

Extraordinary Meeting of Council

11 November 2020

UNDER SEPARATE COVER ATTACHMENTS

QUEANBEYAN-PALERANG REGIONAL COUNCIL EXTRAORDINARY MEETING OF COUNCIL ATTACHMENTS – 11 November 2020 Page i

Item 5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender

2	QCCP Architectural Drawings - Nov 2020	Attachment 3
	QCCP Landscaping Drawings - Nov 2020	Attachment 4
22	QCCP Images - Nov 2020	Attachment 5
27	QCCP Summary Program	Attachment 6
	QCCP Project Presentation	Attachment 7

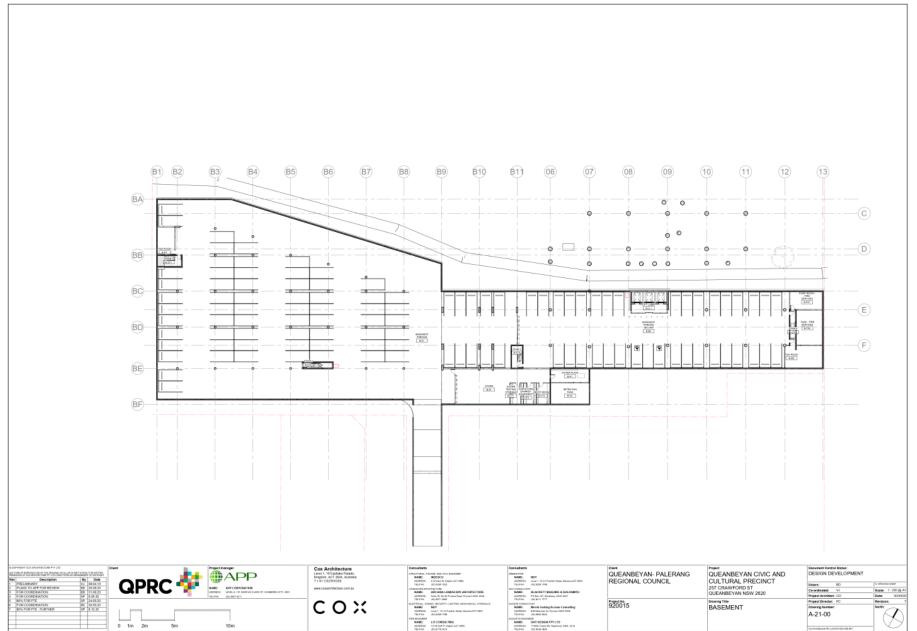
QUEANBEYAN-PALERANG REGIONAL COUNCIL

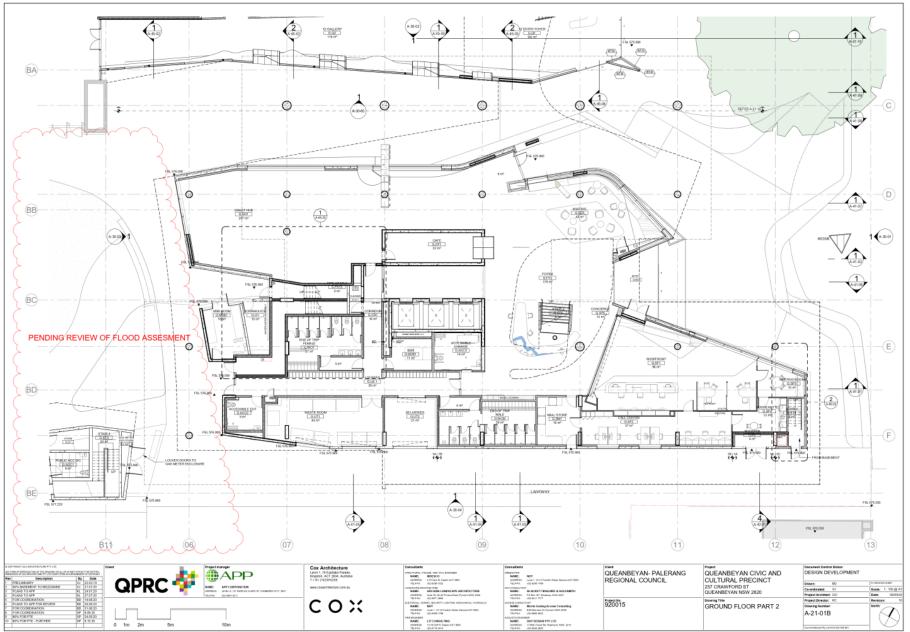
Council Meeting Attachment

11 NOVEMBER 2020

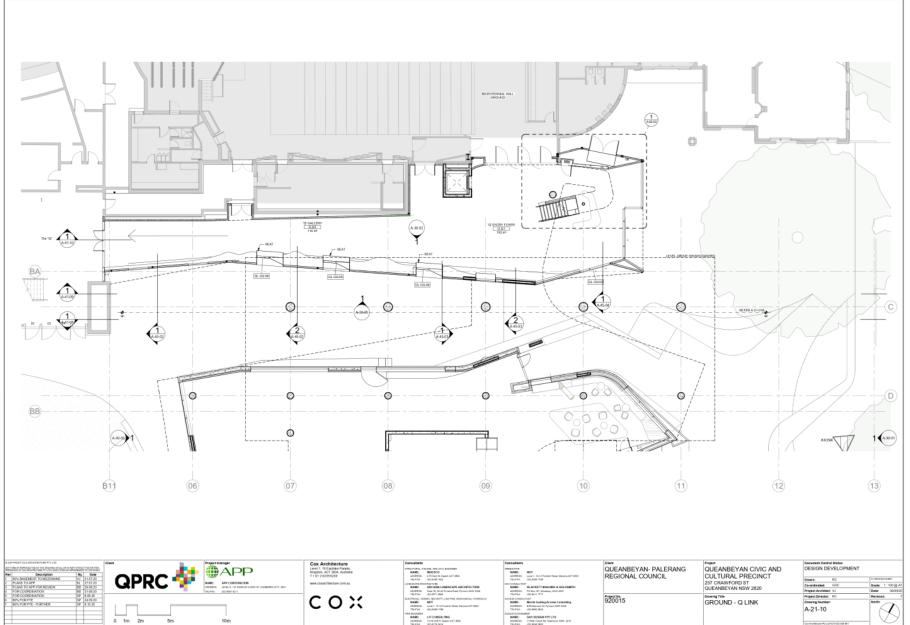
ITEM 5.1 QUEANBEYAN CIVIC AND CULTURAL PRECINCT ISSUE INVITATION TO TENDER

ATTACHMENT 3 QCCP ARCHITECTURAL DRAWINGS - NOV 2020

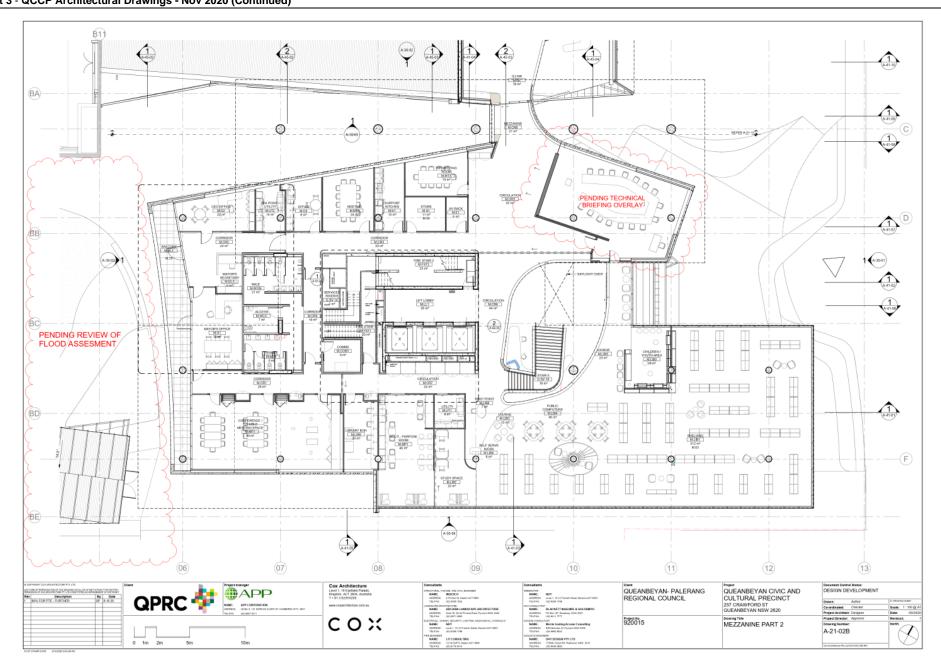




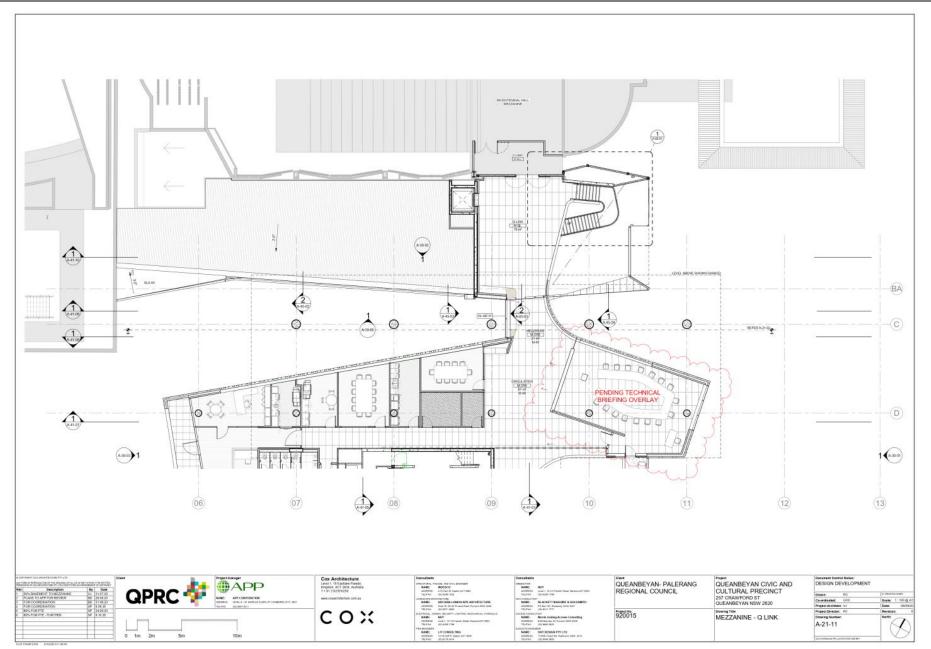
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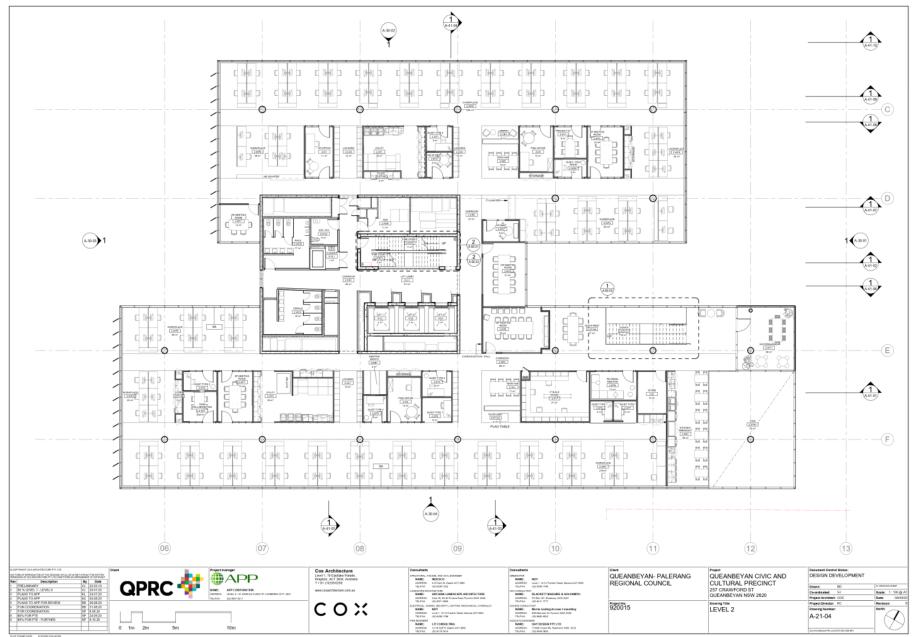
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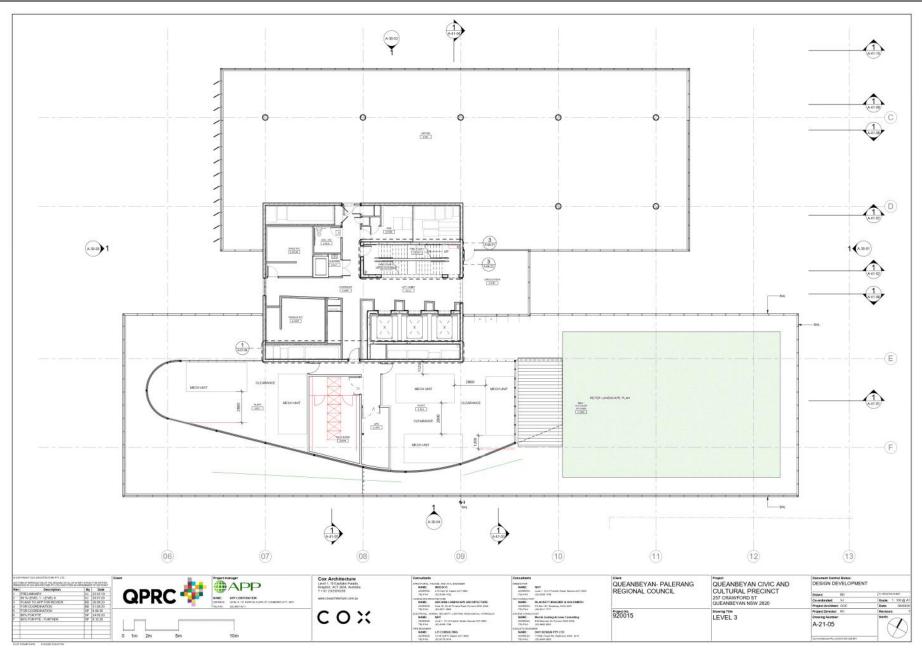


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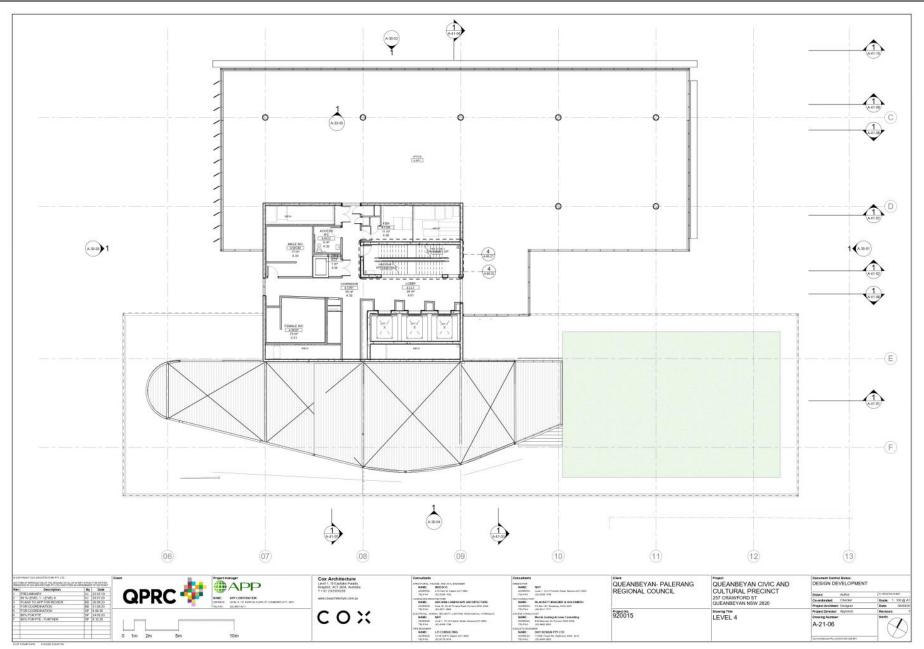


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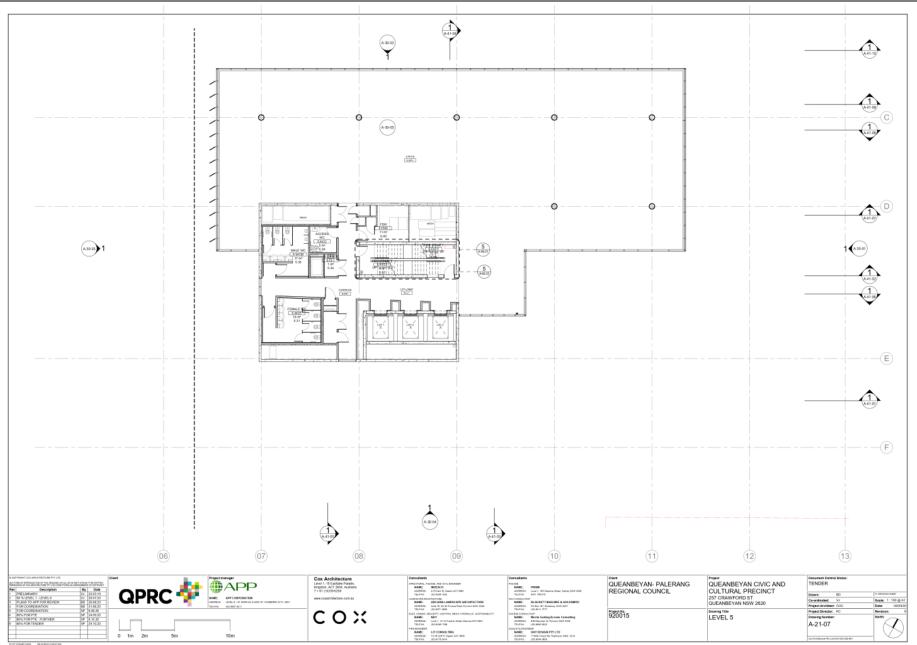


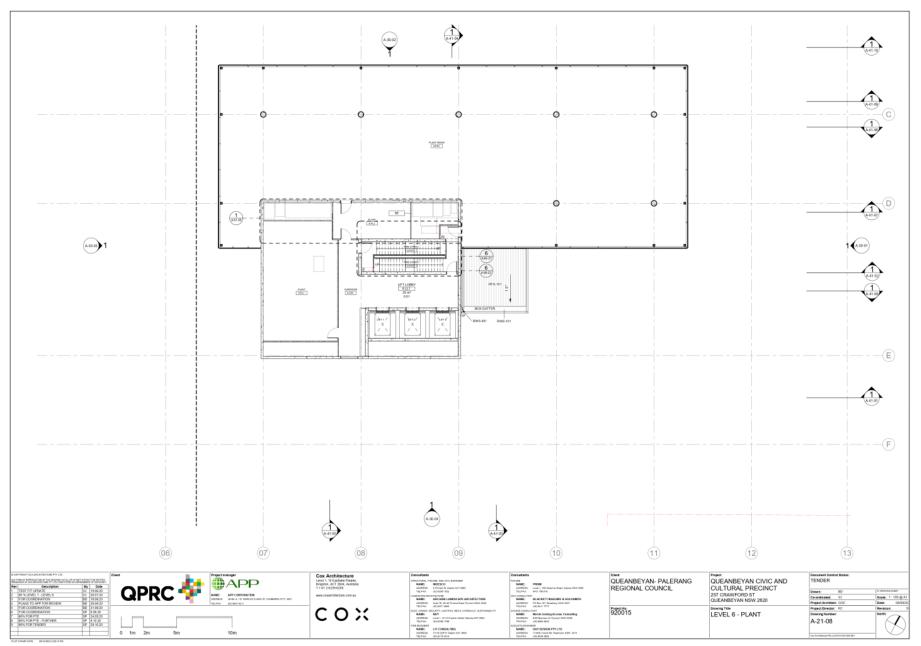


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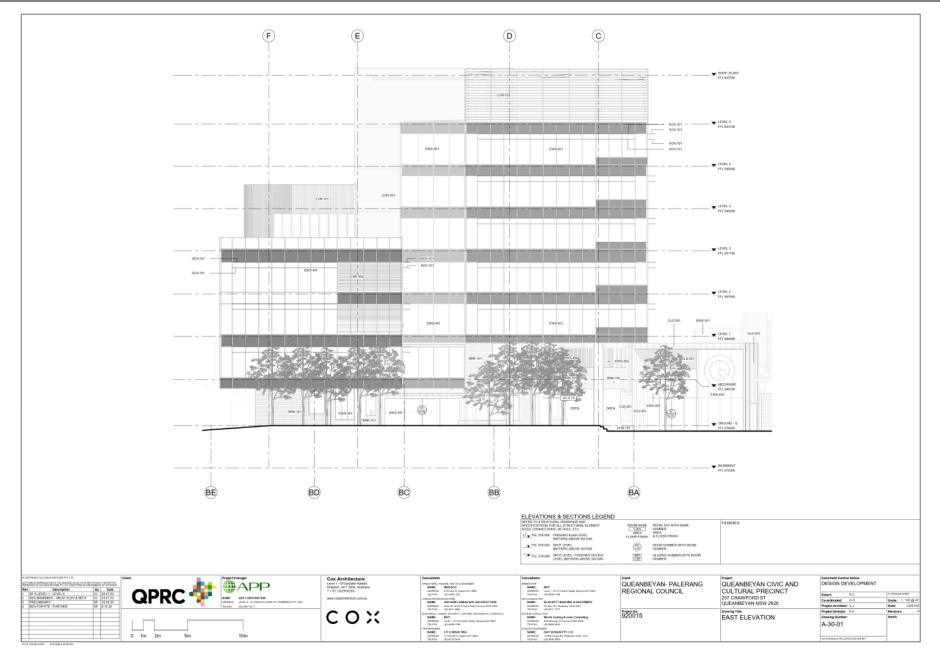
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5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender

Attachment 3 - QCCP Architectural Drawings - Nov 2020 (Continued)



5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender

Attachment 3 - QCCP Architectural Drawings - Nov 2020 (Continued)



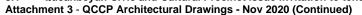
5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender

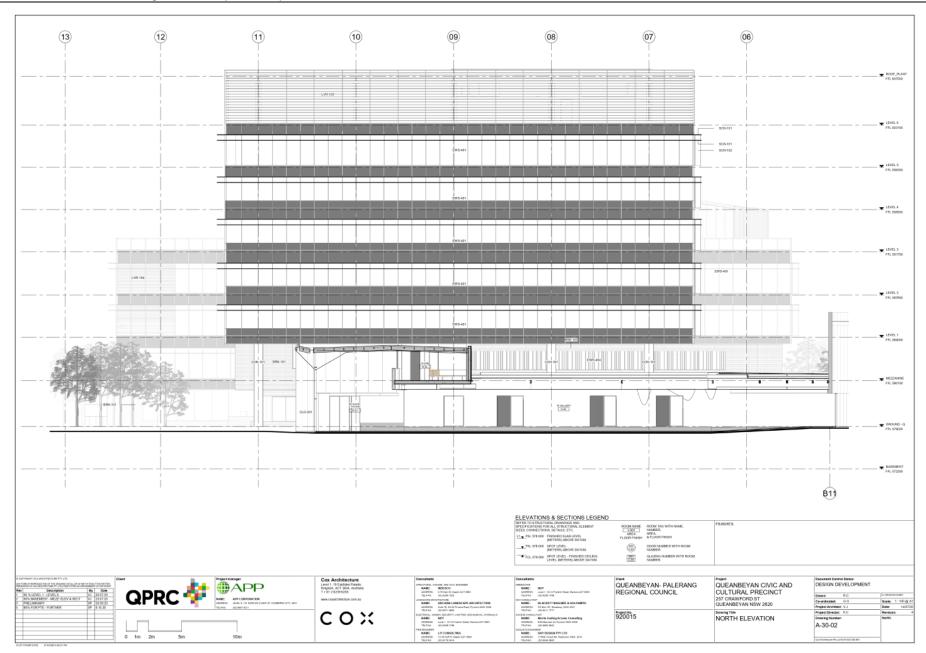
Attachment 3 - QCCP Architectural Drawings - Nov 2020 (Continued)



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Queanbeyan Civic and Cultural Precinct issue invitation to tender 5.1





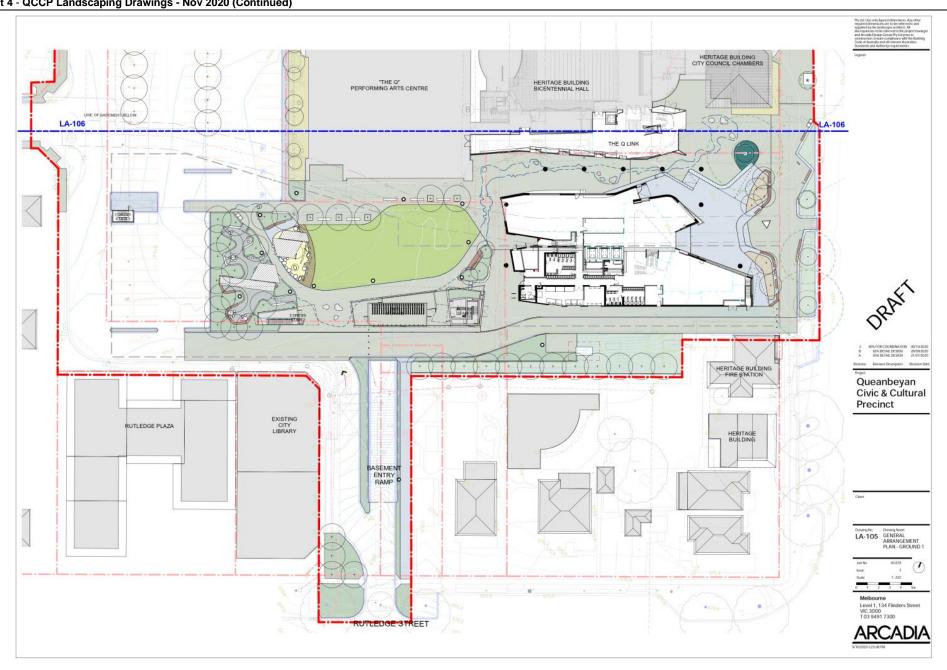
QUEANBEYAN-PALERANG REGIONAL COUNCIL

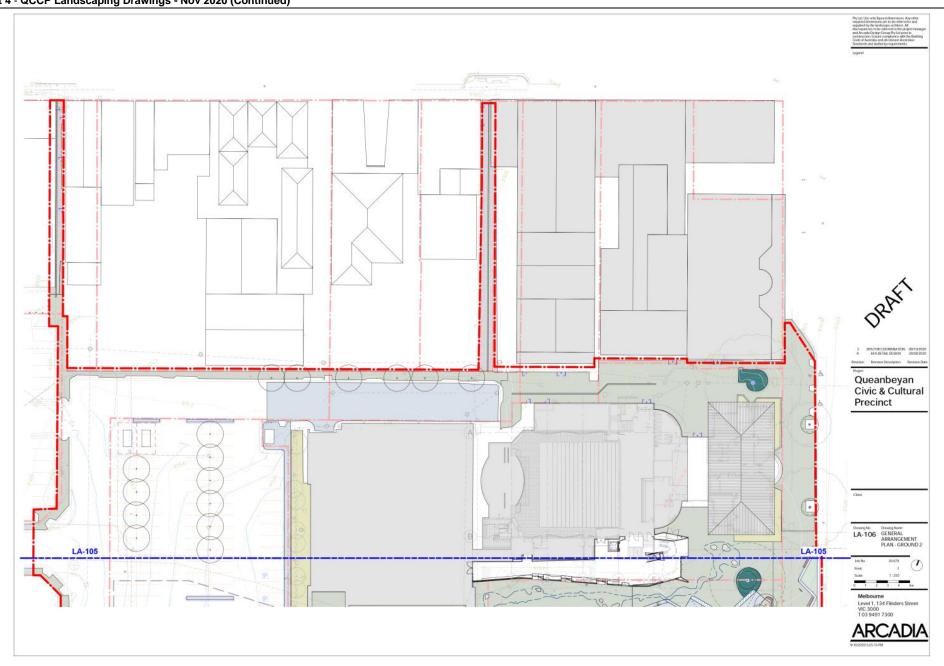
Council Meeting Attachment

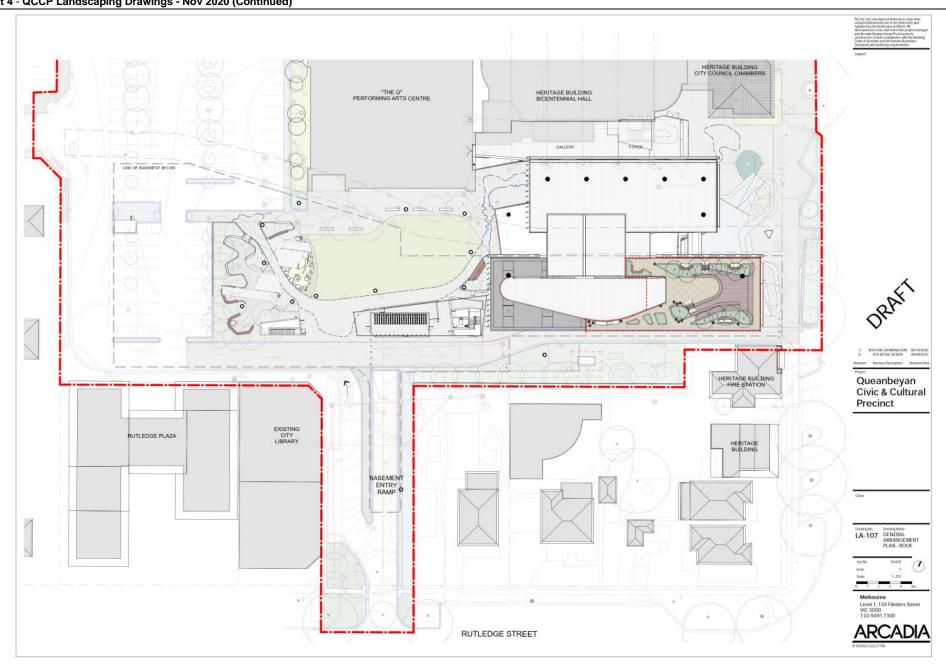
11 NOVEMBER 2020

ITEM 5.1 QUEANBEYAN CIVIC AND CULTURAL PRECINCT ISSUE INVITATION TO TENDER

ATTACHMENT 4 QCCP LANDSCAPING DRAWINGS - NOV 2020







QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

11 NOVEMBER 2020

ITEM 5.1 QUEANBEYAN CIVIC AND CULTURAL PRECINCT ISSUE INVITATION TO TENDER

ATTACHMENT 5 QCCP IMAGES - NOV 2020









QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

11 NOVEMBER 2020

ITEM 5.1 QUEANBEYAN CIVIC AND CULTURAL PRECINCT ISSUE INVITATION TO TENDER

ATTACHMENT 6 QCCP SUMMARY PROGRAM

QUEANBEYAN CIVIC AND CULTURAL PRECINCT										
	0	Task	Task Name	Duration	Start	Finish	Predecessors	2020 2021 2022 2023 2024		
1		Mode 	OVERALL MASTER PROGRAM	771 days?	Mon 16/12/19	Fri 3/02/23				
2			START UP ACTIVITIES & GOVERNANCE	259 days	Mon 16/12/19	Wed 16/12/20		START UP ACTIVITIES & GOVERNANCE		
3		-	Lodegment of Development Application	0 days	Mon 16/12/19	Mon 16/12/19		♦ 16/12		
	×.	->			Thu 23/01/20					
4	~	+	Appointment of Project Manager	0 days				• 23/01		
5	~	-4	Start-up meeting	0 wks	Thu 30/01/20	Thu 30/01/20	4FS+1 wk	₹ 30/01		
6		-4	Council Meetings	226 days	Thu 30/01/20	Wed 16/12/20	5	· · · · · · · · · · · · · · · · · · ·		
7	~	-	26 February 2020	0 days	Wed 26/02/20	Wed 26/02/20		♦ 26/02		
8	~	-	25 March 2020	0 days	Wed 25/03/20	Wed 25/03/20		♦ 25/03		
9	~	-	22 April 2020	0 days	Wed 22/04/20	Wed 22/04/20		♦ 22/04		
10	~	-4	27 May 2020	0 days	Wed 27/05/20	Wed 27/05/20		♦ 27/05		
11	~	-	24 June 2020	0 days	Wed 24/06/20	Wed 24/06/20		♦ 24/06		
12			22 July 2020	0 days	Wed 22/07/20	Wed 22/07/20		♦ 22/07		
13	×.		26 August 2020	0 days	Wed 26/08/20	Wed 26/08/20		♦ 26/08		
14	ľ,	-	23 September 2020	0 days	Wed 23/09/20			♦ 23/09		
	~	->	28 October 2020			Wed 28/10/20				
15		+		0 days				◆ 28/10		
16		-4	25 November 2020	0 days	Wed 25/11/20	Wed 25/11/20		◆ 25/11		
17		-+	16 December 2020	0 days	Wed 16/12/20	Wed 16/12/20		♦ 16/12		
18		-	27 January 2021	0 days	Thu 30/01/20	Thu 30/01/20		♦ 30/01		
19		-	24 February 2021	0 days	Thu 30/01/20	Thu 30/01/20		◆ 30/01		
20	~	-	DETAILED DESIGN TEAM PROCUREMENT	55 days	Thu 30/01/20	Thu 16/04/20		DETAILED DESIGN TEAM PROCUREMENT		
31	+	-	DESIGN	235 days?	Mon 16/12/19	Wed 11/11/20		DESIGN		
32	+		DETAILED DESIGN	235 days?	Mon 16/12/19	Wed 11/11/20		DETAILED DESIGN		
33		->	Prepare 50% detailed design	95 days	Wed 8/04/20					
59	·		80% detailed design	58 days	Fri 21/08/20					
76	_	->	-	-	Mon 16/12/19					
0		-+	Development Application & Modification Approvals	205 days?	Wi0f1 16/12/19	wed 30/09/20				
81	-	-	CONTRACTOR PROCUREMENT	197 days	Mon 11/05/20	Wed 3/03/21		CONTRACTOR PROCUREMENT		
		+	CONTRACTOR PROCOREMENT					•		

QF	R	c 🕴		(QUEANE			Regional Council CULTURAL PRECINCT	
							Master P Thu 5		
D	0	Task 1 Mode	Task Name	Duration	Start	Finish	Predecessors		
82	~		Prepare updated procurement strategy	1 wk	Mon 11/05/20	Fri 15/05/20	23FS+60 days	2020 DJFMAMJJJASONDJFMAMJJJASONDJFMAMJJJ 11/05 h15/05	SOND JEMAMJJASOND JEM
83	~	-4	Plan endorsement	1 wk	Mon 18/05/20	Fri 22/05/20	82	18/05 22/05	
84	J		Prepare contractor EOI documentation	3 wks	Fri 22/05/20	Fri 12/06/20	54FS-51 days	22/05 - 12/06	
85			QPRC review	1 wk	Mon 15/06/20	Fri 19/06/20	84	15/06 19/06	
86			Call EOI	17 days	Mon 22/06/20	Tue 14/07/20	85	22/06 🎽 14/07	
87	J	7	Evaluate and recommend shortlist	23 days	Wed 15/07/20	Fri 14/08/20	86	15/07 📥 14/08	
88	*		Papers to be issued prior to Council meeting	0 days			87	14/08	
89	×	-	QPRC approval of EOI Shortlist at Council Meeting	0 wks		Wed 26/08/20		26/08	
05	~	-	a no approval of Eoron bias at council meeting	0 WKS	1100 20100/20	1100 2000/20	ou oro days	• 200	
90		-4	Call RFT to shortlisted tenderers (based on 80% DD)	29 days	Thu 12/11/20	Tue 22/12/20	75	12/11 💼 22/12	
91		-4	Evaluate and identify preferred tenderer	22 days	Mon 11/01/21	Wed 10/02/21	90	11/01 10/02	
92		-4	QPRC endorsement to award contract	10 days	Thu 11/02/21	Wed 24/02/21	91,19	11/02 24/02	
93		-	Execute contract	1 wk	Thu 25/02/21	Wed 3/03/21	92	25/02 3/03	
94		-4	DELIVERY PHASE	470 days	Wed 3/03/21	Fri 3/02/23		•	DELIVERY PHASE
95		-4	CONSTRUCTION	430 days	Wed 3/03/21	Thu 24/11/22	93	J	
162		-	DECANTING & EQUIPMENT COMMISSIONING	40 days	Fri 25/11/22	Fri 3/02/23			DECANTING & EQUIPMENT COMM
164			Project Completion	0 mons	Fri 3/02/23	Fri 3/02/23	163		♦ 3/02
APP C	orpora	ation					Pa		

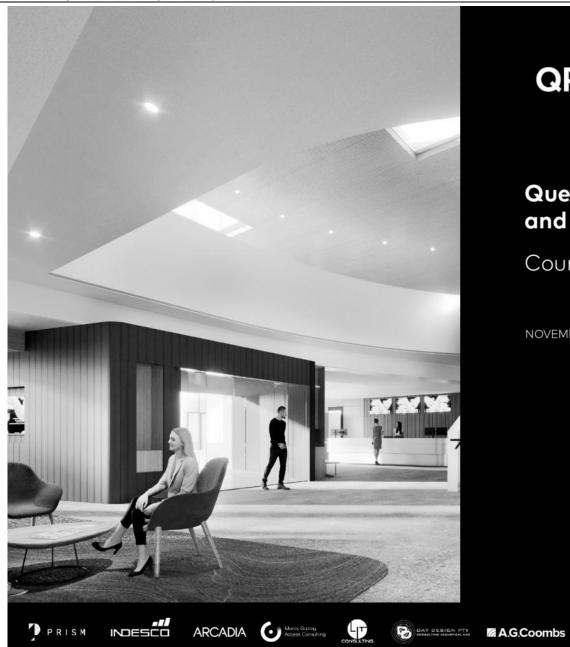
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

11 NOVEMBER 2020

ITEM 5.1 QUEANBEYAN CIVIC AND CULTURAL PRECINCT ISSUE INVITATION TO TENDER

ATTACHMENT 7 QCCP PROJECT PRESENTATION





Queanbeyan Civic and Cultural Precinct

Council Presentation

DONALD CANT WATTS CORKE

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Norman Disney& Young

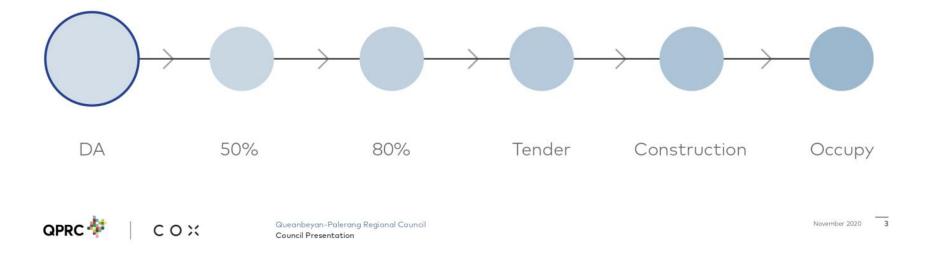
BLACKETT MAGUIRE+ BOLDSMITH

NOVEMBER 2020



Project Status





Project Status



Design Development

Key aspects of Design Development since 50% issue include:

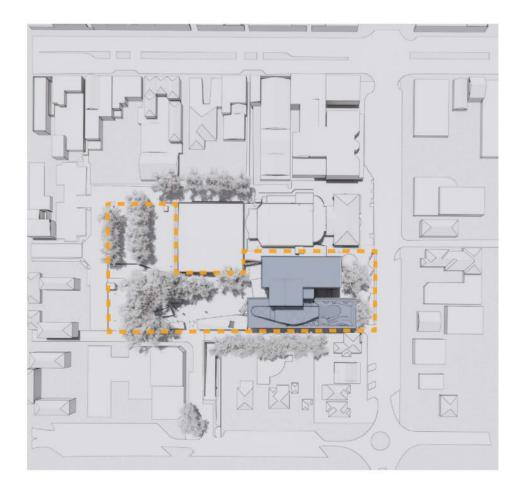
- INCREASED SCOPE AND DEVELOPMENT OF LANDSCAPE CONCEPT AND DESIGN DETAIL
- REVIEW OF INTERNAL MATERIALITY TO INCREASE SENSE OF 'WARMTH'
- BRIEF DEVELOPMENT FOR THE FUTURE COUNCIL CHAMBER / BOARDROOM
- OPPORTUNITIES FOR ART INTEGRATION
- TECHNICAL RESOLUTION



Queanbeyan Civic and Cultural Precinct -Council Presentation



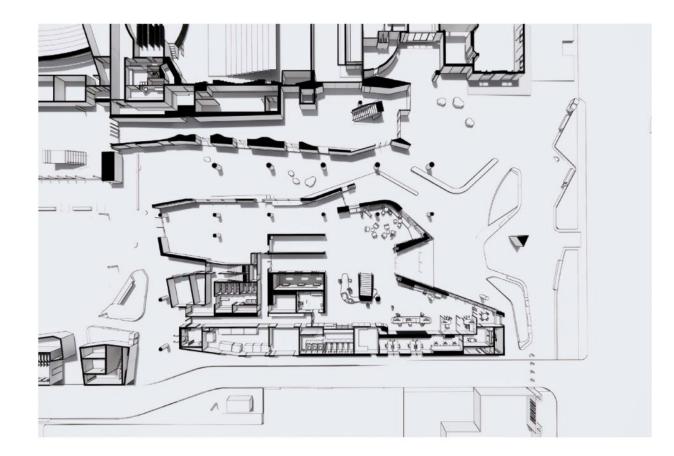
Site Plan



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Ground Plan



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Ground Plan

Urban Circulation



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Queanbeyan Civic and Cultural Precinct -Council Presentation

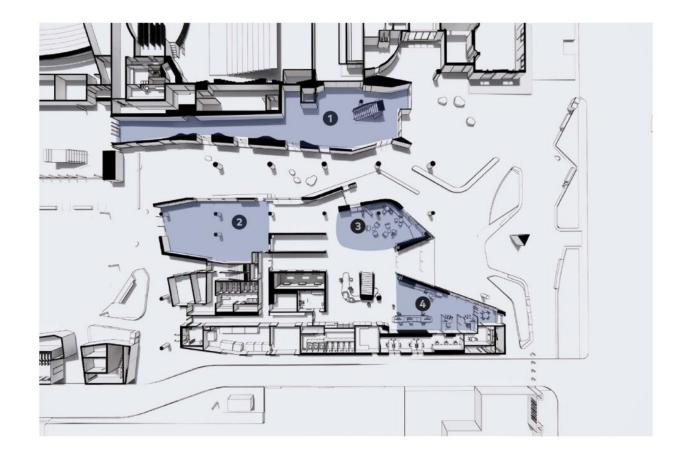
Ground Plan

Public Uses

: Q-Link/Gallery
 : Smart Hub/Future restaurant

3 : Library Reading Area/Lounge

4 : Shopfront



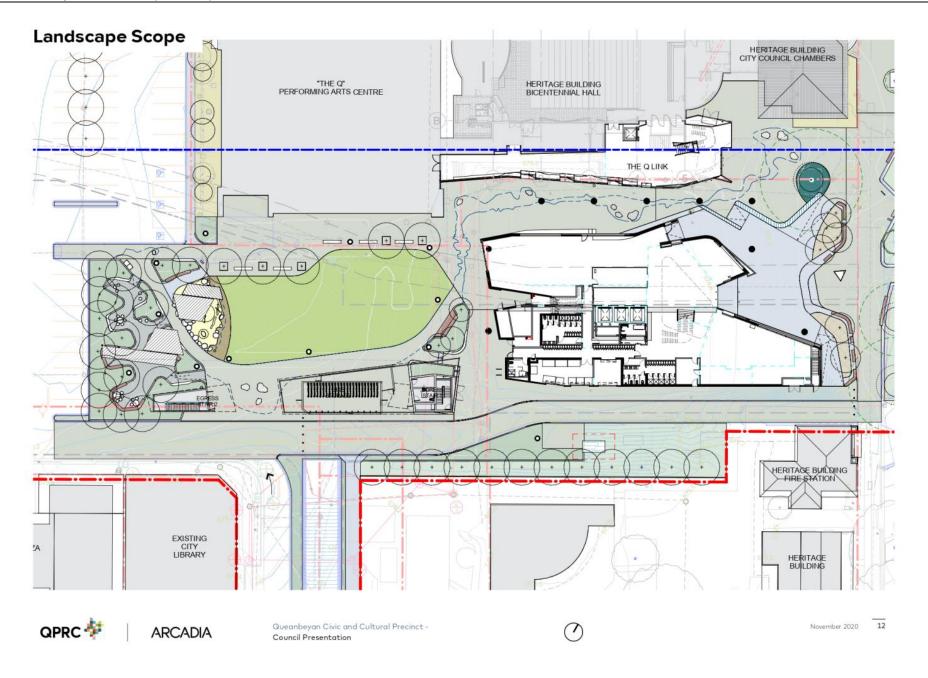
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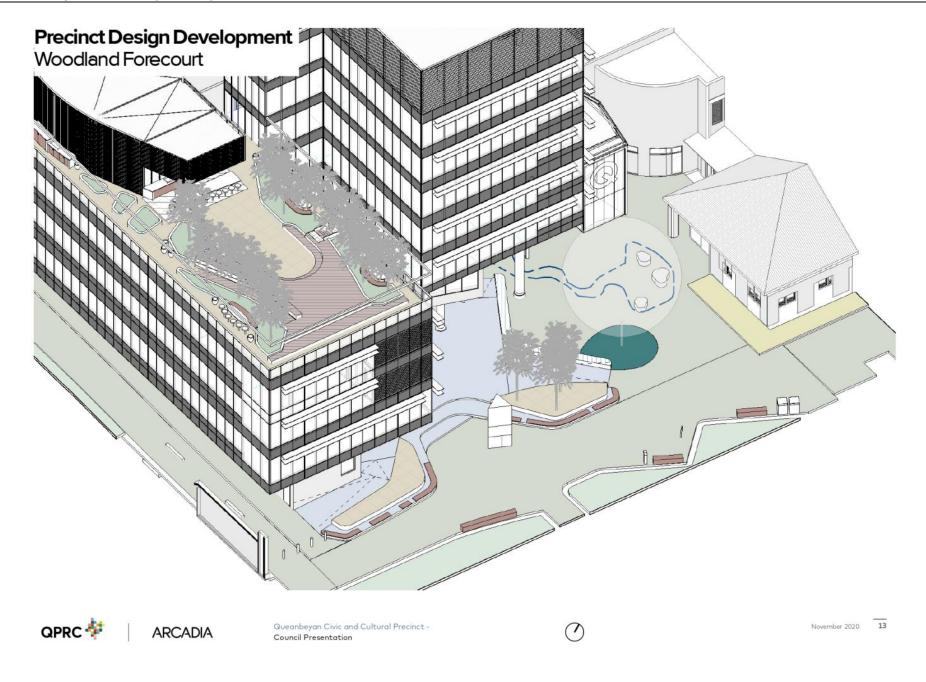
Queanbeyan Civic and Cultural Precinct -Council Presentation

5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender Attachment 7 - QCCP Project Presentation (Continued)



Queanbeyan Civic and Cultural Precinct -Council Presentation





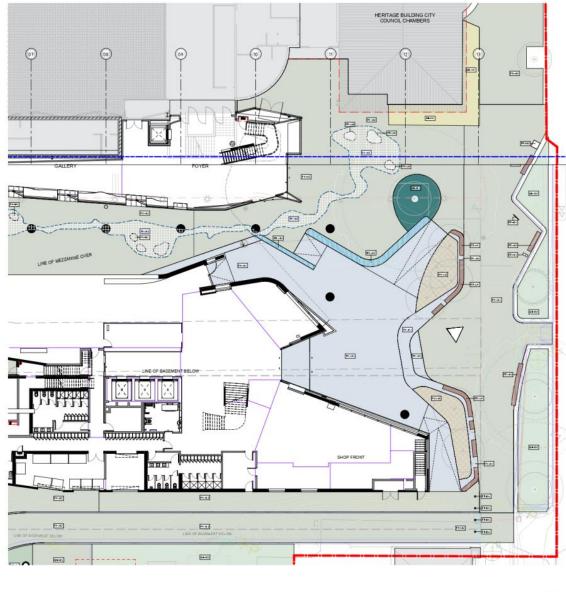
Precinct Design Development Woodland Forecourt



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Queanbeyan Civic and Cultural Precinct -Council Presentation \bigcirc

Precinct Design Development Woodland Forecourt



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ARCADIA

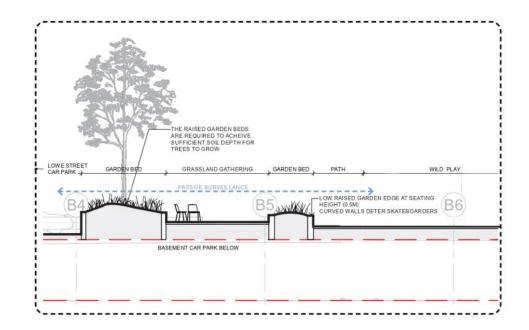
Queanbeyan Civic and Cultural Precinct -Council Presentation

5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender Attachment 7 - QCCP Project Presentation (Continued)



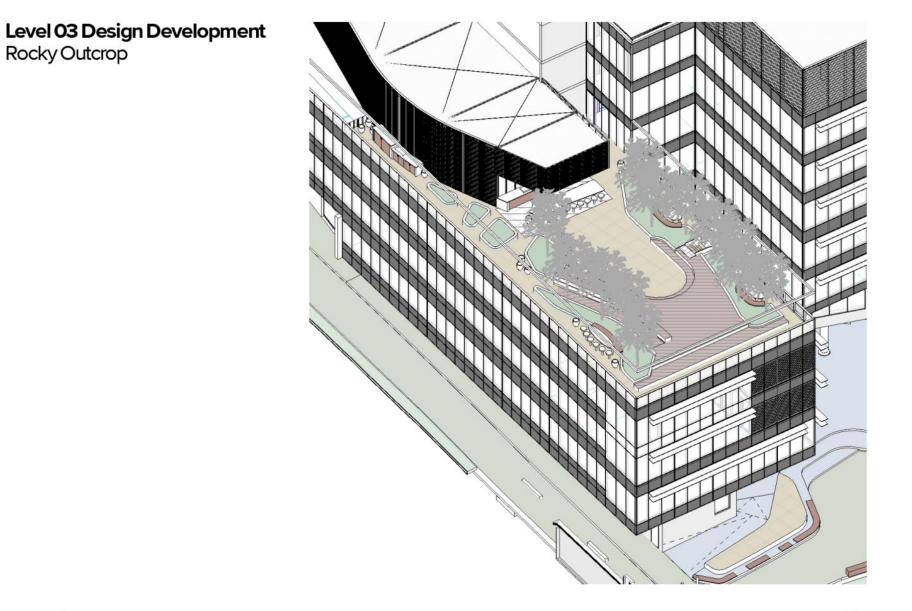


Precinct Design Development Native Grassland - Surveillance



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Queanbeyan Civic and Cultural Precinct -Council Presentation



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ARCADIA

Queanbeyan Civic and Cultural Precinct -Council Presentation

Level 03 Design Development Rocky Outcrop







ARCADIA

Queanbeyan Civic and Cultural Precinct -Council Presentation \bigcirc

Crawford Street











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Queanbeyan Civic and Cultural Precinct -Council Presentation

Laneway







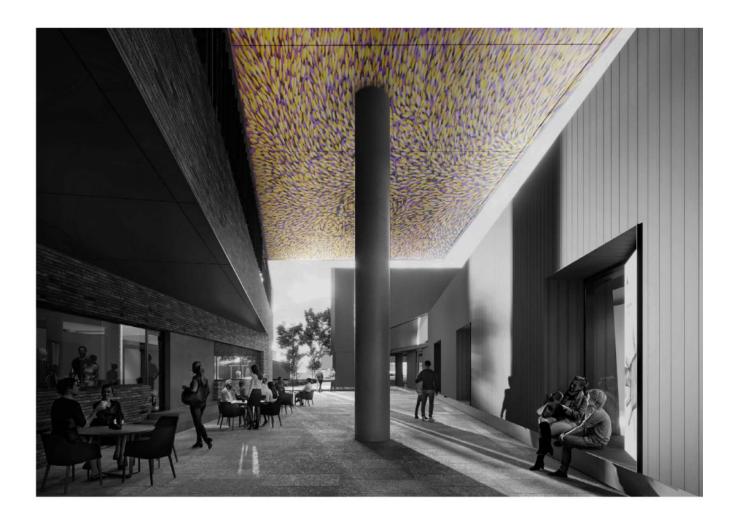




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Queanbeyan Civic and Cultural Precinct -Council Presentation

Art Integration



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Cultural Plaza













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Queanbeyan Civic and Cultural Precinct -Council Presentation

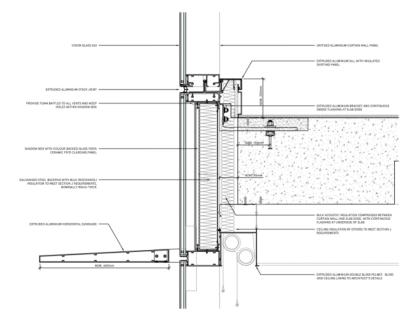
Art Integration

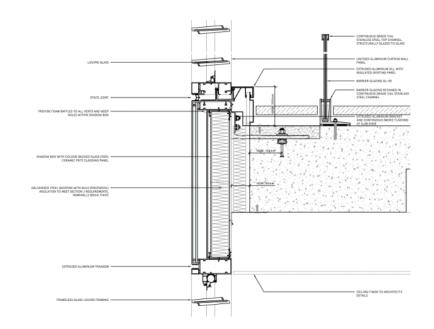


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Queanbeyan Civic and Cultural Precinct -Council Presentation

Technical Development



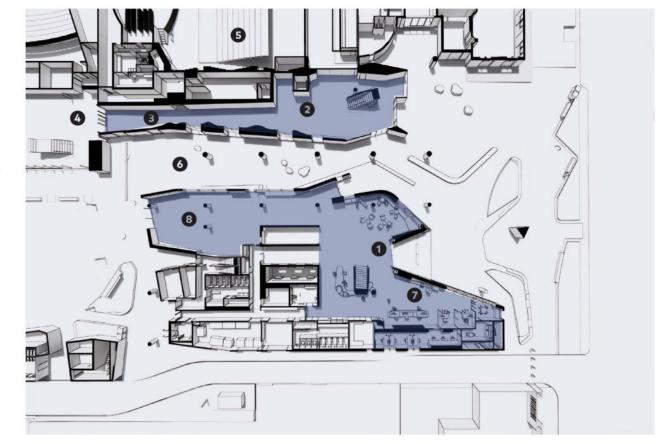


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Queanbeyan Civic and Cultural Precinct -Council Presentation

Main Building Foyer

- 1 : Main Building Entry
- 2 : Q-Link Foyer 3: Gallery Link
- 4: The Q
- 5 : Bicentennial Hall
- 6 : Laneway
- 7: Shopfront
- 8: Smart Hub/Future Restaurant



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Main Building Foyer













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Queanbeyan Civic and Cultural Precinct -Council Presentation

Main Building Foyer











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Queanbeyan Civic and Cultural Precinct -Council Presentation

Q-Link





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Queanbeyan Civic and Cultural Precinct -Council Presentation

Mezzanine

: Executive Offices

2 : Meeting Room/Future Council Chamber

3 : Library

🚯 : Bicentennial Hall Link



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Mezzanine





Queanbeyan Civic and Cultural Precinct -Council Presentation

Closed



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Open



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Extended



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Extended Cocktail



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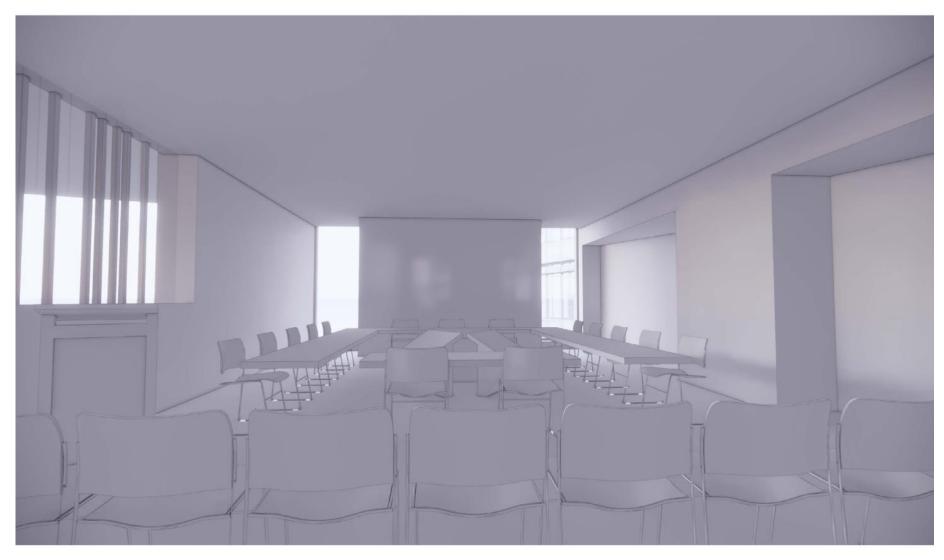
Queanbeyan Civic and Cultural Precinct -Council Presentation





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Queanbeyan Civic and Cultural Precinct -Council Presentation



Meeting Room/Civic Reception/Future Chamber - Extended

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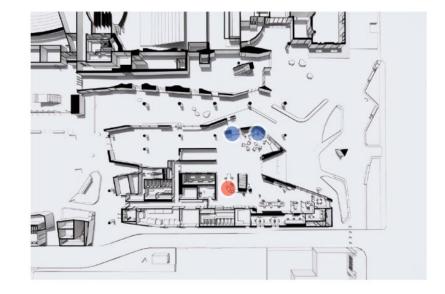
Queanbeyan Civic and Cultural Precinct -Council Presentation

Art Integration - Artwork Opportunities





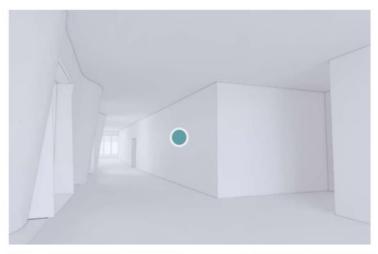
Ground Floor



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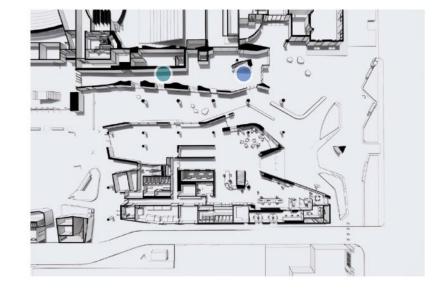
Queanbeyan Civic and Cultural Precinct -Council Presentation

Art Integration - Artwork Opportunities





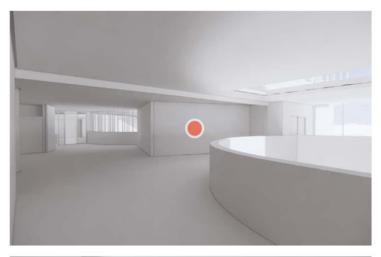
Ground Floor



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Art Integration - Artwork Opportunities





Mezzanine



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Queanbeyan Civic and Cultural Precinct -Council Presentation

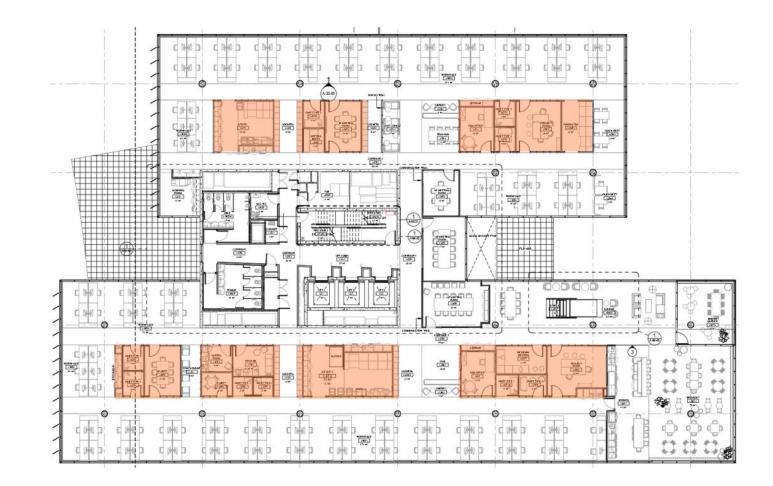
5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender Attachment 7 - QCCP Project Presentation (Continued)



Workplace Overview

Level 1

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Queanbeyan Civic and Cultural Precinct -Council Presentation

Workplace Overview

Level 2

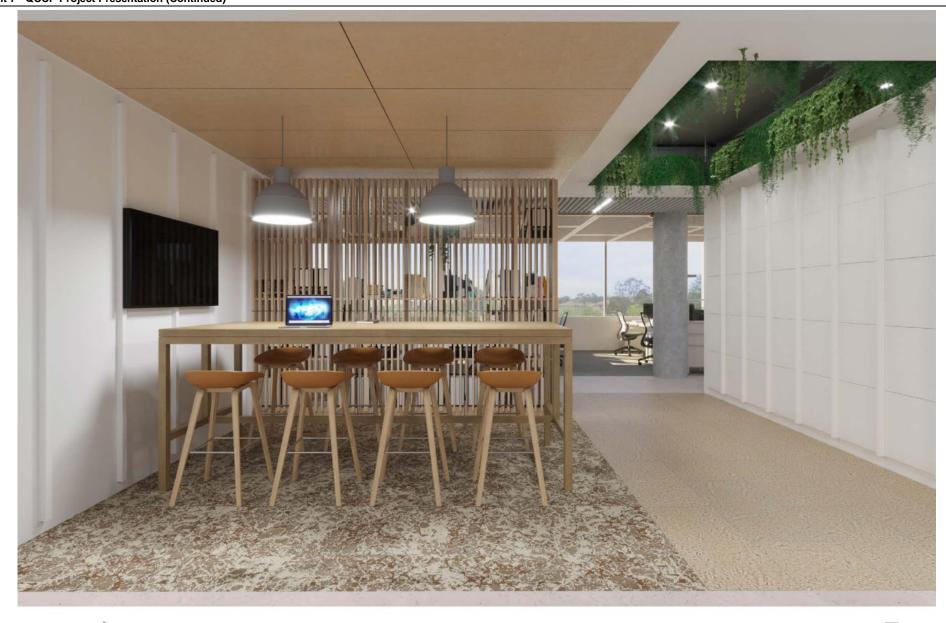
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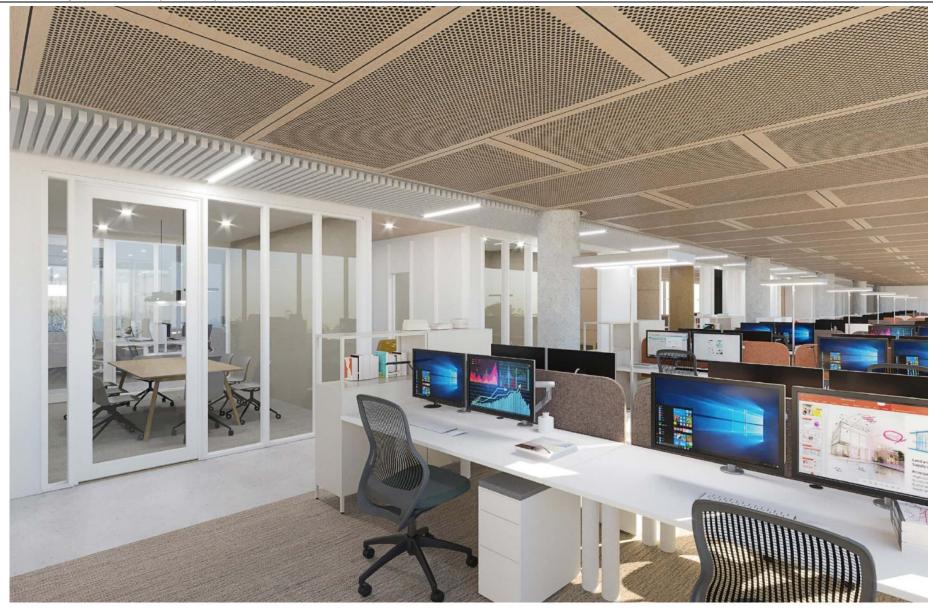
Queanbeyan Civic and Cultural Precinct -Council Presentation



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Queanbeyan Civic and Cultural Precinct -Council Presentation

5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender Attachment 7 - QCCP Project Presentation (Continued)



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Queanbeyan Civic and Cultural Precinct -Council Presentation

5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender Attachment 7 - QCCP Project Presentation (Continued)



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Queanbeyan Civic and Cultural Precinct -Council Presentation

Sustainability Measures

- Target min 5 star NABERS rating
- Rainwater retention and reuse systems
 - Landscape irrigation
- Reduction of heat island effect through green roof and roof design
- Active and public transport systems
- Material lifecycle Assessment
- Target high benchmark demolition and construction waste
- Ongoing waste management 6 bin system
- Climate adaptation plan heating , cooling , flooding
- Best practice material selection
 - Ultra low VOC product selection
 - High level natural daylighting
 - Low Glare / individual Task lighting
- PV system with potential battery backup systems.



Queanbeyan Civic and Cultural Precinct -Council Presentation

80% Design Development Cost Estimate

Item	50% Design Development		Pre Tender Estimate	
	Value	Percentage	Value	Percentage
Professional Fees	\$4,304,000	6%	\$4,117,860	6%
Construction	\$63,169,197	84%	\$62,924,757	84%
Contingencies	\$4,560,000	6%	\$4,529,000	6%
Previous expenditure & other	\$2,802,803	4%	\$3,275,267	4%
Total	\$74,836,000	100%	\$74,846,884	100%

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Queanbeyan Civic and Cultural Precinct -Council Presentation





QCCP Spaces:	
Community	34,693,155
Council Administration	19,586,365
NSW Government Commercial	14,595,130
Commercial	5,972,234
QA Estimate of Costs	74,846,884

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Queanbeyan Civic and Cultural Precinct -Council Presentation

UPDATED

Project Budget



Total Project Budget	74,847,000	
Capital Funding		
Grant - NSW State Library	500,000	
Grant - Being sourced	1,423,000	
Net Cost	72,924,000	
Capital Financing		
TCorp	52,357,000	
Commercial Loan	20,567,000	
Total Finance	72,924,000	
Property Sales	6,956,000	



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Loan Servicing



TCorp P&I repayments over 20 years	3,238,000
Commercial P&I repayments over 30 years	1,049,000
Annual Repayments	4,287,000
Source of Funding:	
Merger and Procurement Savings	2,176,000
Cost Attribution (water, sewer, waste)	1,071,000
Lease income	1,040,000
P&I Repayments	4,287,000



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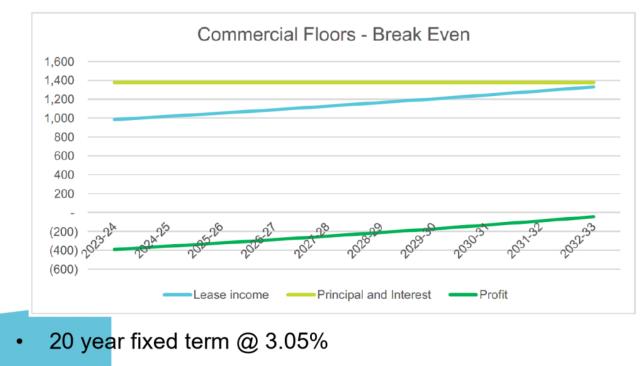
Breakeven on Commercial Area \$20.6m



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Breakeven on Commercial Area \$20.6m



NSW Govt: \$460 / sqm + carparking

QPRC 🐓 | co×

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UPDATED

Progression of Cost Estimates



		Design Version	
	Lowe Street - 2017	Business Case - 2019	Pre-tender - 2020
Building GFA (m2)	7250	9206	9150
Public domain	ind	ind	incl
QRPC admin	ind	ind	incl
Community	excl	ind	incl
Library	excl	ind	incl
Commercial / expansion	excl	ind	incl
Government Tenant	ind	ind	incl
Additional public car parking	excl	ind	incl
Desing fees	\$ excl	\$ incl	\$ incl
Contingency	Ş excl	\$ incl	Ş incl
Cost estimate	\$42M	\$74.847M	\$74.847M

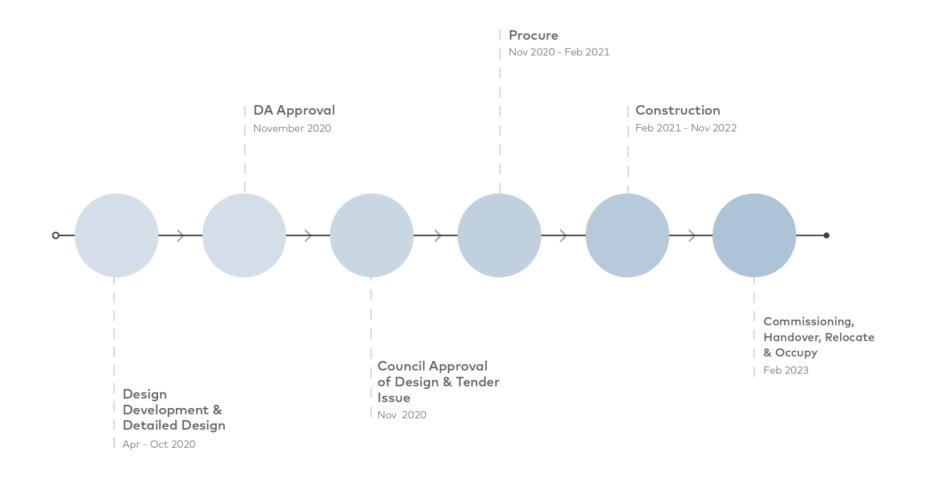


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NSW Regional Tenancy Estimates

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Program & Process



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Procurement Process

Item	Timeframe	
Expression of Interest	Complete	
Council approval to shortlist tender panel	Complete	
Pre-tender information package issued to tenderers	2 November 2020	
Council Workshop	4 November 2020	
Council approval to proceed to tender	11 November 2020	
Tender Period	12 November – 23 December 2020	
Tender Evaluation Complete	5 February 2021	
Council approval of preferred tenderer	24 February 2021	



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