

AGENDA ITEM NO.: 15.1

TO: Council Meeting on 27 June 2017

DIRECTOR: Nathan Cunningham, Director Community & Planning

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SUBJECT: Project Update - Community Hub, Library and Innovation Centre (CLIC)

1. EXECUTIVE SUMMARY

- 1.1 This project update for the Community Hub, Library and Innovation Centre (CLIC) Project covers the period since the 23 May 2017 update report. Progress has occurred in a number of key areas outlined below.
- 1.2 Architects Brown Falconer, working in collaboration with Hudson Howells and Snohetta, have developed an emotional brief for the project to reflect the desires of Council and the community. In combination with preliminary spatial relationships, this work has demonstrated the type of building footprint which can accommodate the CLIC, while integrating the Town Hall into the design.
- 1.3 Real Estate agents CBRE met with the Project Executive Group (PEG) to discuss the proposed release to market, and have suggested that the northern half (approximately) of the site be offered to market, with the southern half (approximately) to be retained by Council for the CLIC and its Civic Centre facility. Of the options previously explored through discussions with architects, developers, real estate advisers and legal advisers, this singular approach is considered to be the most likely to attract the highest level of interest, while reducing uncertainty for potential purchasers (and for the community).
- 1.4 Following a select tender process, Dean Newbery and Partners (Chartered Accountants) has been appointed to prepare the Prudential Report for the project. This requirement is triggered by a financial threshold outlined in the Local Government Act.
- 1.5 The Community Reference Group has undertaken a site tour of an Adelaide City redeveloped Library facility and have received an update on the project status from the Project Lead.
- 1.6 Work continues on the appointment of a Project Manager to lead the construction of the new building, with the project brief and schedule being further refined in line with independent project expertise prior to release. The internal Project Lead role has been extended for the foreseeable future to continue to drive the project forward.
- 1.7 The internal Transition Team is continuing the analysis of various options available for the temporary relocation of staff, services and community groups. The potential use of existing Council assets is being prioritised so as to minimise costs and in an effort to ensure (as much as possible) the continuity of service provision. Related matters are also being identified and addressed (including IT infrastructure and Prospect's Public Wi-Fi).

- 1.8 The PEG continues to meet regularly to work through the detail of the documentation and research associated with the CLIC Project. The Actions List coming out of each meeting (**Attachment 1**) has been updated with items progressed by key Council staff.

2. RECOMMENDATION

- (1) Council receives and notes the progress update for the Community Hub, Library and Innovation Centre (CLIC) for the period 23 May 2017 until 27 June 2017.
- (2) Council receives and notes the Project Executive Group (PEG) Actions List (as presented in **Attachment 1**).

3. RELEVANCE TO CORE STRATEGIES / POLICY

- 3.1 Council's Community Engagement and Consultation Policy – November 2012

- 3.2 **Strategic Plan to 2020 Theme 1 – People** “Know, empower, celebrate, educate and activate our community”

Strategy 1.1 Know our community

Strategy 1.4 Celebrate our diverse and creative community

- 3.3 **Strategic Plan to 2020 Theme 2 – Place** “Loved heritage, leafy streets, fabulous places”

Strategy 2.1 Respect the past, create our future

- 3.4 **Strategic Plan to 2020 Theme 4 – Services** “Leaders of the sector providing efficient, responsive, accessible services”

Strategy 4.1 Excellence in Infrastructure

Strategy 4.2 Sound Financial Management

Strategy 4.4 Accountable and people-focused services

- The actions and initiatives detailed within this report are directly connected to the above aspects of Council's current Strategic Plan. The Community Engagement and Communication Plan for the project are based upon the requirement to 'know' our communities, be inclusive of a broad cross section of our residents and ensuring that residents are well informed of the steps being taken for the development of the CLIC, with clearly identified opportunities to become involved and influence the project outcome.
- Delivery of the CLIC will be based upon that aspect of the Strategic Plan referring to 'fabulous places', requiring a high quality facility that is loved by our communities.
- Strategies within Theme 4 of the Strategic Plan (Services) speak to Council's requirement that the CLIC is delivered on time and on budget according to our standards of excellence.

4. COMMUNITY INVOLVEMENT

- 4.1 The online Engagement Hub continues to be updated with relevant information on the progress of the CLIC, with opportunities for the community to input into the discussion.
- 4.2 The Community Reference Group (CRG) met on 7 June 2017 and undertook a tour of the Adelaide City Library in Rundle Place. The tour highlighted the services, functionality and features of the Library, and explored the drivers behind its inception and design. Following the tour, the CRG reconvened at the Council offices for further discussion, and to hear a presentation from the Project Lead providing an update on the project.

5. DISCUSSION

Building Design

- 5.1 Architectural firm Brown Falconer (in collaboration with Snohetta and Hudson Howells) are working through the emotional brief for the project, which comprises a series of overarching principles that will inform the subsequent concept and detailed design. The direction of the brief has been informed by discussions throughout the project to-date and further refined by recent Council Workshops. They have also re-examined the recommendations of the Libraries Alive report on the spatial requirements for the new CLIC, and looked into the future spatial needs of staff currently located at the Civic Centre.
- 5.2 These spatial needs requirements will be combined, with opportunities for sharing of spaces and the relationships between public and private areas of the building clearly outlined. Opportunities for integrating the Town Hall into the design are also being explored.
- 5.3 The result of this work will be a clear understanding of the size of the future building and the functionality required, which will be taken into the concept design and detailed design stages of the project (in coming months).
- 5.4 Following consideration of consultation feedback and a workshop with Elected Members in May 2017, Brown Falconer have articulated the project aspirations as follows:

“The Prospect Civic 128 project should be a place that brings the Prospect community together. It should feel welcoming, inclusive, and inviting for anyone to use; a democratic space that fosters interaction and connects people with each other.

It should be a comfortable and inspiring space that invites exploration, innovation and learning through technology that is integrated simply and accessibly. At the same time, it should feel authentic and uniquely ‘Prospect’; an environmentally sustainable building that both fits in its place, as well as offers a new, stimulating place for people to share and enjoy.”

- 5.5 A subsequent workshop in June 2017 explored the relationship between the spaces within the CLIC, and their integration with those spaces required for the future Civic Centre. This work has demonstrated that the total land area required for the integrated CLIC and Civic Centre (known collectively as Civic128 for the purpose of the initial concept design work) can be accommodated within approximately the southern half of the site, factoring in the four storey height expectations of the zoning and integrating the new building with the original Town Hall.
- 5.6 The potential outcomes demonstrated showed that the design could provide for an enhanced relationship between the new building and Prospect Road, along with Vine Street Plaza, while activating the Town Hall through integration into the building design. Sufficient car parking areas are able to be accommodated through basement level car parking or similar design solutions.

Approach to Market

- 5.7 The timing of the approach to market for each site was the topic of discussion between the Project Executive Group and the real estate agents appointed to seek expression of interest for the sites (CBRE). It was acknowledged that each site has its unique characteristics, and as such releasing both sites at the same time would not be detrimental to the desired outcome of maximising exposure for each site, while ensuring maximum economic return and potential community benefit.
- 5.8 Discussion also touched on how best to approach the release of the portion of the Prospect Road site that would remain surplus to our needs for the new CLIC/Civic128 building. Briefly, their advice was that Council should offer a pre-defined site to market, rather than trying to attract a joint venture partner as this would maximise developer interest. The alternative option (a joint venture arrangement or partnership model) could potentially confuse the market which might negatively impact on the market interest in the site.
- 5.9 A separate report has been prepared for consideration by Council at its 27 June 2017 meeting to endorse the release of the Prospect Road site to the market. The release to market of the Main North Road site can commence separately without any further consideration of Council as clear direction was provided by the resolution from the 28 March 2017 meeting.

Prudential Report

- 5.10 As a result of a select Expression of Interest process, an independent chartered accountant (Dean Newbery & Partners) has been engaged to prepare a report on the project. Known as a Prudential Report, this independent scrutiny is required to ensure that Council acts with due diligence and foresight, by identifying and managing the risks associated with a project, and making informed decisions about how the community's funds are allocated.
- 5.11 The report will be completed, considered by the Audit Committee and adopted by Council prior to construction commencing.

Transitional Arrangements

- 5.12 The demolition of the existing Civic Centre naturally results in a need for the temporary relocation of staff, services, programs and facilities currently accommodated within 126-128 Prospect Road. An internal Transition Team has been established and is working through the results of investigations into the ongoing needs of each department. This assessment is being used to consider the suitability of buildings that are (or may be) available for temporary accommodation during construction.
- 5.13 Options being considered include occupying Council-owned buildings (such as sporting facilities that aren't heavily used), neighbouring Council facilities (such as Walkerville), or leasing privately owned sites (such as the BankSA building on Prospect Road). Additional options are also being identified, such as using parts of the Thomas Street Centre to accommodate Civic Centre staff.
- 5.14 All options are being interrogated from a number of perspectives, including accessibility for the community, suitability for staff, proximity to meeting spaces and halls, appropriate security, space records-keeping, IT, car parking, and cost. This multi-faceted approach gives us a high level of confidence that the temporary accommodation will meet the staff and community needs. The Civic Centre staff and services will be relocated early in 2018 to allow works to commence on the new building on the Prospect Road site.
- 5.15 Staff and services currently operating from the Main North Road Depot will look to relocate during 2017 or early in 2018 depending on the outcomes of the marketing of the Main North Road site.

Project Management

- 5.16 The role of internal Project Lead has been tested and proven invaluable to the progression of the project, and the CEO has approved an extension to the Project Lead role into the foreseeable future to ensure that the project (which has matured) remains appropriately resourced. The extension of the internal Project Lead role will complement the appointment of the Project Manager, which is scheduled to occur prior to the commencement of construction.

Project Executive Group (PEG) Update

- 5.17 The PEG continues to meet regularly to work through the progression of the CLIC Project. The Actions List (**Attachment 1**) has been updated with items progressed by key Council staff, while other sub-groups continue to assist with the delivery of the project and the necessary steps required to reach the critical decision making points and key milestones, allowing the project to be completed on-time and on-budget.
- 5.18 On-going project updates will continue to be provided to Council as an agenda item within ordinary meetings.

ATTACHMENTS

- Attachment 1** Project Executive Group Actions List