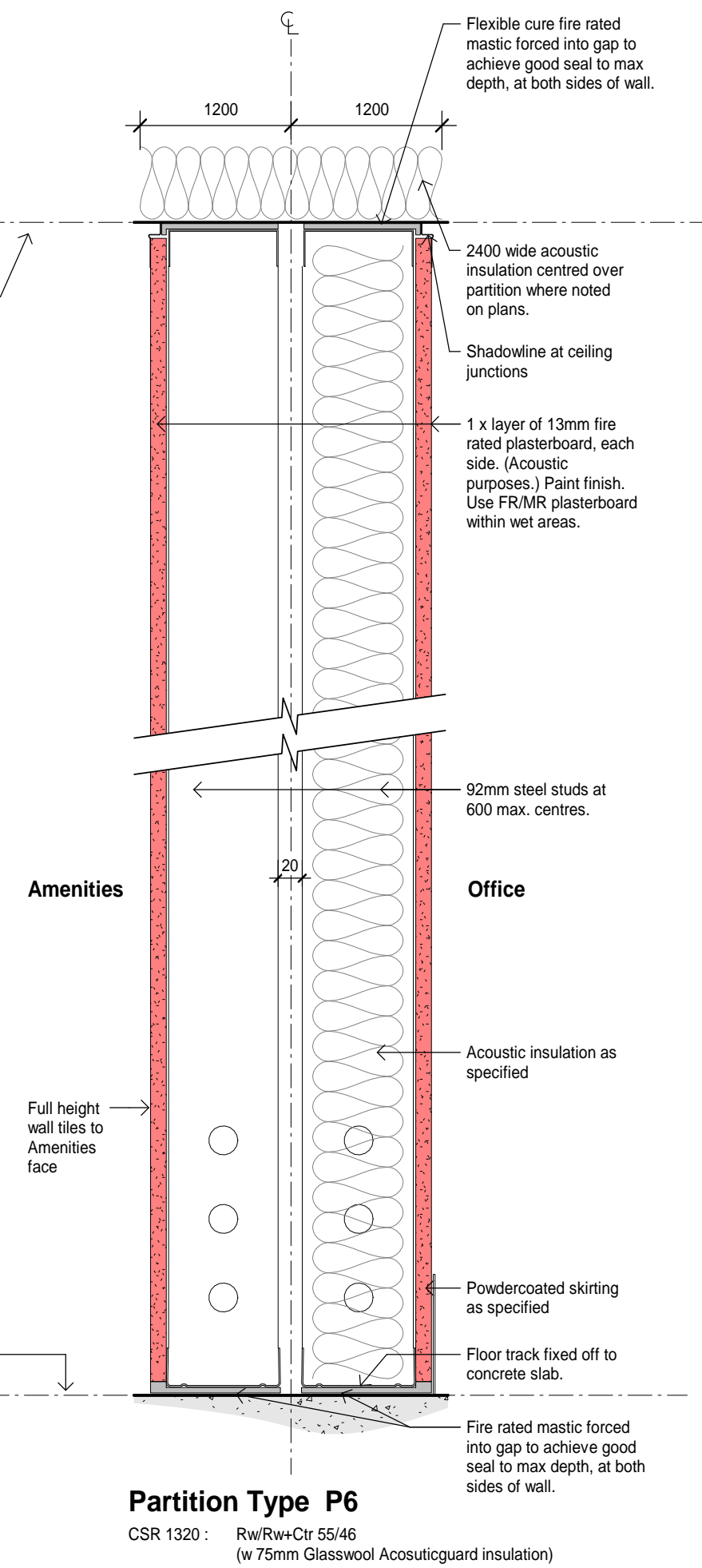
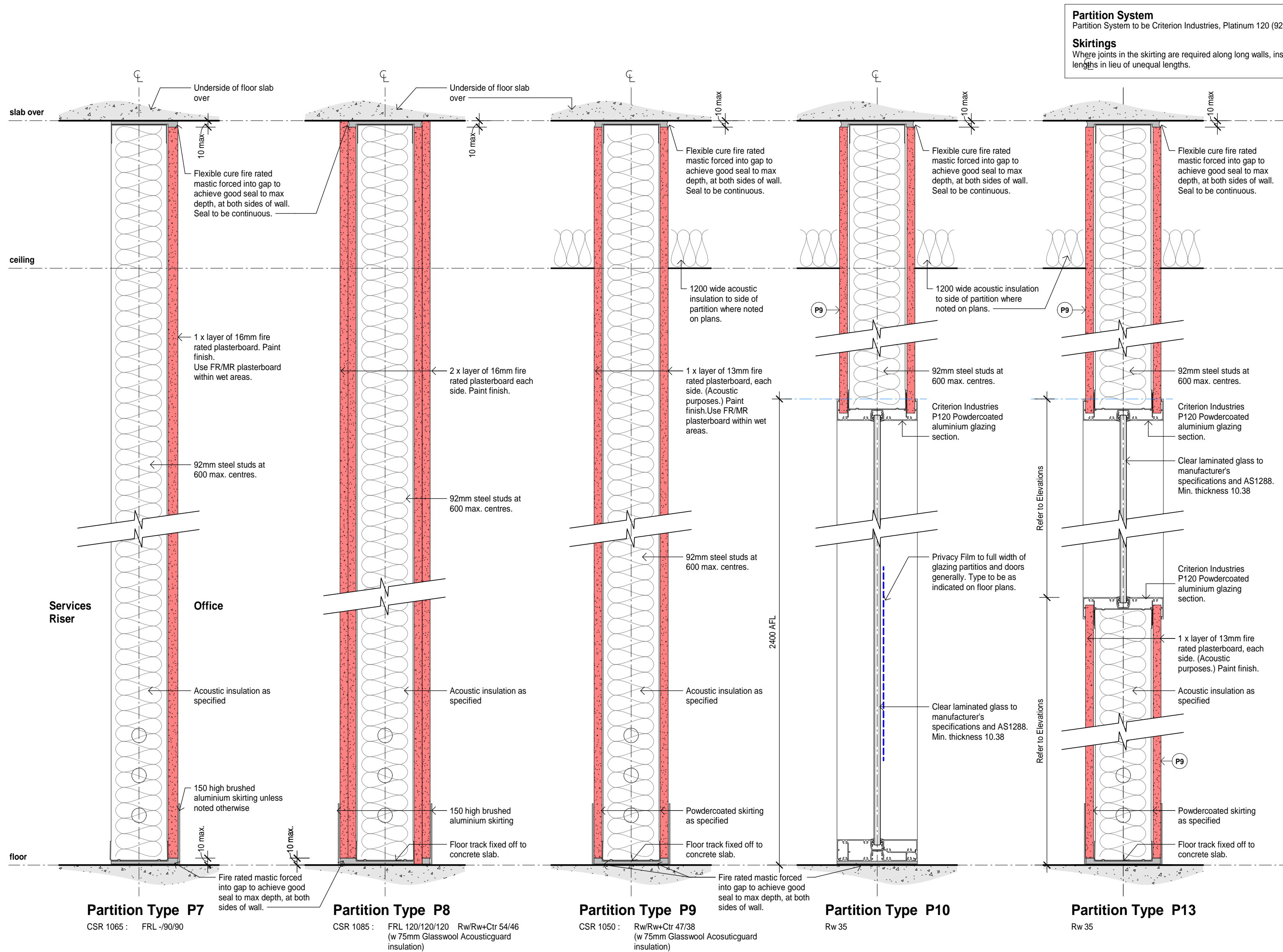
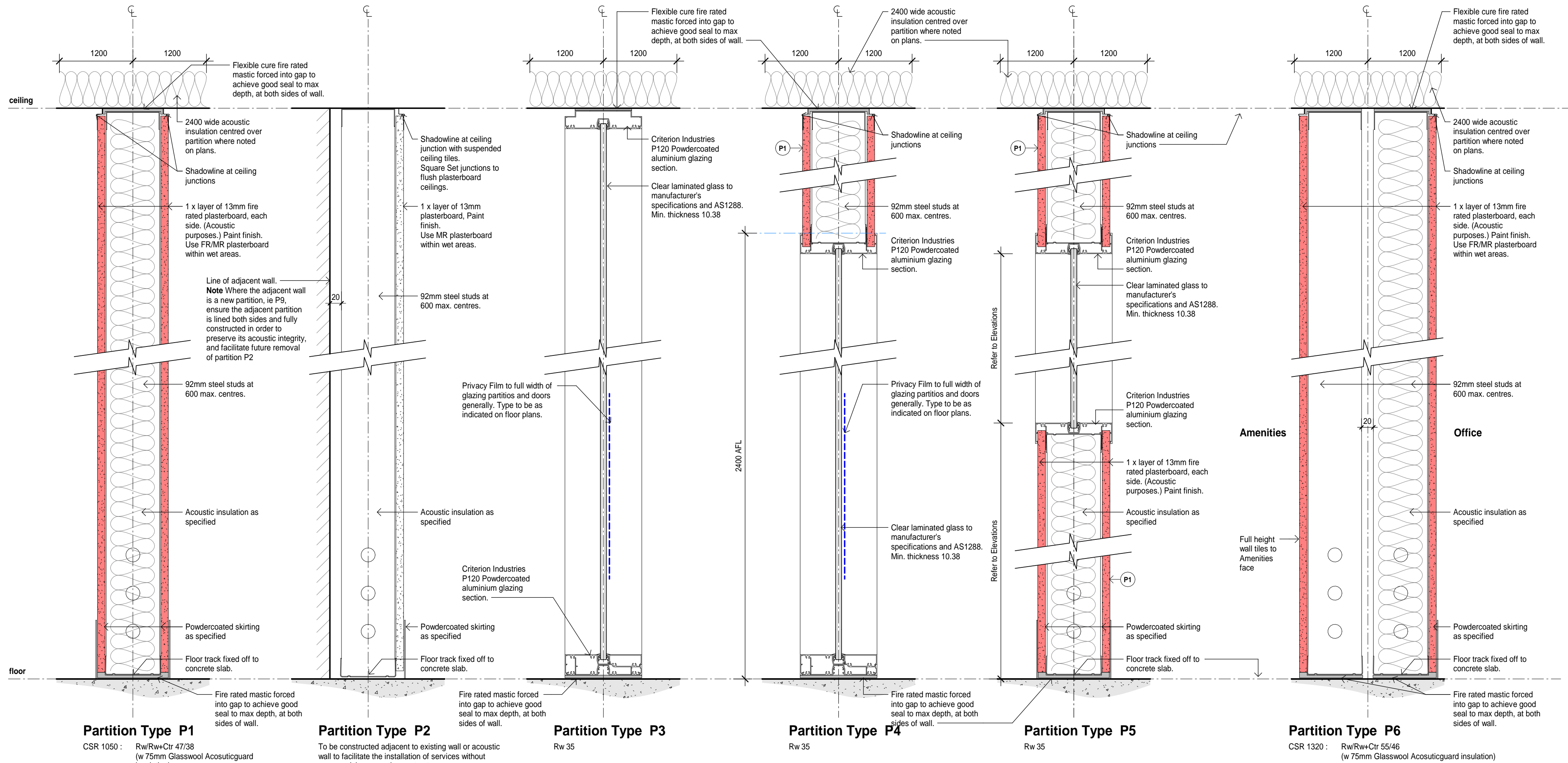
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39 Parkers Street
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PROJECT SUBJECT TO PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS APPROVAL

TENDER ISSUE

REVISIONS
A 15/06/2018 Phase C D01 Issue
B 17/06/2018 Tender Issue
C 14/07/2018 Tender Issue

DRAWING
Construction Details 01

PROJECT TITLE
Lands Building Redevelopment - Major Construction Works

PRINCIPAL
Department of Primary Industries, Parks, Water & Environment

PROJECT ADDRESS
134 Macquarie Street, Hobart TAS 7000

JOB NUMBER
1656

DATE
Oct 2018

SCALE @ A1
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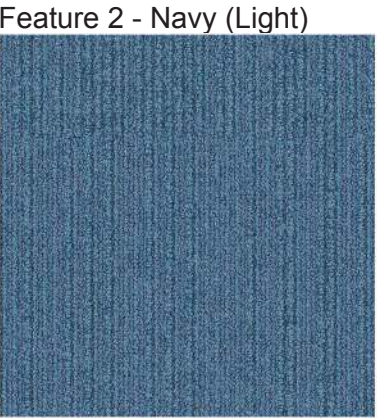
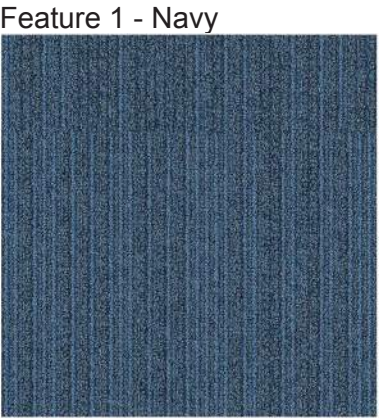
LAUNCESTON
Suite 4, 1st Floor
39 Park Street
Launceston Tasmania 7250
t: 03 6334 9590

e: admin@xsa.net.au

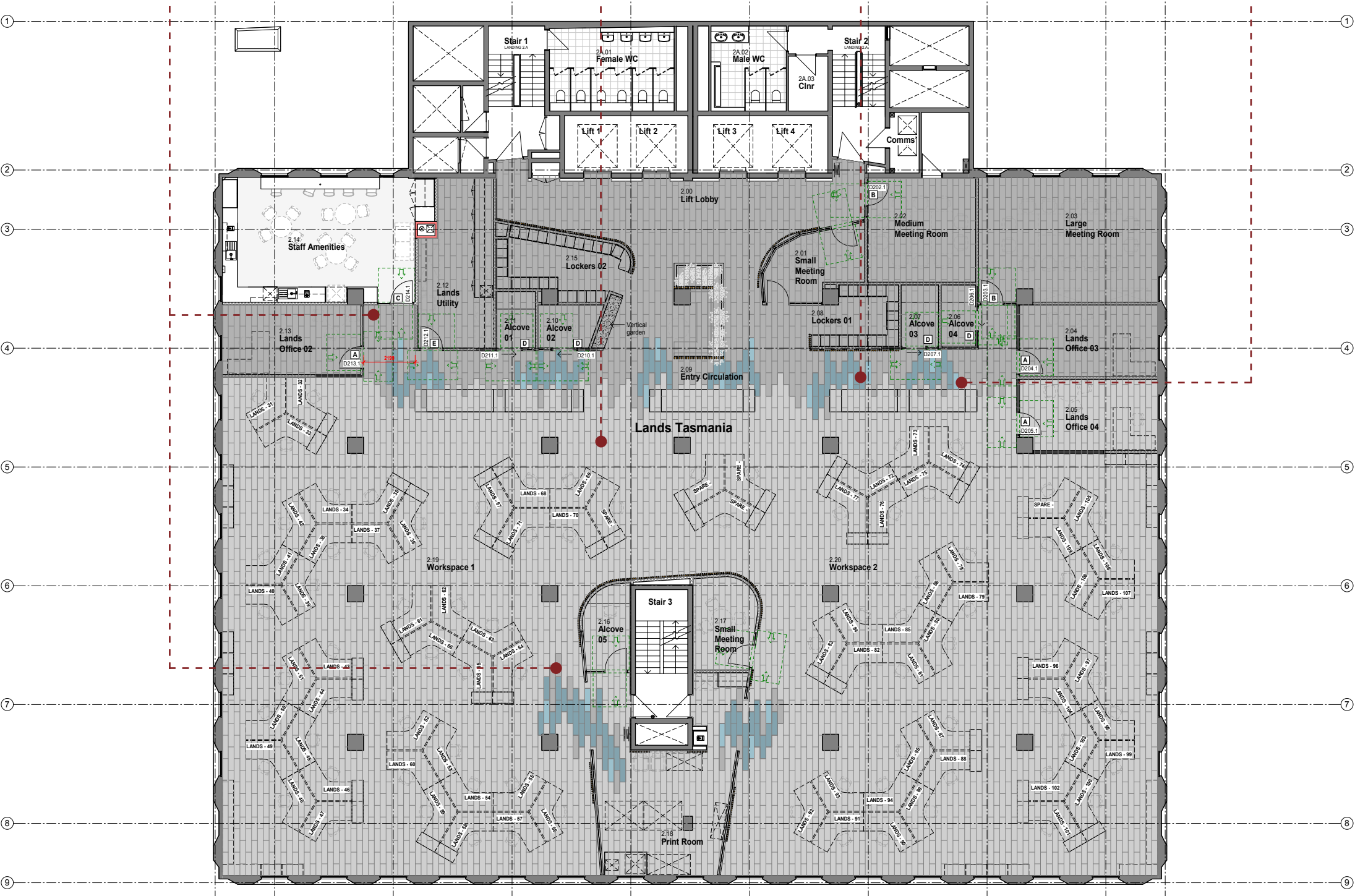
www.xsa.net.au



1656 DPIPWE Lands Building Internal Alterations



Carpet tile arrangement - graphics



Typical Flooring Material Board - Option 1

134 Macquarie Street, Hobart
Department of Primary Industries, Parks, Water & Environment

06 / 2018

1656



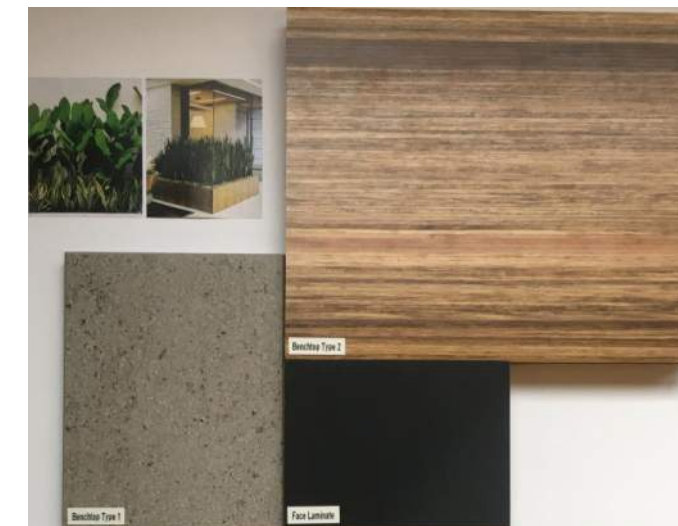


Image Board 1 – Typical Storage

134 Macquarie Street, Hobart

Department of Primary Industries, Parks, Water & Environment

07 / 2018

1656

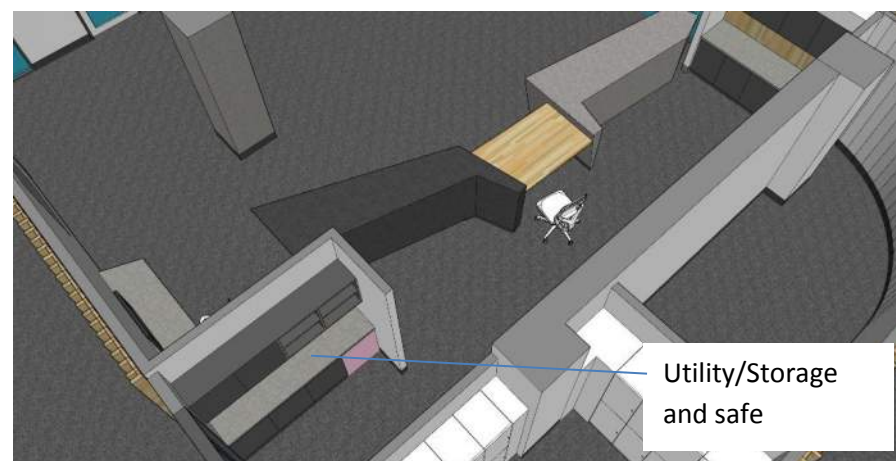
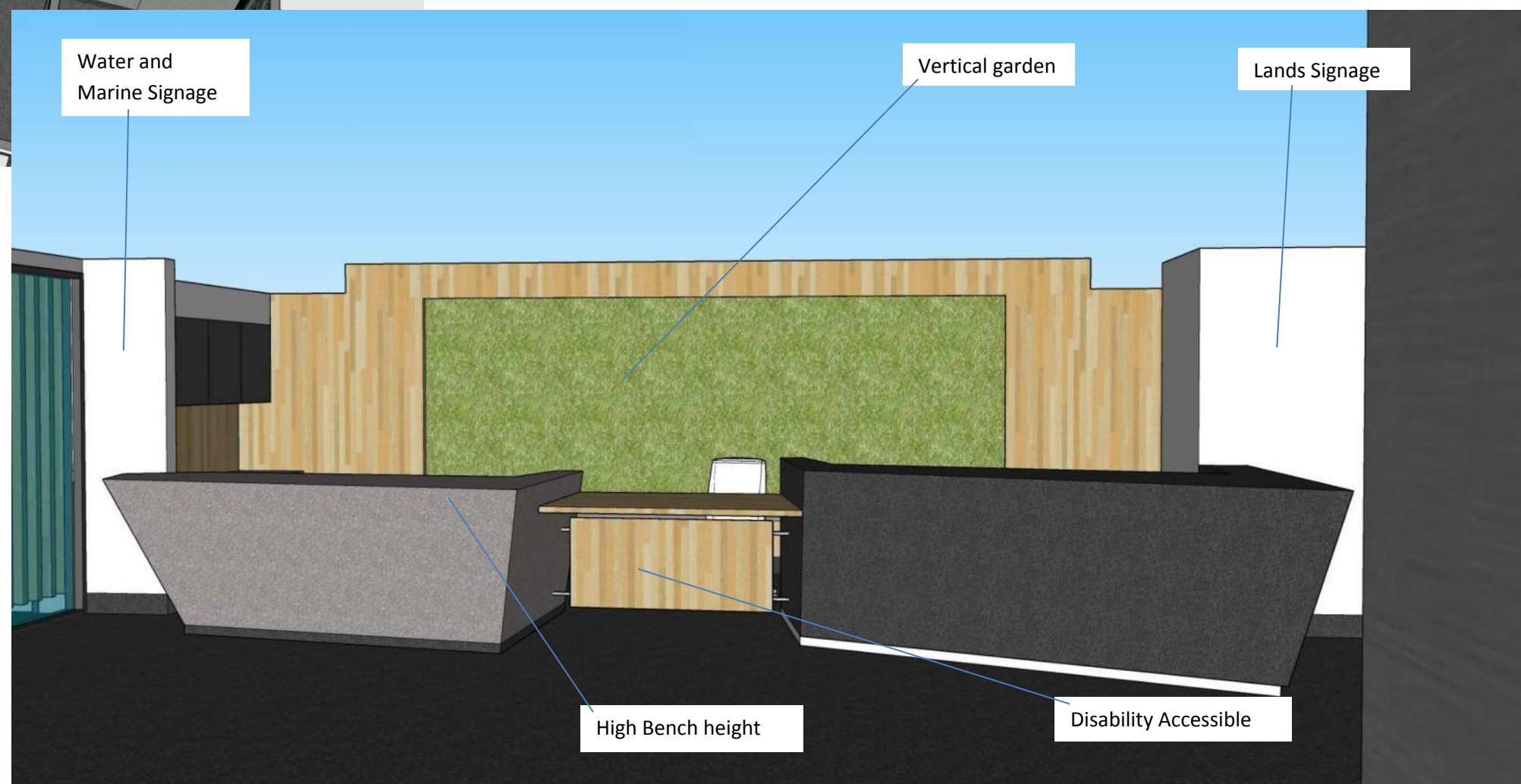
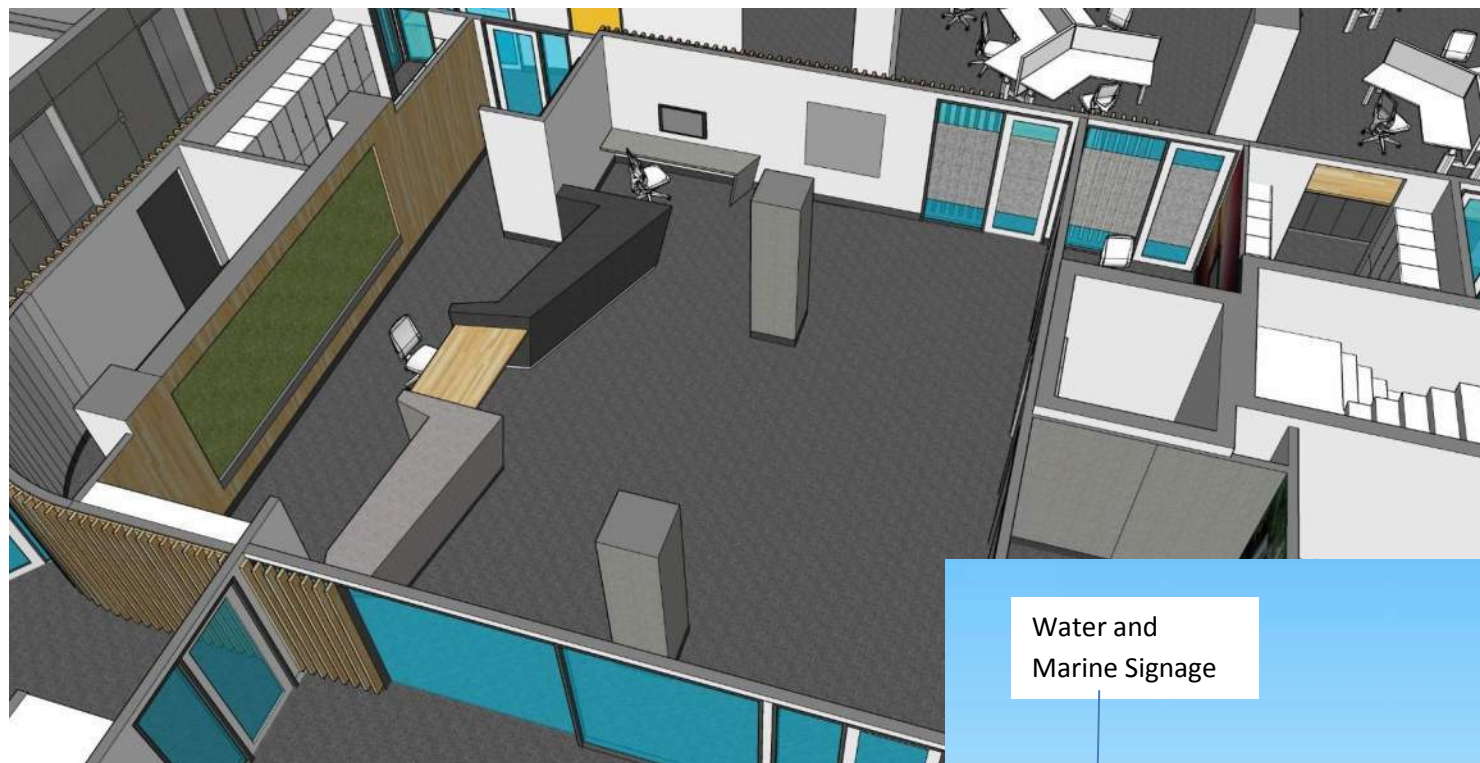


Image Board 2 – First Floor Reception

07 / 2018

134 Macquarie Street, Hobart
Department of Primary Industries, Parks, Water & Environment

1656



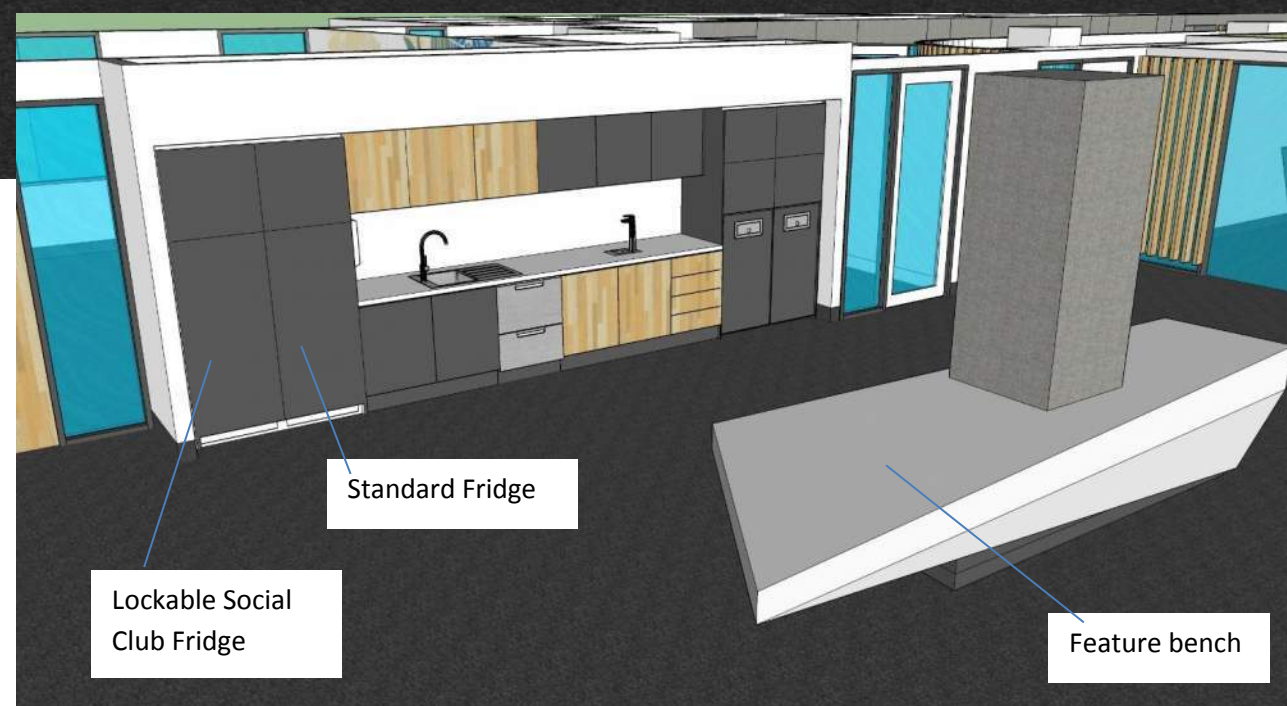
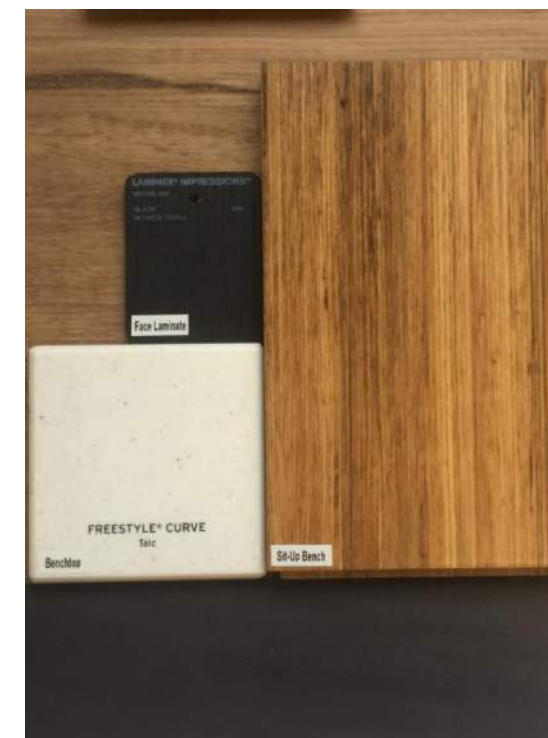
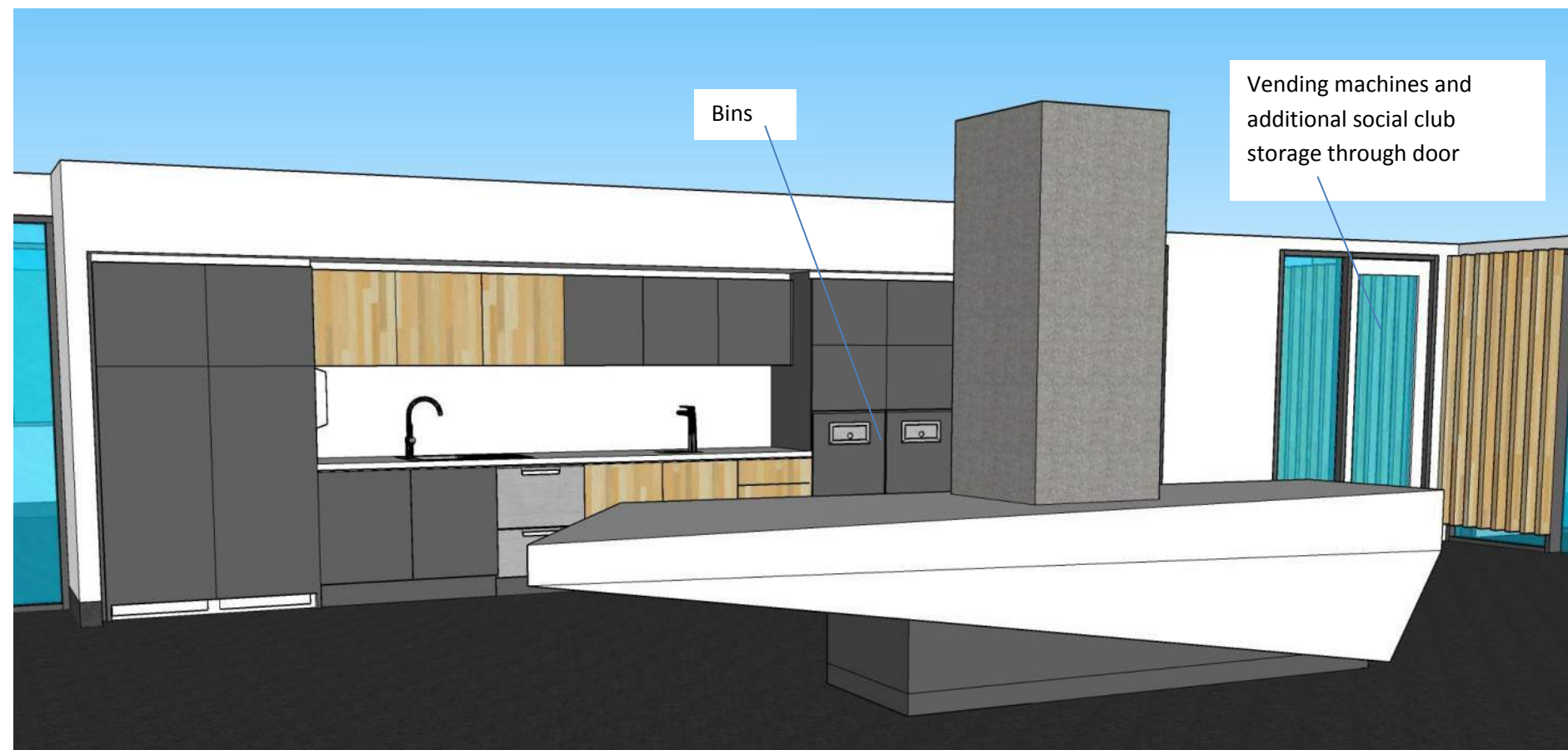
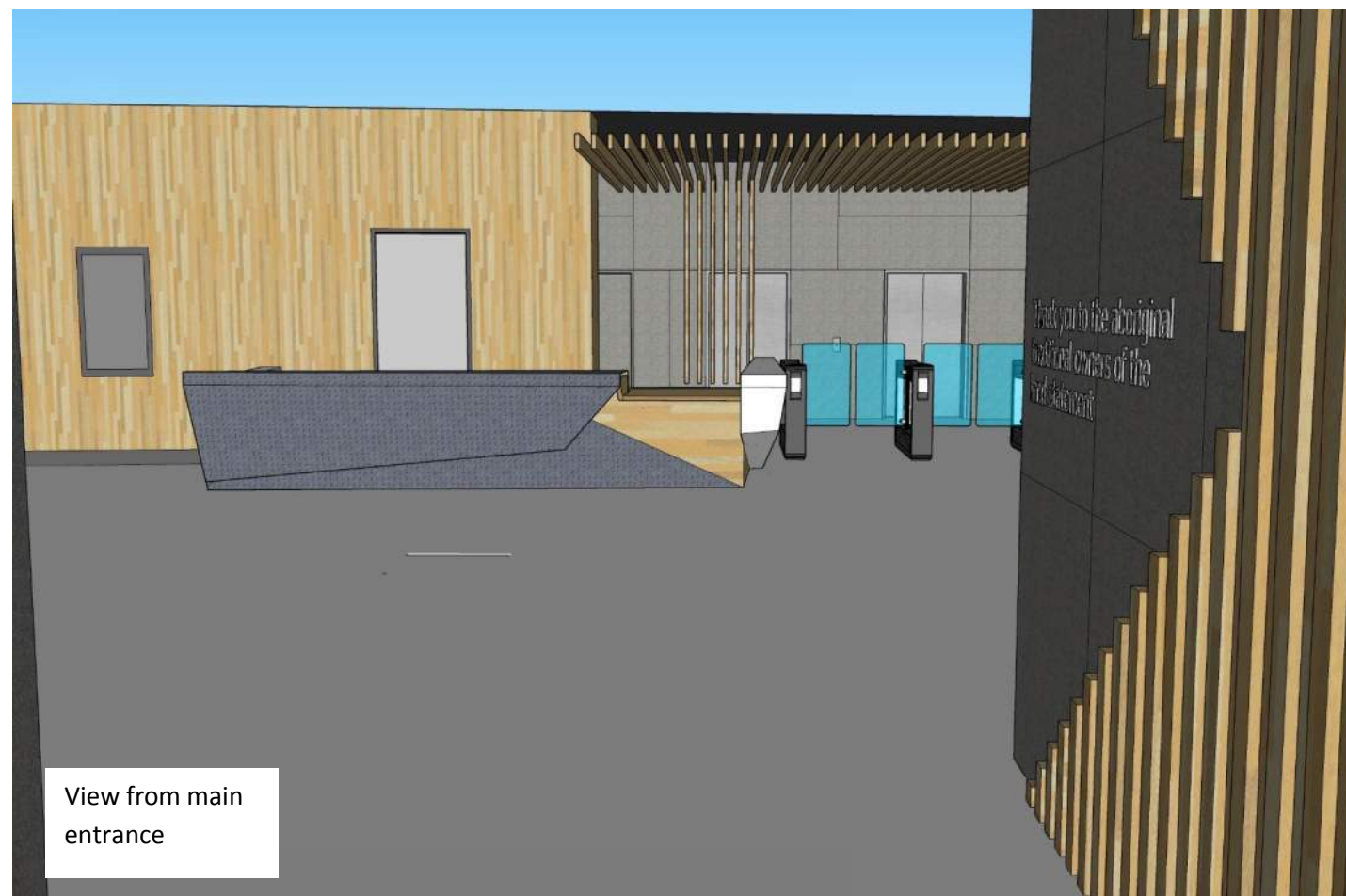


Image Board 3 – Social Club/ Kitchen

06 / 2018

134 Macquarie Street, Hobart
Department of Primary Industries, Parks, Water & Environment

1656



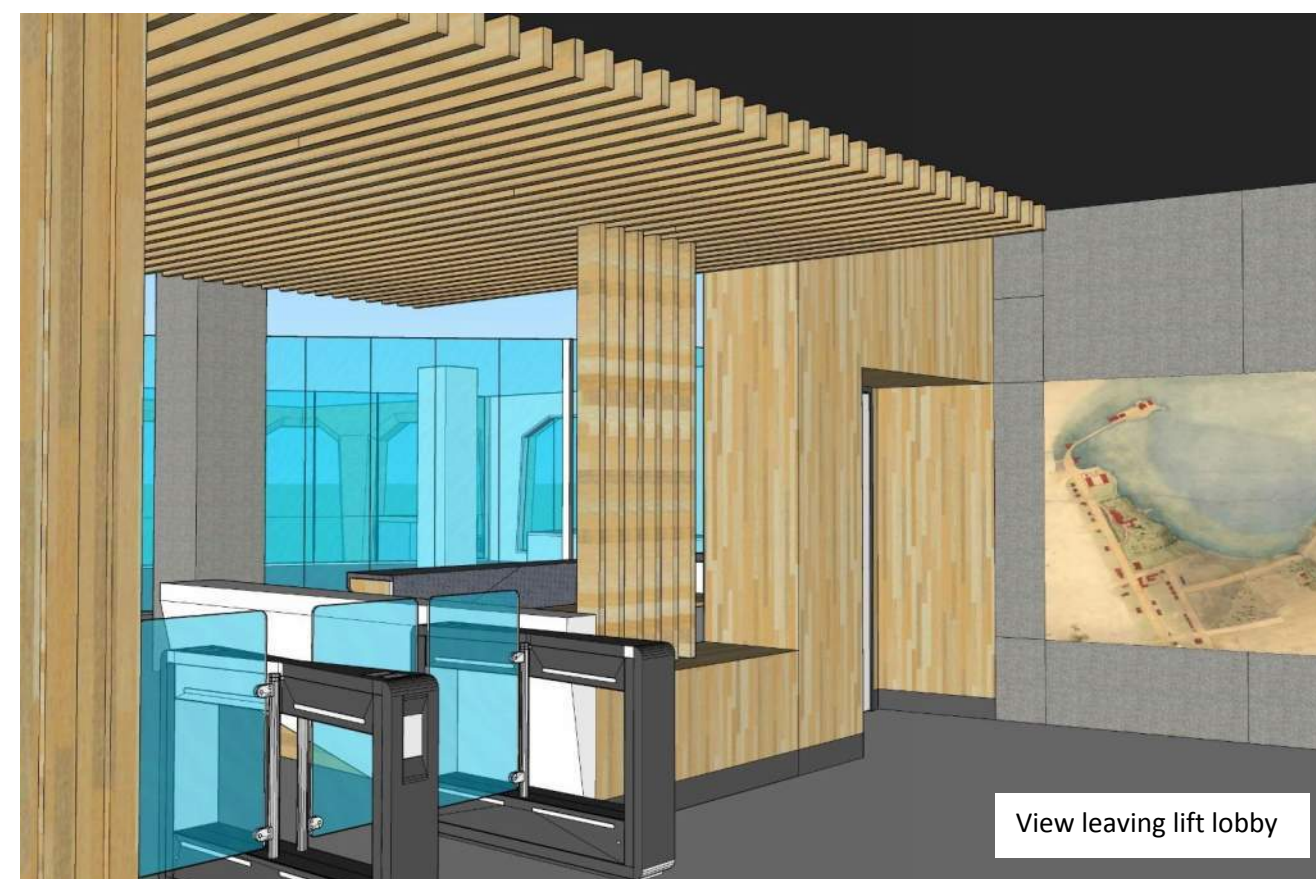
View from main entrance



View back across lobby to new lift



Main DPIPWE Reception



View leaving lift lobby

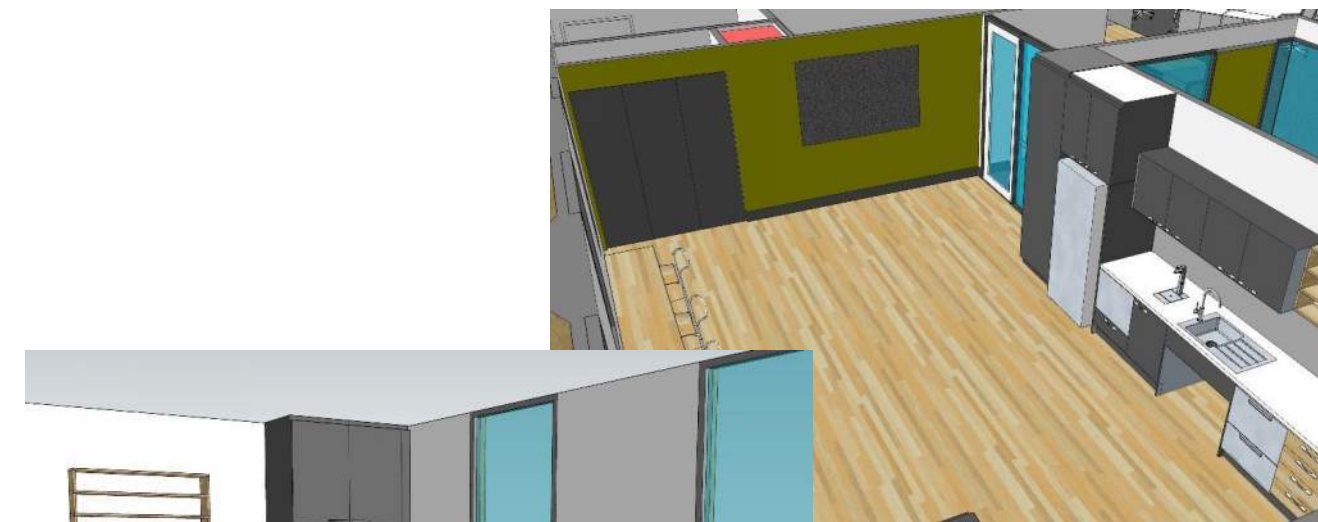
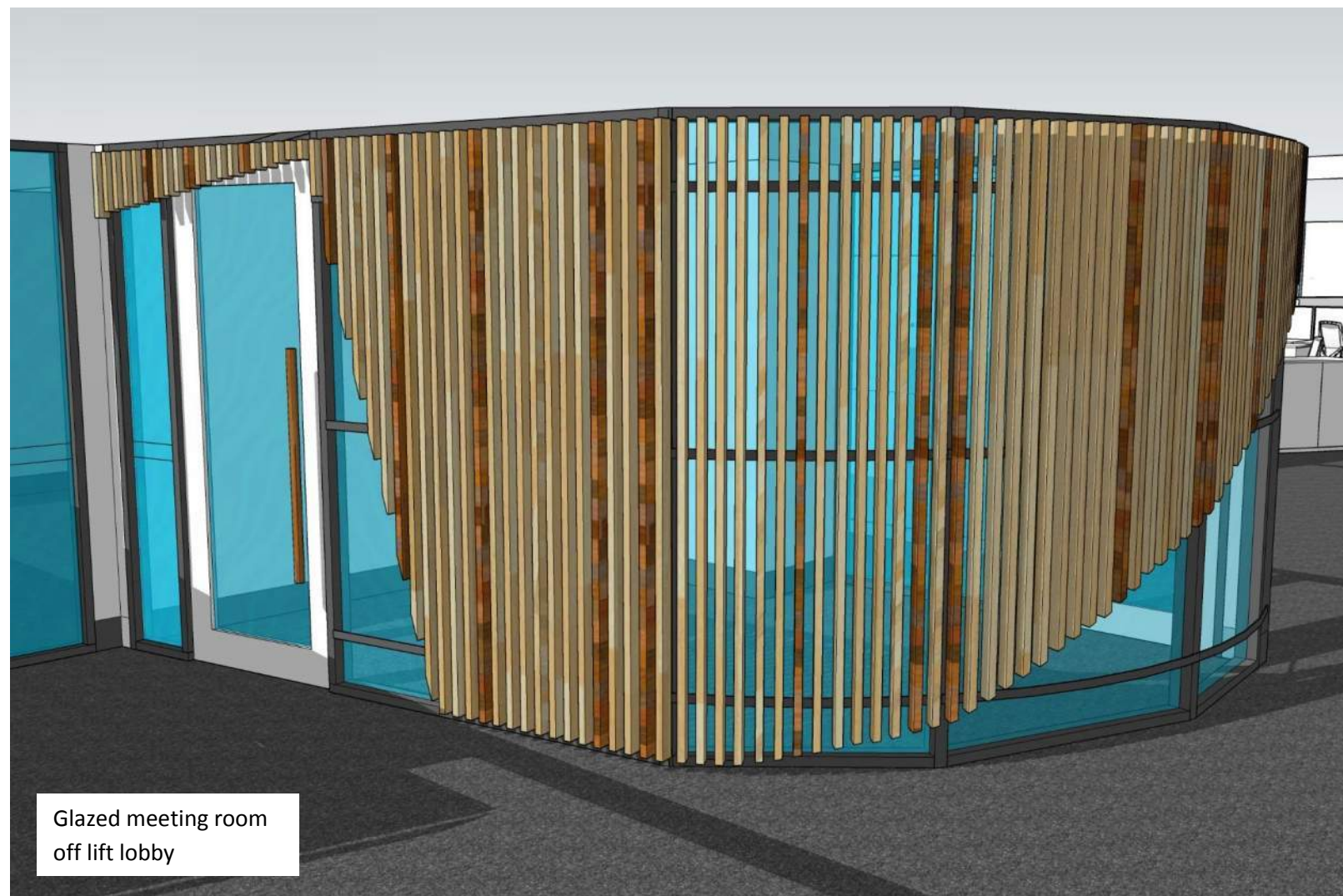
Image Board 4 – Ground Floor Lobby

06 / 2018

134 Macquarie Street, Hobart
Department of Primary Industries, Parks, Water & Environment

1656





Typical Staffroom

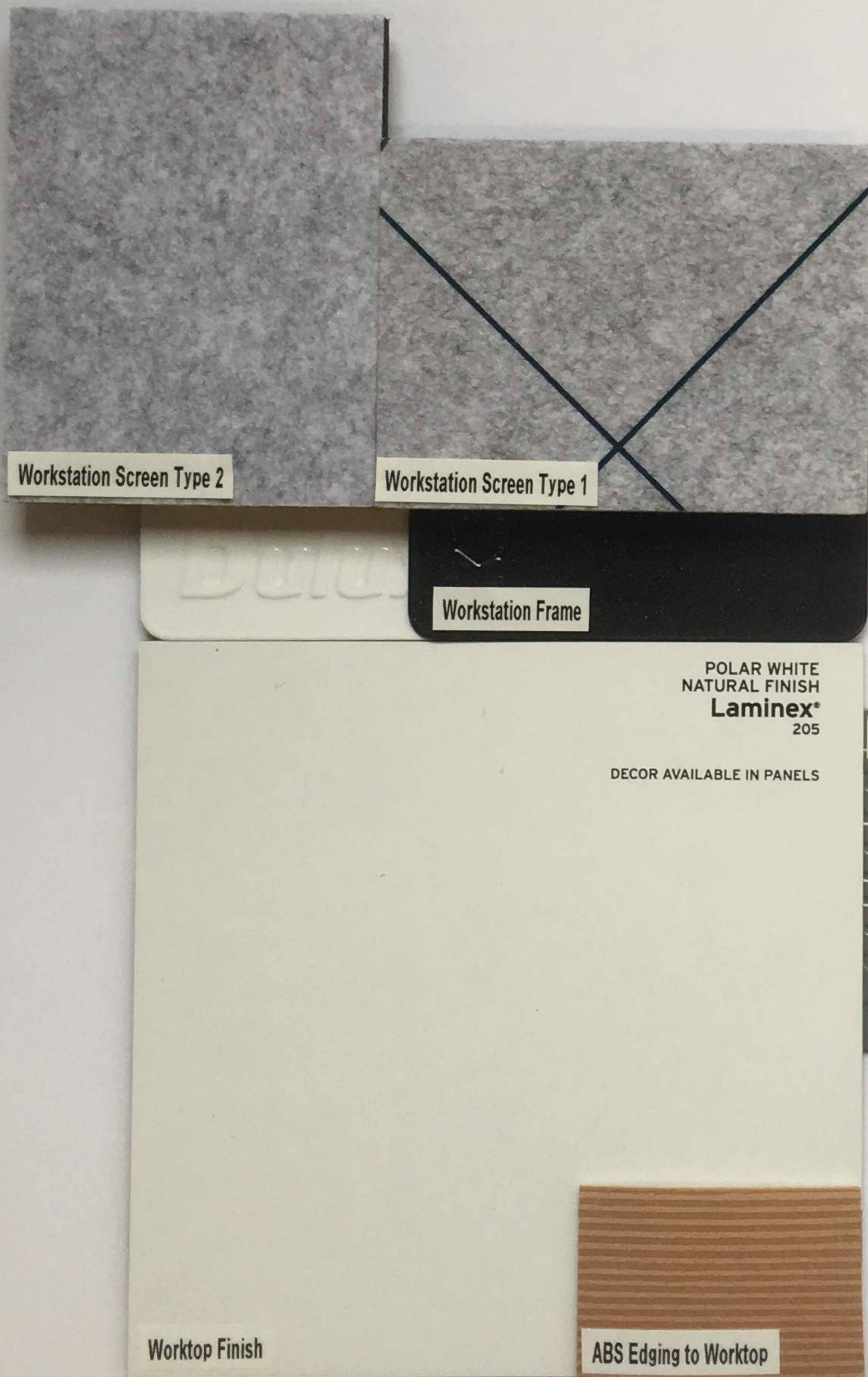
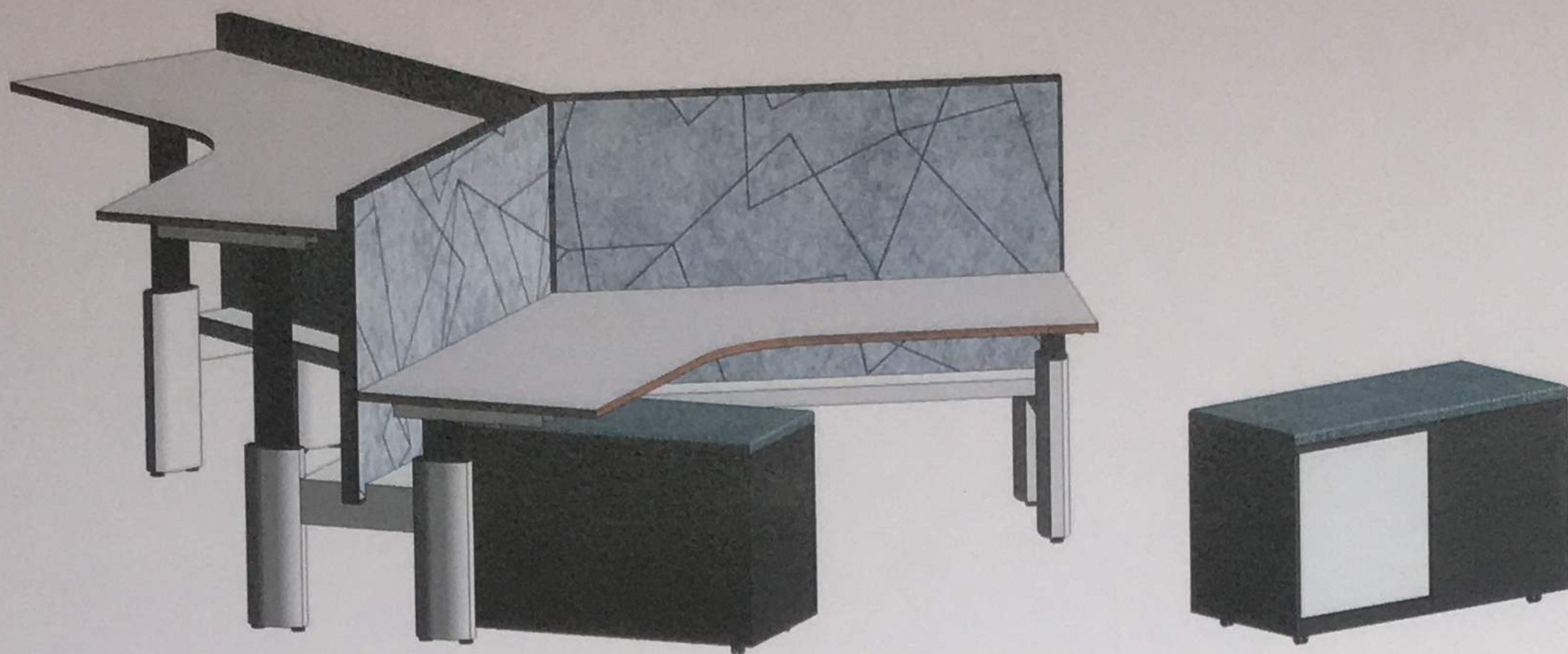


Image Board 5 – Typical Floor

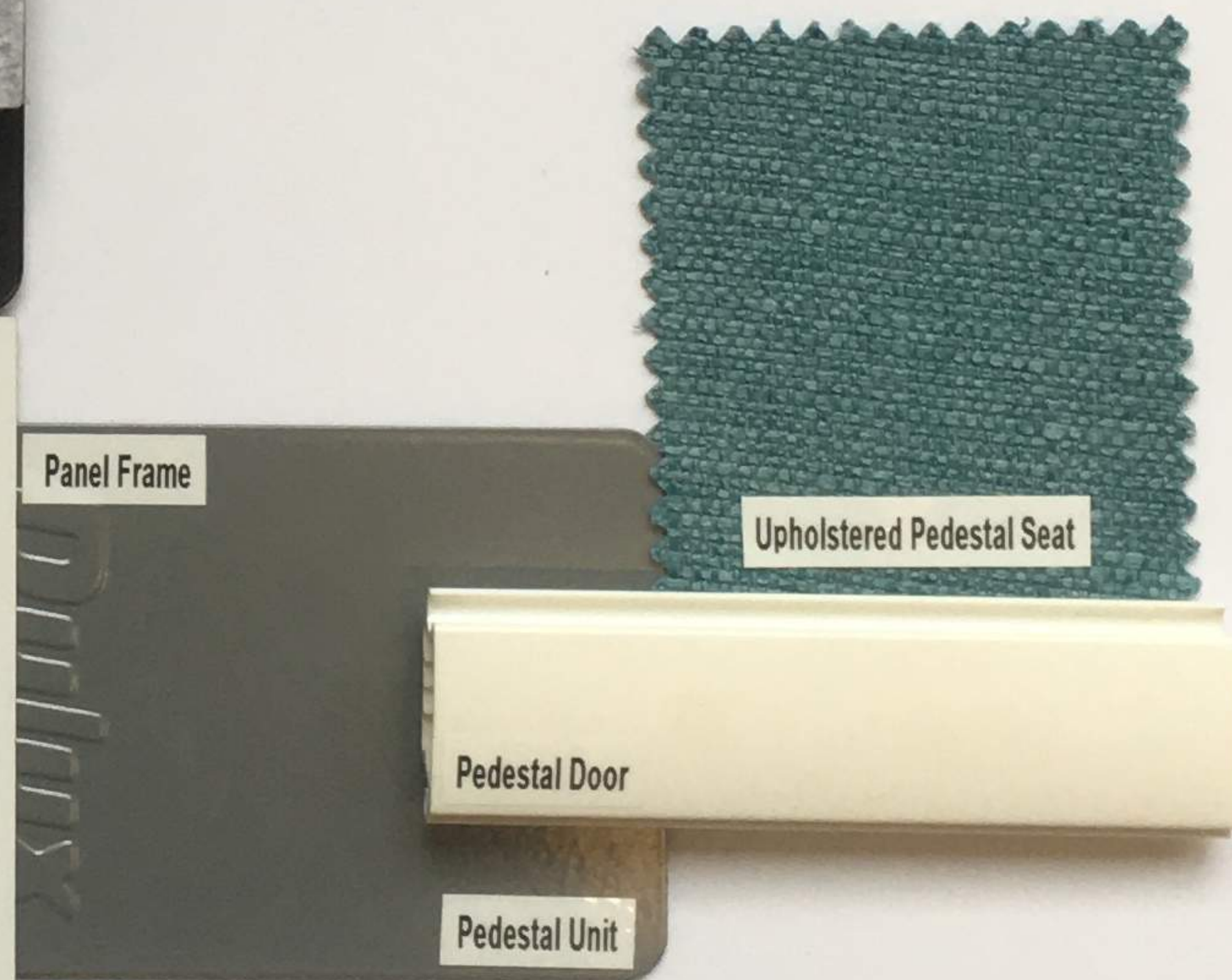
06 / 2018

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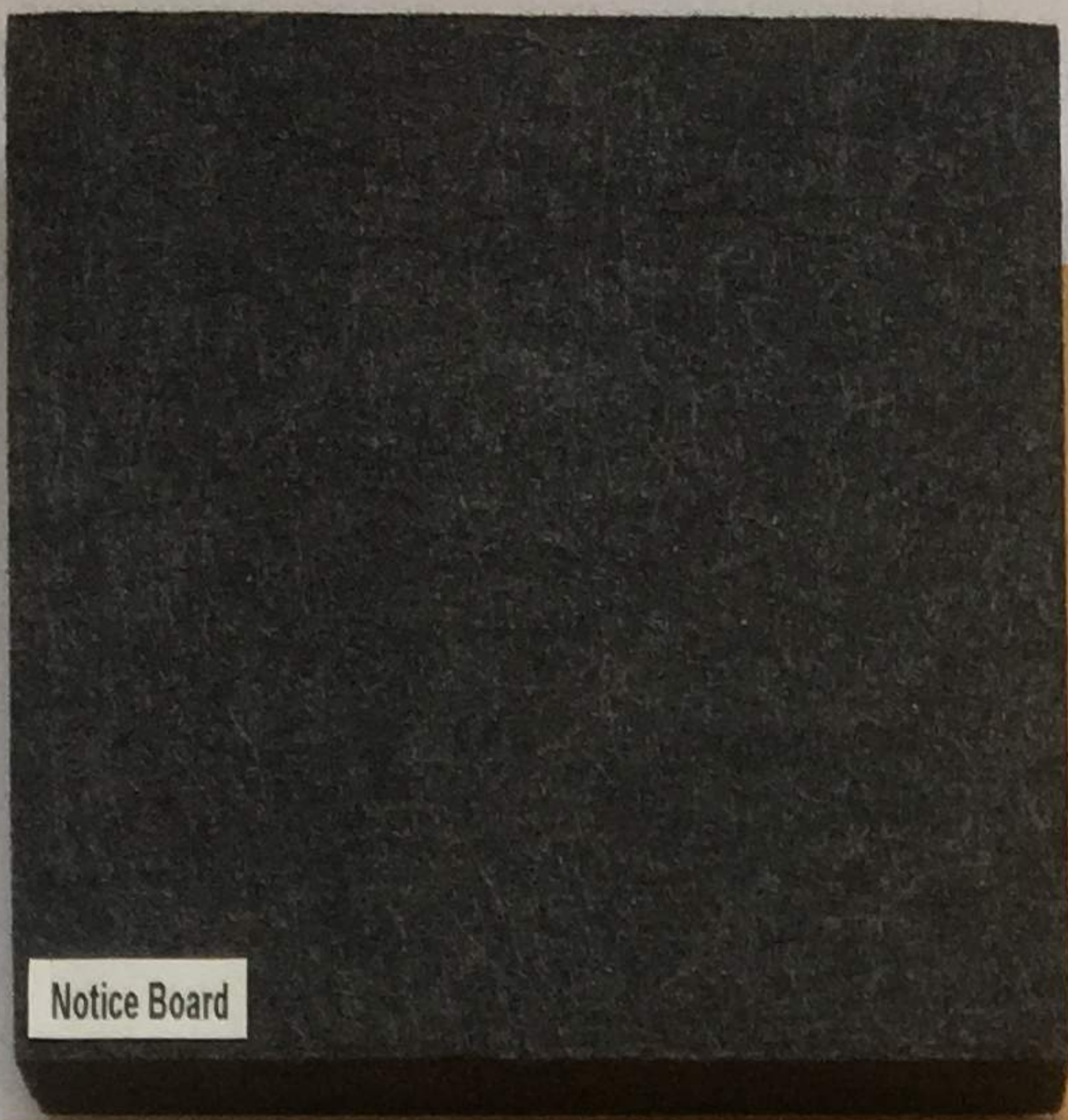
1656



Typical Sit Stand Workstation



Typical Pedestal Unit with Upholstered Seating



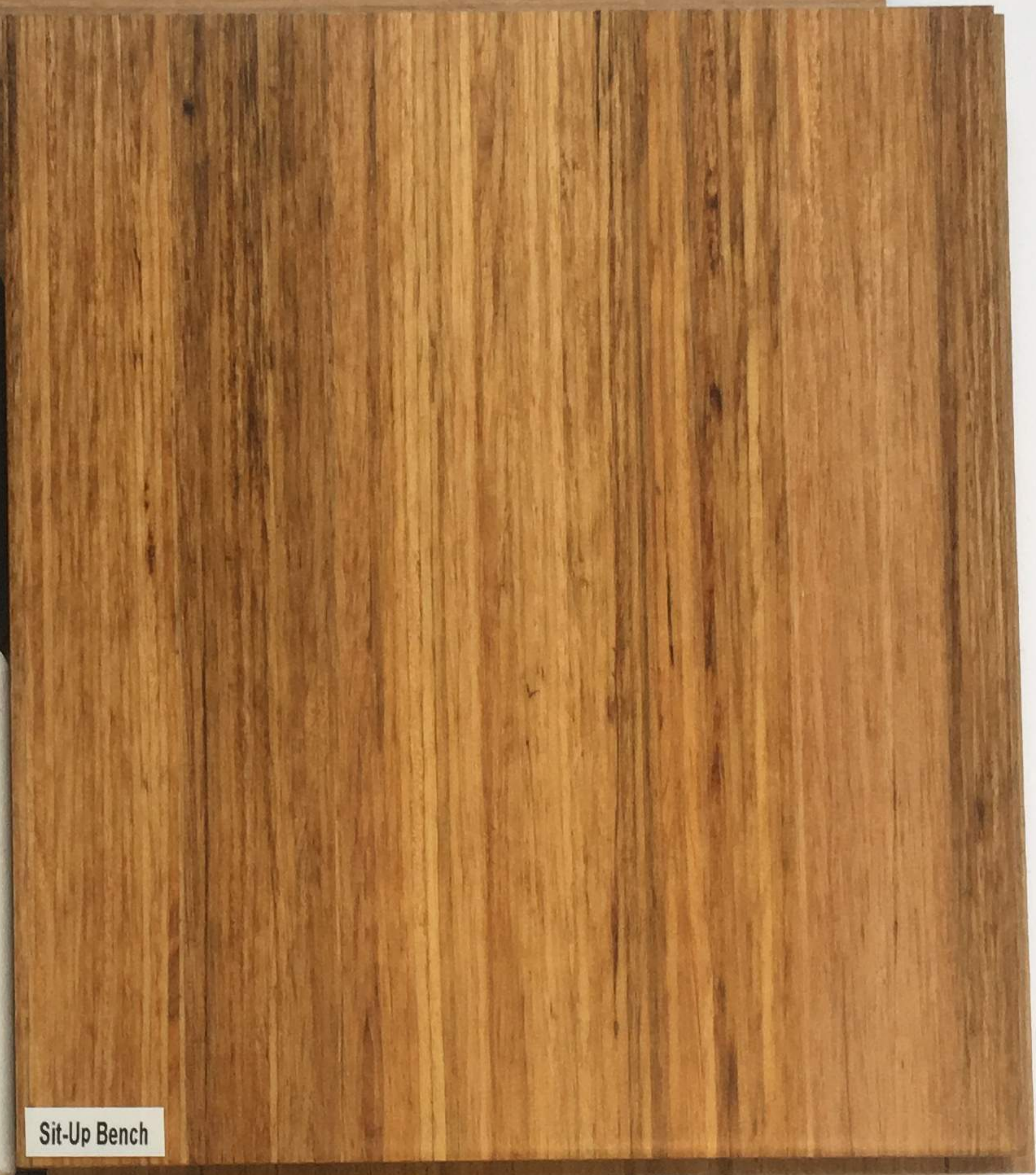
Notice Board



Feature Colour



Flooring



Sit-Up Bench



Face Laminate



Benchtop

FREESTYLE® CURVE
Talc

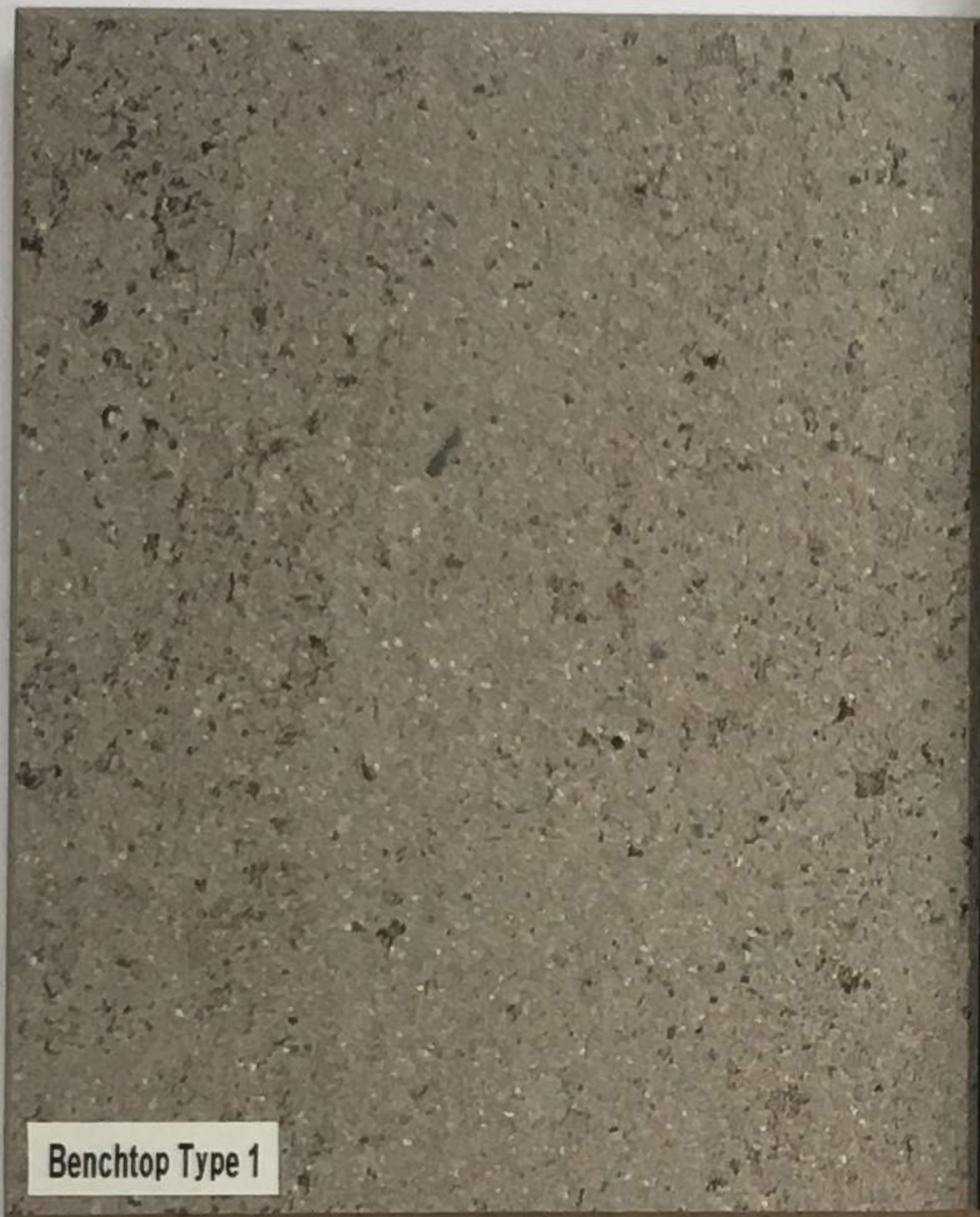


Splashback

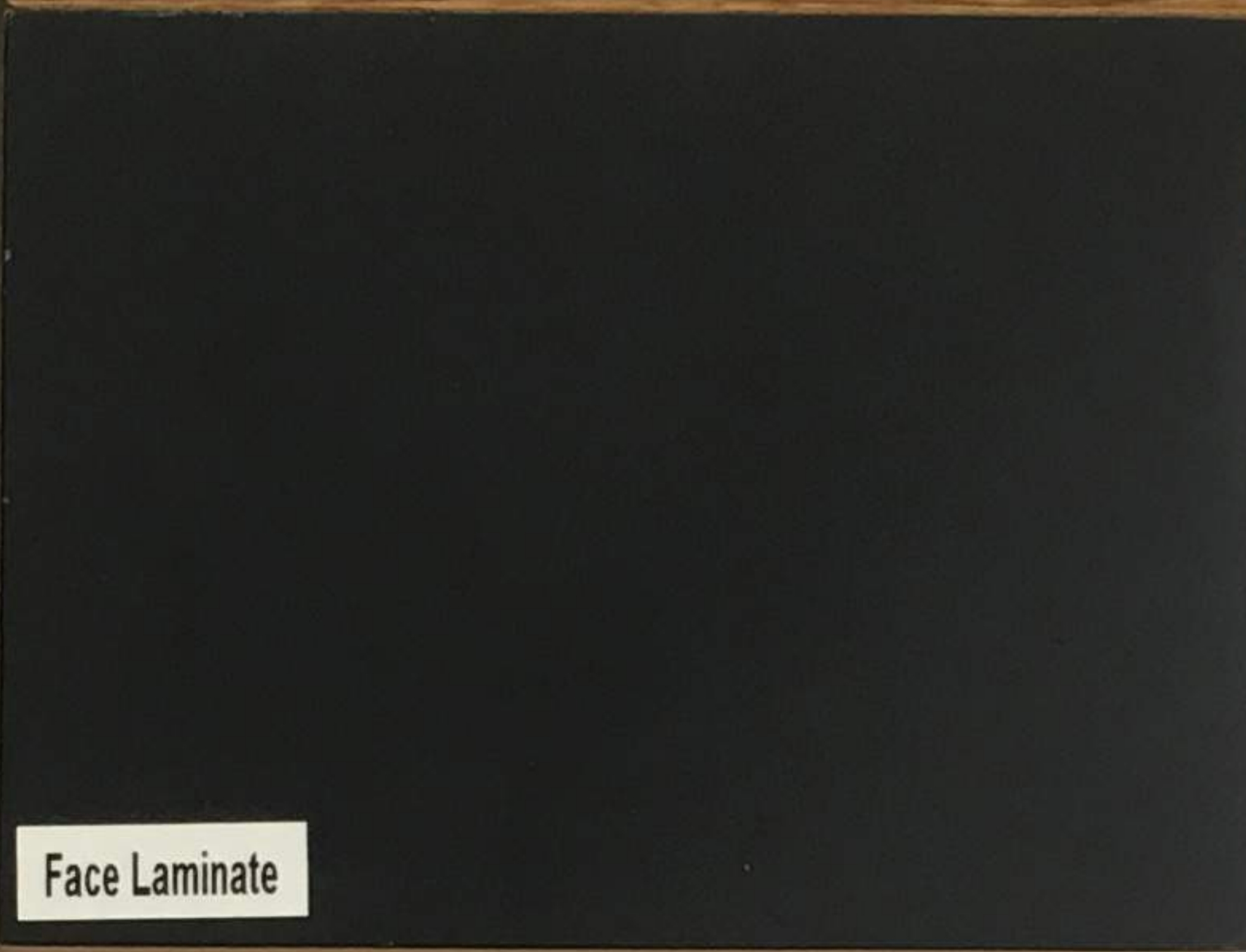
Staff Kitchen



Benchtop Type 2

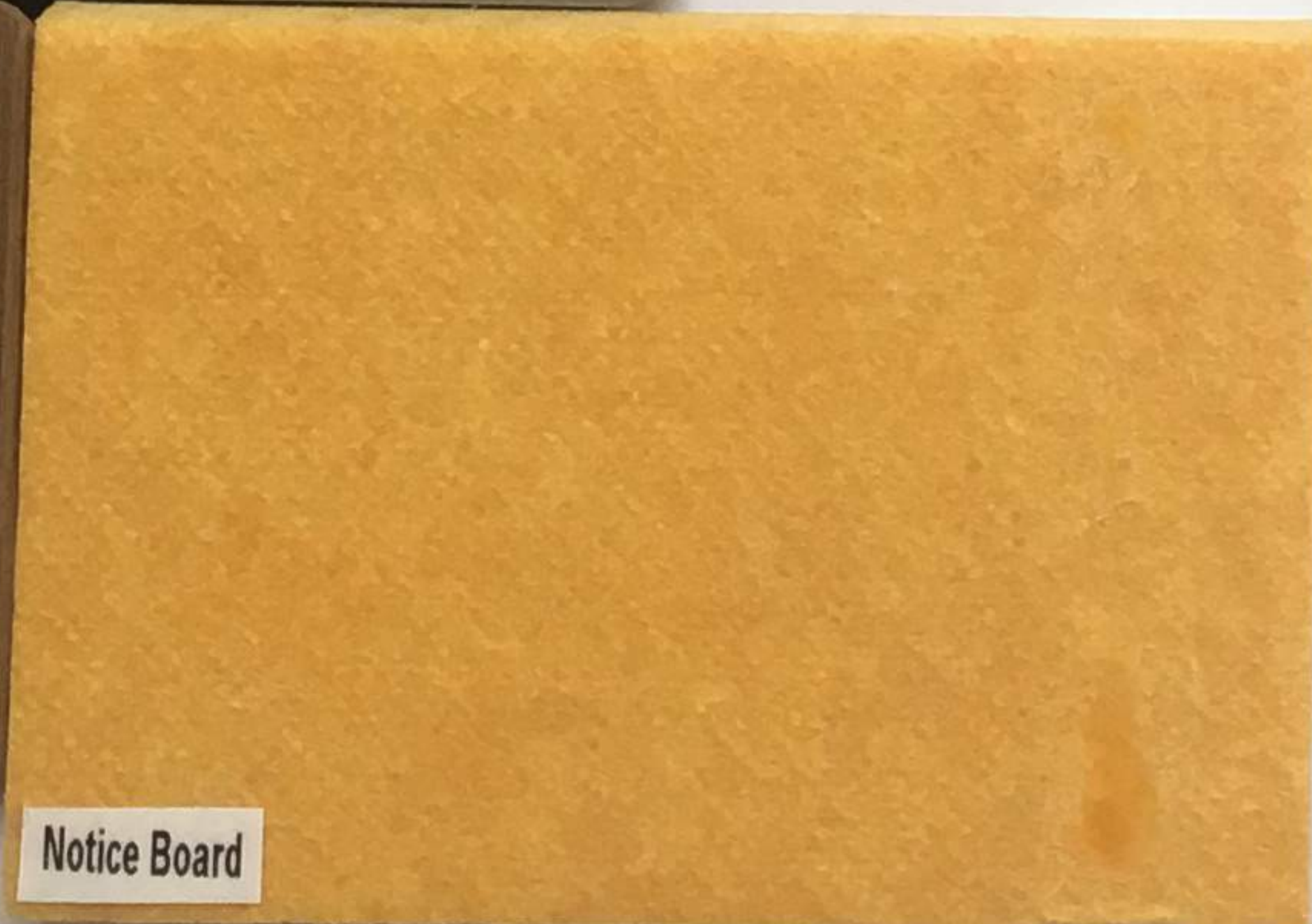


Benchtop Type 1



Face Laminate

Typical Storage Unit (Entry Circulation)



Notice Board

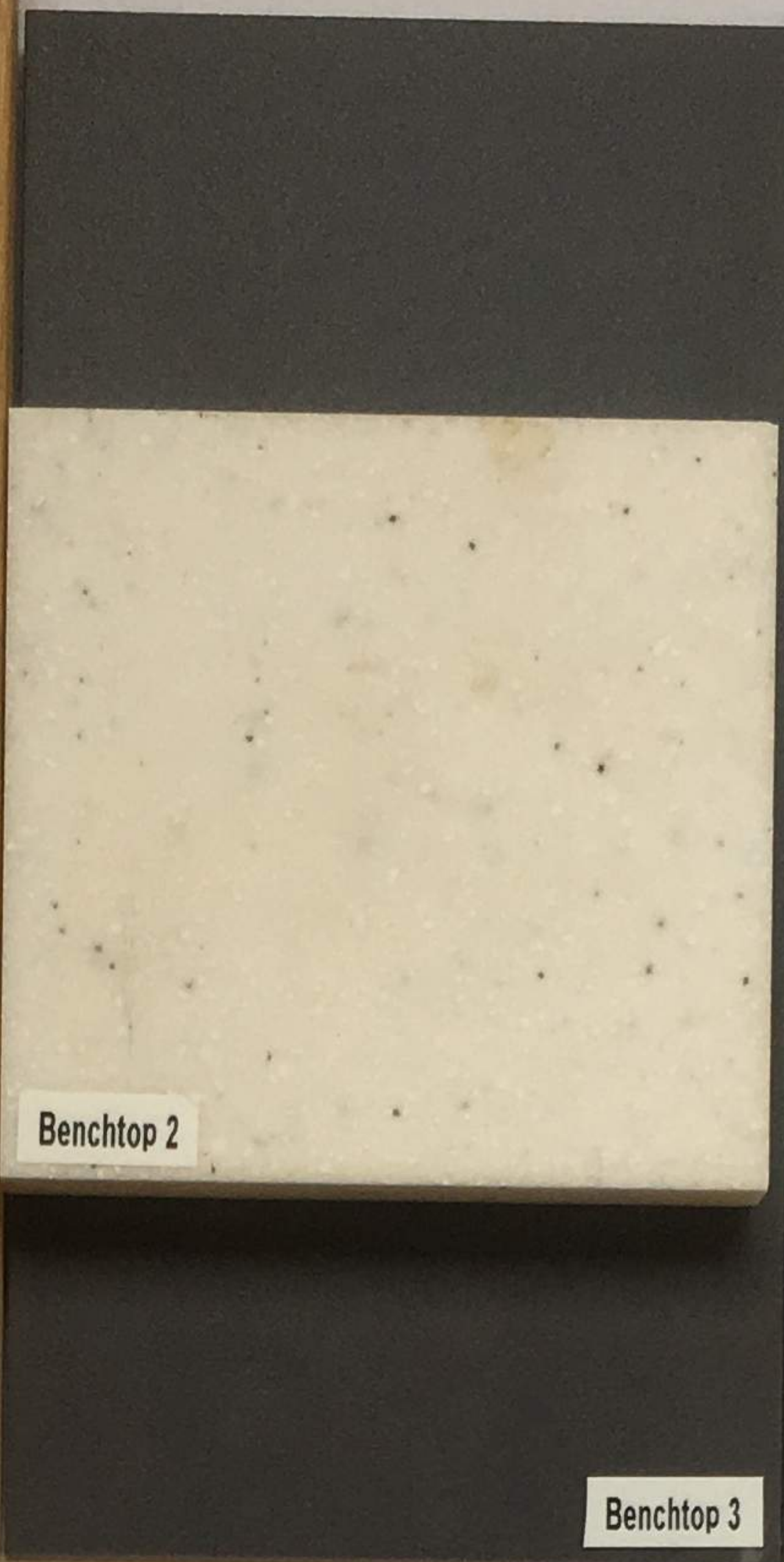
Utility Room



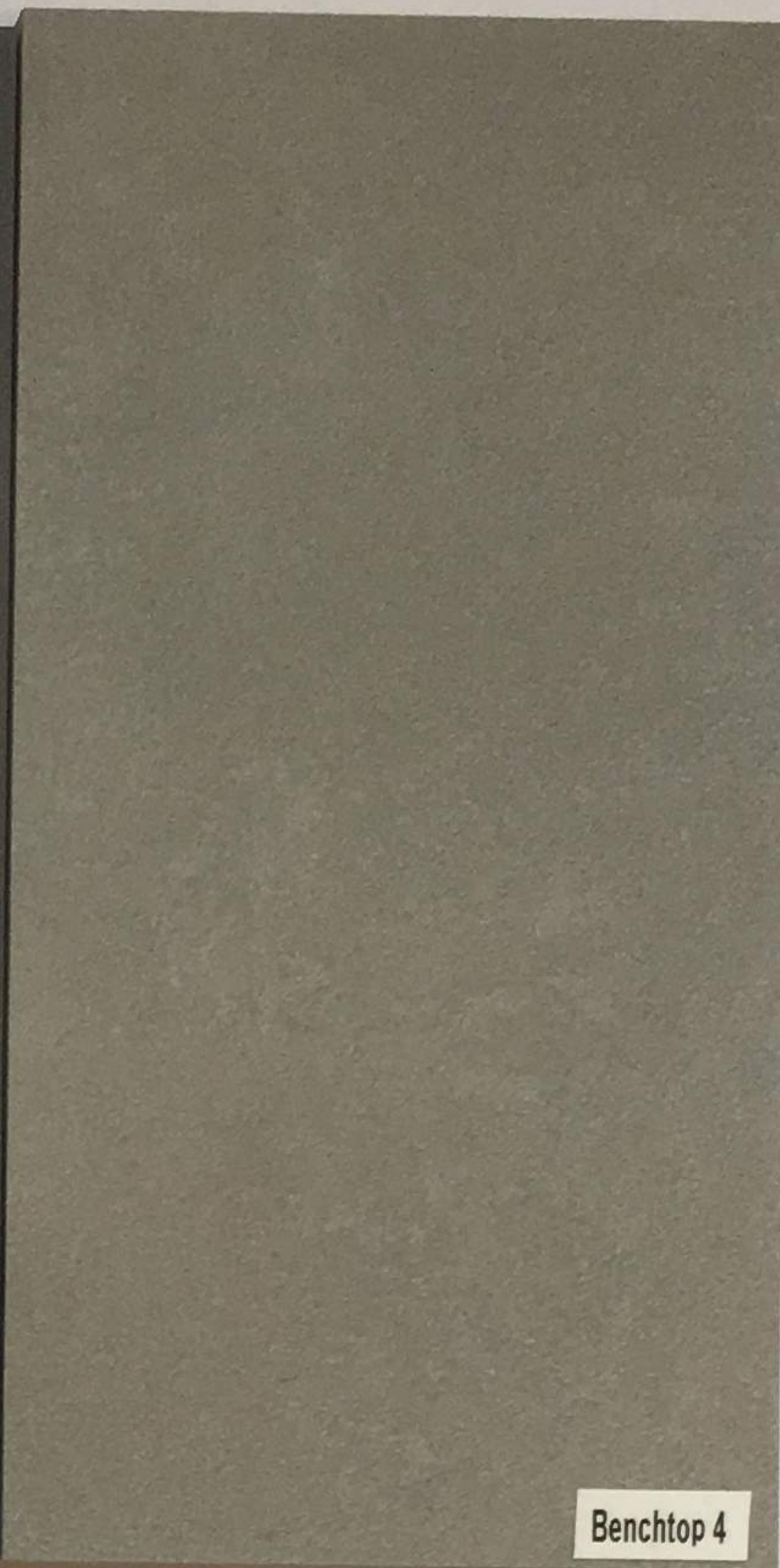
Whiteboard



Benchtop 1



Benchtop 2



Benchtop 3

Benchtop 4

Reception Counter

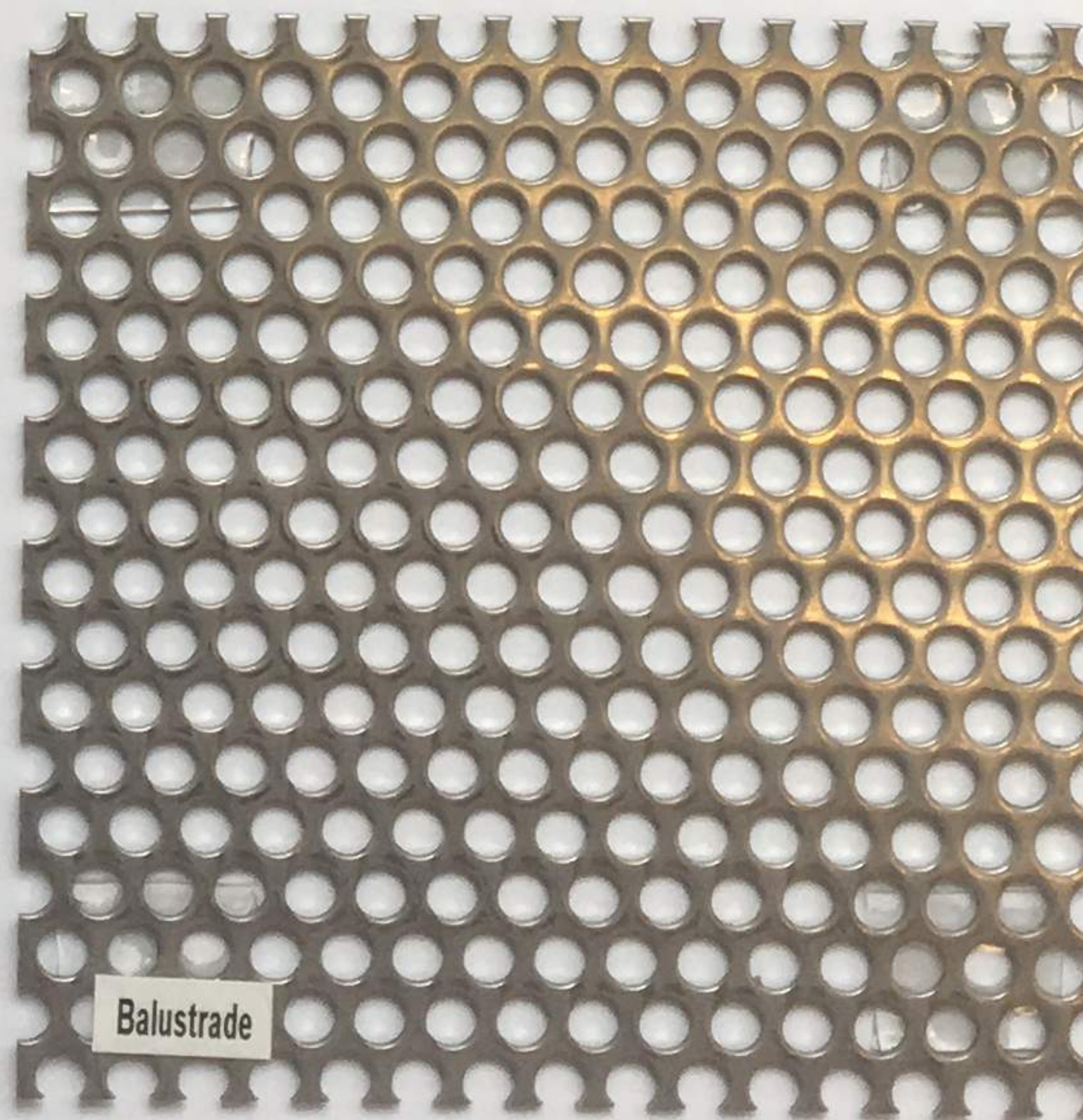


Cladding



Lift

Ground Floor Tile



Balustrade

Staircase 3



Timber Screen



Upholstered Seat

Planter Surround



Feature Seat (Entry Circulation)

Carpet Tile 1

Carpet Tile 2



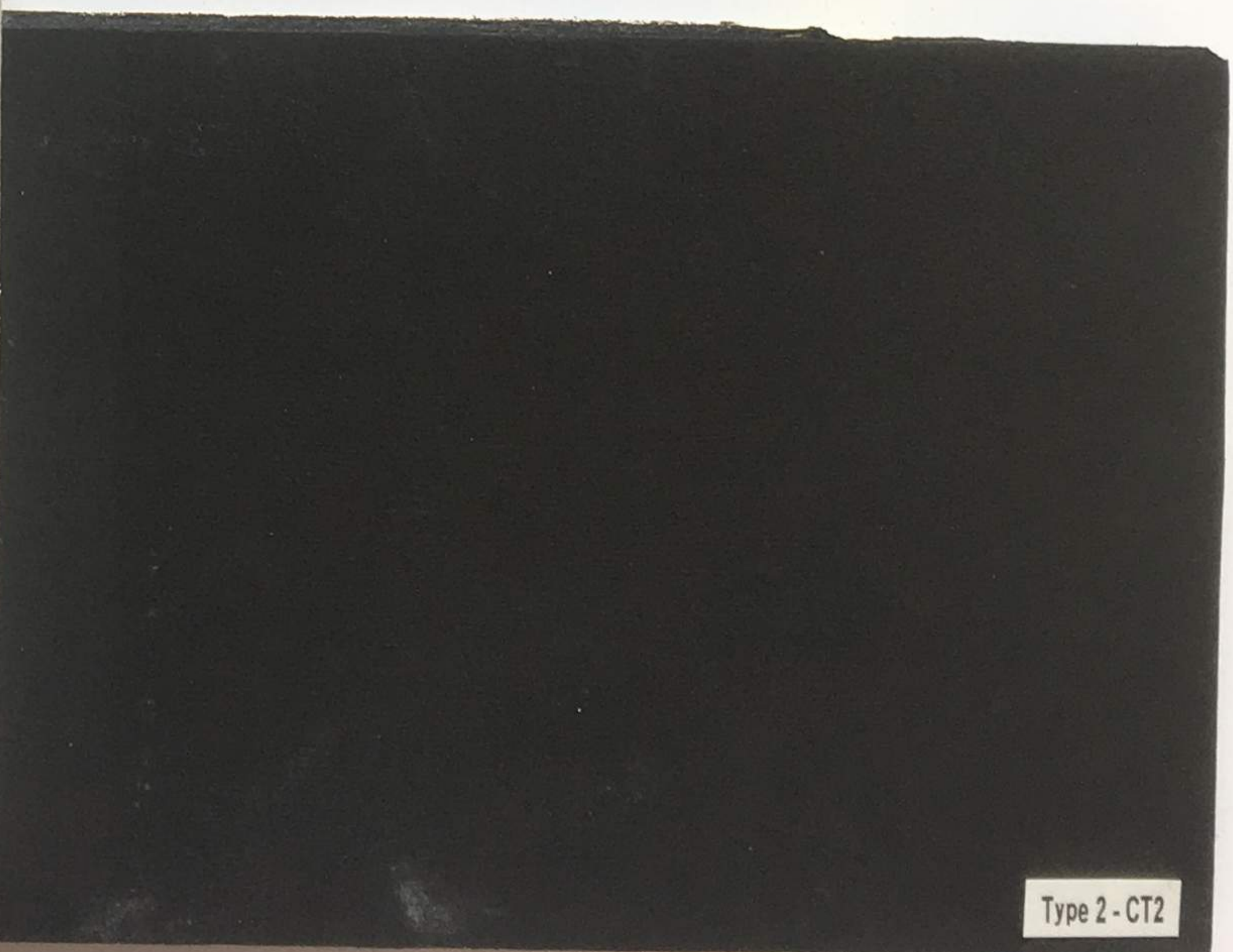
Carpet Tile 3

Carpet Tile 4

Typical Flooring



Type 1-CT1



Type 2-CT2

7.2 QUANTITY SURVEYOR PRETENDER ESTIMATE

T1433 : cs
2nd October 2018

DPIPWE
Level 5 Lands Building
134 Macquarie Street
Hobart, Tasmania
7000

Via e-mail: Matthew.McCrossen@dpipwe.tas.gov.au

Dear Matthew,

SOUTHERN ACCOMMODATION PROJECT, LANDS BUILDING REDEVELOPMENT,
134 MACQUARIE STREET
COST PLAN – PHASE D PRE-TENDER ESTIMATE rev2

Further to the phase D pre-tender estimate provided on the 20th September, we have now incorporated the revised estimate for integrated works, from Charter Hall (Rider Levett Bucknall) and report the revised total client cost is in the amount of **\$19,270,295 excluding GST.**

The estimate is summarised in the following 3 main components:

(A) Construction cost	\$16,158,858
(B) Client contingency & Artwork	\$ 483,971
(C) FF&E and Loose Furniture	<u>\$ 2,627,465</u>
	<u>\$19,270,295</u>

The Service Tasmania fitout has been separated to include the following (see yellow highlight in table below):

Construction cost (including preliminaries):	\$ 850,345
Fixture Fittings and Equipment	\$ 32,000
Loose Furniture	<u>\$ 18,460</u>
	<u>\$ 900,805</u>

It is our understanding that the tender documents will be drafted in a format in which the Service Tasmania cost can be separated for reporting purposes. We have revised the layout of our estimate to clearly show the Service Tasmania figures separately, with the preliminaries apportioned accordingly.

Matrix Management Group

Level 2
174 Collins Street
Hobart Tasmania 7000
T : 03 / 6236 9915
F : 03 / 6236 9935
E : tas@matrixmg.com
W : www.matrixmg.com

Phase D - Pre-Tender Estimate 2018.10.02					
Code	Description	Quantity	UOM	Rate	SubTotal
PR	Preliminaries (Excl. Service Tas)	11,619	m ²	120	1,391,683
AR	Demolition / Alterations	11,619	m ²	72	832,727
NW	Internal walls	11,619	m ²	62	718,730
NS	Internal Screens	11,619	m ²	101	1,171,716
ND	Internal Doors	11,619	m ²	30	343,051
WF	Wall Finishes	11,619	m ²	34	390,035
FF	Floor Finishes	11,619	m ²	65	752,022
CF	Ceiling finishes	11,619	m ²	95	1,104,188
FT	FF&E	11,619	m ²	20	234,465
FT	Fitments	11,619	m ²	121	1,407,291
SF	Sanitary Fixtures	11,619	m ²	22	258,518
PD	Hydraulic Services	11,619	m ²	9	100,120
AC	Mechanical Services / Air Conditioning	11,619	m ²	70	814,862
FP	Fire Services	11,619	m ²	18	203,630
LP	Electric Light & Power	11,619	m ²	171	1,987,169
CM	Communications	11,619	m ²	73	850,000
TS	Transportation System	11,619	m ²	10	112,889
SS	Special Services	11,619	m ²	13	155,706
PS	Provisional Sum Allowances	11,619	m ²	2	18,000
IW	Integrated works	11,619	m ²	212	2,461,713
FT	Service Tasmania fitout (incl. Preliminaries)	586	m ²	1,452	850,345
(A)	Phase D - Pre-Tender Estimate	11,619	m²	1,391	16,158,858
CC	Client Contingency - 2.5%	2.50	%	16,158,858	403,971
APB	Art in public buildings	1	item	80,000	80,000
(B)	Client contingency & Art	11,619	m²	1,432	483,971
FT	FF&E - DPIPWE	11,619	m ²	213	2,470,005
FT	Loose Furniture DPIPWE	11,619	m ²	9	107,000
FT	FF&E - Service Tas	586	m ²	55	32,000
FT	Loose Furniture - Service Tas	586	m ²	32	18,460
FT	FF&E and Loose Furniture contingency	0.0	m ²	0	0
(C)	FF&E and Loose Furniture Combined				2,627,465
(A+B+C)	TOTAL CLIENT COST	11,619	m²	1,700	19,270,295

We trust you will find the Estimate in order, however please do not hesitate to contact our office if you have any questions.

Yours faithfully,
MATRIX MANAGEMENT GROUP



Chris Schoeman
for Glenda Sorrell

SOUTHERN ACCOMMODATION PROJECT

LANDS BUILDING REDEVELOPMENT

**134 Macquarie Street
Hobart**

COST PLAN Phase D – Pre-Tender Estimate - rev 2

**The Department of Primary Industries,
Parks, Water and Environment**

2 October 2018

Matrix Management Group



Construction Estimate

Lands Building

Phase D - Pre-Tender Estimate 2018.10.02

Code	Description	Subtotal
PR	Preliminaries (Excl. Service Tas)	1,391,683
AR	Demolition / Alterations	832,727
NW	Internal walls	718,730
NS	Internal Screens	1,171,716
ND	Internal Doors	343,051
WF	Wall Finishes	390,035
FF	Floor Finishes	752,022
CF	Ceiling finishes	1,104,188
FT	FF&E	234,465
FT	Fitments	1,407,291
SF	Sanitary Fixtures	258,518
PD	Hydraulic Services	100,120
AC	Mechanical Services / Air Conditioning	814,862
FP	Fire Services	203,630
LP	Electric Light & Power	1,987,169
CM	Communications	850,000
TS	Transportation System	112,889
SS	Special Services	155,706
PS	Provisional Sum Allowances	18,000
IW	Integrated works	2,461,713
FT	Service Tasmania fitout (incl. Preliminaries)	850,345
(A)	<u>Phase D - Pre-Tender Estimate</u>	<u>16,158,858</u>
CC	Client Contingency - 2.5%	403,971
APB	Art in public buildings	80,000
(B)	<u>Client contingency & Art</u>	<u>483,971</u>
FT	FF&E - DPIPWE	2,470,005
FT	Loose Furniture DPIPWE	107,000
FT	FF&E - Service Tas	32,000
FT	Loose Furniture - Service Tas	18,460
FT	FF&E and Loose Furniture contingency	0
(C)	<u>FF&E and Loose Furniture Combined</u>	<u>2,627,465</u>
(A+B+C)	TOTAL CLIENT COST	19,270,295

Lands Building

Phase D - Pre-Tender Estimate 2018.10.02

Code	Description	Subtotal
	<u>EXCLUSIONS</u>	
	GST	
	Consultancy fees	
	Escalation	
	Headworks charges	

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
 2018.10.02

Code	Description	Quantity	Unit	Rate	Total
1	Preliminaries (Excl. Service Tas)				
1	Allowance for preliminaries - 10%	10	%	13,916,830	1,391,683
	Preliminaries (Excl. Service Tas)				1,391,683
2	Demolition / Alterations				
2	<u>Joinery / Fittings</u>				
3	Demolish and remove desk partitions	3,150	m	9	26,775
4	Remove office furniture	525	no	35	18,375
5	Demolish and remove bench top joinery items	194	m	55	10,684
6	Demolish and remove full height joinery cupboards	9	m	65	603
7	Demolish and remove overhead cupboards	15	m	35	513
8	Remove filing cabinets / storage units	367	no	15	5,505
9	<u>Doors</u>				
10	Take off and remove single door	161	no	35	5,635
11	Take off and remove double door	19	no	70	1,330
12	Disconnect and remove automated glass sliding double doors	17	m²	128	2,214
13	Remove existing roller shutter and infill with new egress door	1	item	5,500	5,500
14	<u>Plumbing</u>				
15	Remove WC and cap off services	1	no	468	468
16	Remove WHB and cap off services	2	no	255	510
17	Remove kitchen sink and cap off services	14	no	425	5,950
18	Demolish and remove shower	2	m²	550	853
19	<u>Walls</u>				
20	Demolish and remove 2700hi plasterboard walls	4,002	m²	18	72,036
21	Demolish and remove walls including timber cladding	41	m²	25	1,023
22	Demolish and remove 2700hi glass partitions	1,005	m²	35	35,169
23	Demolish and remove high level glass partitions - 4000hi	144	m²	65	9,350
24	Alterations to basement - lift pit	1	item	24,500	24,500
25	Remove existing granite from GF lift lobby	73	m²	70	5,110
26	Remove wall finishes from lift lobbies	446	m²	30	13,380
27	<u>Ceilings</u>				
28	Demolish suspended ceilings	10,502	m²	8	84,017
29	Demolish suspended ceiling 4000hi	744	m²	25	18,604
30	Demolish high level flush plasterboard ceilings 4000hi	240	m²	35	8,398
31	Demolish ceilings to install new services (Refer to RLB under Integrated works)		m²	35	0
32	<u>Floors</u>				

ESTIMATE BREAKDOWN

Project: Lands Building	Details: Phase D - Pre-Tender Estimate - rev 2
Building: Phase D - Pre-Tender Estimate	2018.10.02

Code	Description	Quantity	Unit	Rate	Total
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2 Demolition / Alterations

(Continued)

33	Take up existing carpet floor finishes and prepare surface for new floor coverings	11,175	m ²	37	413,484
34	Take up and remove ceramic tile floor finishes and prepare surface for new floor coverings	243	m ²	60	14,567
35	Take up existing vinyl in staircases	347	m ²	20	6,943
36	Take up vinyl from stair treads and risers	264	m ²	25	6,600
37	Remove existing black vinyl cover strip to inside face of stair runs and landing	231	m	15	3,465
38	Extra over vinyl removal for asbestos blackjack grinding	611	m ²	45	27,495
39	Prepare main entrance floor surfaces for new bluestone tiles	72	m ²	35	2,518
40	Form new opening				
41	Break through existing block wall to form new opening for single door and make good existing surfaces (door elsewhere)	2	no	577	1,154

Demolition / Alterations

832,727

3 Internal walls

42	P1 - 92mm Stud wall with 13mm fire rated plasterboard and paint both sides including wall insulation	1,960	m ²	212	415,543
43	P1 - 92mm Stud wall with 13mm fire rated plasterboard and paint one side only	19	m ²	146	2,792
44	P6 - 92mm Stud wall with 2 layers 16mm fire rated plasterboard both sides and paint to one side	89	m ²	323	28,818
45	P1 - 64mm Curved stud wall with 13mm plasterboard and paint both sides including insulation	184	m ²	235	43,151
46	P9 - 92mm Stud wall with 13mm fire rated plasterboard and paint both sides including wall insulation to underside of concrete soffit	715	m ²	242	173,110
47	13mm Fire resistant plasterboard on timber battens fixed to blockwork	429	m ²	93	39,897
48	Basement storage walls	140	m ²	110	15,420

Internal walls

718,730

4 Internal Screens

49	P3 - 120mm Aluminium framed and glazed screen	89	m ²	705	62,745
50	P4 - 120mm Aluminium framed and clear laminated glazed screen with plasterboard bulkhead above	247	m	1,778	439,043
51	P10 - 120mm Aluminium framed and clear laminated glazed screen with plasterboard bulkhead above	11	m	1,778	19,553
52	P3 - 120mm Faceted aluminium framed and clear laminated glazed screen	111	m ²	705	78,375
53	Frameless glass screen on top of plasterboard wall	12	m ²	650	7,716
54	Clear anodized aluminium shop front, standard section, glazed with 6mm toughened safety glass	59	m ²	950	55,632

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
2018.10.02

Code	Description	Quantity	Unit	Rate	Total
4	Internal Screens				(Continued)
55	Selected timber screen cladding Type 1 - 50 x 42mm & 30 x 19mm battens alternate	827	m ²	340	281,180
56	Selected timber screen cladding Type 1 - 60 x 42mm timber screen with 40mm spacings fixed to aluminium framed curved wall	92	m ²	290	26,811
57	Selected timber screen cladding Type 3 - 120 x 50mm battens with 100mm spacings	172	m ²	330	56,895
58	Selected timber cladding screen type 4	496	m ²	290	143,768
	Internal Screens				1,171,716
5	Internal Doors				
59	<u>Automated Doors</u>				
60	Frameless double glazed door complete	2	no	25,356	50,711
61	<u>Aluminium Doors</u>				
62	Aluminium framed and glazed single door complete	3	no	2,030	6,091
63	2700hi Aluminium framed, glazed double doors complete	2	no	4,360	8,720
64	<u>Timber Doors</u>				
65	Full height Timber solid core door in aluminium frame complete	115	no	1,650	189,750
66	2700mm High Solid core double doors complete	1	no	2,530	2,530
67	Single solid core sliding door complete	36	no	1,900	68,400
68	Full height Timber solid core door in aluminium frame complete	6	no	1,650	9,900
69	Solid core double sliding door complete	1	no	2,690	2,690
70	<u>Basement</u>				
71	Basement doors - extra over chainlink fence walls for framed chainlink gates	4	no	650	2,600
72	New single solid core door complete	2	no	830	1,660
	Internal Doors				343,051
6	Wall Finishes				
73	<u>WALL TILING</u>				
74	600 x 300 Snow White (P.C. \$50/m2)	50	m ²	138	6,889
75	<u>PAINTING & DECORATING</u>				
76	Re-paint existing walls	3,464	m ²	18	62,352
77	Re-paint existing columns	1,483	m ²	18	26,694
78	Re-paint existing doors	250	m ²	20	5,000
79	<u>ARTWORK</u>				
80	Applied graphic artwork to wall	61	m ²	350	21,350
81	Recessed timber feature panel	160	m ²	280	44,800
82	Acoustic wall panel	163	m ²	150	24,450

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
 2018.10.02

Code	Description	Quantity	Unit	Rate	Total
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6 Wall Finishes*(Continued)*

83	<u>CLADDING</u>				
84	Ultra compact stone cladding to lift lobbies	397	m ²	500	198,500

Wall Finishes**390,035****7 Floor Finishes**

85	<u>FLOOR FINISHES</u>				
86	<u>Carpets</u>				
87	Supply and install new Carpet tiles	10,039	m ²	50	501,950
88	Entrance matt (FF2)	17	m ²	1,200	20,208
89	<u>Ceramic tiles</u>				
90	Allowance for new concrete overlay (FF1)	240	m ²	300	72,015
91	<u>Stone</u>				
92	Honed bluestone tiles (FF3)	7	m ²	175	1,262
93	Bluestone tiles (FF4)	64	m ²	135	8,698
94	<u>Sheet Vinyl</u>				
95	Supply and install new timber vinyl (FF1)	413	m ²	139	57,407
96	Non-slip vinyl to stairs - type 2	347	m ²	142	49,298
97	Non-slip vinyl - type 2 to treads and risers	264	m ²	156	41,184

Floor Finishes**752,022****8 Ceiling finishes**

98	Sound insulation	1,392	m ²	17	23,664
99	CT3 3980 - Supply and install painted flush plasterboard ceiling 4m above floor finish	189	m ²	121	22,888
100	Extra over suspended ceiling for flush plasterboard bulkhead	330	m ²	120	39,600
101	CT1 - 600 x 600 Suspended ceiling tiles - standard	8,169	m ²	85	694,365
102	CT2 - 600 x 600 Suspended ceiling tiles - black	2,363	m ²	85	200,855
103	CT3 - Painted flush plasterboard ceiling	14	m ²	85	1,190
104	CT3 - Painted flush plasterboard ceiling 3200h	53	m ²	115	6,095
105	CT3 - Painted flush plasterboard ceiling 3980h	189	m ²	132	24,948
106	Extra over CT2 - CH 3980 for perforated ceiling tiles	46	m ²	45	2,075
107	CT3 - Raking plasterboard ceiling	37	m ²	95	3,487
108	CT5 Timber feature panel	224	m ²	380	85,021
109	Install new moisture resistant plasterboard ceilings to amenities on all floors where new services are run (see RLB estimate - integrated works)	0	m ²	85	0

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
 2018.10.02

Code	Description	Quantity	Unit	Rate	Total
8	Ceiling finishes				<i>(Continued)</i>
110	9mm Villa board soffit lining including paint (see RLB Estimate - integrated works)	0	m ²	95	0
	Ceiling finishes				1,104,188
9	FF&E				
111	<u>Office Furniture</u>				
112	Double stacked locker unit	373	no	580	216,340
113	<u>Bike racks</u>				
114	Double height proprietary bike rack	25	no	725	18,125
	FF&E				234,465
10	Fitments				
115	<u>FITMENTS</u>				
116	Reception counter allowance	28	m	2,500	69,875
117	Kitchen bench top cupboard complete	140	m	1,507	210,298
118	Overhead cupboard	175	m	743	130,064
119	Low level cupboard with plants on top	49	m	1,340	65,740
120	Integrated Bench seating	47	m	550	25,680
121	Bench height storage cupboards	307	m	850	260,959
122	Full height storage cupboard	110	m	990	108,959
123	Bench top	75	m	380	28,409
124	Full height secure storage cupboards	7	m	1,100	7,909
125	Vertical Garden	66	m ²	1,500	98,385
126	Counter bench	44	m	450	19,593
127	Storage cupboard doors	15	m	600	8,904
128	Fridge opening and cupboard	19	m	650	12,051
129	Pantry/bin cupboard	11	m	1,500	16,215
130	Open shelving	21	m	480	10,080
131	Glass topped writing table	8	no	750	6,000
132	Bin and utility cupboard	20	no	550	11,000
133	Glazing film	476	m ²	180	85,685
134	<u>Blinds</u>				
135	Single blind - small 615w x 1740h	18	no	139	2,504
136	Single blind - medium 1075w x 1740h	81	no	243	19,696
137	Single blind - large 1165w x 1740h	36	no	264	9,487
138	Dual blind - medium 1075w x 1740h	81	no	524	42,423
139	Dual blind - large 1165w x 1740h	135	no	568	76,624

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
 2018.10.02

Code	Description	Quantity	Unit	Rate	Total
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10 Fitments

(Continued)

140	<u>White Goods</u>				
141	Microwave	19	no	450	8,550
142	Oven	10	no	2,800	28,000
143	Dishwasher	10	no	1,500	15,000
144	Large fridge	8	no	1,600	12,800
145	Milk fridge	16	no	650	10,400
146	Integrated fridge	2	no	3,000	6,000

Fitments**1,407,291****11 Sanitary Fixtures**

147	<u>Sinks</u>				
148	Stainless steel single bowl kitchen sink 1386mm long complete with fittings pipework and installation	21	no	2,130	44,730
149	<u>Water Units</u>				
150	Billi Quadra Plus water unit	28	no	5,500	154,000
151	<u>Handwash Basins</u>				
152	Accessible basin	6	no	1,535	9,210
153	<u>W.C.</u>				
154	Disabled WC	5	no	5,195	25,975
155	<u>Fittings</u>				
156	Accessible grab rail	5	no	650	3,250
157	Accessible toilet paper dispenser	5	no	35	175
158	Hafele double robe hooks	7	no	38	266
159	Soap dispenser	6	no	163	978
160	Paper towel dispenser	6	no	206	1,236
161	Mirrors	5	m²	250	1,198
162	Hydraulic services allowance	7	no	2,500	17,500

Sanitary Fixtures**258,518****12 Hydraulic Services**

163	Allowance for hydraulic points	20	item	2,500	50,000
164	Under counter hot water unit	20	item	2,200	44,000
165	Core drill holes for sanitary plumbing	34	no	180	6,120

Hydraulic Services**100,120**

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
 2018.10.02

Code	Description	Quantity	Unit	Rate	Total
13 Mechanical Services / Air Conditioning					
166	Estimated order of cost for Mechanical Services	11,619	m ²	56	650,000
167	Provide dedicated Access WC exhaust systems with local discharge to outside.	1	no	3,000	3,000
168	Replace Ground Floor registers with adjustable swirl diffusers and provide low level return air.	1	item	30,000	30,000
169	Replace existing supply air slotline registers and directional diffusers with swirl diffusers (Floors 1-9).	10,581	item	11	119,999
170	Variance between Phase B and C estimates	11,619	item	4	47,002
171	Omit Service Tasmania (moved to service Tas)	586	m ²	-60	-35,139
Mechanical Services / Air Conditioning					814,862
14 Fire Services					
172	Services engineer cost for Fire Services	11,619	m ²	16	183,000
173	Upgrade fire booster assembly in accordance with AS2419 and AS2118	10	item	3,000	30,000
174	Omit Service Tasmania (moved to service Tas)	586	m ²	-16	-9,370
Fire Services					203,630
15 Electric Light & Power					
175	Services engineer cost for Electrical Services	11,619	m ²	83	965,000
176	<u>LED Scope of Works:</u>				
177	Services engineer cost for T5 installation	11,619	m ²	86	1,005,000
178	<u>Emergency lighting</u>				
179	Services engineer cost for emergency lighting	11,619	m ²	10	122,000
180	Omit Service Tasmania (moved to service Tas)	586	m ²	-179	-104,831
Electric Light & Power					1,987,169
16 Communications					
181	Services engineer cost for communication	11,619	m ²	73	850,000
Communications					850,000
17 Transportation System					
182	Hydraulic lift, 8/12 passenger, serving 2 floors, 0.5m/second	1	no	92,500	92,500
183	Builders work in connection with lift installation	1	no	20,389	20,389
Transportation System					112,889

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
 2018.10.02

Code	Description	Quantity	Unit	Rate	Total
18	Special Services				
184	<u>SECURITY SERVICES</u>				
185	Electronic security system as per TMR systems including 7.5% main contractor markup	1	item	155,706	155,706
	Special Services				155,706
19	Provisional Sum Allowances				
186	Provisional Sum Allowance for: Statutory signage	10	item	300.00	3,000
187	Provisional Sum Allowance for: Fire Extinguishers/Fire blankets	10	item	1,000.00	10,000
188	Provisional Sum Allowance for: General Reception and building signage	10	item	500.00	5,000
	Provisional Sum Allowances				18,000
20	Integrated works				
189	Preliminaries (Matrix)(see main preliminaries on total estimate)				0
190	Fire Engineering (Matrix)				144,337
191	BCA Compliance (Matrix)				148,047
192	Accessibility (Matrix)				244,277
193	Dry Linings, Partitions and Suspended Ceilings (RLB)				144,900
194	Mechanical Services (RLB)				10,000
195	Fire Protection Services (RLB)				1,564,252
196	Electric Light and Power (RLB)				29,900
197	Transportation Services (RLB)				0
198	External Works (RLB)				30,000
199	Builders Overheads and Margin on RLB estimate				146,000
200	Total for integrated works				
	Integrated works				2,461,713
21	Service Tasmania fitout (incl. Preliminaries)				
201	<u>SERVICE TASMANIA FITOUT</u>				
202	PRELIMINARIES	12	%	625,897	75,108
203	<u>DEMOLITION</u>				
204	General demolition of Service Tas area	731	m ²	90.00	65,763
205	<u>FLOORS</u>				
206	Timber Vinyl - Type 1 (STF 02)	207	m ²	100	20,676
207	Feature Carpet tile - Type 1 (STF 01)	114	m ²	85	9,721
208	Entrance Matting (FF2)	12	m ²	1,100	12,672
209	Timber vinyl - Type 2 (STF 03)	43	m ²	130	5,543
210	Carpet tile - Type 2 (STF 04)	229	m ²	125	28,678
211	BOH Carpet tile	0	m ²	65	0

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
 2018.10.02

Code	Description	Quantity	Unit	Rate	Total
21	Service Tasmania fitout (incl. Preliminaries)				<i>(Continued)</i>
212	Floor dividing strips	65	m	25	1,630
213	<u>CEILINGS</u>				
214	Acoustic ceiling tiles	0	m ²	110	0
215	Flush plasterboard ceiling 4m above FFL	0	m ²	165	0
216	E/O flush plasterboard ceiling for feature batten ceiling	27	m ²	280	7,647
217	Set plasterboard bulkhead	0	m	350	0
218	CT1 - 600 x 600 Suspended ceiling tile 2700h	32	m ²	110	3,546
219	CT5 - 600 x 600 Suspended ceiling tile 3980h	411	m ²	110	45,227
220	CT3 - Flush plasterboard ceiling 2700h	49	m ²	85	4,130
221	CT3 - Flush plasterboard ceiling 3980h	11	m ²	110	1,199
222	CT3 - Raked plasterboard ceiling	12	m ²	90	1,094
223	Acoustic ceiling clouds	11	m ²	600	6,804
224	Feature timber batten panels inset to ceiling grid	34	m ²	210	7,092
225	Feature timber bulkhead	49	m ²	380	18,620
226	<u>WALLS</u>				
227	Walls	131	m ²	227	29,780
228	Wall type 2 - Insulated wall to underside of slab	179	m ²	242	43,299
229	92mm Stud wall with 13mm fire rated plasterboard and paint both sides including glazed screen 1200 high after 900 floor finish	5	m	1,491	7,797
230	<u>DOORS</u>				
231	Frameless double glazed door complete	2	no	25,356	50,711
232	Single solid core door	3	no	1,650	4,950
233	Stacking folding doors	13	m ²	1,300	16,692
234	<u>JOINERY</u>				
235	Reception counter	12	m	3,500	43,015
236	Bench top cupboard	11	m	760	8,284
237	Full height storage	15	m	1,100	16,049
238	Consult booth	2	no	9,500	19,000
239	DKTS	5	no	1,200	6,000
240	Assisted help	3	m	2,000	5,580
241	Bench top with plants	17	m	1,340	23,048
242	Concierge	3	m	18,000	62,280
243	Self service	10	m	850	8,568
244	Waiting area	16	m	980	15,308
245	Wheel chair assist	2	no	850	1,700

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - Pre-Tender Estimate

Details: Phase D - Pre-Tender Estimate - rev 2
 2018.10.02

Code	Description	Quantity	Unit	Rate	Total
21	Service Tasmania fitout (incl. Preliminaries)				<i>(Continued)</i>
246	Maps & display	5	m	650	2,925
247	Overhead cupboards	6	m	580	3,329
248	Pinboard	1	no	350	350
249	<u>FF&E</u>				
250	Lockers	27	no	280	7,560
251	<u>HYDRAULIC SERVICES</u>				
252	Kitchen sink	1	no	2,130	2,130
253	Billi unit	1	no	7,500	7,500
254	<u>Electrical and light services</u>				
255	Prorata per floor area	586	m ²	179	104,831
256	<u>Mechanical services</u>				
257	Prorata per floor area	586	m ²	60	35,139
258	<u>Fire services</u>				
259	Prorata per floor area	586	m ²	16	9,370
	Service Tasmania fitout (incl. Preliminaries)				850,345
22	FF&E - DPIPWE				
260	Refer to separate estimate and workbook	1	item	2,470,005	2,470,005
	FF&E - DPIPWE				2,470,005
23	Loose Furniture DPIPWE				
261	Loose furniture allowance as per client	1	item	107,000	107,000
	Loose Furniture DPIPWE				107,000
24	FF&E - Service Tas				
262	Allowance for Service Tas FF&E	1	item	32,000	32,000
	FF&E - Service Tas				32,000
25	Loose Furniture - Service Tas				
263	Allowance for Service Tas loose furniture	1	item	18,460	18,460
	Loose Furniture - Service Tas				18,460

FF&E Estimate

Lands Building**Phase D - Workstations and associated Furniture**

Code	Description	Subtotal
	<u>Work Stations and Associated Furniture</u>	
	FF&E - DPIPWE	2,470,005
	FF&E - Service Tasmania	32,000
	Optional Items	0

ESTIMATE BREAKDOWN

Project: Lands Building
Building: Phase D - FF&E Tender Estimate

Details: Phase D - Workstations and associated Furniture

Code	Description	Quantity	Unit	Rate	Total
1	FF&E - DPIPWE				
1	<u>FF&E Package - DPIPWE</u>				
2	Scope A, 726no. 1500mm 120y DPIPWE sit/stand workstations and pedestal	726.00	no	2,900.00	2,105,400.00
3	- Umbilical connections per cluster of desks	157.00	no	275.00	43,175.00
4	- Price per workstation and pedestal (Scope A) (Excl. Umbilical)		item	2,900.00	0.00
5	Soft wiring	726.00	no	280	203,280
6	Scope B, 17no DPIPWE linear sit/stand workstations	17.00	no	1,250.00	21,250.00
7	Scope D, up to a maximum of 510 tambour cupboards (50% of documented tambours)	255.00	no	380.00	96,900.00
8	Price per tambour unit (Scope D)	0	item	380	0
	FF&E - DPIPWE				2,470,005
2	FF&E - Service Tasmania				
9	<u>FF&E Package - Service Tasmania</u>				
10	Scope C, 14no. Service Tasmania linear sit/stand workstations and pedestal and all associated parts	14.00	no	2,150.00	30,100.00
11	Scope D, tambour cupboards	5	no	380	1,900
	FF&E - Service Tasmania				32,000
3	Optional Items				
12	<u>Optional items (Scope E)</u>				
13	Planter to fix to top of tambour unit	1	item	255	0
14	Workstation shelf	1	item	130	0
15	Name plate	1	item	35	0
	Optional Items				0

Loose Furniture Estimate

ESTIMATE SUMMARY

Lands Building

Phase D - Loos Furniture

Code	Description	Subtotal
	<u>Loose Furniture</u>	
	Loose furniture - DPIPWE	107,000.00
	Loose furniture Service Tasmania	18,460.00

ESTIMATE BREAKDOWN

Project: Lands Building**Details:** Phase D - Loos Furniture**Building:** Phase D - Loose Furniture Tender Estimate
07-09

Code	Description	Quantity	Unit	Rate	Total
1	Loose furniture - DPIPWE				
1	<u>Loose Furniture</u>				0
2	Client allowance for loose furniture - DPIPWE	1.00	item	107,000	107,000
	Loose furniture - DPIPWE				107,000
2	Loose furniture Service Tasmania				
3	<u>Tables</u>				
4	ST.T1	1.00	no	369.00	369.00
5	ST.T2	1.00	no	718.00	718.00
6	ST.T3	1.00	no	950.00	950.00
7	ST.T4	1.00	no	400.00	400.00
8	<u>Chairs</u>				
9	ST.C1	11.00	no	559.00	6,149.00
10	ST.C2	24.00	no	176.00	4,224.00
11	ST.C3	3.00	no	255.00	765.00
12	ST.C4	3.00	no	470.00	1,410.00
13	ST.C5	3.00	no	475.00	1,425.00
14	ST.C6	2.00	no	1,025.00	2,050.00
	Loose furniture Service Tasmania				18,460