

SOUTHERN GRAMPIANS SHIRE COUNCIL

**Council Meeting Minutes
Monday 16 September 2024**

Held in Council Chambers
5 Market Place, Hamilton at 4:00pm



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The Meeting opened at 5.30pm

1 Present

Councillors

Cr David Robertson, Mayor
Cr Helen Henry, Deputy Mayor
Cr Mary-Ann Brown
Cr Albert Calvano
Cr Bruach Colliton
Cr Fran Malone
Cr Katrina Rainsford

Officers

Mr Tony Doyle, Chief Executive Officer
Mr Darren Barber, Director People and Performance
Mr Rory Neeson, Director Wellbeing, Planning and Regulation
Ms Marg Scanlon, Director Infrastructure and Sustainability
Lisa Grayland, Acting Governance Coordinator

2 Welcome and Acknowledgement of Country

The Mayor, Cr Robertson read the acknowledgement of country:

“Our meeting is being held on the traditional lands of the Gunditjmarra, Djab Wurrung, Jardwadjali and Buandig people.

I would like to pay my respects to their Elders, past, present and emerging, and the Elders from other communities who may be here today.”

Please note: All Council meetings will be audio recorded, and may be livestreamed to Council's social media platform, with the exception of matters identified as confidential items in the Agenda.

By participating in open Council meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

Other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be allowed without the permission of Council.

3 Prayer

Cr Henry led the meeting in a prayer.

“Almighty God grant to this Council, wisdom, understanding and sincerity of purpose for the good governance of this Shire.”

4 Apologies

5 Declaration of Interest

6 Management Reports

6.1 Award of Contract 2024240 - New Hamilton Gallery - Stage 1 - Co-design and Concept Design

Directorate:	Chief Executive Office
Report	Tony Doyle (Chief Executive Officer)
Approver:	Joshua White, Gallery Director
Report Author:	
Attachment(s):	<ol style="list-style-type: none">1. CONFIDENTIAL - Contract 2024240 Confidential Tender Evaluation Report [6.1.1 - 16 pages]2. CONFIDENTIAL - Final Probity Advisor Report - SGSC [6.1.2 - 3 pages]3. CONFIDENTIAL - Tender Submission Documents [6.1.3 - 1 page]4. CONFIDENTIAL - New Hamilton Gallery Tender Pack [6.1.4 - 1 page]5. CONFIDENTIAL - Table Tenderers and De identified Tender Number [6.1.5 - 1 page]6. CONFIDENTIAL - Angelo Candalepas _ NHG Design Breakdown [6.1.6 - 2 pages]

Executive Summary

This report seeks to progress the design development for the New Hamilton Gallery to Stage 1 Co-design and Concept Design. After issuing a Request for Tender 2024240 (RFT) on Friday 29 July 141 companies registered with 28 tenders submitted on 19 August 2024. With strong interest in the project several of Australia's leading architects bidding for this tender.

Following the shortlisting process six tenders were invited to present their respective proposals to the Evaluation Panel. This resulted in the Panel concluding with the recommendation to award the tender to Angelo Candalepas and Associates (ACA) for the tender lump sum of \$492,850 (ex GST)

A detailed procurement report is attached, which was developed by an independent probity auditor.

Discussion

At the Ordinary Council Meeting on 10 July, Council endorsed the release of the New Hamilton Gallery Stage 1 design tender.

The tender documentation comprises:

1. Tender Pack – Architectural-Led (Co-Design and Concept Design Services)
2. Strategic Vision
3. Strategic Brief
4. Building Analysis

The development of the tender is a culmination of industry research into functional and spacial needs specifically to identify the changing trends in artists and creative needs to display and program their arts. Engagement with stakeholders and community has also been a key

contributor to the development of the project brief to ensure the design development considers both the internal space but also the external and surrounding connections; broadening the opportunities to showcase art to community and visitors who otherwise would not necessarily connect with the Gallery.

In summary, the timeline for Stage 1 Co-Design and Concept Design Services is;

- March 2023 – Partnership formalised with the University of Melbourne in relation to the architectural elements for the NHG.
- May 2023 – Consultation is undertaken to develop the Strategic Vision for NHG
 - Friends of the NHG
 - NHG Trust
 - Councillors
 - First Nations
 - General Public (Local, regional and National)
 - Youth workshops
 - Industry (Arts and Architectural)
 - Gallery Audience
- December 2023 – Strategic vision is finalised and complete.
- 26 June 2024 – Council budget endorsed which includes the design of the New Hamilton Gallery
- 10 July 2024 – Council endorsed the Design tender for the New Hamilton Gallery
- 29 July – Tender Released to the Public
- 19 August – Tender Closes
- 26 August – Shortlist notified
- 29/30 August – Shortlist interviews take place
- 2 September – Panel convenes to determine successful tender
- 11 September – Council considers approval of architectural firm

The tender comprised the following five evaluation criteria;

Price:30%

Experience: 20%

Capability and Capacity: 20%

Program: 20%

Sustainability: 10%

The evaluation panel is detailed within the attached confidential evaluation report and consisted of a skilled and diverse group of experts.

Two independent members were engaged to provide input to the design brief and the procurement process, both of which did not have voting rights. Ms Tranquillity Clinton from RMS, Director, Probity, Procurement and Integrity Service was engaged to guide the process and ensure best procurement practice. Ms Clinton's report is an attachment accompanying this report.

The process was also supported by Councils Procurement Officers Mrs Janelle Dahlenburg, and Ms Lily Wilson.

Following closing of the tender period, the Panel individually reviewed all tenders which resulted in 28 shortlisted tenders which were further assessed on the qualitative categories; Demonstrated Understanding and Experience, Capacity and Capability and Program.

This evaluation resulted in six tenders being shortlisted for further consideration. The selected tenders were invited to present their proposal to the Panel and provide responses to specific questions relating to their program, price inclusions and exclusions and resource allocations to respective program deliverables.

The average score, independent of each other by the panel members saw Angelo Candalepas and Associates (ACA) as the highest scoring tender based upon qualitative scoring.

ACA scored an average of 8.25 out of 10 across all six panel members and all four qualitative categories, with five of the six panel members scoring them the highest.

Tender 2 scored an average of 7.9 out of 10 across all six panel members and all four qualitative categories.

Tender 3 scored an average of 7.5 out of 10 across all six panel members and all four qualitative categories.

The following table represents the qualitative scoring of all tenders in order of ranking.

	Company Name	Qualitative Score (%)
1	ANGELO CANDALEPAS & ASSOCIATES	58.00%
2	Tender 2	55.71%
3	Tender 3	53.77%
4	Tender 4	52.99%
5	Tender 5	49.46%
6	Tender 6	48.84%
7	Tender 7	47.16%
8	Tender 8	46.85%
9	Tender 9	46.65%
10	Tender 10	46.50%
11	Tender 11	45.84%
12	Tender 12	45.66%
13	Tender 13	44.49%
14	Tender 14	44.34%
15	Tender 15	44.33%
16	Tender 16	43.01%
17	Tender 17	42.51%
18	Tender 18	42.17%
19	Tender 19	42.00%
20	Tender 20	41.65%
21	Tender 21	40.00%
22	Tender 22	39.99%
23	Tender 23	39.82%
24	Tender 24	39.01%
25	Tender 25	38.01%
26	Tender 26	33.33%
27	Tender 27	32.49%
28	Tender 28	25.20%

Attached to this report is a confidential table that identifies each tender submitter against the above reference numbers.

After the qualitative scoring was discussed and reviewed by the panel, the second stage of the evaluation process was undertaken being the quantitative score against the pricing.

This table below demonstrates the qualitative and quantitative scores combined to develop a total score, which changed the ranking.

Company Name	Qualitative Score(%)	Moderated Total Price	Quantitative Score(%)	Total Score
Tender 23	39.82%	\$160,000.00	30.00%	69.82%
Tender 21	40.00%	\$165,880.00	28.94%	68.94%
Tender 14	44.34%	\$196,280.00	24.45%	68.79%
Tender 4	52.99%	\$377,105.00	12.73%	65.72%
Tender 2	55.71%	\$532,536.00	9.01%	64.72%
ANGELO CANDALEPAS AND ASSOCIATES	58.00%	\$749,780.00	6.40%	64.40%
Tender 5	49.46%	\$374,850.00	12.81%	62.27%
Tender 11	45.84%	\$298,710.00	16.07%	61.91%
Tender 19	42.00%	\$247,580.00	19.39%	61.39%
Tender 22	39.99%	\$225,600.00	21.28%	61.27%
Tender 3	53.77%	\$876,156.00	5.48%	59.25%
Tender 24	39.01%	\$240,000.00	20.00%	59.01%
Tender 26	33.33%	\$190,205.00	25.24%	58.57%
Tender 7	47.16%	\$447,615.00	10.72%	57.88%
Tender 16	43.01%	\$340,000.00	14.12%	57.13%
Tender 9	46.65%	\$476,585.00	10.07%	56.72%
Tender 10	46.50%	\$476,870.00	10.07%	56.57%
Tender 8	46.85%	\$523,133.00	9.18%	56.03%
Tender 13	44.49%	\$420,050.00	11.43%	55.92%
Tender 17	42.51%	\$371,780.00	12.91%	55.42%
Tender 6	48.84%	\$904,710.00	5.31%	54.15%
Tender 15	44.33%	\$524,310.00	9.15%	53.48%
Tender 12	45.66%	\$665,510.00	7.21%	52.87%
Tender 18	42.17%	\$458,403.00	10.47%	52.64%
Tender 20	41.65%	\$714,150.00	6.72%	48.37%
Tender 25	38.01%	\$678,945.00	7.07%	45.08%
Tender 28	25.20%	\$259,000.00	18.53%	43.73%

Tender 27	32.49%	\$454,477.00	10.56%	43.05%
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The Panel discussed the competencies and ranking of the top three and concerns relating to technical capabilities were identified. The panel was not satisfied that tenders originally ranked 23, 21 and 14 within the qualitative scoring, would meet the requirements of the tender. This was determined to be a very high risk to the delivery of the outcomes as defined within the project brief.

The panel decided to shortlist six applicants for interview, excluding the top three determined from the qualitative and quantitative scoring, who had moved from significantly lower in the ranking due to pricing. The top five from the qualitative scoring were chosen due to their ranking and Tender 3, was also selected due to their unique local connection.

The panel requested responses to the design principles and co-design element as a key outcome, however there was disparity in the pricing from each applicant shortlisted due to differencing in sub-consultant's fees placed within the bids for the co-design phase, the panel members agreed to seek clarification.

Prior to the shortlist interviews, with guidance from the probity auditor, the panel developed questions for the shortlisted tenderers for response. This question enabled the panel to compare tenders specifically in relation to the co-design phase including subcontractors and pricing.

The question is as follows:

A full consultant team is not required for stage 1. Please consider the composition of your team to deliver co-design and concept design stages only.

Please reflect in your written response of one paragraph and attached spreadsheet how this change impacts your current price and program.

If you believe you have addressed this in your submission and no change is to occur, please respond with, no change required.

The following table below demonstrates the differentiation of pricing following tenders answering the question and associated spreadsheet.

The revised pricing section (refer to table below, pricing highlighted in blue), clarified the pricing against deliverables and/or subcontractors. Tender 3 did not change their price. The cost difference between the five tenders, excluding Tender 3, was \$194,140.

	Original Price	Revised Price	Price Variance
Angelo Candalepas and Associates	\$749,780	\$492,850	-\$256,930
Tender 2	\$532,536	\$460,658	-\$71,878
Tender 5	\$374,850	\$374,350	-\$500
Tender 3	\$876,156	\$876,156	\$0
Tender 11	\$298,710	\$298,710	\$0
Tender 4	\$377,105	\$434,876	\$57,771

The table below outlines the scoring after the interviews phase by the panel, with the consideration of the pricing revision.

Ranking	
Angelo Candalepas and Associates	1
Tender 4	2
Tender 2	3
Tender 5	4
Tender 11	5
Tender 3	6

Weightings	30%	20%	20%	20%	10%	
Evaluation Criteria	Revised Price (ex GST)	Demonstrated Understanding and Experience	Capacity and Capability	Program	Sustainable Procurement - Environmental	TOTAL
Angelo Candalepas and Associates P/L	6.06					
	\$492,850	8.25	8.58	8.08	8	7.60
	1.82	1.62	1.72	1.62	0.80	
Comments						
Tender 5	7.98					
	\$374,350	7.33	7.17	6.67	6.67	7.29
	2.39	1.47	1.43	1.33	0.67	
Comments						
Tender 2	6.48					
	\$460,658	7.5	8.17	8.17	7.67	7.48
	1.95	1.50	1.63	1.63	0.77	
Comments						
Tender 3	3.41					
	\$876,156	7	7	6.67	6.67	5.82
	1.02	1.40	1.40	1.33	0.67	
Comments						
Tender 4	6.87					
	\$434,876	8.33	8.17	7.5	7.17	7.58
	2.06	1.67	1.63	1.50	0.72	
Comments						
Tender 11	10.00					
	\$298,710	5.67	5.5	6.33	5.83	7.08
	3.00	1.13	1.10	1.27	0.58	

Noting the scoring difference between Angelo Candalepas and Associates and Tender 4, the Panel requested both tenders to confirm the Principal Architects allocated time commitment to the co-design and concept design phases of the project, which would significantly impact the quality and authorship of the designs. It was determined by the panel that Tender 2, third position and all other Tenderers below would not be approached for this further clarification.

The questions sent through to the nominated two tenders were;

Question 1.

Can you clarify who on your team will be involved in the co-design and concept phases, what elements they are involved in, and how many hours will be dedicated per team member, and what are the outcomes.

Question 2.

Can you clarify who on your team and how many hours during the co-design and concept phase will be onsite within Hamilton.

Question 3.

Does your pricing reflect all the required visits to Hamilton, minimum of 5 workshops.

Question 4.

Define the role of the principal (insert Directors/owners name) during the co-design and concept phase, and how many visits to Hamilton they will undertake.

Both tenderers replied and outlined the hours and commitment by their team. The following basic table outlines the relevant data from their responses.

	Tender 4	ACA
Total Hours	2208	1998
Principal's Hours	172	288
Principals Visits to Hamilton	5	5

The Panel met to review the final responses concluding that ACA's committed hours by the Principal Architect to the project (288 hours) as compared to Tender 4 (172 hours) together with the total hours and number of visits to Hamilton was an important factor to the success of the project. The comparison of hours results in a difference of 116hrs committed by the lead author of the designs.

Subsequently, the Panel concluded that ACA as the preferred tender with a total weighted score of 7.89. The average score for ACA across all categories and all panel members was 8.09. Tender 4 total weighted score of 7.44 and with an average score of 7.47 across all categories and all panel members.

A final meeting was held with the Panel who unanimously agreed to recommend ACA. During this meeting the Panel provided comments to the tender strengths, weaknesses and risks, as summarised below.

Weightings	30%	20%	20%	20%	10%	TOTAL
Evaluation Criteria	Revised Price (ex GST)	Demonstrated Understanding and Experience	Capacity and Capability	Program	Sustainable Procurement - Environmental	
Angelo Candalepas and Associates	6.06					
	\$492,850	8.92	8.92	8.42	8.17	7.89
	1.82	1.78	1.78	1.68	0.82	
Tender 4	6.87					
	\$434,876	8.17	7.83	7.33	7.17	7.44
	2.06	1.63	1.57	1.47	0.72	

Tender 4, ranked second, scored strongly across the evaluation however was not as strong for the *Program and Sustainability criteria*. Tender 4 had a strong commitment to the concept of the civic gallery and co-design process. Tender 4 has public sector design project experience specifically hospitals and other government buildings, with a lack of experience in the public galleries, particularly the nominated team for the NHG project. The nominated team demonstrated their experience in a small number of private gallery design projects with no demonstration of project experience across design and construction of a gallery project to this scale and scope.

In conclusion, the Panel determined ACA demonstrated their understanding of the project brief and the overall NHG vision. ACA had closely considered the NHG in the context of the Hamilton CBD and the linkages with the immediate and broader surrounds. ACA identified the benefits of the NHG being positioned between the Grampians, Budj Bim, Adelaide and Melbourne. ACA demonstrated their consideration of the design principles, articulating the relationship between these principles, local heritage and community opportunities. ACA demonstrated their established record of delivering projects on time and within budget. Sustainability and specifically the re-use of materials, structures and surrounds were identified by ACA as an opportunity to retain elements not only for cost saving purposes but also connection with the local heritage.

ACA has significant experience in public galleries and working with stakeholders of unique and diverse demographics and cultural backgrounds to inform the design and delivery of civic galleries. ACA are currently designing the National Gallery of Victoria Contemporary and have worked on multiple projects for the National Gallery of Australia. Their sub-consultants, Arup (ACA's partner) worked on Sydney Modern - Art Gallery of NSW, the new National Aboriginal Art Gallery, the Powerhouse Museum, Museum of Contemporary Art, Sydney.

Financial and Resource Implications

The contractor will be responsible for carrying out the works under specified conditions in technical and general specification of the contract documents and has priced the project accordingly.

Council's annual 2024/25 budget and Long-Term Financial Plan has allocated funding for the design process, with stage 1 at an amount of \$875,000.

The recommended supplier is under the allocated Council budget and has shown to be a competitive market price.

Council Plan, Community Vision, Strategies and Policies

Support Our Community

1.1 An empowered and connected community

1.1.1 Facilitate opportunities for people to participate in community life, through volunteering, civic leadership, social programs, to enable inclusion, social connection and wellbeing.

Support Our Community

1.2 Support and promote a healthy community

1.2.2 Support and encourage participation in arts and culture, education, leisure, recreation and sporting opportunities.

1.2.4 Advocate for and work with external services that support our community and deliver outcomes.

Support Our Community

1.3 Grow a diverse and inclusive community

1.3.2 Encourage, support and celebrate a diverse, multicultural community, including celebrating, recognising and respecting our cultural heritage and engaging our Indigenous communities.

1.3.3 Support the increase of social, economic and digital connectedness.

1.3.4 Provide, promote and support appropriate and accessible services, facilities and activities for younger residents.

Support Our Community

1.4 A safe community

1.4.2 Demonstrate leadership in gender equality, cultural diversity and inclusiveness for all.

Grow Our Regional Economy

2.4 Support local business and industry

2.4.2 Support and facilitate business development and growth initiatives.

Legislation

The NHG Stage 1 phase will be managed in accordance with the Local Government Act 2020.

Gender Equality Act 2020

Our Gallery programs specifically target all demographics. In the last 18 months this has included exhibitions to showcase local female artists, programming specifically targeting all demographics, and *Emerging from Darkness* which featured three female baroque artists.

A Gender Impact Assessment will be completed early in the design process.

Risk Management

An independent probity auditor was engaged to oversee the procurement evaluation phase ensuring this process was in accordance with Council and state government policy and legislation.

This project will face risks associated with major capital projects such as funding, cost overruns, and program timelines. These risks are mitigated through the established agreements, project program and governance.

Project Management will be outsourced to ensure dedicated, suitably qualified and experienced resources are allocated to the project.

Climate Change, Environmental and Sustainability Considerations

The NHG will be built to environmental standards and the National Gallery of Victoria has offered support to help limit carbon emissions as they are willing to share their studies and work for their new build in this area.

Community Engagement, Communication and Consultation

Council has undertaken significant engagement already with the development of our Arts and Culture Precinct Plan, and the development of the Hamilton Gallery Strategic Vision Document. Other than targeted engagement with a defined group of stakeholders during the co-design period, we will not undertake further consultation until conceptual plans are available.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Tony Doyle, CEO

Marg Scanlon, Director Infrastructure & Sustainability

Joshua White, Hamilton Gallery Director

Also attached is the Tender evaluation report that has all panel members associated to the recommendation and their conflict-of-interest declarations.

RECOMMENDATION

That Council:

1. Award Contract 2024240 to Angelo Candalepas and Associates to undertake stage one (Co-Design and Concept) of the New Hamilton Gallery Design Process for the tendered lump sum price of \$492,850.00 excluding GST.
2. Authorise the Chief Executive Officer to execute Contract 2024240. and any other documents required by or to give effect to the terms of the contract on behalf of Council.

MOTION

MOVED: Cr Rainsford
SECONDED: Cr Colliton

A report be given to the new council which provides the opportunity for design of both the project (Hamilton Gallery and Civic Hub) to be combined in one tender , with progress to awarding tender being dependent on:

1. **Successful grant application for Civic Hub for any cost over the 2024/2025 budget and LTFPlan of 15 Million Civic Hub build**
2. **Successful fund raising for the New Hamilton Gallery Project.**

The MOTION was put and LOST

COUNCIL RESOLUTION

MOVED: Cr Brown
SECONDED: Cr Henry

That Council:

1. **Award Contract 2024240 to Angelo Candalepas and Associates to undertake stage one (Co-Design and Concept) of the New Hamilton Gallery Design Process for the tendered lump sum price of \$492,850.00 excluding GST.**
2. **Authorise the Chief Executive Officer to execute Contract 2024240. and any other documents required by or to give effect to the terms of the contract on behalf of Council.**

CARRIED

A division was called

DIVISION	
FOR	AGAINST
Cr Brown Cr Henry Cr Malone Cr Robertson	Cr Calvano Cr Colliton Cr Rainsford

6.2 Community Hub Grant Application

Directorate: Infrastructure and Sustainability
Report Approver: Tony Doyle (Chief Executive Officer)
Report Author: Marg Scanlon (Director Infrastructure and Sustainability)
Attachment(s): Nil

Executive Summary

In 2023 Council purchased 90 and 92 Lonsdale Street Hamilton with the intention to establish the Hamilton Community and Government Hub. This strategic location would also enable the development of a town square or civic space connecting with the New Hamilton Gallery and the Performing Arts Centre. The Hub Precinct will provide a central location for the community to connect, celebrate, share knowledge and access regional services which is consistent with the 2020 Hamilton CBD Master Plan which was developed following community and stakeholder engagement.

The concept of the Hamilton Community and Government Hub specifically was borne from the opportunity to consolidate existing Council Offices to enable the redevelopment of the New Hamilton Gallery and to provide a facility that provides for community connection, programs and services. This three-storey building includes a new library at the ground level with multi-media, digital hub, meeting rooms, as well as maternal child and allied health consulting rooms. A cafe is also included on the ground floor with the proposal that a tenanted occupier would fund all internal fit-out and furniture needs. Tenanted offices are included on the first floor with Council located on the second floor. Various shared meeting and working spaces are included to promote and support collaborative working across agencies and functions.

The Federal Government Growing Regions Program Round 2 provides funding of up to \$15 Million to local government entities and incorporated not-for-profit organisations for capital works projects that will enhance liveability, bolster social cohesion and support local amenity throughout Australia's regions. This funding program presents an opportunity to construct the Hub. Applications under this current round of funding close on 10 October 2024.

The purpose of this report is to seek Council endorsement to submit a funding application under the Growing Regions Program for the construction of the Hamilton Community and Government Hub based on the concept which includes a three-storey building providing a new library, cinema, co-located regional agencies and Council Offices to be located on the property titles of 90 and 92 Lonsdale Street Hamilton and adjoining Council owned land which is currently used as the civic car park to the north of the Hamilton Performing Arts Centre.

Discussion

Council undertook the development of the Hamilton Structure Plan in 2012, and the Hamilton CBD Masterplan in 2020. Both key strategic plans define the opportunity and commitment to celebrate Hamilton's heritage, the importance to provide space for community and visitors to connect and spend more time within the Hamilton activity centre, support local businesses and access services.

The proposal for the development of the Hamilton Community and Government Hub commenced in 2021 as Council established the vision for the Hamilton Town Centre to

support and progress the Hamilton CBD Master Plan. This vision identified three main pillars;

- Strengthening heritage and character: Hamilton has a strong history and character, and the community wants to see its history, stories and values told and strengthened throughout the public realm. Any changes and improvements into the future need to protect the existing heritage but also seen as an opportunity to reinforce the local character and community values that make the town unique and special.
- Local and creative: Hamilton has a strong connection with the local landscape, its history based around farming, growing and making. Through its isolation and farming heritage Hamilton has developed a sense of self-reliance, local pride and belief that when the community comes together things get done. There is a strong community of local creatives, makers and doers and a desire to build new skills and industries that will provide employment and help attract and retain people in the area. This vision aims to create opportunities for new events and initiatives that brings local makers, growers, creatives and traders together and enabling their involvement in the built environment and the future of the town. Making space for locals to meet, share ideas, develop new skills and grow their businesses supports connectiveness, creativity and growth. A creative approach ranging from pop-up to semi-permanent initiatives helps to provide a more creative character and allows the community to have direct and ongoing input into change.
- Bringing the community together: celebrates something old and something new, telling our story and the local character and sense of place. Giving new life to old buildings and forgotten spaces showcases the unique and often hidden heritage in our buildings and spaces. Telling the story of the local area and history through events, activities and experiences celebrates and increases awareness of the town's heritage through a creative and authentic manner. Identifying our character and sense of place and embedding this into the character of future improvements enables celebration and coming together.

A key component of this Hamilton CBD Vision is the development of the Hamilton Community and Government Hub which will support business and our young people with a new library with dedicated digital and multi-media spaces, cinema and office space, and provide activation onto a new Town Square and laneway connections through to our main streets.

The Hamilton Community and Government Hub together with the New Hamilton Gallery and the Hamilton CBD Streetscape revitalisation is a once in a generation opportunity to transform our town. The philosophy of the New Hamilton Gallery is to bring art into the streets, building strong connections between the Hamilton Community and Government Hub and the New Hamilton Gallery and places through public art.

Over recent years through community engagement, the need for a larger, purpose-built library and digital hub has been identified as vital to support children and youth learning and development. Many of the programs offered within the Hamilton Library are restricted due to the current space. The success of the 2019 and 2022 Digi Hub events has reinforced the need for a digital hub for youth, creatives and local businesses to explore and work together on various digital projects and initiatives with the application of digital programs and equipment. Particularly for our rural and regional community, inclusion of the digital hub enables people to access tools, resources and collective expertise that otherwise is often not available.

Through engagement, regional agencies have reached an in-principal agreement to co-locate, share administrative offices, meeting rooms and some specific shared services such as customer services. This enables greater interagency collaboration, planning and engagement and furthermore presents the opportunity for other regional agencies to join in the future.

Councils' current main administration operates out of both 111 Brown Street and 1 Market Place, Hamilton. The Hamilton CBD vision identified the opportunity to consolidate both current locations to bring the organisation together with community and other local agencies. The premise for the new Hamilton Community and Government Hub is that the space would be an active workspace, co-location across functions, with shared meeting rooms and agile work areas. The Hub concept includes a Boardroom which will serve as the Council Chamber, located on the ground floor enabling access and visibility for the community.

Council submitted a funding application under the Federal Government Regional Precincts and Partnerships Program, seeking funding to support to the design and construction development of the New Hamilton Library, the Hamilton CBD Streetscape and the Hamilton Community and Government Hub. Council did not receive funding from this program and subsequently is now considering the Federal Government Growing Regions Program specifically seeking the maximum possible funding of \$15 Million for the Hamilton Community and Government Hub.

To guide the scope of this application the following options have been identified for Council to consider.

1. Current concept \$32,042,000 with exclusions
Based on the current Hub concept (cost estimate \$32,042,000 excluding contingency and escalations of \$9 Million) proceed with the funding application. If Council receives the Growing Regions Funding, Council will need to consider funding the contingency, respective escalations together with further value management across the project.
2. Reduced concept
Reduce the Hamilton Community and Government Hub through removal of the cinema (cost estimate for the cinema is \$3,350,000) reducing the Hub total cost estimate to \$28,692,000, which leaves a small contingency. If the Council receives the Growing Regions Funding, Council will focus on further value management to increase this contingency or include the relocation of the cinema as part of the development.
3. Reduced concept with cinema reduced to 80 seats
This option is estimated to marginally reduce the overall project cost as most of the cinema cost is within the requirements for acoustic treatments and seating which are required regardless of the size.
4. Reduce the Hamilton and Government Hub to the ground floor only
Retention of the ground floor only, providing a new library, community meeting and programming spaces, Council office and meeting space. This could be achieved within the current \$15M Council 2024/25 budget and projected 25/26 budget as defined in the long-term financial plan.

It is recommended that Council proceed with the funding application under the Growing Regions Fund Round 2 consistent with the concept and the cost estimate of \$28.692 Million. If Council receives the Growing Regions Funding, Council will need to consider the contingency, respective escalations together with further value management across the project. A further detailed report would be tabled with Council upon confirmation of a successful funding application outcome,

If the Growing Regions Round 2 funding application is unsuccessful, it is proposed Council pursue option 4, a ground floor only development with the addition of office space in lieu of a cinema to relocate Brown Street Council office staff. The Hub single level building would include the new library, digital hub and community meeting spaces with Council staff relocated elsewhere. The disadvantage of this is that Council staff and operations remain separated, however priority community library and digital hub needs would be addressed.

This report proposes that Council proceed now with a public tender for architectural services for the two options as outlined above. In this way when the funding application outcome is known, Council will be able to immediately proceed with the design process.

Financial and Resource Implications

Within the Council's long-term financial plan funding for the Hamilton Community and Government Hub is allocated in 2024/2025 \$5,000,000 and 2025/2026 \$10,000,000. The funding application to be submitted under the Growing Regions Fund will request the maximum allowed \$15,000,000. If the application is successful, this would result in a project budget of \$30,000,000 for the capital construction.

This project has been initiated on the basis that both existing Council offices located at 1 Market Place and 111 Brown Street would be consolidated. Market Place would be vacated and sold as excess property with the sale proceeds contributing to the project and 111 Brown Street redeveloped for the New Hamilton Gallery. In the longer term this project presents an opportunity for Council to reduce its asset renewal costs associated with the ongoing maintenance and renewal associated with aging buildings.

The Hamilton Community and Government Hub includes one storey for regional agencies, to lease office and meeting rooms, providing rental income to Council. In addition, the ground floor includes a cafe which would be leased, providing a rental to Council.

Council Plan, Community Vision, Strategies and Policies

Support Our Community

1.2 Support and promote a healthy community

1.2.1 Provide and advocate for accessible, inclusive and equitable Council services, facilities, activities and participation practices.

1.2.4 Advocate for and work with external services that support our community and deliver outcomes.

Support Our Community

1.3 Grow a diverse and inclusive community

1.3.3 Support the increase of social, economic and digital connectedness.

1.3.4 Provide, promote and support appropriate and accessible services, facilities and activities for younger residents.

Maintain and Renew Our Infrastructure

3.1 Plan and maintain sustainable assets and infrastructure

3.1.1 Review and adopt asset management plans to align with future service levels, environmental and financial sustainability.

3.1.3 Deliver to the Council and the community, a strategic approach to our Arts and Culture infrastructure including progressing the new Hamilton Gallery.

Legislation

The design development and construction phases of the Hamilton Community and Government Hub will consider respective legislative requirements. The development of the concept includes building legislative requirements such as fire protection, access and air control.

Gender Equality Act 2020

Gender equality has been taken into consideration in the development of the Hamilton Community and Government Hub concept. A formal Gender Impact Assessment will be undertaken in the design development phase.

Risk Management

Funding for the Hamilton Community and Government Hub project is currently the main risk with Council securing \$15 Million over two financial years 2024/2025 - 2025/2026. Council is reliant on state or federal government grants as a contribution to the project. It is noted that the construction cost plan for the Hamilton Community and Government Hub based on the concept is \$32 Million which excludes the design and construction contingencies.

Climate Change, Environmental and Sustainability Considerations

Environmentally sustainable design has been a key consideration in the development of the Hamilton Community and Government Hub concept design and will continue to inform the design development and construction phases. The concept has been based on the BuildWELL principles. The location of the new Hub presents an opportunity for Council to showcase a community building that is consistent with Council's commitment to environmental sustainability.

Community Engagement, Communication and Consultation

Since the development of the Hamilton CBD Master Plan Council and the community have engaged on the future development of the Hamilton CBD. More recently this engagement has focused on the three major projects being the New Hamilton Gallery, the Hamilton CBD Streetscape and the Hamilton Community and Government Hub. Community and stakeholder engagement will continue as these projects progress ensuring community input not only to the design phase but also to the construction and ongoing operations, programming and activation of these civic spaces.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Marg Scanlon, Director Infrastructure and Sustainability
Tony Doyle, Chief Executive Officer

RECOMMENDATION

That Council;

1. Endorse an application for \$15m in funding to the Growing Regions Program Round 2, matching Council's contribution of \$15 Million, for the development of the Hamilton Community and Government Hub. This application is based on the concept which includes a three-storey building providing a new library, digital hub, Maternal Child Health, co-located regional agencies and Council Offices based on the cost estimate of \$28,692,000 excluding contingency and escalations.
2. Note that if the Growing Regions Program Round 2 application is unsuccessful, Council will pursue the development of a one level only facility, identified in this report as option 4, which includes the library, digital hub, community meeting rooms, office space and Maternal Child Health.
3. Endorse proceeding with a procurement process for architectural services for both options laid out in points 1 and 2 above.

COUNCIL RESOLUTION

MOVED: Cr Rainsford
SECONDED: Cr Brown

That Council:

1. **Endorse an application for \$15,000,000 in funding to the Growing Regions Program Round 2, matching Council's contribution of \$15,000,000 for the development of the Hamilton Community and Government Hub. This application is based on the concept which includes a three-storey building providing a new library, digital hub, Maternal Child Health, co-located regional agencies and Council Offices based on the cost estimate of \$28,692,000 excluding contingency and escalations.**
2. **Note that if the Growing Regions Program Round 2 application is unsuccessful, Council will pursue the development of a one level only facility, identified in this report as option 4, which includes the library, digital hub, community meeting rooms, office space and Maternal Child Health.**
3. **Endorse proceeding with a procurement process for architectural services for both options laid out in points 1 and 2 above.**

CARRIED

7 Urgent Business

There was no Urgent Business listed on tonight's agenda.

8 Close of Meeting

This concludes the business of the meeting.

Meeting closed at 5:19pm.

Confirmed by resolution 9 October 2024



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Chairman