

AGENDA ITEM NO.: **15.3**

TO: Council on 24 October 2017

DIRECTOR: Nathan Cunningham, Director Community & Planning

REPORT AUTHOR: Chris Newby, CLIC Project Lead

SUBJECT: Community Hub, Library & Innovation Centre (CLIC) Concept Design for Endorsement

1. EXECUTIVE SUMMARY

The Community Hub, Library and Innovation Centre (CLIC) represents a significant investment by Council on behalf of the community, and one that will have ongoing, inter-generational benefits. The design of the building plays a significant part in achieving the aspirational goals that have been established, while ensuring that the CLIC will continue to provide services and facilities for community benefit over the life of the building.

There have been a number of design schemes developed since architect JPE were appointed by Council, which have explored the variety of opportunities that are available to Council on this site. Through ongoing consultation with Elected Members, the Community Reference Group and senior staff, the design team (including Project Managers and Cost Consultants) have developed a preferred scheme that is considered to achieve the best possible balance between the various project goals.

Briefly, the Town Hall is proposed to be maintained as an event space, as well as being utilised for some library activities. Areas within the Town Hall would be adapted for community use, including meeting spaces, new toilets and a kitchenette.

A new building would be constructed adjacent the Town Hall, with car parking at the rear of the site (at grade) maintained, and additional parking provide in an undercroft / basement arrangement beneath the new building. The new building would have three storeys presenting to Prospect Road, with initial spatial planning suggesting gallery activities at ground level adjacent the activated Town Hall, with the library collection and services (including local history) at first floor level. Council administration would be situated on the second floor.

The scheme separates the CLIC over two levels, with active / noisy spaces at ground level, and quieter spaces above. An open stairwell would provide an essential visual and spatial connection between these two planes, while the service core would be located to conveniently service all levels and activities of the building.

The design would also provide opportunity for a commercial lease of up to 450m² (comprising a portion of the ground level, or of the uppermost level, pending outcome of internal layout design). The design of the scheme preserves an area of open space at the rear of the Town Hall, allowing for future development potential to be maintained and maximising available open space in the interim.

2. RECOMMENDATION

- (1) Council having considered Item 15.3 Community Hub, Library & Innovation Centre (CLIC) Concept Design for Endorsement, endorses the concept (as described in the attachments to the report) to proceed to more detailed design.
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3. RELEVANCE TO CORE STRATEGIES / POLICY

- Council's Community Engagement and Consultation Policy (adopted November 2012) provides the framework to engage and consult with our community such to enable their participation in and contribution to Council's decision making.

Strategic Plan to 2020 Theme 1 – People "Know, empower, celebrate, educate and activate our community"

Strategy 1.1	Know our community	The Community Engagement Plan for the project is based upon the requirement to 'know' our communities, be inclusive of a broad cross section of our residents and ensure that residents are well informed of the steps being taken for the development of the CLIC.
Strategy 1.2	Environmentally active, sustainably focused	
Strategy 1.3	Active living for every age, every stage	
Strategy 1.4	Celebrate our diverse and creative community	

Strategic Plan to 2020 Theme 2 – Place "Loved heritage, leafy streets, fabulous places"

Strategy 2.1	Respect the past, create our future	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.
Strategy 2.2	Loved parks and places	
Strategy 2.3	An accessible City	
Strategy 2.4	A greener future	

Strategic Plan to 2020 Theme 3 – Prosperity "More jobs, more investment, more activity, more vibrancy"

Strategy 3.1	A stronger local economy	The CLIC's location in the heart of Prospect Road, in combination with the improved community
Strategy 3.2	A more vibrant night-time	

Strategy 3.3 Leverage our digital advantage	facilities and longer hours of accessibility, will contribute to more vibrancy in this part of the city.
Strategy 3.4 International Prospect	

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

Strategy 4.1 Excellence in Infrastructure	The strategies within Theme 4 of the Strategic Plan speak to Council’s requirement that the CLIC is delivered on time and on budget according to our standards of excellence.
Strategy 4.2 Sound Financial Management	
Strategy 4.3 Responsible Waste Management	
Strategy 4.4 Accountable and people-focused services	

Intelligent Community Indicators

3. Innovation	Intelligent Communities pursue innovation through a relationship between business, government and institutions (ie. universities).	The new facility has the potential to provide for new relationships with businesses and institutions, whilst allowing access to broadband technologies and continuing to provide services to improve the community's skills in the use of technology. There is also a clear desire to ensure that the building will achieve a high level of environmental sustainability.
4. Digital Equality	Allowing everyone access to broadband technologies and skills to use them	
5. Sustainability	Economic growth while reducing the environmental impact of that growth	

4. REGIONAL IMPACT

While the patronage of the CLIC is likely to include people from beyond the boundaries of City of Prospect, the CLIC is unlikely to have a significant regional impact and is not being delivered in partnership with nearby Councils.

5. COMMUNITY INVOLVEMENT

The Community Reference Group (CRG) met on 27 September 2017 and worked through the early design options that had been developed by JPE. It was subsequently found that these options would substantially exceed the allocated project budget and as such they have since been abandoned, with the CRG advised accordingly. Feedback provided by the CRG at the session (and by individual members following the meeting) has assisted in the development the preferred concept design.

6. DISCUSSION

6.1 CLIC Design Themes

The CLIC design has been informed by a series of aspirational targets based on previous discussions with Council and the community, developed over the course of the project. These ideals are represented in themes, as below:

EXPRESS PROSPECT IDENTITY <ul style="list-style-type: none"> • A window into Prospect..... • Local grain & fabric • Capture the unique character CONNECT <ul style="list-style-type: none"> • Connect to the street activity • Connect Socially • Connect Functionality • Connect the Council to its people A PLACE FOR EVERYONE <ul style="list-style-type: none"> • Vibrant destination • Open & Accessible • A place to meet • A place to think • A place to learn 	SMART <ul style="list-style-type: none"> • Benchmark Development • Intelligent Building • Interactive • Sustainable • Future proof & Responsive CREATIVE <ul style="list-style-type: none"> • A Cultural Hub • Showcase Local Talent & History • The Village Vibe • Commercial Opportunity • Agile Workplace
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The themes and discussion on the project at various workshops also informed the development of project objectives, which were used to shape the preferred concept, as below:

ESSENTIAL	DESIRABLE	OPTIONAL
<p>Target the allocated budget of \$13.04m for construction and fitout</p> <p>Quality design and appearance to community areas</p> <p>Car parking to meet minimum standards of Development Plan (e.g. 87 spaces for 2900sq.m)</p> <p>Library activities to be accommodated on the ground level</p>	<p>Attention to be focused on access points front and rear, and lesser quality fitout for administrative facilities (re-use existing furniture wherever possible)</p> <p>Reasonable height, bulk and scale to Prospect Road</p> <p>Additional car parking subject to budget</p> <p>Activation of Vine Street Plaza (by Council or by developer)</p>	<p>Additional level of commercial space</p> <p>Integration and activation of Town Hall through strong architectural intervention</p> <p>Outdoor space for staff and for community</p> <p>Potential for additional parking to be provided in the future</p>

	<p>Opportunity for further private sector investment</p> <p>Activation of Town Hall through programs, services and activities (and minor refurbishment)</p> <p>Integrated landscaping scheme</p>	
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The use of design themes and project objectives has assisted the design team in developing an understanding of the benefits and constraints of various design options and iterations, which have led to a final concept design for endorsement. Satisfying all of the aspirational targets and project objectives has proven a challenge, with the preferred concept striking an appropriate balance between sometimes competing objectives.

6.2 CLIC Concept Design Description

The new building would have a three storey presentation to Prospect Road, with car parking to the rear of the site (at grade) maintained, and additional parking provided in an undercroft / basement arrangement beneath the new building. The new building would be of sufficient size to contain library and gallery (and associated) facilities, as well as Council administration and a commercial area for lease.

The Town Hall would be maintained as an event and meeting space, as well as being utilised for library activities. Areas within the Town Hall would be upgraded for community use, including improved meeting spaces, new toilets and a new kitchenette.

The scheme separates the CLIC over two levels, with active / noisy spaces at ground level, and quieter spaces above. An open stairwell would provide an essential visual and spatial connection between these two levels, while the service core would be located to conveniently service the facility and the commercial premises.

Initial spatial planning has identified sufficient space (and prominence) for gallery activities at ground level adjacent the activated Town Hall, with the library collection and services (including local history) at first floor level, and a large meeting/event space suitable for formal occasions and Council meetings adjacent Prospect Road. Council administration would be situated on the upper floor. Optional areas include a roof terrace and outdoor areas (in the form of balconies) adjacent the library, commercial and event spaces.

Open air car parking would be provided to the rear (western) portion of the site, with undercroft/basement car parking beneath the new building. The concept design is described in **Attachments 7-10**.

6.3 Building Scale and Floor Area

The proposed scheme would achieve a three storey presentation to Prospect Road, with a total height of 14.1m above ground/footpath level. This height (and the number

of storeys) would be consistent with the anticipated form of development within the Prospect Road Village Heart precinct.

The gross floor area of the new building would be in the order of 2460m², in addition to the Town Hall area of 500m². These areas compare favourably with the spatial needs analysis previously undertaken, noting that the area associated with Council administration (880m² gross) has reduced slightly and the area allocated for community use (1630m² gross including Town Hall, plus optional decks) has increased compared with earlier design iterations.

6.4 Car Parking Provision

The preferred scheme has been developed with regard to relevant provisions of Council's Development Plan, including the provision of car parking. Comparative analysis has also been undertaken between the current site configurations and the proposed amalgamated site. Briefly, the proposed integrated development would provide 89 car parking spaces (subject to detailed design with advice from a traffic and parking engineer), which compares favourably with the Development Plan (minimum 3 spaces per 100m² leasable floor area) and with current conditions across both sites (which provide a combined total of 77 off-street spaces).

The proposal would provide 3.24 spaces per 100m², exceeding the Development Plan guidelines by a total of 9 spaces. Alternative design schemes have been explored that would provide additional spaces, including through an additional deck of car parking, but would come at significant cost that would otherwise not be available for the CLIC facility.

It is noted that the scheme would potentially allow for the southern portion of the existing car park to remain open for use during the construction period, which would be of benefit to local traders and residents.

6.5 Environmentally Sustainable Design Principles

The orientation of the site and footprint of the building, in combination with the anticipated potential height of an adjoining future building to the north, requires that glazed areas to the east and west be maximised (while being appropriately shaded) to allow opportunity for natural light penetration to the building. The inclusion of an open stairwell will assist with penetration of natural light, natural ventilation (air circulation and venting of warm air).

The maintenance of car parking at grade would also allow for the ongoing use of the existing underground rainwater tank for landscaping, as well as potentially for toilet flushing in the new building.

6.6 Commercial Opportunity

The scheme includes an area of approximately 450m² that is in excess of Council's anticipated needs, and as such could be leased to a commercial operator as office space while allowing for future expansion of the CLIC. Alternatively, in the event that Council's need for space reduces, the floor plate of the building is such that it can be readily adapted for alternate uses.

The commercial offering could be located either at ground level or on the top floor, with access during business hours through the main entry to the CLIC and after hours from the service core.

Preliminary consideration of likely rental returns confirms that commercial leases for office space in Adelaide are averaging \$300/m² per annum. As such, it would be anticipated that the leasing of this space would provide revenue of up to \$135,000 per annum, which would be sufficient to pay down (principal and interest) on additional borrowings of up to \$1.4m. The “warm shell” for commercial use has been assessed by RLB as having a construction cost of \$731,500 as part of the total (above-the-line) construction and fitout cost.

6.7 Potential Development Site

Council has already given consideration to maximising the development potential of the site, subsequently releasing a parcel of land to market for private sector development. The iterative design process undertaken by JPE in consultation with Council has also revealed a potential future opportunity at the rear of the Town Hall, potentially extending over the car park area.

While it has been demonstrated that a parcel could be created and developed in accordance with Council's Development Plan, it is not recommended that this opportunity be pursued at this time (as it is not required for project funding), allowing the area to be retained as open space for the foreseeable future. This is a clear advantage of the scheme, as it allows for open space to be maximised in the short to medium term, while not diminishing future development potential.

6.8 Project Construction Cost

Independent review of the project by Rider Levett Bucknall (RLB) has revealed that the cost for construction and fitout of the new building would be in the order of \$4780/m², which is significantly higher than estimates previously obtained at earlier stages of the project (which were between \$2750 and \$3000/m²) but would be consistent with (or lower than) the costs associated with similar benchmark developments of libraries and community facilities.

The inclusion of the Town Hall as an integrated component of the CLIC would be achieved through relatively minor architectural interventions (including a new kitchen and toilet facilities, as well as acoustic treatments), which would cost approximately \$740,000.

Based on the concept plans presented for endorsement, RLB has estimated a total construction and fitout cost of \$13.91m, which includes demolition and site clearing, site infrastructure, town hall refurbishment, new building works and fitout, loose furniture and fittings, and a warm shell (which includes services and lighting, but excludes fitout) to the commercial space. The cost also includes the undercroft and basement parking, as well as upgrades to the existing at-grade car park.

RLB have also included advice on a series of project allowances, including professional fees, design development contingency, construction contingency, escalation costs and statutory charges, which would bring the total anticipated project cost to \$15.80m. Staff are working closely with RLB to achieve the development as economically as possible.

6.9 Planning Assessment Process

Council wrote to the Minister for Planning seeking that the State Commission Assessment Panel be appointed to assess the proposal, given Council's direct and pecuniary interest in the proposal. The Minister has denied the request, identifying that the Council Assessment Panel is sufficiently independent to undertake the planning assessment without a conflict of interest arising.

Council's Manager Development Services has advised that an independent planning consultant will be engaged to prepare a report to the CAP, to provide further independence to the assessment process. In addition, the Office for Design and Architecture SA has agreed to undertake a design review of the proposed building, which will provide an independent analysis of the design quality of the proposal. Typically, such design review would only be undertaken for buildings of five or more storeys in height.

6.10 Design Review Process

Initial discussion with the Office for Design and Architecture SA (ODASA) has occurred, with a design review meeting scheduled for 1 November 2017. The meeting will involve a site visit by members of the design review panel, and subsequent discussion with the architects on the site context and the primary design issues faced by projects of this nature (including a focus on streetscape and the development's contribution to the public realm, its interface with adjacent properties, and the appearance of car parking areas).

ODASA has confirmed their availability to review the proposal even if the project is not required to be assessed by the State Commission Assessment Panel (SCAP), which would normally trigger their involvement. ODASA's involvement will provide additional independent insight into the design quality and the assessment process, which will require consideration by the Council Assessment Panel on behalf of Council as the relevant authority (assuming Council's request that the SCAP be appointed by the Minister is declined). A desktop review session with ODASA panel members (including site visit and discussion with the architects) has been scheduled for 1 November 2017.

6.11 Community Consultation

The endorsement of a preferred scheme provides an opportunity for broader community consultation to begin in earnest alongside ongoing engagement with the Community Reference Group (CRG). Once endorsed, the scheme will be presented to a special meeting of the CRG scheduled for 25 October 2017 and subsequently displayed at the Prospect Spring Fair on 28 October 2017. Displays would also be established at the Thomas Street Centre and Civic Centre.

The consultation focus will be on raising awareness of the new community facility, and seeking feedback on how community members (or groups) would use the facility in the future.

Financial and Resource Implications

Previously endorsed financial parameters for the proposal included the allocation of \$13.04m for construction and fitout, and up to \$1 million for project design and management costs. Rider Levett Bucknall has been engaged to assist Council and the

project team in determining the likely cost of construction and fitout, based on similar completed developments. Their review has arrived at a construction and fitout cost of \$13.86m (as described in section 6.8 of this report), excluding contingencies. A detailed financial analysis of the project will be presented through the prudential report for Council endorsement, at which stage the final design and budget will also be able to be presented.

7. CONCLUDING STATEMENTS

The endorsement of a preferred scheme is an important milestone for Council in the delivery of a new Community Hub, Library and Innovation Centre on behalf of the community. The iterative design process, where a number of different options were developed in parallel, has assisted in refining the project areas brief to maximise community spaces and integrating them across the facility, while also maximising the efficiency of Council administration areas.

The design of the new building has an inherent flexibility in the potential internal layout and configuration of spaces, which will future-proof the building for generations to come. In addition, the gentle integration of the Town Hall into the CLIC through architectural intervention and program activation would see its prominence and stature as a community space respected and enhanced.

Endorsement by Council of the preferred concept design is required for the project to proceed to the design development phase, which will solidify the internal configuration of the building while exploring and determining its materiality, as well as providing opportunity for community feedback on their new facility. The preferred scheme provides the best possible outcome with regard to the design themes and aspirations of Council, balanced against the budget considerations of the project.

ATTACHMENTS

Attachments 1-12: CLIC Options Study 24.10.17

CLIC OPTIONS STUDY 24.10.17

FOR ELECTED MEMBER MEETING #2 - 24.10.17
CIVIC128: COMMUNITY HUB, LIBRARY &
INNOVATION CENTRE
(INC. CIVIC ADMINISTRATION CENTRE)

Attachment 1



CLIC DESIGN THEMES

Attachment 2



DESIGN THEME 1

EXPRESS PROSPECT
IDENTITY

A window into
Prospect....

Local grain & fabric

Capture the unique
character



DESIGN THEME 2

CONNECT

Connect to the street
activity

Connect Socially

Connect Functionality

Connect the Council
to its people



DESIGN THEME 3

A PLACE FOR
EVERYONE

Vibrant destination

Open & Accessible

A place to meet

A place to think

A place to learn



DESIGN THEME 4

SMART

Benchmark Development

Intelligent Building

Interactive

Sustainable

Future proof & Responsive



DESIGN THEME 5

CREATIVE

A Cultural Hub

Showcase Local Talent
& History

The Village Vibe

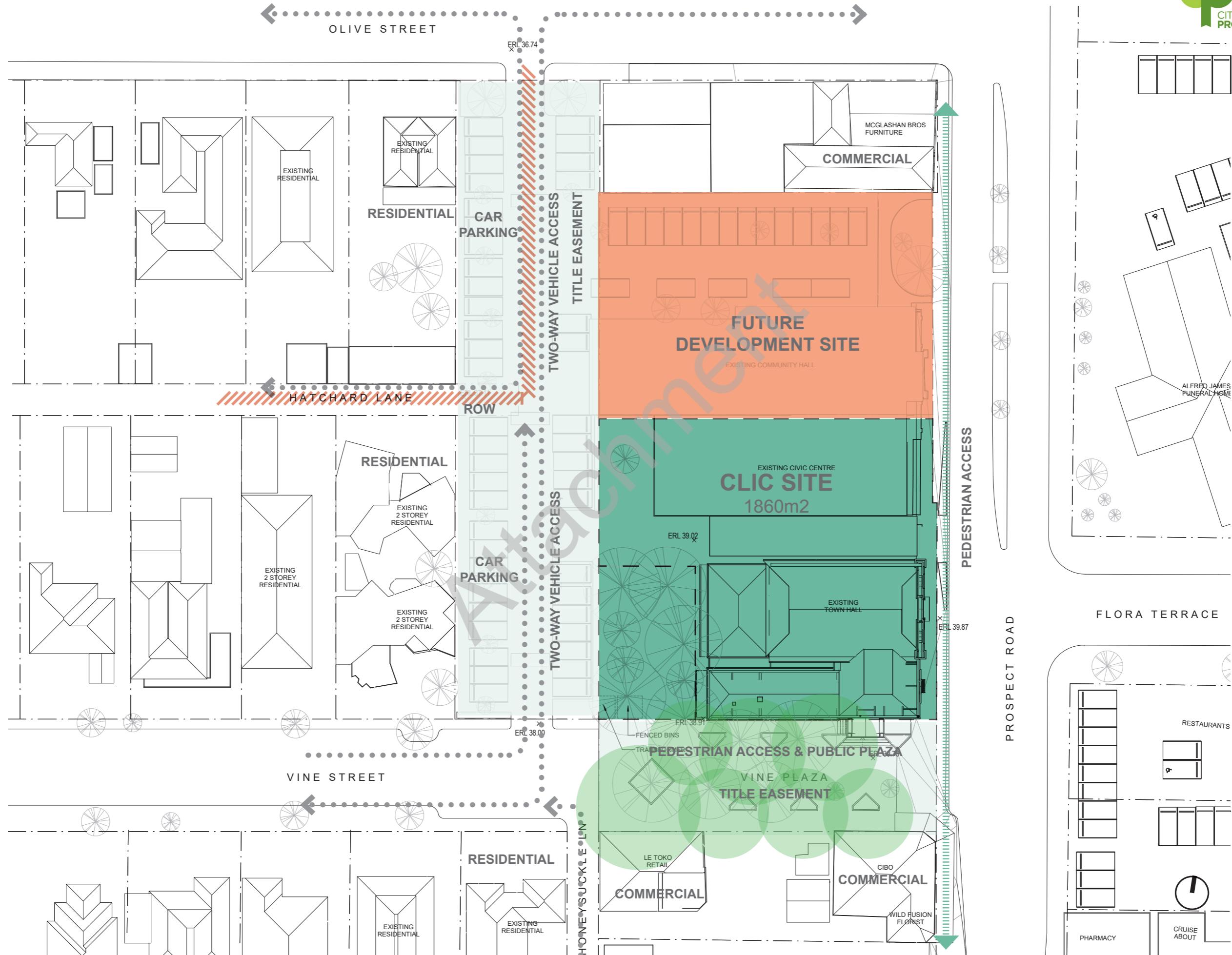
Commercial Opportunitiy

Agile Workplace



SITE CONTEXT

Attachment 3



Return Brief Area Schedule

Attachment 4



Building Area Summary	Brief Area	Adjusted Area
Arrival	268	120
Library and Multi-purpose Facilities	1207	1197
Council Operations	1116	853
Circulation (15%)	389	326
Total	2980	2496

Carparking Requirement Summary (as per development plan)	Brief Area	Adjusted Area
Leasable area (GFA less 10%)	2682	2246
Min. Number of cars (3 per 100m2)	80.5	67.4
Max. Number of cars (5 per 100m2)	134.1	112.3

Room Title	Stakeholder Brief	Further Consideration	Brief Area	Adjusted Area	Adjusted Area Comments	Brief Not Accommodated
Arrival Spaces						
community	Foyer		170	30	Circulation space of 15% added to total building areas in Building Area Summary	
	Slot Gallery		4	5		
amenities	Customer Service / Concierge		45	45	One service area	
	Storage		20	0	Use Central Storage	20
	Toilets	Accessible after hours?	29	40		
	TOTAL		268	120		20

Room Title	Stakeholder Brief	Further Consideration	Brief Area	Adjusted Area	Adjusted Area Comments	Brief Not Accommodated
Library and Multi Purpose Facilities						
community	Large Meeting / Event Space	After hour access for community groups Capacity for 100 people seated	100	100	Located on Level 1	
	Meeting Rooms	After hour access for community groups Multi-purpose space	30	30		
	Technology Training	SMART city Multi-purpose space	20	0	Part of open plan	20
	Gallery and Gallery Storage	Multi-purpose space. Public exposure to exhibitions, connection to street	120	60	Integrated Display Only	60
	Collection		280	280		
	Public Access Computers		20	0	Use of laptops	20
	General Seating, Browsing, Info, Display		200	200		
	Children's Story Telling		81	60	Reduce	21
	Toy Library	Large items to be picked up and dropped off	54	50		4
	Young Adult, Games and Digital Media		70	20	Games area. Absorb young adult into collection zone	50
	Specialist Area : Family, History etc		54	40	Reduce	14
	Community Kitchenette		25	15		10
	Large Event Space		230		Town Hall to be retained for events	
	Large Event Space Storage		20			
amenities	Service Desk / Processing		54	30	Processing Only. Use of one service area only	24
	Storage, Archival, Conservation		14	10		4
	Parenting Room		20	15	Reduce	5
	Copiers, Printers, Scanners		12	12		
	Goods Delivery		24	0	Deliver into building	24
	Rubbish		4	0	Absorb	4
	Work Area Store		25	25		
	TOTAL		1207	1197		260

Return Brief Area Schedule

Attachment 5



	Room Title	Stakeholder Brief	Further Consideration	Brief Area	Adjusted Area	Adjusted Area Comments	Brief Not Accommodated
Council Operations							
Office	Open Plan Office	85 staff currently. Flexible space and permanent space, staff still need a home/desk permanent). Team based working methodology	85 staff @ 927= 10.9m2 each (flexible and permanent space, staff still need a home/desk permanent). 13m2 each good practice	372	385		
	Enclosed Offices	6 offices @ 15m2 each		90	75	5 offices @ 15m2 each	
	Quiet Rooms x3		3 x 3m (pods?)	18	18		
	Meeting Rooms x4	No dedicated room for Council Chambers, to be less formal and a multi-functional space, visable to public, open and inviting	16m2 each on average. Are these used for Customer service? Is a room for a JP required?	65	65		
	Collaborative Spaces x4		8m2 each on average	32	32	Lunch Space - kitchenette in collaborative space x 2 (one each level)	
	Breakout x3		16m2 each on average	48	48		
Amenities	Toilets x6		Check Code. Include Access WC	74	80	40 each floor	
	Central Storage		Compactuses - how many?	90	50	Reduce	40
	Records Storage			30	0	Off site?	30
	IT Storage			15	15		
	Event Storage		Co-locate with Event / Meeting Space	40	30		10
	Secure Server Room			27	20		7
	End-of-trip facilities (shower, change, lockers)	Male and Female Showers and Lockers. Located in proximity to a bike store.	Shower & changeroom located on office levels	35	35		
	Circulation			180	0	Circulation space of 15% added to total building areas in Building Area Summary	180
TOTAL				1116	853		267
Additional items to be considered or included (not included in the original brief)							
Commercial	Retail/café						
	Retail kitchen						
	Lettable space			200	0		200
Community	Maker Space	A room with a wet area. Part of gallery or a meeting room type space	No additional area required				
	Digital hub	Use of Technology Training Space and/or educational space. Ensure fluid use of spaces throughout the library / community areas	No additional area required				
	Prayer Room	Use of a meeting space if required	No additional area required				
	Pram and Gopher Storage	Utilise space around library	Additional area to be confirmed pending library planning outcomes				
Amenities	Transformer / services upgrades						
	Underground tanks						
	End-of-trip facilities (shower, change, lockers)	Male and Female Showers and Lockers. Located in proximity to a bike store.	Locate on office levels			35m2 added above	
	Bike Store	Minimum 1 bike per 200m2 of office. Approx 5- Locate in Car Park 10 bikes?					
	ESD - solar, water, BMS						

CLIC REQUIREMENTS

REVISED PROJECT OBJECTIVES

Attachment 6



ESSENTIAL

Target the allocated budget of \$13.04m for construction and fitout

Quality design and appearance to community areas

Car parking to meet minimum standards of Development Plan (e.g. 87 spaces for 2900sq.m)

Library activities to be accommodated on the ground level

DESIRABLE

Attention to be focused on access points front and rear, and lesser quality fitout for administrative facilities (re-use existing furniture wherever possible)

Reasonable height, bulk and scale to Prospect Road

Additional car parking subject to budget (e.g. 97 spaces for 2900sq.m is a positive outcome)

Activation of Vine Street Plaza (by Council or by developer)

Opportunity for further private sector investment

Activation of Town Hall through programs, services and activities (and minor refurbishment)

Integrated landscaping scheme

OPTIONAL

Additional level of commercial space

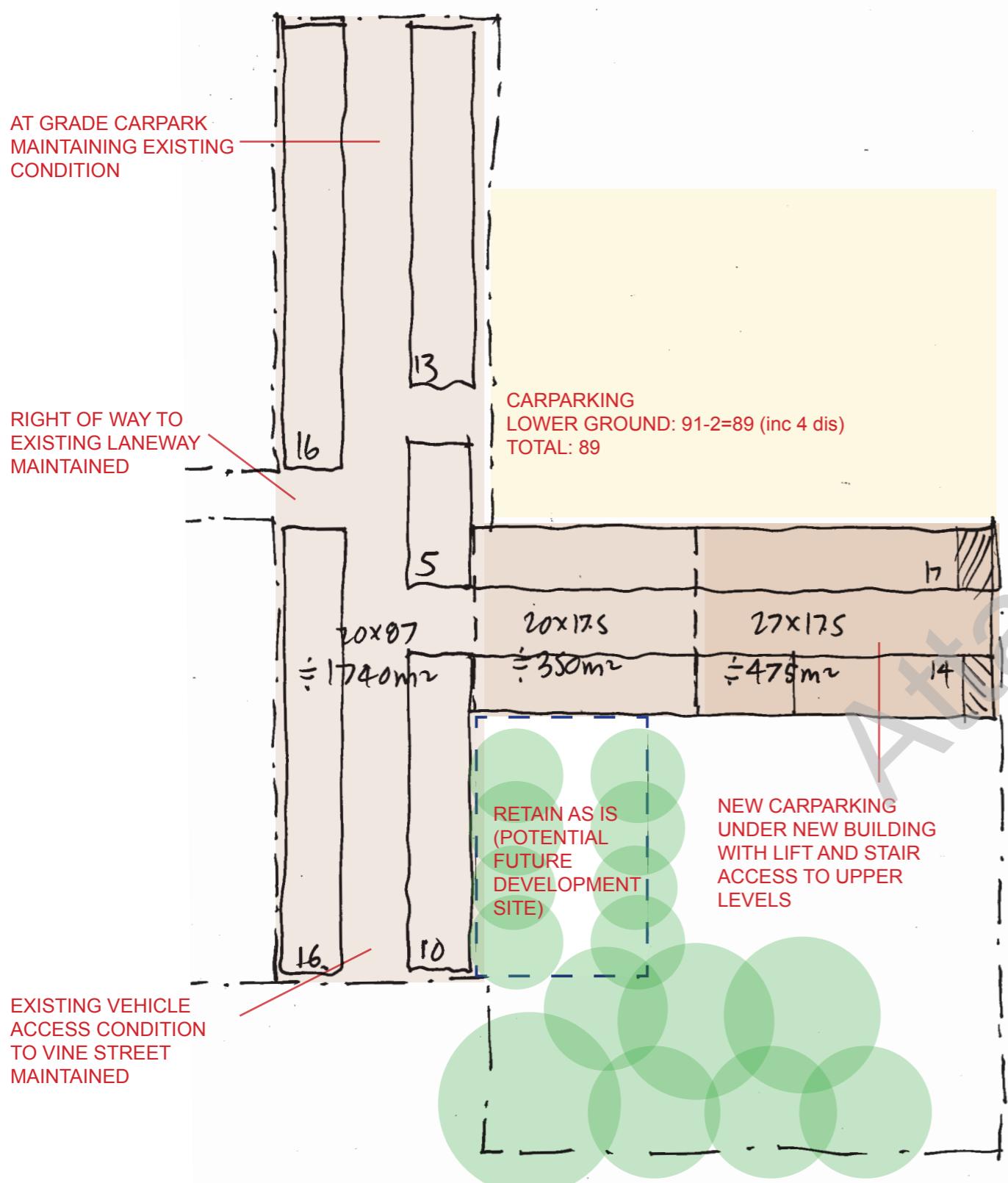
Integration and activation of Town Hall through strong architectural intervention

Outdoor space for staff and for community

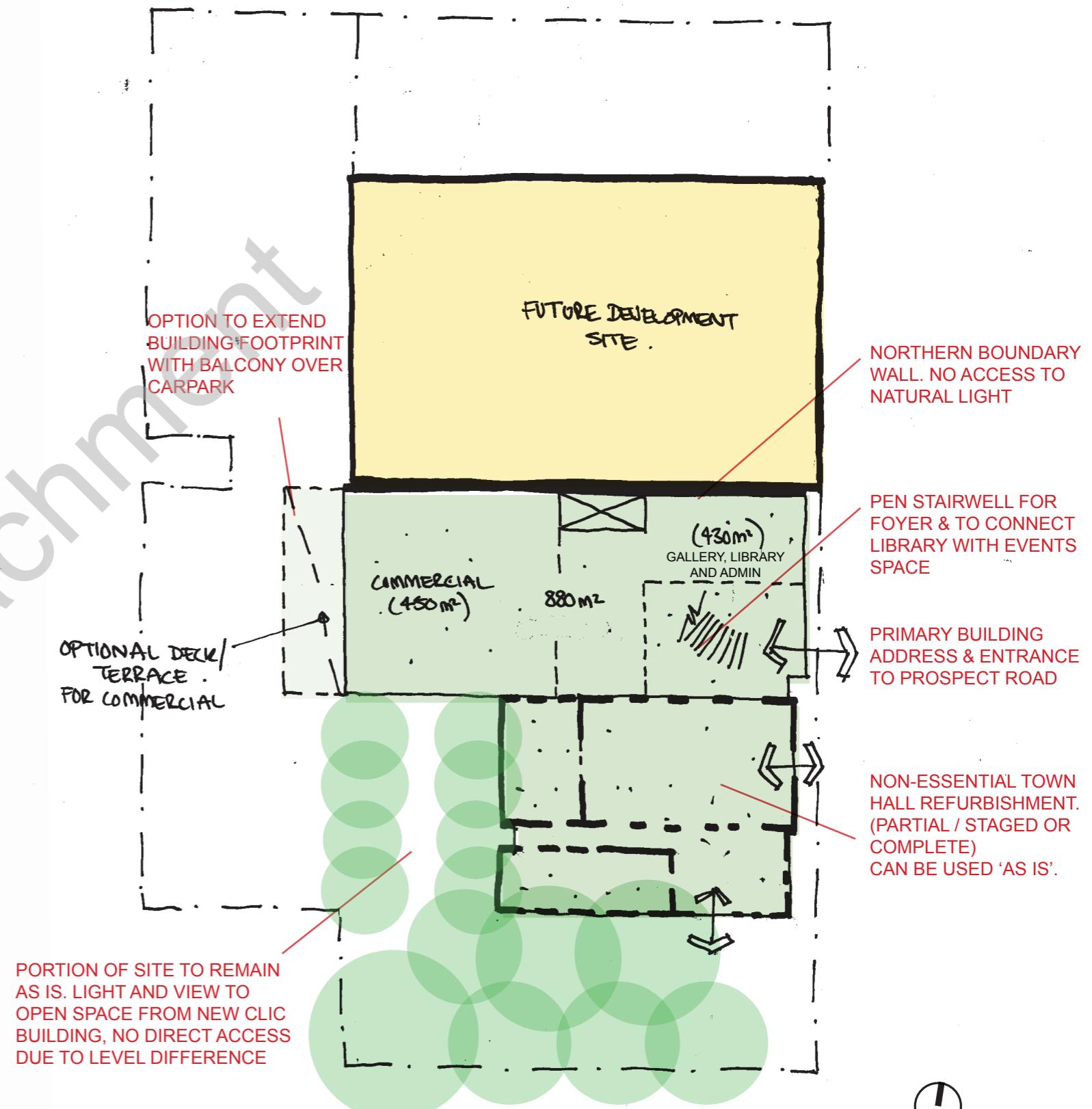
Potential for additional parking to be provided in the future

OPTION 13.4 VERTICAL COMMUNITY

Attachment 7



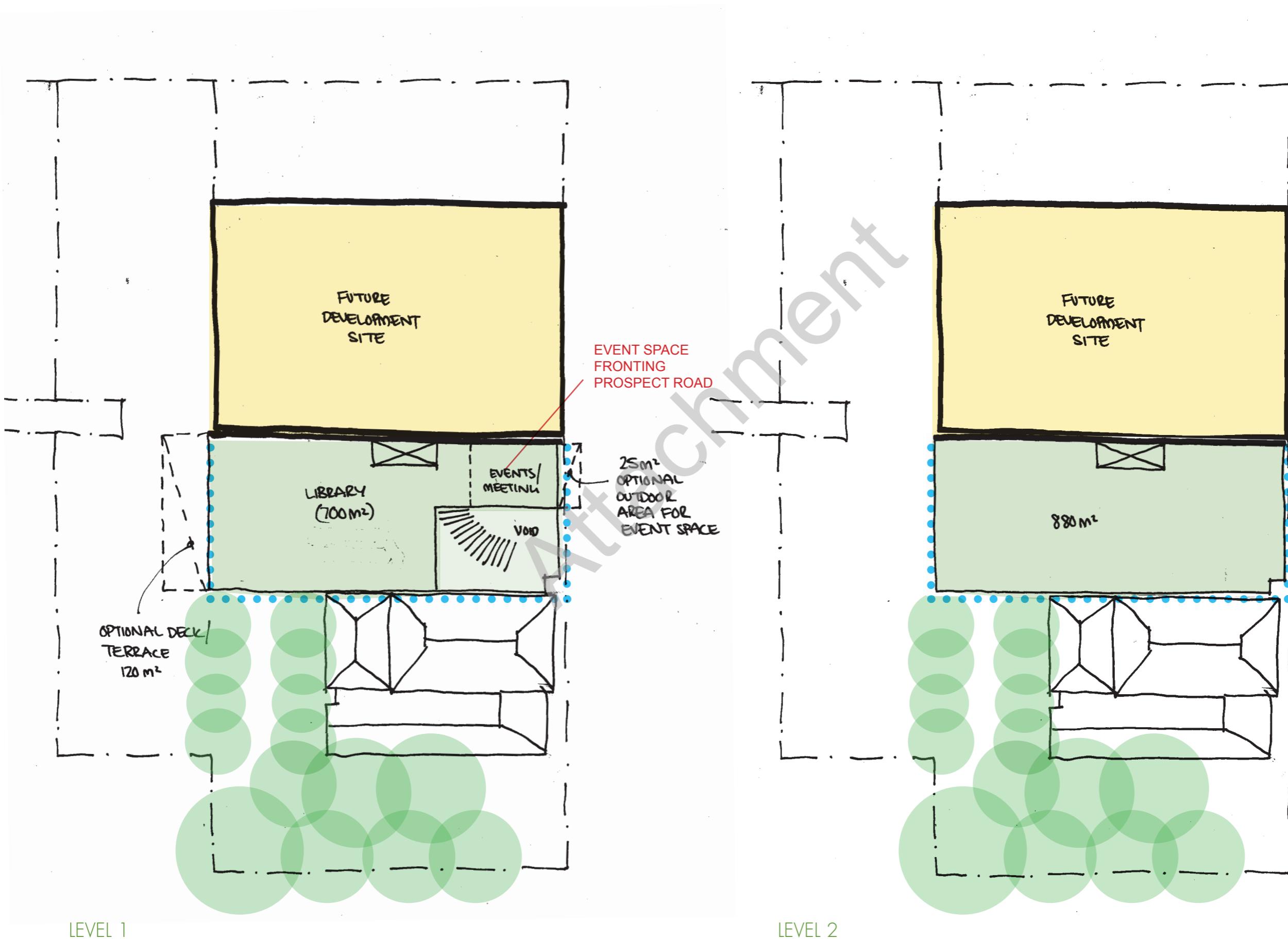
LOWER GROUND LEVEL



UPPER GROUND LEVEL

OPTION 13.4 VERTICAL COMMUNITY

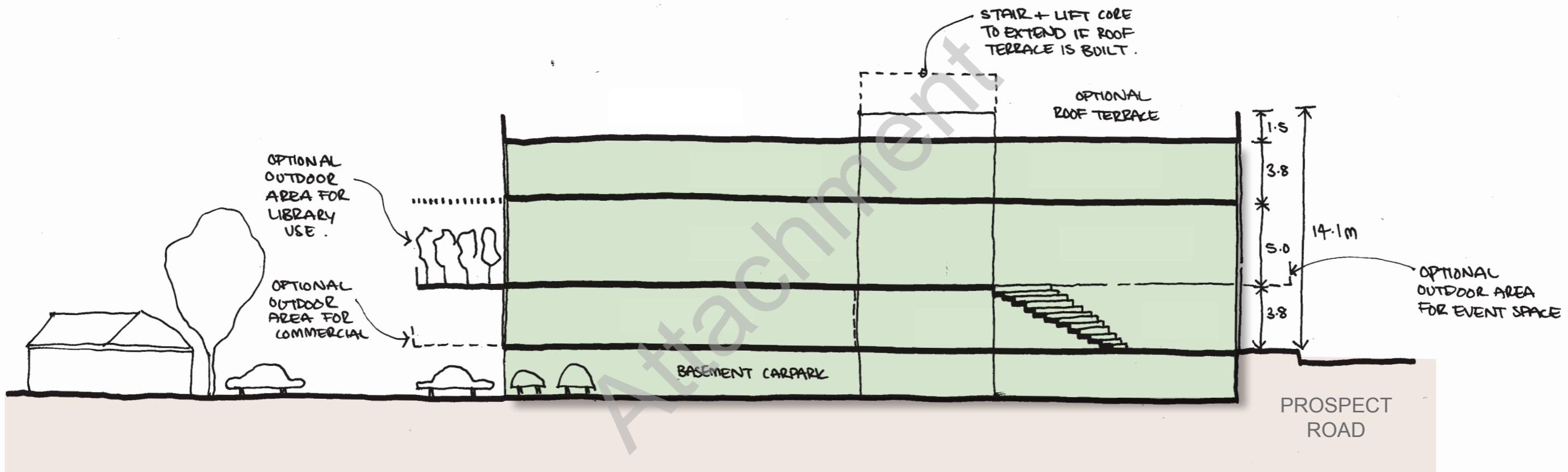
Attachment 8



OPTION 13.4

VERTICAL COMMUNITY

Attachment 9



OPTION SUMMARY

Attachment 10



Base Option Items

	Option 13.4
New CLIC building (gross)	2010
New commercial area (gross)	450
Town Hall used	500
	2960

Storeys (above ground)	3
Upper Ground height (m)	3.8
Level 1 height (m)	5
Level 2 height (m)	3.8
Parapet (m)	1.5
Building Height (m)	14.1
Car spaces	89
Carparking - grade	1605
Carparking - undercroft (building)	375
Carparking - undercroft (deck)	0
Carparking - basement	440
Carparking - deck	0
	2420

Building area for carparking (less % of gross)	10%	2664
Car parking ratio	3.34	
Minimum carparks (3 per 100m2)	80	
Carparks available for public use	9	

Additional Items

Outdoor public space above ground	120
Outdoor area for event space	25
Outdoor area for commercial space	120
Roof Terrace	450
Total	715

Potential Future Development Site

Area available for potential future development	300
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Prospect CLIC - Order of Cost Summary
Order of Cost Estimate
Revision 5 (20 Oct 2017)

RLB | Rider Levett Bucknall

Option 13.4 Incl Town Hall Hybrid 13.2/13.3 incl Office Space			
	Area (GFA)	Order of Cost	Comments
Main Works			
Demolition and site clearing		\$ 230,000	Assumes existing and neighbouring building demolished
Site infrastructure incl. SAPN costs		\$ 325,000	New transformer assumed required (less DUOS rebate)
Town hall general refurb works	270	\$ 740,200	Refer table below for scope of work
New Building works including integrated fitout	2160	\$ 9,600,000	Includes normal / good practice ESD provisions
Warm Shell to Commercial Space	480	\$ 780,000	Warm shell including extra for suspended floor slab and columns, perimeter walls and windows, ceilings, flooring (or contribution), mechanical services, lighting, power and data and fire protection
	Sub-total	2910 \$ 11,675,200	
Carparking			
Work to Existing on Grade Carpark	1740	\$ 160,000	Minor reconfiguration of existing on grade including civil works, drainage, lighting & landscaping
Undercroft Carpark	350	\$ 570,000	
Basement including mechanical ventilation, retaining walls, etc.	475	\$ 808,000	
	Sub-total	\$ 1,538,000	
Loose Furniture and Fittings		\$ 700,000	Assumed part reuse of existing FFE
Project Allowances			
Professional Fees (Separate Budget)		Excl.	
Design Development Contingency		\$ 696,000	5%
Construction Contingency		\$ 731,000	5%
Escalation to project completion (Mid 2019 assumed)		\$ 384,000	2.50%
Statutory charges (including CITB levy)		\$ 79,000	0.05%
	Sub-total	\$ 1,890,000	
Total project Target Budget (Excl. GST)		\$ 15,803,200	

Additional Items (Below the Line)			
Town Hall as Dedicated Music Venue	230	\$ 575,000	<u>Excl</u> amenities expansion <u>Incl</u> major acoustics upgrade, double glazing to windows, entry airlock, stage upgrade, bar facility, lighting and general AV equipment.
Staff Outdoor Terrace at Level 1	120	\$ 480,000	
Commercial Outdoor Terrace at Ground	120	\$ 480,000	
Active ICT / AV / Telephony	Allow	\$ 300,000	
Outdoor Area for Event Space	25	\$ 100,000	
Roof Terrace		TBA	
Bus Park & Entry Canopy		TBA	
Smart Parking System in Basement (31 Spaces)		TBA	
Town Hall Basement Upgrade		TBA	

Prospect CLIC - Order of Cost Summary
Order of Cost Estimate
Revision 5 (20 Oct 2017)

RLB | Rider Levett Bucknall



	Option 13.4 Incl Town Hall		Comments
	Area (GFA)	Order of Cost	
Town Hall Upgrade General works including - acoustic upgrades - limited - walls, ceilings and floor finish upgrades all rooms - new power, data lighting upgrades to all rooms - new partitions and joinery to selected areas - mechanical upgrade (assume re-use of plant where possible) New lightweight floor with new store room + male, female and accessible amenities New lightweight floor infill to allow access to Hall from West Wing New openings to Town Hall walls including associated structural (no seismic upgrade allowed) Remove existing kitchen and make good Remove existing amenities and create new kitchenette New kitchen(ette) equipment	270	\$ 337,500	Option excludes hall area 230m2 (refer dedicated music venue option)
	90	\$ 216,000	
	Item 3No.	\$ 30,000 \$ 45,000	
	21	\$ 25,200	
	26	\$ 71,500	
	Item	\$ 15,000	
Total Town Hall Upgrade Cost (Excl. GST)		\$ 740,200	

General Exclusions

The above costs specifically exclude the following;

- professional fees (separate budget)
- relocation and decanting costs (separate budget)
- land and legal costs
- latent conditions and contaminated ground conditions
- future development site and / or plaza to rear of existing Town Hall
- Vine Plaza and Prospect Road public realm upgrade
- GST

Town Hall Exclusions

- Seismic upgrade
- Asbestos removal
- Re-roofing
- Heritage façade restoration works
- Major acoustic upgrade
- Additional Amenities

Notes

Building audit yet to be undertaken by engineers - RLB estimates for Town Hall works specifically exclude seismic upgrade works if triggered by refurbishment