

# PROPOSED COMMUNITY HUB FREQUENTLY ASKED QUESTIONS

## 1. What is Cost breakdown of the proposed Community Hub?

[Section 7.3 of Item No. 1.10.2 PPC 17 July 2017](#) provided a tabulated breakdown of the \$43.82 million total project cost estimate from the 2016/17 Annual Plan, which is tabulated below. For a more complete outline of the order of costs, refer to the Policy and Planning Committee Report via the link above.

Demolition & Site Preparation	\$0.7m
Site Infrastructure & Servicing	\$0.8m
Building Works & Fit Out including contingencies	\$36.2m
Decanting & Relocation	\$0.1m
Open Space/Streetscape Upgrade	\$2m
Demolition Civic Building & Carpark Replacement	\$3.6m
Electricity Infrastructure	\$0.4m

## 2. What is the reasoning for proposed new Hub to be constructed?

The Background section set out in Section 1 of [Item No. 1.10.2 PPC 17 July 2017](#) outlined the strategic objectives for the hub and alignment to Council endorsed strategies including identification as a Critical Action in the endorsed City Plan 2030. In summary these are (extracted from the report):

- 2.1 Deliver improved community and civic services and facilities to meet the needs of Salisbury's existing and future community and support increased community use and interactions.
- 2.2 Offers opportunity for rationalisation of Council's existing facilities to:
  - secure improved service and operational efficiencies;
  - optimise floor space usage; and
  - free up Council owned sites within the Salisbury City Centre for strategic outcomes aligned with Council's objectives for the City Centre and return revenue, through alternate development on these sites.

- 2.3 Address the forecast costs associated with the need, in the absence of an alternative, to upgrade the existing Civic Centre to ensure building code compliance in a financially sustainable manner that optimises community benefit from the investment.
- 2.4 Act as a catalyst for the Salisbury City Centre Renewal Project through attraction of private and government investment into the city centre.

### **3. What are the issues with the existing building?**

Item No. 1.10.2, Policy and Planning, 20 July 2015, Section 8 referenced the MPH Architects May 2015 report which identified the issues of building code compliance relating to disability access and earthquake code and base line minimum order of costs that were required to be invested in the civic centre to resolve the identified issues. In summary, the key issues identified are:

- 3.1 A baseline expenditure requirement of \$11.25m (2015 costs) to complete works on the roof wall frames and floor of the current building, including decanting costs related to the need to vacate the building whilst the work is undertaken
- 3.2 Addressing the building code non-compliance within the existing civic building.
- 3.3 This option was identified as having limited ability to deliver Council a contemporary facility that can provide an alternative service delivery option and flexibility in building utilisation and services.

The report also identified that to refurbish or demolish and build the existing Civic Centre would cost between \$24.3m to \$29.3m but this would not deliver any improved community facilities or align to the objectives of the Salisbury City Centre Renewal Strategy. Further a separate community facility would cost in the order of \$17.26m.

### **4. What are the costs of maintaining the existing building?**

In 2016/17 approximately \$102,000 has been spent on the Civic Centre and \$40,000 on the Len Beadell Library in building compliance and general maintenance to ensure the building is maintained in a safe and serviceable state.

**5. What are the financial and budget implications of the proposed Community Hub compared to maintaining the existing building to the ratepayer?**

Item No. 1.10.2, Policy and Planning, 20 July 2015, Section 8 outlined scenarios and costs associated with proposals to repair and upgrade the existing 12 James Street, civic centre.

Item No. 1.10.2, Policy and Planning, 18 July 2016 Section 6.6 set out the targeted improvements to energy costs compared to existing facilities anticipated to deliver a 50% energy cost saving, through achieving an equivalent of 5 star Green Star/ 5 star National Australian Building Energy Rating (NABER) in construction.

**6. What proportion of the proposed Community Hub will be attributed to Council administration staff?**

Noting that area schedules are still refining as part of design development (which will include consideration of feedback from community engagement), however the concept plan provided as Attachment 2, [Item No. 1.10.2 PPC 17 July 2017](#), included an area schedule of uses. From this information it can be determined that the area assigned for Council administration forms approximately 43% of the building area. Noting out of office hours additional workplace meeting rooms will be available for community use equating to approximately a further 5%.

In respect to dollar value of the total project budget the administration accommodation component equates to 37% (\$16,369,450) of the overall budget, as the cost of fit out of the office space is lower than the community spaces.

**7. What proportion of the proposed Community Hub will be attributed to community use?**

See above, and noting that area schedules are still refining as part of design development, the concept plan provided as Attachment 2, [Item No. 1.10.2 PPC 17 July 2017](#), included an area schedule of uses, it can be determined that exclusive community accessible areas of the building equate to 57% during office hours, expanding to approximately 62% out of hours through access by the community to meeting spaces not required by the office.

In addition the project is delivering an additional outdoor terrace (approximately 200m<sup>2</sup>) and expanded civic square space (approximately 750m<sup>2</sup>) for community entertainment and activity over and above the internal community spaces contained within the internal floor space numbers above.

## 8. What proportion of the new planned Hub will be attributed to Council chambers?

Area schedules are still refining as part of design development. The concept development plan provided as Attachment 2, [Item No. 1.10.2 PPC 17 July 2017](#), included an area schedule of uses including a Council Chamber of 200m<sup>2</sup> which is equivalent in size to the current chamber at 12 James Street. This equates to 3% of the total floor area of the building. It should be noted that the Council Chamber (and the committee rooms) are proposed to be available for community use outside of Council use.

## 9. What benefits will the proposed Community Hub deliver to the community?

Item No. 1.3.3, Policy and Planning, 20 April 2015 endorsed the Salisbury Community Hub Vision (Attachment 1) and a set of shaping principles (Attachment 2) that outlined the benefits of the project to the community. This report and two endorsed attachments were not confidential and have been publically available to aid discussion on the Community Hub Project since April 2015. Also refer to response to Question 2 above.

**Multifunctional Place** – A contemporary place that brings together Council’s civic and front of house, learning, meeting, social and community spaces to provide an improved customer experience.

**Future Place** – Spaces are designed to be future proofed and flexible to easily accommodate uses of different scales and the needs of a constantly evolving community.

**Vibrant Place** – An iconic contemporary place that will act as a catalyst for revitalisation of the Salisbury City Centre, through stimulating private investment in retail, commercial, residential and employment generators.

**Community Place** - Promote the use of capital expenditure to first deliver improved community facilities and services while also meeting Council administrative requirements.

**Sustainable Place** – Consolidation of existing facilities is achieved to promote co-location and shared use efficiencies and improved service provisions. Implicit in the endorsed Shaping Principles are the benefits of investment attraction and support for business, and improved service delivery to the community.

## 10. What benefits will the proposed Community Hub deliver to council administration staff?

Item No. 1.10.2, Policy and Planning, 20 July 2015, Section 5 outlined the benefits and key principles adopted in the design of the staff accommodation component of the Salisbury Community Hub. In summary the benefits include (extracted from the above report):

10.1 Contemporary office designs similar to the trends guiding community hub developments have a focus on efficiency and multi-purpose spaces supporting a mobile technology based workforce.

10.2 The office accommodation area currently proposed is based on Activity Based Working (ABW) principles providing an open flexible space with a significant reduction in fixed base workstations with a component of 'hot desk' solution to optimise desk usage.

An objective is that these benefits will also assist in delivering enhanced services to the community.

## 11. What is the total expenditure Council has committed and spent on the proposed Community Hub to date?

Feasibility funding of \$250k was allocated in 15/16 Annual Plan for project scoping, site investigations and land acquisition negotiations. Approximately \$10k remains in this budget.

As of 11 August 2017, the total expenditure spent on the Community Hub project) is \$543,473, against the \$43.36m budget (excluding land transaction and transformer relocation).

Further contracts have been committed for the Design Team, Cost Manager and Project Client Representative equating to \$3.4m in the overall budget, noting that all consultant contracts have been prepared with hold points aligned with Council hold point decisions on the project as endorsed in [Recommendation 2, Item 1.10.1, Policy and Planning, 12 December 2016](#) and endorsed updated program presented as part of [Recommendation 4, Attachment 1, Item No. 1.10.2 PPC 17 July 2017](#).

- 11.1 How much money has council spent on marketing and promoting the community hub, including the alleged consultation on city centre done previously, which the CEO and Mayor advised council was part of the consultation which led to the proposal of this community Hub proposal?

Initial consultation was undertaken in 2011 in relation to the Salisbury City Centre Renewal Strategy which pre-dated the current SCC Community Hub proposal. The consultation spending for the Renewal Strategy is estimated at \$17,000. The City Plan 2030 was informed by community engagement undertaken in March 2016 including the concept of the Community Hub as a Critical Action. The City Plan 2030 included a \$50k expenditure on engagement and communication. Further, the Community Hub was included in both the 16/17 and 17/18 Annual Plan engagement, with a combined spent for engagement of the plans across both years a total of \$4,000, noting this does not include staff time and use of social media to promote the Annual Plan.

The Community Hub design development community engagement currently underway has an engagement and promotion budget of \$15,000.

- 11.2 How much money has council spent on consultants, external reports and advice on the community Hub proposal, and any other city centre work which has contained linkages to the proposed community hub?

In addition to the cost identified above, the following consultant work has been undertaken to inform the Salisbury Community Hub proposal and related City Centre Strategic Planning, including an approximate consultant expenditure figure:

- SCC Renewal Strategy (Hames Sharley) 2011 - \$86,000
- SCC Branding 2012 - \$45,000
- MPH Architects – Municipal Office & Operations Centre Review (Stage 1) May 2014 and MPH Architects – Stage 2 Civic Centre Feasibility Study May 2015 (Stage 2) equated to a total consultant expenditure of \$49,000
- SCC Urban Design Framework (Wax Design) – \$17,00



**12. Were the residents advised about the building or alleged compliance issues with the existing Council building?**

The key findings from the MPH Architects report were presented to Council as part of Item 1.10.2, Policy and Planning, 20 July 2015 within the confidential agenda, which has now been taken off confidentiality. The MPH Architect reports are not currently public documents, consequently this information is not currently in the public domain.

12.1 The costs of upgrading the existing Council building, since Council has become aware and started planning for a new building to accommodate staff and Council Chambers? If so when and how was this done?

Work undertaken to maintain the existing Civic Centre and Len Beadell Library since Council's decision to proceed with the hub concept via the adoption of the 2016/17 Annual Plan has incurred expenditure of:

Level 2 Bathroom Upgrade	\$67,000
Security Camera and Duress Alarm	\$ 4,000
Security Screen / Internal Room	\$22,000
<b>Total</b>	<b>\$93,000</b>

The work undertaken has primarily been to maintain safe and serviceable buildings.

**13. Why was the report and building report of the existing Council building confidential until recently released, along with the other reports?**

As part of Item 1.10.2, Policy and Planning, 20 July 2015 Council resolved that pursuant to Section 91 (7) of the Local Government Act that the report containing the information summary relating to the MPH report addressed in Question 1, remain confidential until such time as a final decision was made on a preferred location of the community hub and/or civic/office accommodation so as not prejudice any commercial negotiations of Council into a site not wholly owned by the City of Salisbury selected as the preferred site of the Community Hub. This confidentiality has recently been lifted. However the MPH Architect reports are not currently public documents, consequently this information is not currently in the public domain.

**14. Why were the residents not consulted or given the opportunity to provide feedback about the options Council have been considering in confidence over the last few years including the various options for upgrade of existing building, new council building, and council/developer joint ventures?**

As set out above under Question 3, Council resolved to retain the confidentiality of the site options under investigation and the eventual preferred site until such time as a final decision was made on the location, and negotiations completed to purchase the preferred site so as not to prejudice Council's commercial negotiation position. The confidentiality was a resolution of Council.

**15. Why does the professional marketing campaign for the proposed Community Hub not provide information about alternatives, issues with current building or enable residents to provide alternatives?**

As part of [Item 1.10.2, Policy and Planning, 17 July 2017](#), Council resolved under Recommendation 3 that the Salisbury Community Hub Design Concept Option B – Four Storey be endorsed to proceed to Design Development. The same report noted as part of Recommendation 1 that community engagement commence as a result of this decision following the lifting of the site confidentiality to run concurrent with design development to be undertaken by the Design Team across August and September 2017. The engagement plan provides an opportunity for community feedback on the design direction and facility inclusions proposed in the endorsed 4 storey concept plan, with community feedback directly informing the design development refined drawings to be presented to Council as part of the previously identified project hold point in September 2017. The engagement undertaken has been consistent with the information provided in the report to Council and the resolution of Council.

**16. The consultation material designed, gives the impression that Council has made its decision on a new building and is only seeking feedback on design and layout?**

Please refer to response to Question 5 above. In addition, the consultation material provided as part of the current engagement activities, including the frequently asked questions and information available on the project at [www.salisburycitycentre.com.au/haveyoursay/](http://www.salisburycitycentre.com.au/haveyoursay/) includes commentary relating to the future hold points for Council on the project including the following public statements:



“In the second half of 2017, Council will be considering the feedback received during the community consultation in its final designs and before making a final commitment to the community hub”.

**17. Is the consultation on the concept of a new building as a whole not just on the design of the building that Council voted on in July? Or has the decision already been made by Council to go ahead with the Hub?**

Please refer to the response to Questions 5 and 6 above. The consultation undertaken is consistent with the resolution of Council.

Council has not yet made a final decision to proceed with the proposed SCC Community Hub. As reported to Council previously, there have been and are a series of hold points at which Council can resolve to proceed, hold pending further consideration, or cease the project.