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BUSINESS PAPER

Additional Item

Ordinary Council Meeting

18 June 2019

**Warwick Bennett
General Manager**

We hereby give notice that an Ordinary Meeting of Council will be held on:
Tuesday, 18 June 2019 at 6pm
in the Council Chambers, Civic Centre
184 - 194 Bourke Street, Goulburn

Order Of Business

14 Reports to Council for Determination 4
14.22 Goulburn Performing Arts Centre Status Update..... 4

Cr Bob Kirk
Mayor

Warwick Bennett
General Manager

14 REPORTS TO COUNCIL FOR DETERMINATION

14.22 GOULBURN PERFORMING ARTS CENTRE STATUS UPDATE

Author: Matthew O'Rourke, Director Operations

Authoriser: Warwick Bennett, General Manager

Attachments: 1. Revised Goulburn Performing Arts Centre Plans - June 2019  

Link to Community Strategic Plan:	CO2.2 – Development and delivery of new and existing cultural and creative assets, including built heritage assets.
Cost to Council:	The construction budget is \$18,500,000.
Use of Reserve Funds:	This project is being funded from the following reserves: S94A (38145) - \$459,796 (projected balance at 30 June 2023 of \$388,780 Performing Arts Centre (38208) - \$1,252,081 (Reserve fully spent) Multi-Purpose Facility (38187) - \$488,123 (Reserve fully spent)

RECOMMENDATION

That

1. The report from the Director of Operations on the status update for the Goulburn Performing Arts Centre be received.
2. The Council approve in principle the following amendments to the building design to allow detailed design and revised tender to be prepared for Councils further consideration
 - (a) Lower the fly tower to a fly gallery with a rigging and hanging system subject to favourable consideration from industry consultation.
 - (b) Relocate basement air conditioning system the roof and remove the basement space for the air conditioning system.
 - (c) Relocate basement toilets to ground level.
 - (d) Removal of the balcony seating and consolidate all 400 seats on the same raked level.
 - (e) Remove the foyer lift and access stairs to the balcony seating.
 - (f) Consolidate the back of house facilities from 4 floors to 3 floors.
 - (g) Include space for an orchestra pit in the first two rows of the auditorium using removal seating.
3. A follow up report be submitted to Council with the revised tender price based on the above amendments plus the revised business case.

BACKGROUND

This report is to update Council on the negotiations to amend the scope of the Goulburn Performing Arts Centre as per the resolution from 21 May 2019 Council Meeting (Item 12.5 – 3).

REPORT

The report submitted to the 21 May 2019 Council Meeting foreshadowed further cost saving opportunities require additional examination to determine if extra cost savings can be achieved whilst maintaining the functionality of the facility. Such cost saving opportunities include lowering or

removal of the fly tower, removal of the orchestra pit, relocation of the basement plant to the roof, redesign of mechanical equipment and consolidation of the back of house configuration.

Design plan amendments have commenced to progress further cost saving opportunities as identified in the value engineering process. The design plan amendments currently being examined include:

- Lowering the fly tower to a fly gallery with a rigging and hanging system.
- Removal of the basement air conditioning equipment and relocating this equipment the roof.
- Removal of the basement space for the air conditioning.
- Relocating the basement toilet to ground level.
- Removal of the balcony seating and consolidating all 400 seats on the same raked level.
- Removal of the foyer lift and access stairs to the balcony seating level.
- Consolidation of the back of house facilities from 4 floors to 3 floors.
- Removable seating for rows one and two in the auditorium to accommodate an area for an orchestra pit.

While these amendments will reduce height of rear of the building, the building footprint will remain the same and 400 seats in the auditorium will be retained. A copy of the preliminary plans with the above amendments is attached for information.

The design plans amendments will be developed over the next few weeks to a point where they can be priced by the preferred construction contractor. Once these plans have been issued to the preferred construction contractor a revised estimate will be prepared. Preparation of the revised estimate requires input from several building disciplines including structural, mechanical, electrical, hydraulic, fire engineering and building code compliance.

Subject to a timely response from the project architect, the individual building disciplines and the construction contractor, the timeline to return this information to Council for consideration is as follows:

- Completion of design plans amendments for estimating – 8 July 2019.
- Preparation of revised tender price – 23 July 2019.
- Consideration of the revised tender price at Extraordinary Council Meeting – 30 July 2019.

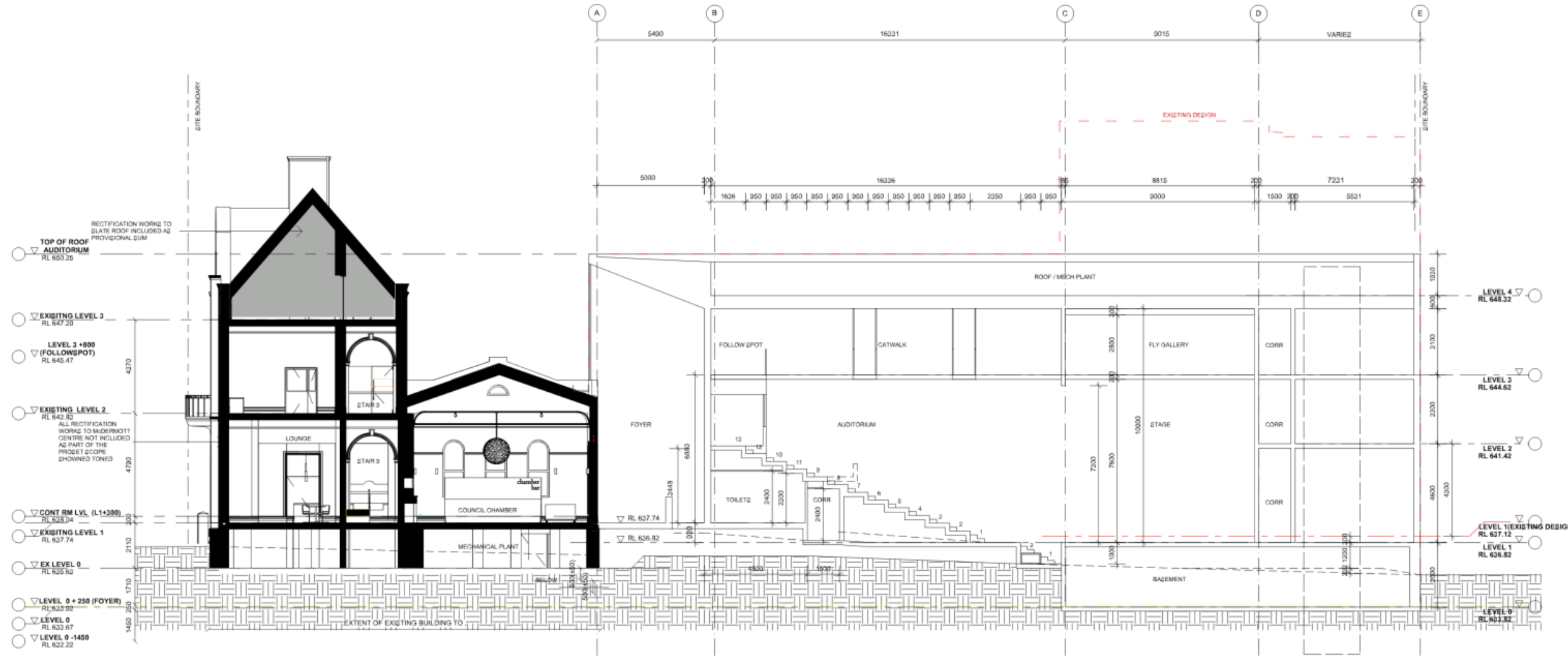
Note, this is preliminary timeline and is subject to the various disciplines being available at short notice to prepare relevant information. Also, the project business case is being revised based on the increased project budget of \$20,000,000, updated operating costs and usage projections. The revised business case will be submitted with the revised tender price report, it will also inform whether the fly tower remains.

Should a favourable price be received and Council proceed with construction of the Goulburn Performing Arts Centre, the following steps are anticipated noting some tasks can happen simultaneously:

- Award contract for construction of the Goulburn Performing Arts Centre.
- Obtain a construction certificate for demolition and foundation works.
- Obtain a develop application modification for the amended building design then obtain a construction certificate for the balance of building works.
- Demolish of the rear portion of the McDermott Centre.
- Relocate the electrical cable in the rear yard of the McDermott Centre.
- Finalise archaeological investigation and clearance beneath the rear portion of the McDermott Centre.

- Excavate the basement area for the new auditorium.
- Construction contractor to submit project documentation for review and approval.
- Construction contractor establish site and commence construction.

PRELIMINARY



NO.	DATE	REVISION
1	18/06/19	Reduced Scheme

GPAC Reduced Scheme

Goulburn Mulwaree Council

Section01

06 rev A

project: 21916 print date: 12/6/19
 drawn: checked
 scale: 1:100 A1 + 1:200 A3

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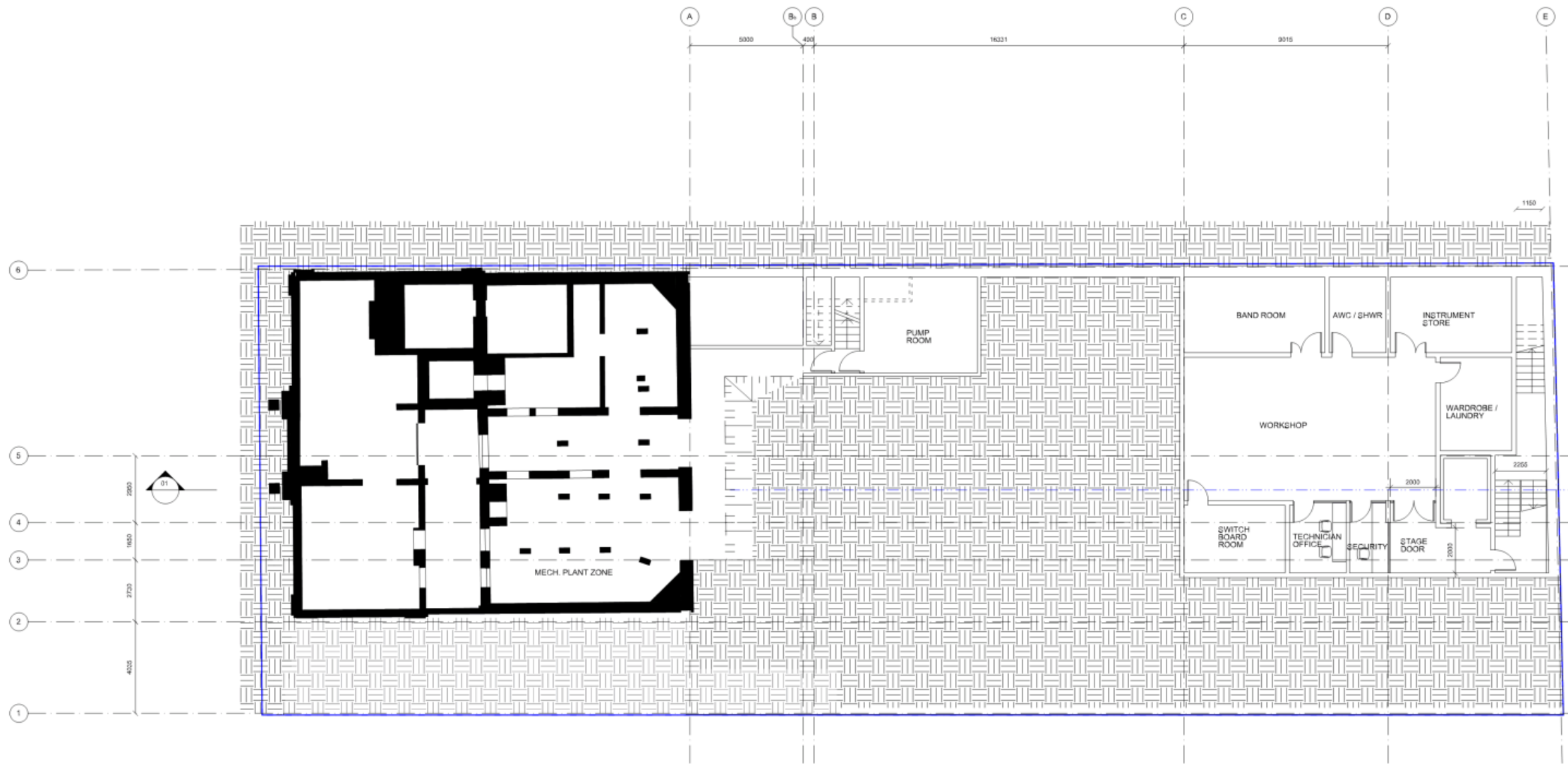
DESIGNED AND DRAWN BY:
 ART DIRECTOR: REG EDEY
 LARRY HIRTH: REG 2461
 ANDREW HIRTH: REG 2473

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SECTION01

PRELIMINARY

PRELIMINARY



A 30/19 Revised Scheme
 DATE 30/11/19 REVISION
 GPAC Reduced Scheme
 Goulburn Mulwaree Council
 Plan-Level 0 (Basement)
 01 rev A
 project: 21st St print date: 12/6/19
 drawn: checked:
 scale: 1:100 A1 + 1:200 A3

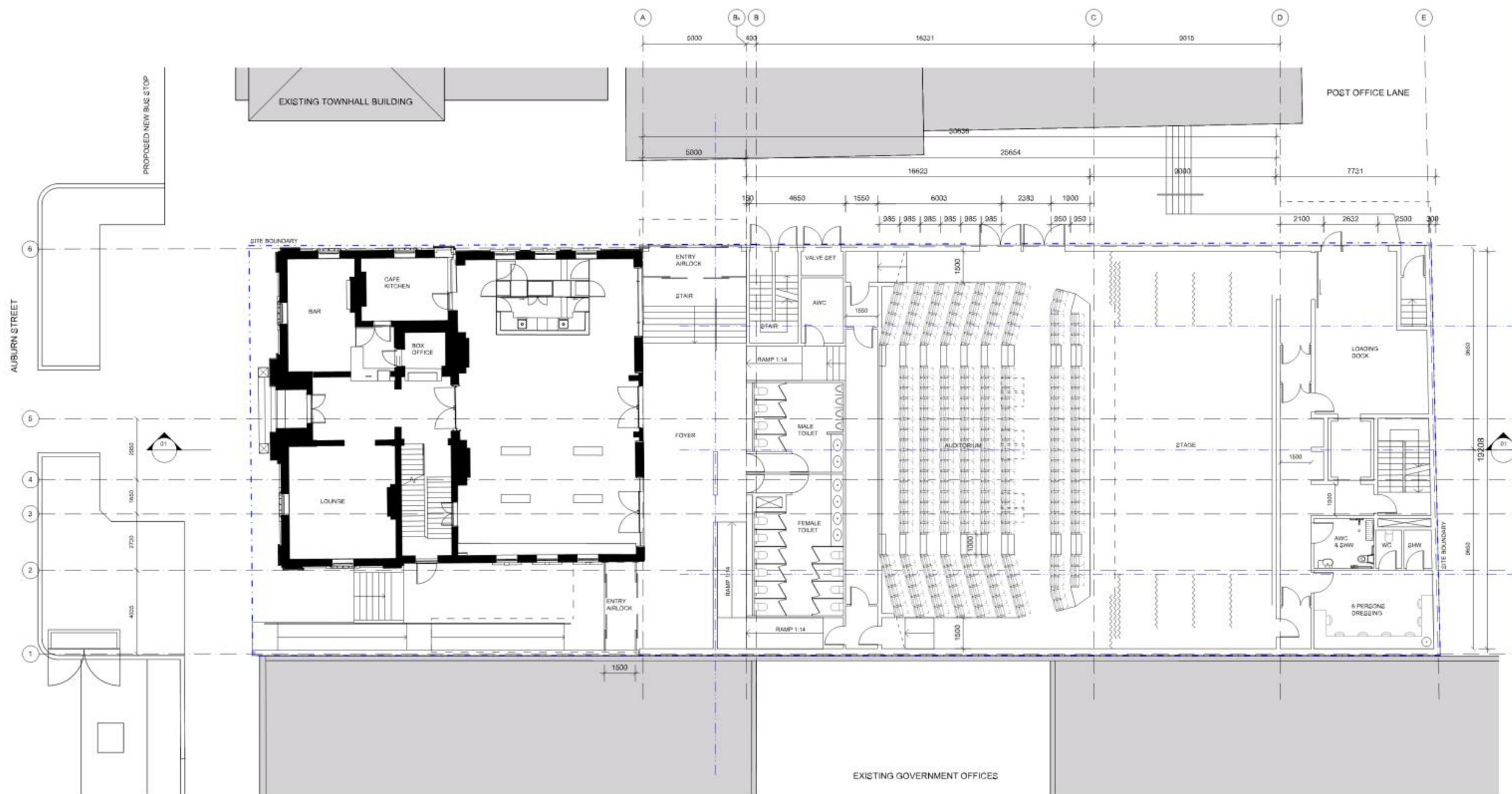
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 01/12/2019 andrew horth
 02/02/2019 andrew horth
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LEVEL 0 FLOOR PLAN

PRELIMINARY

PRELIMINARY



NORTH

DATE	BY	REVISION

GPAC Reduced Scheme

Goulburn Mulwaree Council

Plan-Level1(Ground floor)

02 rev A

project: 21616 print date: 12/06/19
 drawn: checked:
 scale: 1:100 @ A1 + 1:200 @ A3

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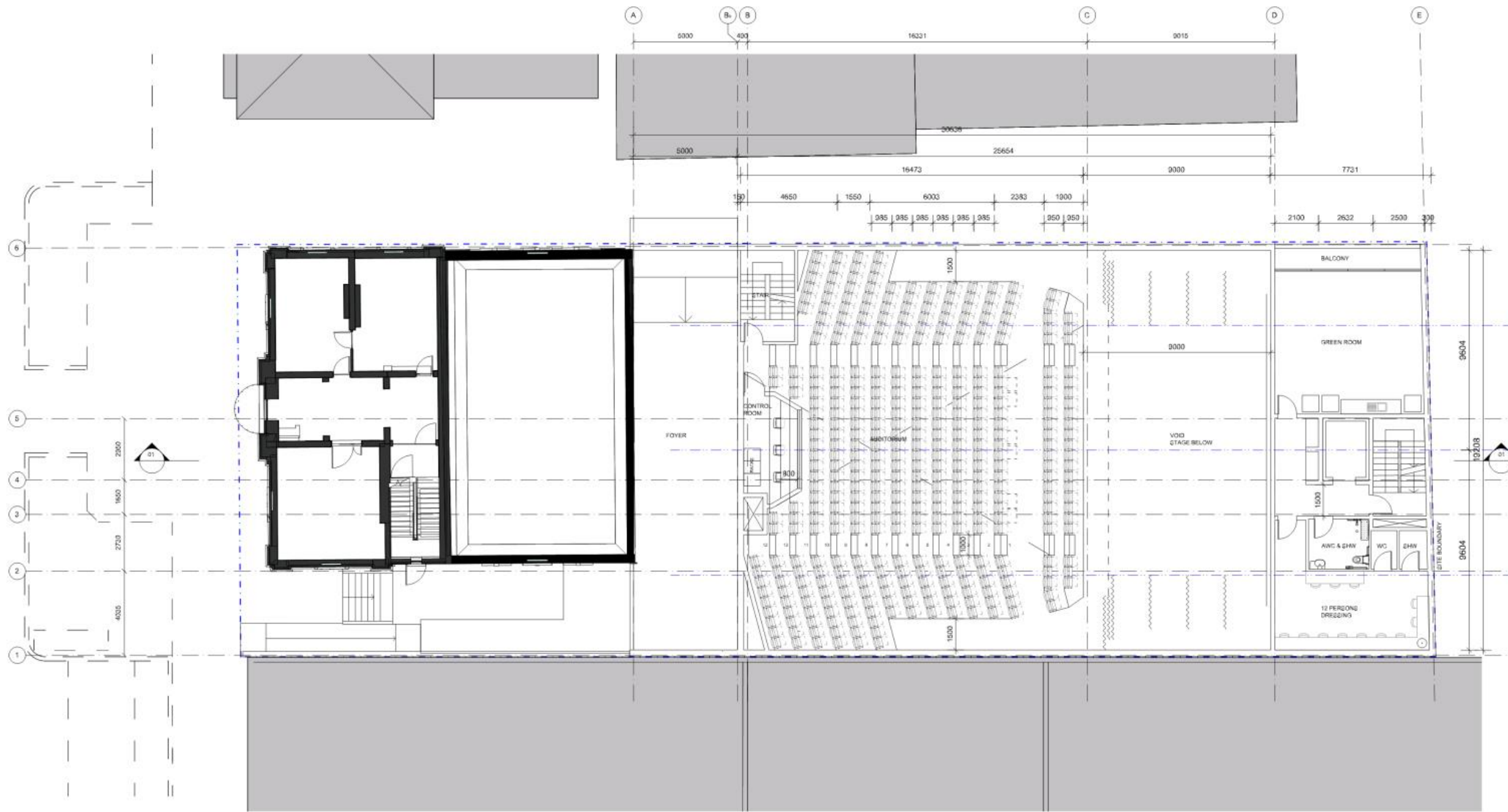
10/10/2018/14/02/002
 AP 1/2018/02 - Reg 2.581
 Gully Hill/02 - Reg 2.581
 Andrew Horth - Reg 2.413

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LEVEL 1 FLOOR PLAN

PRELIMINARY

PRELIMINARY



NUMBER OF SEATS: 380

GPAC Reduced Scheme		
Goulburn Mulwaree Council		
Plan-Level2		
03	rev	A
project : 21616	print date : 12/06/19	
drawn :	checked :	
scale : 1:100 @ A1 + 1:200 @ A3		

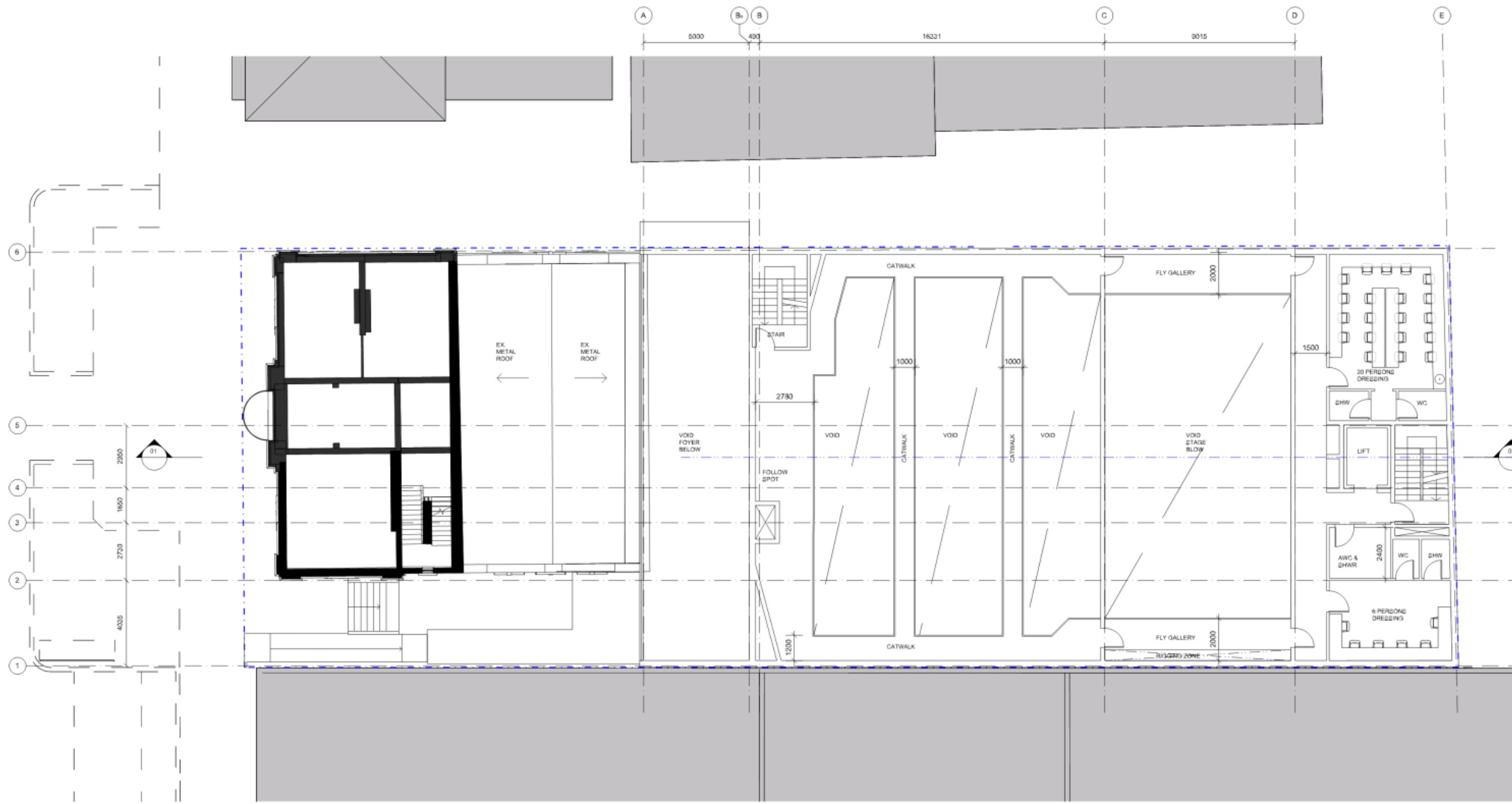
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LEVEL 2 FLOOR PLAN

PRELIMINARY

PRELIMINARY



NO.	DATE	REVISION
A	30/19	Reduced Scheme

GPAC Reduced Scheme

Goulburn Mulwaree Council

Plan-Level3

04 rev A

project: 21916 print date: 12/6/19
 drawn: checked
 scale: 1:100 A1 + 1:200 A3

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LEVEL 3 FLOOR PLAN

PRELIMINARY

