

## 7. NEW CIVIC BUILDING

<b>General Manager responsible:</b>	General Manager Corporate Services
<b>Officer responsible:</b>	Major Project Manager
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### PURPOSE OF REPORT

1. The purpose of this report is to formalise the matters regarding the new Civic building discussed by Councillors at the 20 September 2006 Council seminar.

### EXECUTIVE SUMMARY

#### Background

2. On 20 September 2006, staff presented a seminar to the Council on the new Civic building. This seminar provided a refresher update on the DEGW Design Brief that had already been approved by the Council at its meeting on 27 October 2005. It also covered in some detail sustainability items that have already been included in the Design Brief together with certain additional items that Councillors were invited to discuss. Finally the seminar outlined procurement and delivery options for the building, timeframe and draft concept layouts for the Orion site. Refer Attachment 1 for Seminar Presentation slides.

#### Seminar Conclusions

3. The following matters were agreed at the seminar (refer Attachment 2):
  - (a) Design Brief is to also address the following items:
    - (i) Provision of an office for the Deputy Mayor.
    - (ii) A second (private) lounge for Councillors (to withdraw to).
    - (iii) Full load emergency generator.
    - (iv) Marriage ceremonies facility.
    - (v) A multicultural design element for public spaces should be considered.
    - (vi) Build to maximum planning allowance, ie 80m for main building. Additional space to be leased.
    - (vii) Public viewing space at top. (Note there was discussion about best place for café and chamber, either at ground or top.)
    - (viii) Consideration should also be given to a ground to first floor escalator, a roof garden, future proofing the design to allow retrofitting solar panels, grey/blackwater recycling plant.
  - (b) The concept of a three level podium base building with single plate high rise building above was preferred. It was noted that a new library is a possible eventual use of the podium base.
  - (c) Preferred delivery method was by multiple shortlisted architectural teams competing to submit alternative building designs based on the Design Brief.
  - (d) It was noted that Councillors have now signed off on the Design Brief subject to the above additional items. Also it was noted that Councillors will need to sign off on the final building design concept at the appropriate time .
  - (e) Further public input might be (say) comment on the site and building concept design at the appropriate time.

#### FINANCIAL CONSIDERATIONS

4. Costs of the extra items requested by Councillors in the above list will be included in an updated project budget that will be presented to the Council at overall project concept stage. It needs to be noted that items 3(a)(i), (ii), (iii), (iv), (vi), (vii), (viii) above were not included in the \$85m cost for the new Civic building adopted in the Deloitte 25 May 2006 Ownership Funding Proposal report.

## **LEGAL CONSIDERATIONS**

5. There are no legal considerations. This report merely formalises the matters discussed by Councillors at the 20 September 2006 Seminar.

## **Current Activity and Next Steps**

6. Currently the following items are under action:
  - Due diligence is proceeding on the Orion site (eg heritage investigation, geotech investigation, site features survey and the like).
  - Meetings with Orion regarding sale and purchase of the site plus its future accommodation requirements.
  - Scoping the wider project including New Civic and its podium building, new carpark building, Civil Defence building, Orion building, staged demolition and site preparation, timing for various elements of the project etc.
  - Discussions with Tuam/Vbase Ltd (the Council's CCTO who will own the site and new building) concerning project scoping and other delivery matters.
  - Structural and governance matters concerning Tuam Ltd.

## **STAFF RECOMMENDATIONS**

It is recommended that the Council confirm the conclusions reached at the 20 September 2006 seminar, as set out in clause 3 of this report.