

- Construction project/name: German Embassy Canberra, Australia
New construction of chancellery and residence
- Building register no.: 07082-02-001
- Contract no.: 4/26
- Service: Project management services for quality control
- Place of performance: 119 Empire Circuit, Yarralumla, ACT 2600, Australia

Appendix to the announcement text

- General description:

The Federal Republic of Germany plans to construct a new German Embassy in Canberra, consisting of an office building and a residence, on the property located at 119 Empire Circuit, Yarralumla A.C.T. 2600, Canberra, Australia. In addition, the extensive outdoor facilities with the necessary parking spaces and garages, as well as the security facilities such as personnel and vehicle access control systems and the exterior fencing, are to be redesigned and constructed.

The existing buildings on the grounds of the Canberra Embassy (chancellery, residence, and outbuildings) dating from 1958 are to be largely demolished, with plans to replace the chancellery with a new building, while parts of the residence will be preserved and fundamentally renovated. Outdoor facilities and the outer security perimeter are to be adapted or renewed.

The residence and chancellery will be built in a newly defined construction area, which includes the current location of the old residence.

During the construction work, the chancellery will continue to operate on the site, while the residence will be relocated to temporary accommodation.

The design, which emerged from an architectural competition, should both represent the Federal Republic of Germany appropriately in the host country and meet the necessary functional requirements of the chancellery and residence. The existing chancellery building must remain in use until both buildings are completed.

The buildings are to be designed according to the low-tech principle, and the design and selection of building materials are to be based on the use of locally available and certified products. The federal government's climate policy goal of achieving a virtually climate-neutral building stock by 2045 is to be ensured, taking into account the local climate. The result should be an exemplary new building. The building and outdoor facilities are to be designed in accordance with the Australian Green Star rating system. The highest target of 6 stars is being aimed for .

The project is to be implemented in accordance with Australian standards and Australian contract, planning, and construction standards.

The client's material safety requirements must be met and implemented by the general planner on the basis of Australian certificates.

When commissioning the quality assurance services , it should be noted that, in accordance with standard practice in Australia, the tasks of cost estimation and cost tracking are performed by a quantity surveyor and are awarded separately as part of the construction management services. Similarly, the tasks involved in supporting the approval process in the Australian Capital Territory (ACT), namely monitoring compliance with all ACT planning regulations and provisions as well as the National Construction Code (NCCA), are performed by a building certifier and are awarded separately with the construction management services. The quality assurance services relate to the control of the aforementioned service specifications, including the services of the general planner.

The quality assurance services are to be provided in Australia due to the geographical and temporal proximity to the Australian planners and contractors. In addition, quality assurance also represents the interface with the building authorities in Germany.

The project is divided into 5 service levels.

SL I: Design Planning and Approval Planning

SL II: Execution Planning

SL III: Preparation of Tendering, Participation in Tendering

SL IV: Construction

SS V: Facility Management

Generalplanner/Lead Consultant:

An architectural competition was held. The first prize winner, consisting of a German-Australian planning team, is to be commissioned as the general planner with the resulting design. In accordance with Australian practice, the general planner will be commissioned with LS 1 and LS 2 as well as a proportion of LS IV.

Construction management:

In accordance with Australian practice, construction management services for service levels III, IV, and V, as well as a proportion of SL I and SL II services, will be commissioned in a separate tendering process. The tasks of quantity and cost determination, which are performed by a quantity surveyor in accordance with Australian practice, are included here as partial services. Also included are the services for supporting the approval process in the Australian Capital Territory (ACT) by a building certifier.

Subject of the contract

The geographical and temporal distance between the execution site in Canberra, Australia, and Germany requires on-site quality assurance as an interface with the client.

Quality control is intended to monitor random samples of the services provided by the general planner with all partial services and specialist engineers, construction management, and the construction services of the executing companies. Essentially, performance levels and performance fulfillment with regard to quality, costs, and deadlines are to be checked and documented on a random basis. This should also include cost management and cost control via the client's controlling platform.

These services are to be provided in Australia due to the necessary spatial and temporal proximity to the project site and to the Australian planners and contractors.

Scope of services: Quality control

The subject of the contract is project management services for quality control in our own office with headquarters or branch office in Australia. The English language shall prevail for the execution of the contract in Australia, and the German language shall prevail in coordination with the building administration (BBR).

Scope of services:

Quality control services for random checks of all planning and construction services in accordance with the Australian scope of services, with additional specific German partial services.

A. General planner - SL I-II

- Review of service provision with regard to Australian requirements and consideration of additional user requirements
- Checking for compliance with deadlines, quality standards, and costs

B. Project (Construction)Management - SL I-V

- Review of construction management services, including quantity surveyor and building certifier services
- Review of deadlines
- Review of the awarding of contracts with regard to Australian specifications and the specifications of German public procurement law

C. Construction services, general contractor, or other executing companies

- Monitoring of construction work in terms of construction progress, service provision, and service quality during the following construction phases:

- Partial demolition of residence
- New construction of law firm and general renovation/conversion of residence
- Relocation of old law firm to new building
- Demolition of old law firm
- New construction of the outer guardhouse and completion of outdoor facilities
- Participation in building inspections
- Green Star certification review

D. Cost control and cost management

- Cost control with regard to cost determination
- Cash flow planning
- Integration of the federal government's electronic cost control system.

A phased award of services is planned. There is no legal entitlement to the transfer of all services.

With regard to the award procedure, the German language shall take precedence.