

## 6. SITE SELECTION: CIVIC BUILDING

<b>General Manager responsible:</b>	General Manager Corporate Services, DDI 941-8540
<b>Officer responsible:</b>	General Manager Corporate Services
<b>Author:</b>	Roy Baker

### PURPOSE OF REPORT

1. The purpose of this report is for the Council to consider amending its brief/requirements criteria for the selection of a site for the new civic building to enable Vbase to explore further site possibilities.

### EXECUTIVE SUMMARY

2. At the seminar on the new civic building site selection on 3 April 2007, Vbase raised a number of issues with the current sites under consideration. They also suggested that before making any final decision regarding the Orion/Centennial site, that the Council consider the possibility of extending the site selection area. Discussion also occurred over the possibility of a common site for the new civic building and bus exchange proposal.
3. Vbase has written to the Council (copy attached) suggesting:
  - (i) Widening the search area, shifting the western boundary from the Avon River to Rolleston Avenue. The other site search boundaries of Kilmore, St Asaph and Madras Streets would be maintained.
  - (ii) Undertake a ROI process for the new site search area.
  - (iii) Retain the part Orion, Avon and Tuam options pending the outcome of (ii) above.

### FINANCIAL IMPLICATIONS

4. Extending the search area will result in a delay in final site selection and hence may expose the project to cost escalation. Vbase is of the opinion that through reviewing the design brief, there are likely cost savings. This, together with running a number of activities in parallel and saving time will minimise any increase. This is considered a reasonable approach, and one that will minimise any cost implications associated with extending the site decision timeframe.

### LEGAL CONSIDERATIONS

5. When the Council sought Registrations of Interest (ROI) last year, it did so on the basis that the preferred site for the new civic building was within a defined area. If Councillors agree to widen the area, it will be necessary to seek registrations of interest in respect of sites in that area. The owners of sites within both the previously defined area and the new area will be encouraged to either re-submit earlier proposals or submit new ones.
6. In June 2006 the Council agreed upon a preferred corporate structure for the ownership and development of the site chosen for the new civic building. In the course of the ROI process, proposals may be submitted that suggest a different structure, maybe comprising a joint venture or a design/build arrangement. Councillors should be prepared to reconsider their earlier resolution on the matter.
7. By adopting the ROI process, the Council is fulfilling its statutory obligation to seek the views of people who have an interest in providing a site for the new building. All those wishing to respond must be given a reasonable, and equal, opportunity to present their proposals.

## **STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) Request Vbase to:
  - (i) Extend the site search area for the new civic building by shifting the western boundary from the Avon River to Rolleston Avenue.
  - (ii) Initiate a ROI process for the new site search area, including any new opportunities from within the original area.
  - (iii) Look at the feasibility and synergies of the bus exchange site(s) as part of (ii).
  - (iv) Retain the part Orion, Avon and Tuam options as live options pending the outcome of (i) and (ii) above.
- (b) Request the CEO to review the design brief with Vbase to look at possible savings that can be achieved, without compromising the fundamental requirements.
- (c) Request the CEO to report back in September.