

AGENDA ITEM NO.: 15.1

TO: Council Meeting on 22 August 2017

DIRECTOR: Nathan Cunningham, Director Community & Planning

REPORT AUTHOR: Chris Newby, Manager Development Services

SUBJECT: Project Update – Community Hub, Library & 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 July 2017 update report. Progress has occurred under the following key tasks:

- 1.1.1 Architects Brown Falconer, in association with Snohetta and Hudson Howells, have completed their report on the possible internal spatial relationships of the CLIC, and its integration with the associated administration office component of the project (refer **Attachment 2-93**).
- 1.1.2 A brief has been released to 12 architecture firms in a call for tenders to undertake the concept design and subsequent detailed design of the CLIC. The project brief is based on the emotional brief and spatial needs work undertaken by Brown Falconer, with expressions of interest closing Monday 28 August 2017.
- 1.1.3 A brief has also been released for the engagement of a Project Manager, who will drive the delivery of the design and construction of the building. The brief is based on the anticipated scope and scale of the building as described in Brown Falconer's report, and reflecting the design and construction timeline required to complete the building on schedule.
- 1.1.4 The Prospect Road site (132-134 Prospect Road) has been released to the market and attracted a strong level of interest, with a number of potential purchasers visiting the site and taking further information.
- 1.1.5 The program for the release of the Main North Road / Johns Road sites is on target for September, with draft marketing material being prepared by real estate agents CBRE.
- 1.1.6 Transitional arrangements for staff continue to be explored, with a small number of sites identified as potentially suitable for temporary accommodation. The opportunities continue to be explored and the analysis continues to be refined, to ensure that user needs are satisfied.
- 1.1.7 The Project Executive Group (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 (refer **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 26 July 2017 until 22 August 2017.
 - (2) Council receives and notes the Project Executive Group (PEG) Actions List (as presented in Attachment 1).
 - (3) Council receives and notes the conclusion of the work undertaken by Brown Falconer which analyses the site capacity of 128-134 Prospect Road and outlines the needs of Council for its Community Hub, Library & Innovation Centre which is to incorporate a new Civic Centre.
-

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 Community Reference Group continue to meet monthly to provide valuable input to the project as it continues to take shape. No broader community consultation has been undertaken within the period of this project update.

5. DISCUSSION

Architect Report

- 5.1 Brown Falconer, in association with Snohetta and Brown Falconer, worked with Council to develop a detailed spatial needs analysis for the new Community Hub, Library and Innovation Centre, integrated with a new Council Civic Centre for City of Prospect (refer **Attachment 2-93**).
- 5.2 These investigative works will influence the design of the City of Prospect's new building, which is anticipated will incorporate into its design the existing Town Hall, while providing an active frontage to Prospect Road and a tangible connection to Vine Street Plaza, with potential for an improved plaza entrance or retail offering to add further vibrancy to the precinct.
- 5.3 Over the course of these investigations, a greater understanding was reached of the scale of the building required to accommodate the various functional spaces for the Council and Community facility, alongside a clearer definition of the nature or 'feel' that the new building should achieve.
- 5.4 The conclusion was that Civic128 (which was the working title used for the integrated CLIC and Civic Centre 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.
- 5.5 As can be read in the Attachment, the desire is for the building to 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.
- 5.6 The Emotional Brief developed for the Project draws attention to the community's desire to create a space that is 'uniquely Prospect' and that feels 'welcoming, inclusive and inviting'. These aspects in particular have informed the key design drivers of 'Prospect' and 'Oasis'.
- 5.7 Beyond the emotional brief, the architects considered and refined the areas required for the different components of the facility, based on their anticipated function as Arrival Spaces, Multipurpose Facilities, Library and Learning Spaces, and Council Operations. The recommendations reached (in terms of area requirements) are briefly described below:
- Arrival spaces of approximately 268m² including foyer, customer service, art display areas, and toilets with the possibility of additional retail (or similar) areas to activate entrance areas
 - Refurbished Town Hall facilities of approximately 104m² with the remainder of the Town Hall to be retained

- Library and Multi-purpose Spaces of approximately 1,208m² including a large meeting and event space, meeting rooms of various sizes, technology training (digital hub), gallery and associated storage, library collection, public access computers, toy library, specialist history area, community kitchenette, storage areas, together with toilets and parenting room
- Council Operations area of approximately 1,081m² including open plan office, enclosed offices, quiet rooms, meeting rooms, collaborative spaces, breakout rooms, storage areas, and toilets
- Ancillary building areas of approximately 364m² including circulation, stairs, lift and plant equipment/ maintenance areas.
- Outdoor Area / Car Parking of approximately 3,749m²

5.8 The report then goes on to outline how such a building envelope could be accommodated on site and suggests that options exist. The detail of the report is to be considered by Architects as part of the next phase of work where a firm (or consortium) is engaged to develop a Concept Plan to bring the project forward.

5.9 With an anticipated total indoor area of 2921m², refurbished Town Hall facilities of 104m² and outdoor areas (including parking) of 3,749m², the cost for construction and fitout has been broadly estimated at between \$11.3m and \$12.8m, which relates well to the allocated budget for the integrated CLIC project.

Architect Brief Released for Concept Design and Construction Drawings

5.10 The next stage in the project is the concept design for the new facility, which will lead to the submission of a design for development approval. An architect brief has been released to 12 architecture firms, many of whom had approached Council in recent months expressing an interest in being part of this significant project. The brief provides the opportunity to tender for the concept design and detailed drawings phases.

5.11 The brief includes a number of objectives, which reference the work undertaken by Brown Falconer, as well as reflecting the objectives of Council's Strategic Plan to 2020 together with known feedback from the community through the Community Reference Group and other forums since this project commenced in 2015.

5.12 Healthy Design Objectives have been defined, including encouraging the use of stairs in preference to elevators, integrating CPTED (Crime Prevention through Environmental Design) Principles to create an active and safe space at all hours day and night, and ease of access for People with a Disability. It will also comply with all relevant Work Health and Safety standards.

5.13 Planning and External Environment Objectives have been identified, which relate to relevant provisions of Council's Development Plan particularly for building height, residential zone interface expectations, car parking, and integrated landscaping. It is expected that the building will demonstrate excellence in building design, layout, and presentation to Prospect Road.

5.14 Environmental Objectives have also been outlined, with a clear intent that the new building should achieve the highest level of environmental performance possible (within the constraints of the allocated budget). At a minimum it will achieve Green Star certification (or similar accreditation), and it is anticipated that the design of the building will maximise opportunities for natural ventilation, and access to daylight and sunlight penetration into the building. The building will incorporate rainwater collection and re-

use, include solar photovoltaic panels for energy capture and storage, and utilise durable, sustainably sourced materials. The design will also allow for the building to be easily adapted in the future to suit alternate uses.

- 5.15 Submissions from architects are due by Monday 28 August 2017, with a recommendation to Council to follow for the appointment of a preferred candidate.

Project Manager Brief Released

- 5.16 With the project at the point of commencing concept planning, development approval and subsequently construction, the time has arrived to engage an external Project Manager. A call for expressions of interest has been released to seven (7) project management firms, several of whom had approached Council and expressed an interest in assisting with the exciting project. The key objectives and deliverables clearly outlined in a brief are based on the project schedule.
- 5.17 The Project Manager will lead the design and documentation of the building (in consultation with Council), and subsequently manage the building's construction through to completion and delivery, including the tendering process and contract administration. The Project Manager will provide regular updates to Council and the Project Executive Group (in consultation with the internal Project Lead) whilst ensuring the delivery of the Civic128 within the specified timeframe.
- 5.18 It is anticipated that the dedicated resource will be situated within (and therefore readily accessible by) the organisation for the duration of the project, although Council is open to methodologies which explain why the physical location of the resource is not critical.
- 5.19 The expressions of interest period will close on Monday 28 August 2017, with a preferred candidate/firm to be appointed shortly thereafter through a staff assessment and appointment process.

Prospect Road Release to Market

- 5.20 The spatial needs analysis undertaken by Brown Falconer also informed the area of land released for private sector development at 132-134 Prospect Road, which has been released by leading commercial real estate agents CBRE for Expressions of Interest.
- 5.21 With the marketing now in full swing, CBRE have received a number of enquiries which have all been from groups that CBRE had hoped to have received enquiries from. The majority of enquiries are from well-known buyers and developers in the Adelaide market, all of whom have a track record with similar sites in and around the CBD (and inner metropolitan regions).
- 5.22 CBRE have met with onsite a number of potential buyers to discuss the opportunity further, and it is anticipated that there will be a number of strong expressions of interest for subsequent analysis, discussion and further negotiation.
- 5.23 There will be Council consideration in September of the Expressions of Interest where a path forward will be discussed at that time.

Main North Road / Johns Road Release to Market

- 5.24 With Prospect Road marketing in full swing, attention is to be focussed on the preparation of marketing material for the release of the Main North Road / Johns Road site. This is a very different offering to the Prospect Road site and has a focus on

alternate tenure options as well as a strong emphasis on community benefit. Key points to be emphasised in the marketing material include:

- The Tram Barn is an iconic, State heritage listed building, and is well suited to adaptive re-use as part of the development of the remainder of the site
- Council is master planning the delivery of major improvements to Main North Road and surrounds, with 82 Johns Road / 218 Main North Road a key catalyst site
- Council is open to co-funding public realm improvements to complement significant new development, in line with its master plan for Main North Road

5.25 A “release to market” session is being considered as part of the marketing program, to occur a couple of weeks after release to market is opened. The session is intended to be for the briefing of interested developers and community groups, so that they can gain a better understanding of Council’s objectives for the site and locality.

Transitional Arrangements

5.26 A key component of the program is ensuring service continuity, so that Council staff are able to continue to provide programs and services to the community during the construction of the new facility. Preliminary investigations into various sites (both Council-owned and privately owned) have been undertaken, alongside consultation with staff on their needs for continued service delivery.

5.27 Subsequent analysis of the suitability of these potential opportunities has been based on a number of factors, including a preference for the use of Council-owned facilities, as well as consideration of likely fitout and IT costs, WHS requirements, proximity to the existing Civic Centre, minimising interruption to Council services, accessibility for community and being mindful of the budget allocated for transitional arrangements.

5.28 The analysis will inform recommendations to Council on the preferred option(s) for the temporary location of services and facilities, which will be in place prior to works commencing on the new facility. Options that have been investigated include Council-owned sporting and community facilities, properties owned by (and located within) adjoining Councils, and properties available for private lease within City of Prospect.

Project Executive Group (PEG) Update

5.29 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.

5.30 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

Attachment 2-93 Brown Falconer Report