



# **Extraordinary Meeting of Council**

**11 November 2020**

**UNDER SEPARATE COVER  
ATTACHMENTS**



**QUEANBEYAN-PALERANG REGIONAL COUNCIL  
EXTRAORDINARY MEETING OF COUNCIL**

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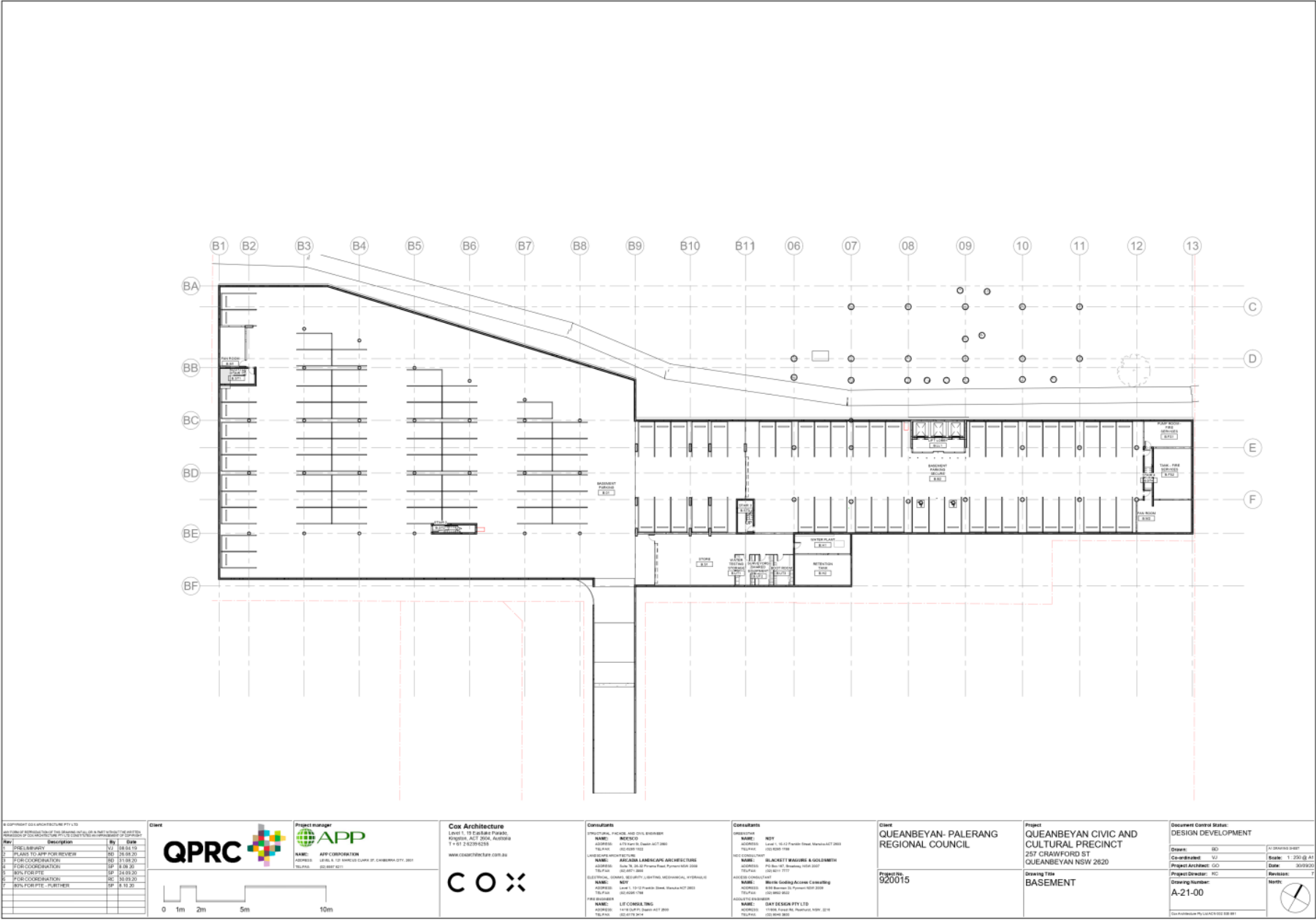
# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

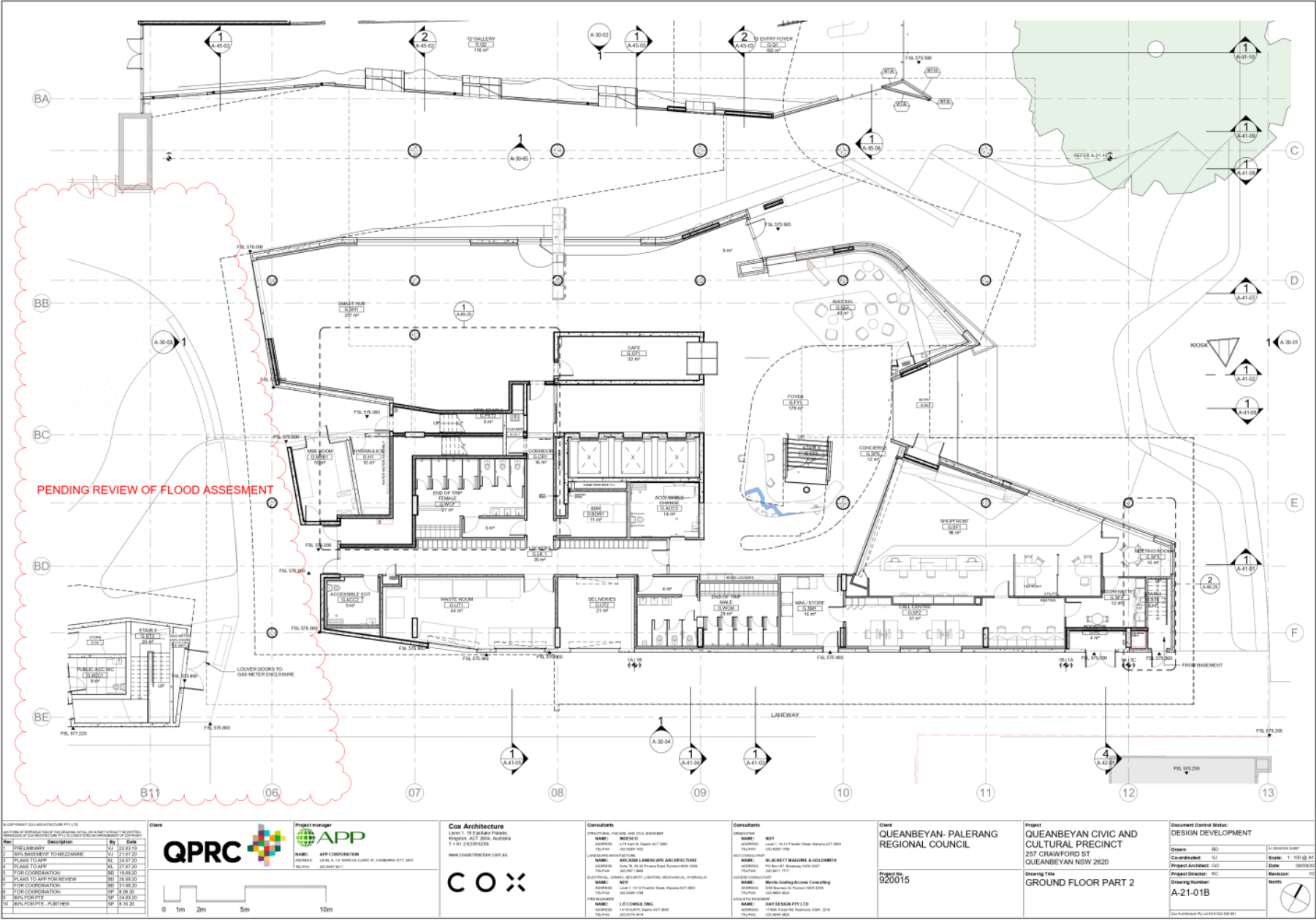
**11 NOVEMBER 2020**

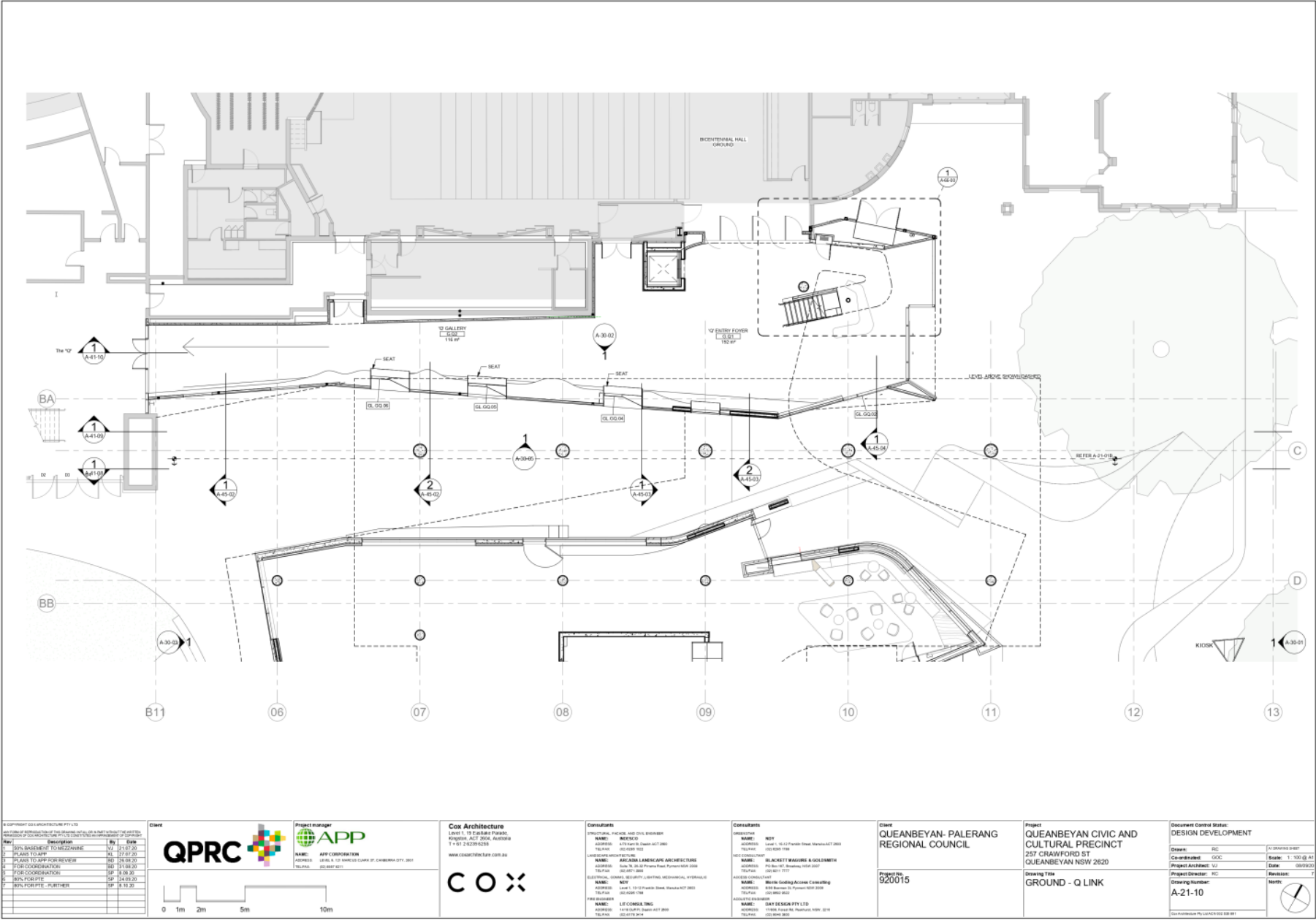
ITEM 5.1 QUEANBEYAN CIVIC AND CULTURAL PRECINCT ISSUE  
INVITATION TO TENDER

ATTACHMENT 3 QCCP ARCHITECTURAL DRAWINGS - NOV 2020

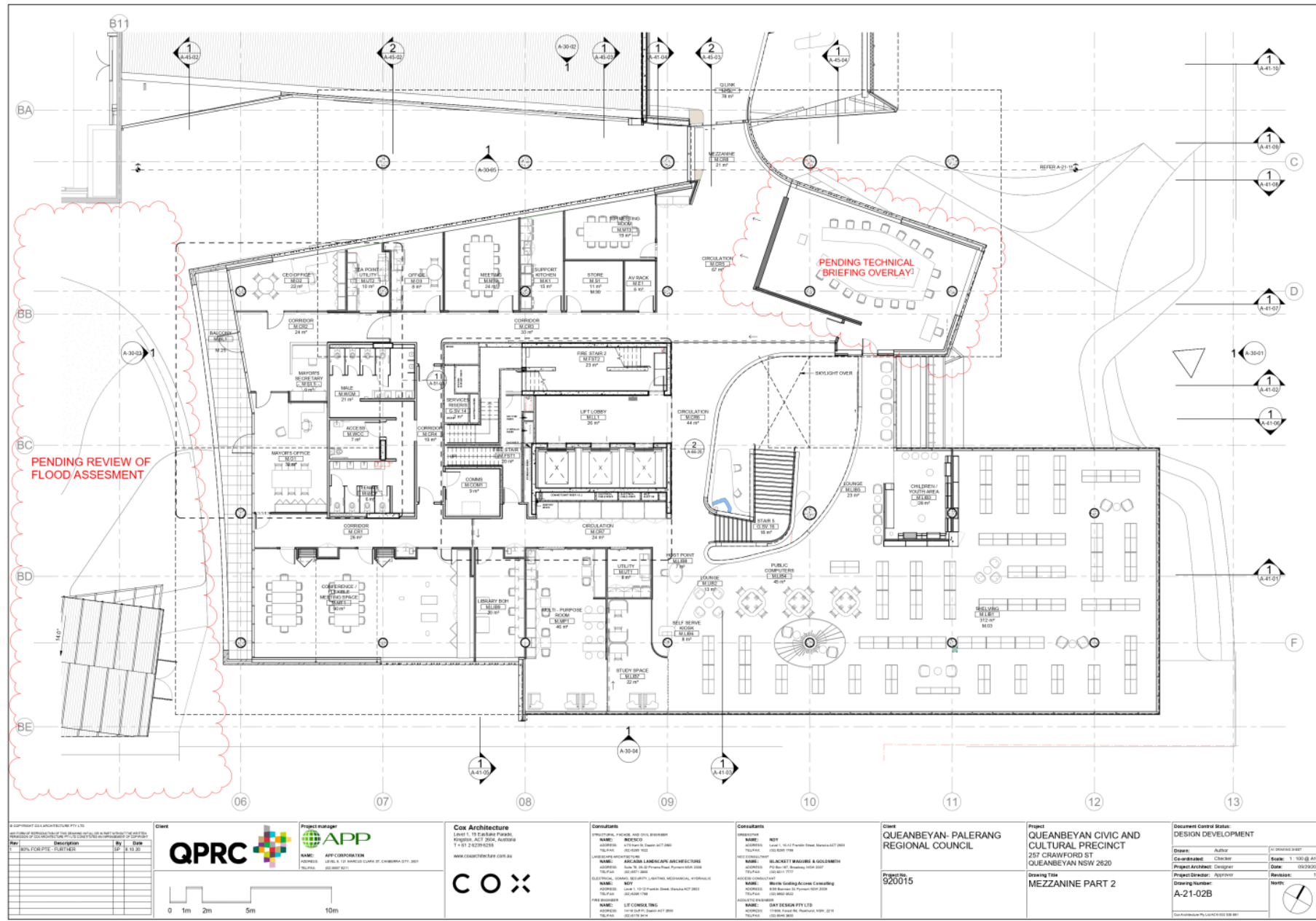


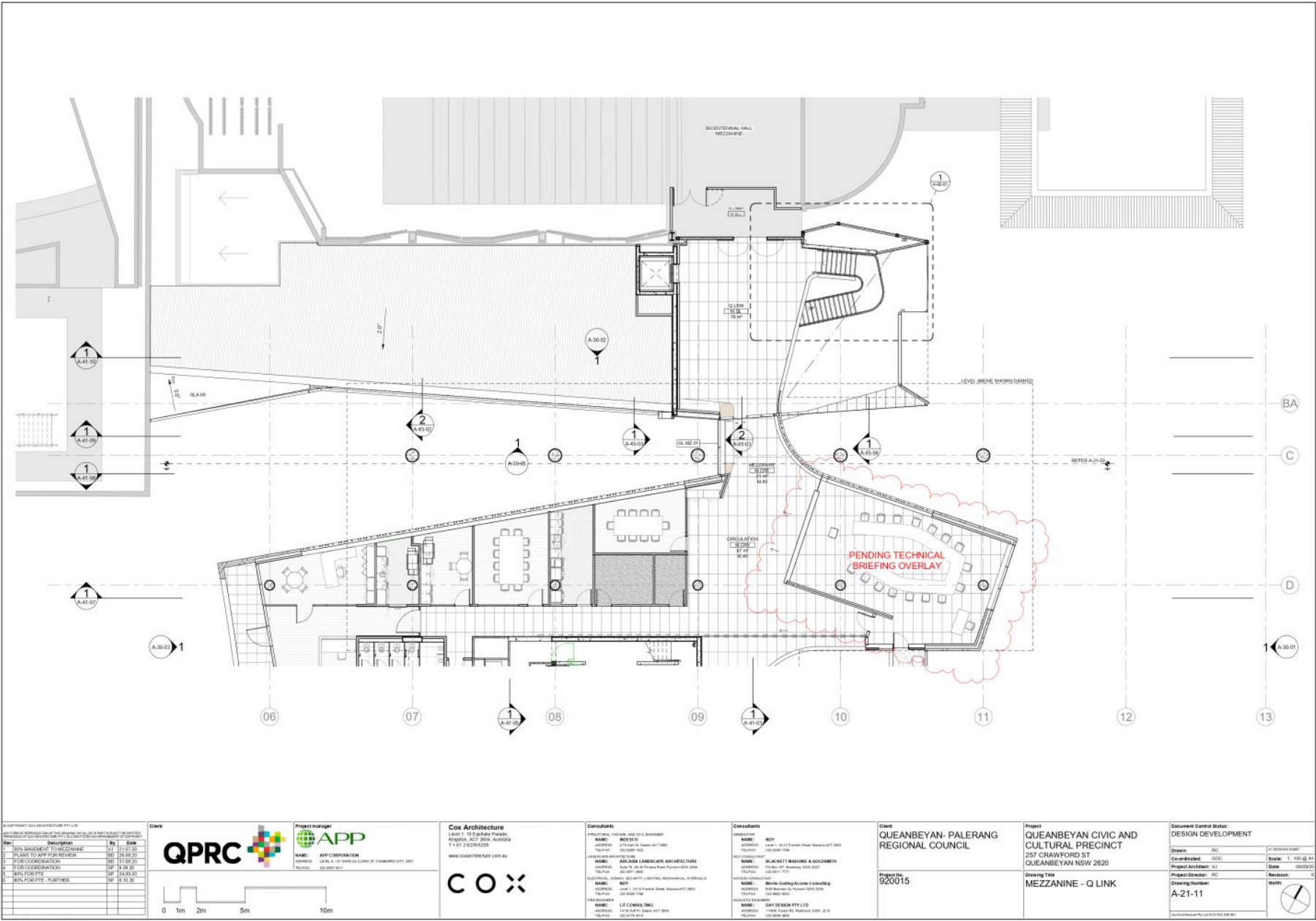
5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender  
Attachment 3 - QCCP Architectural Drawings - Nov 2020 (Continued)



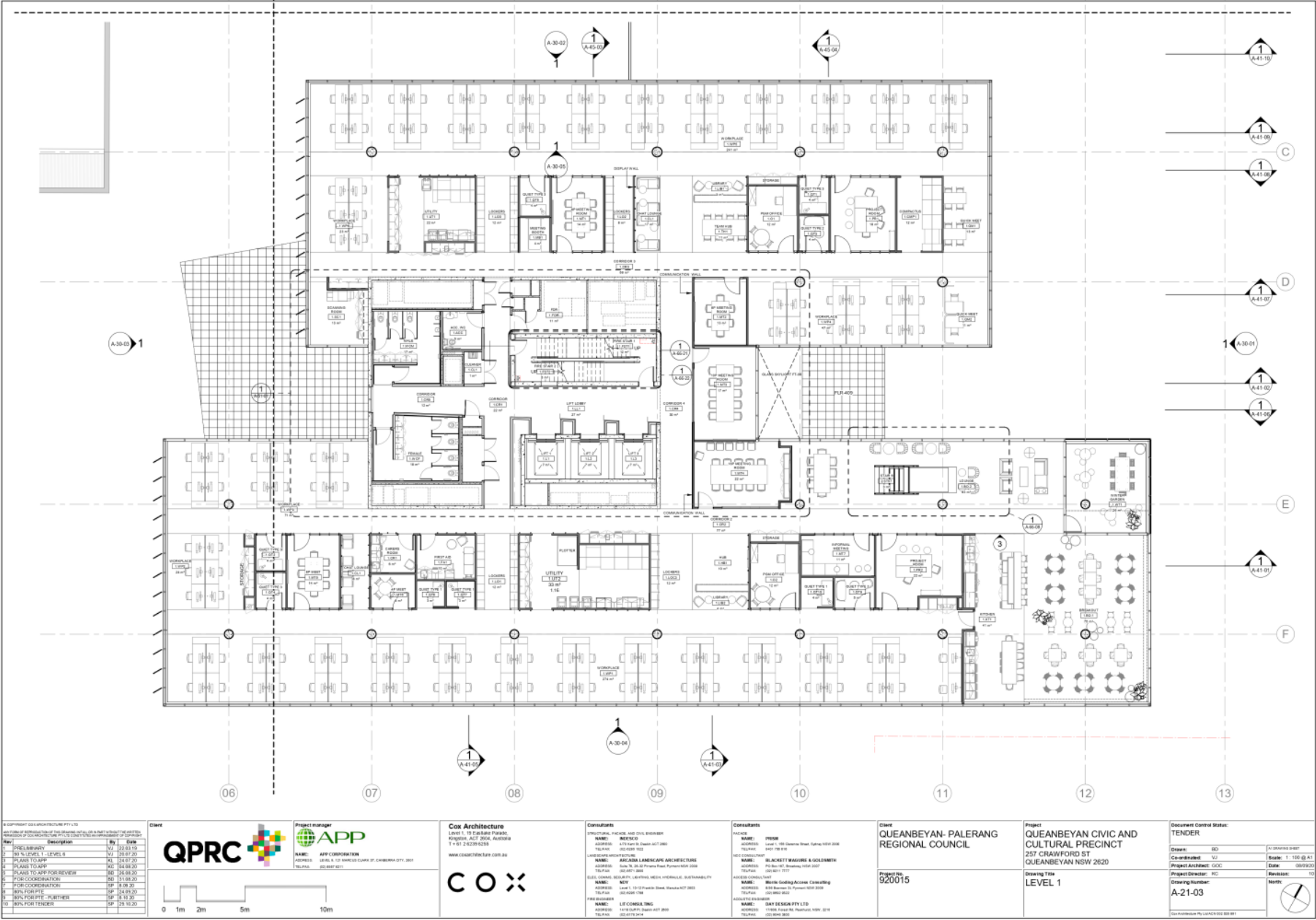


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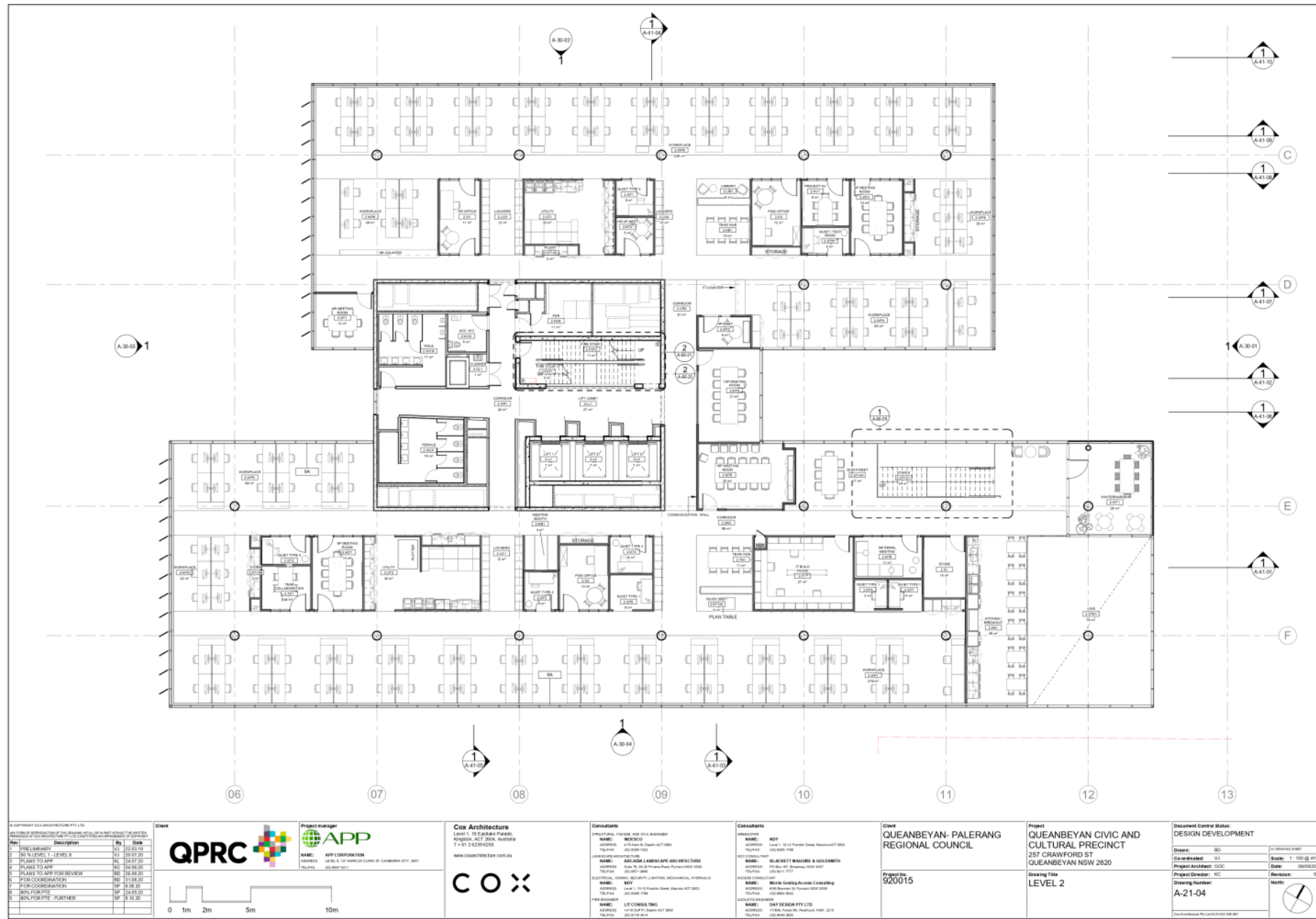




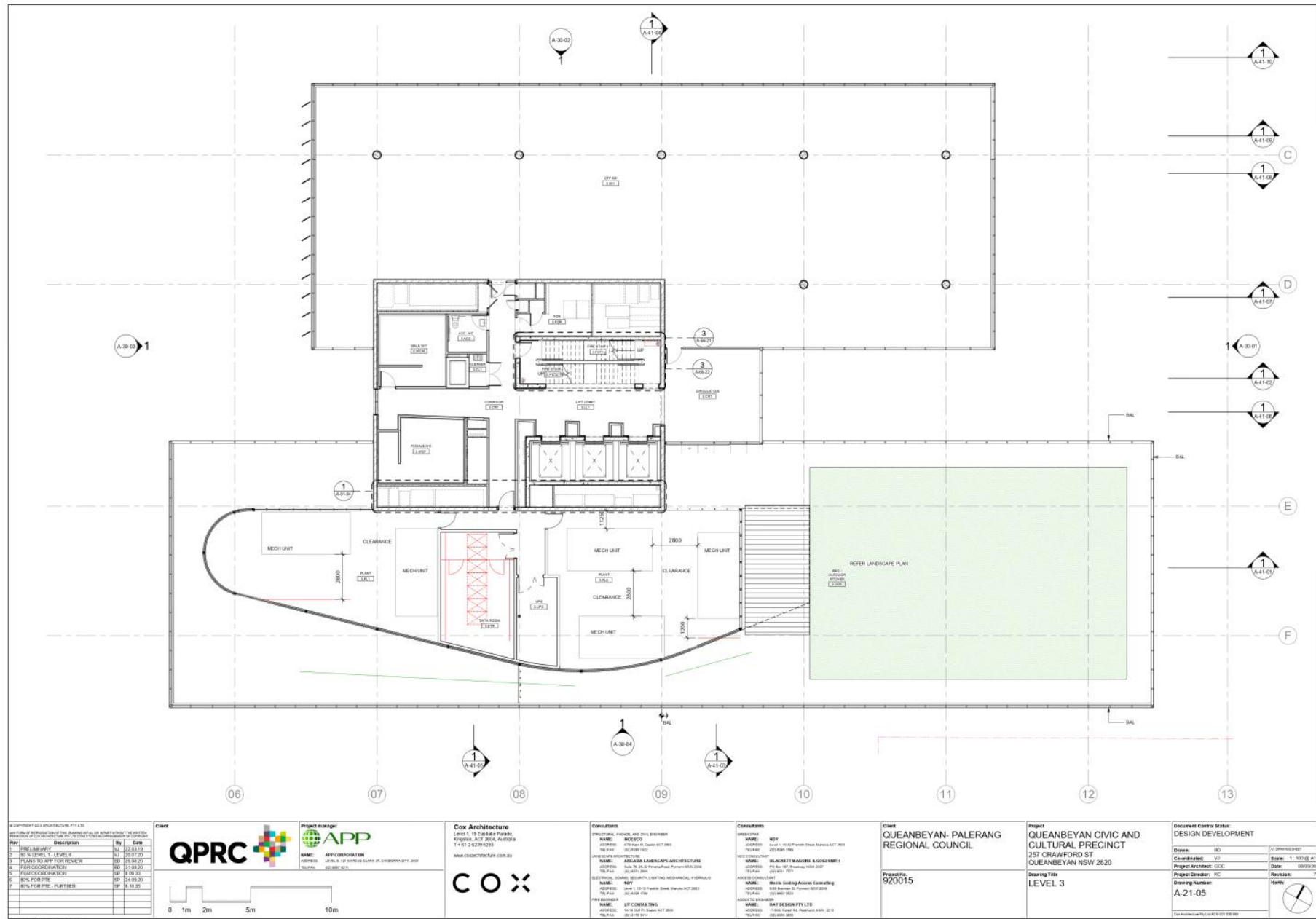
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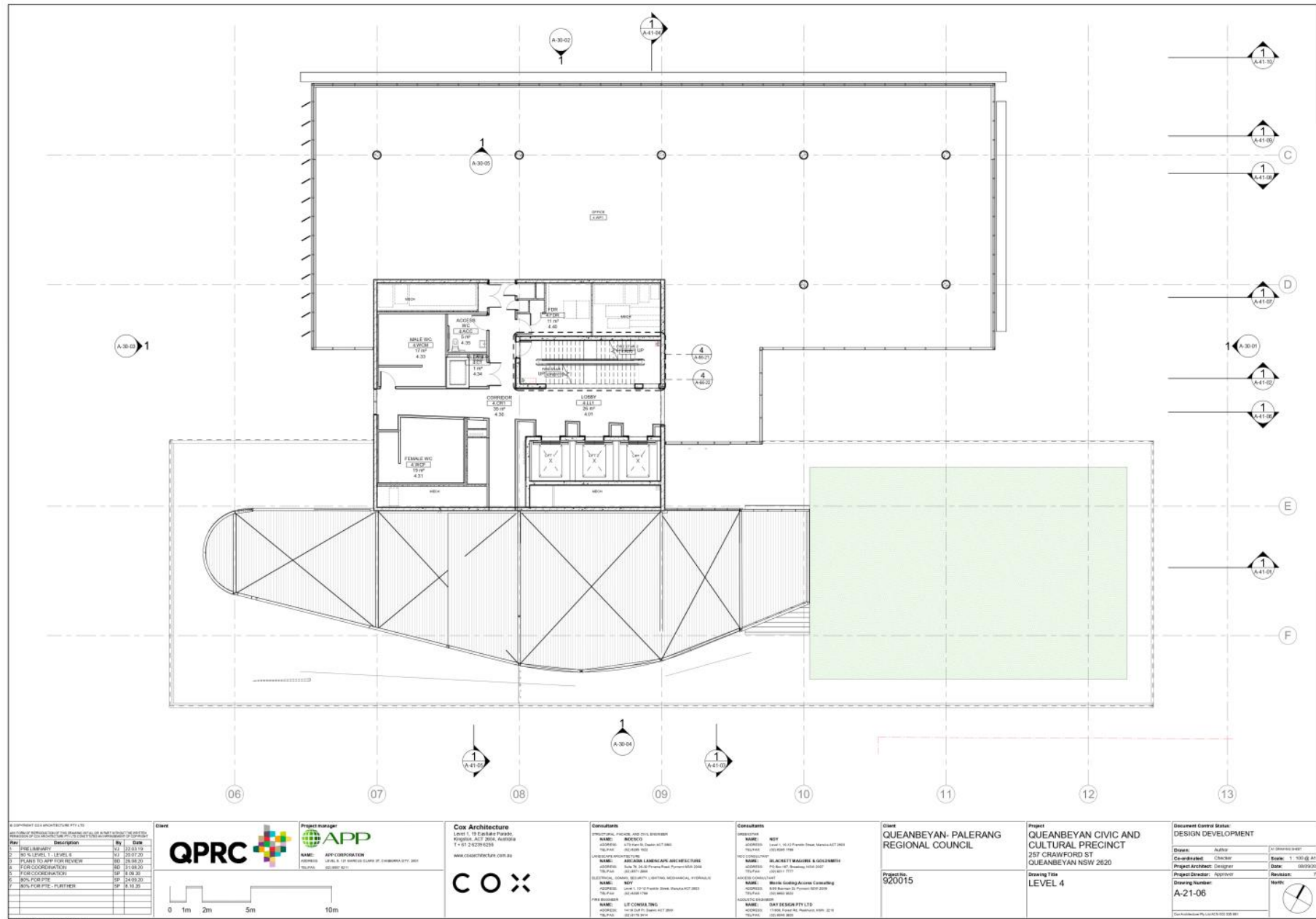
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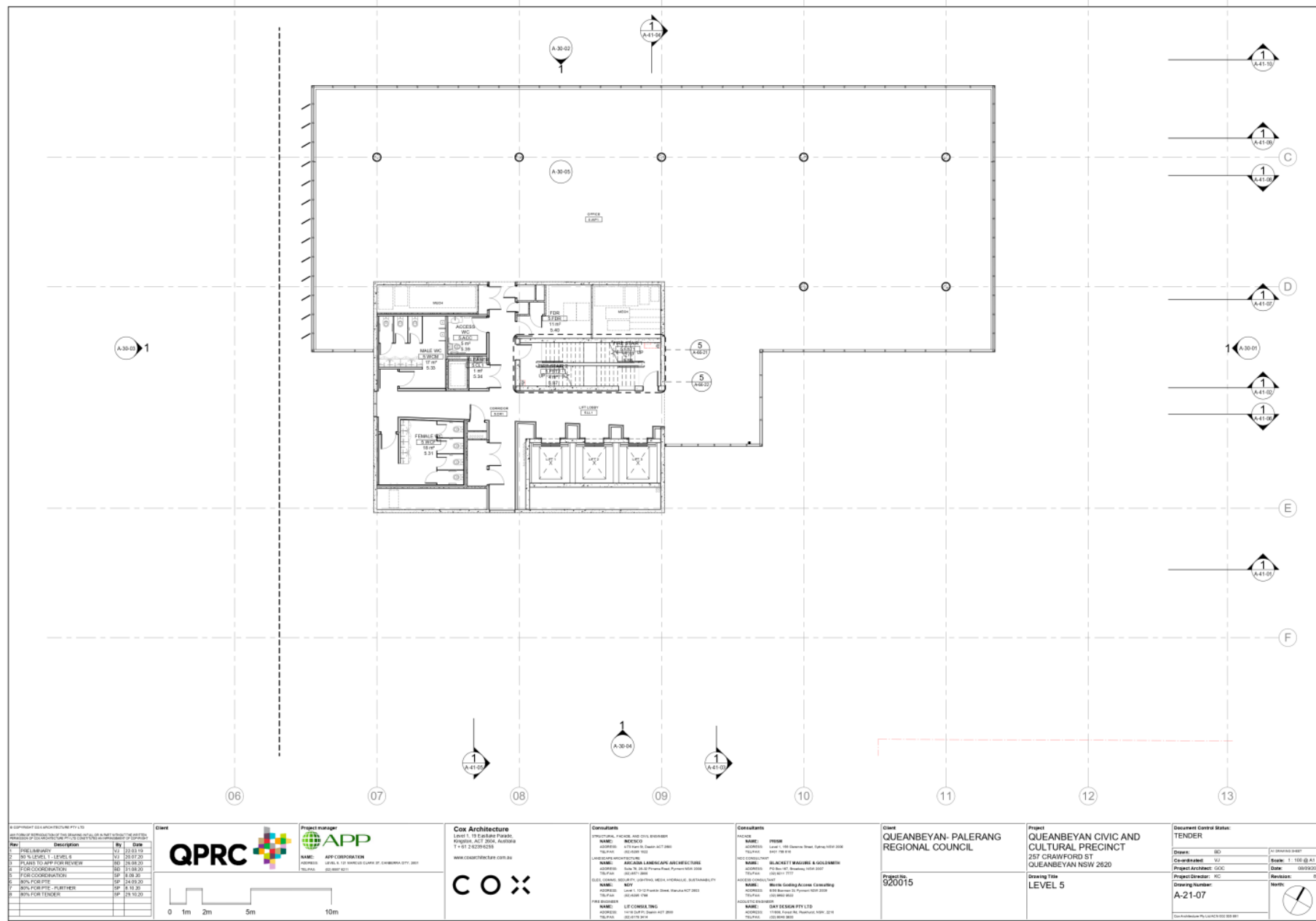
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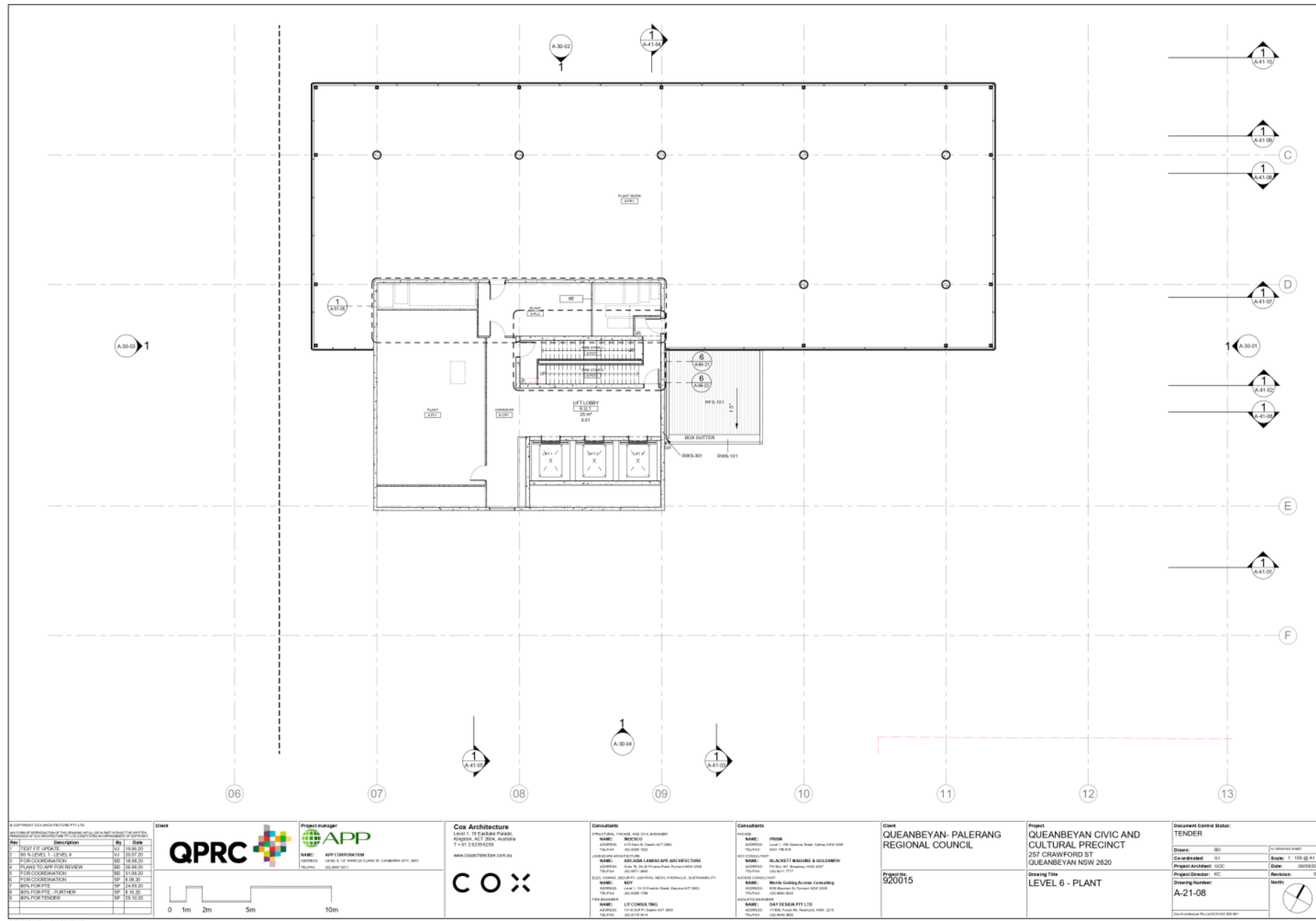
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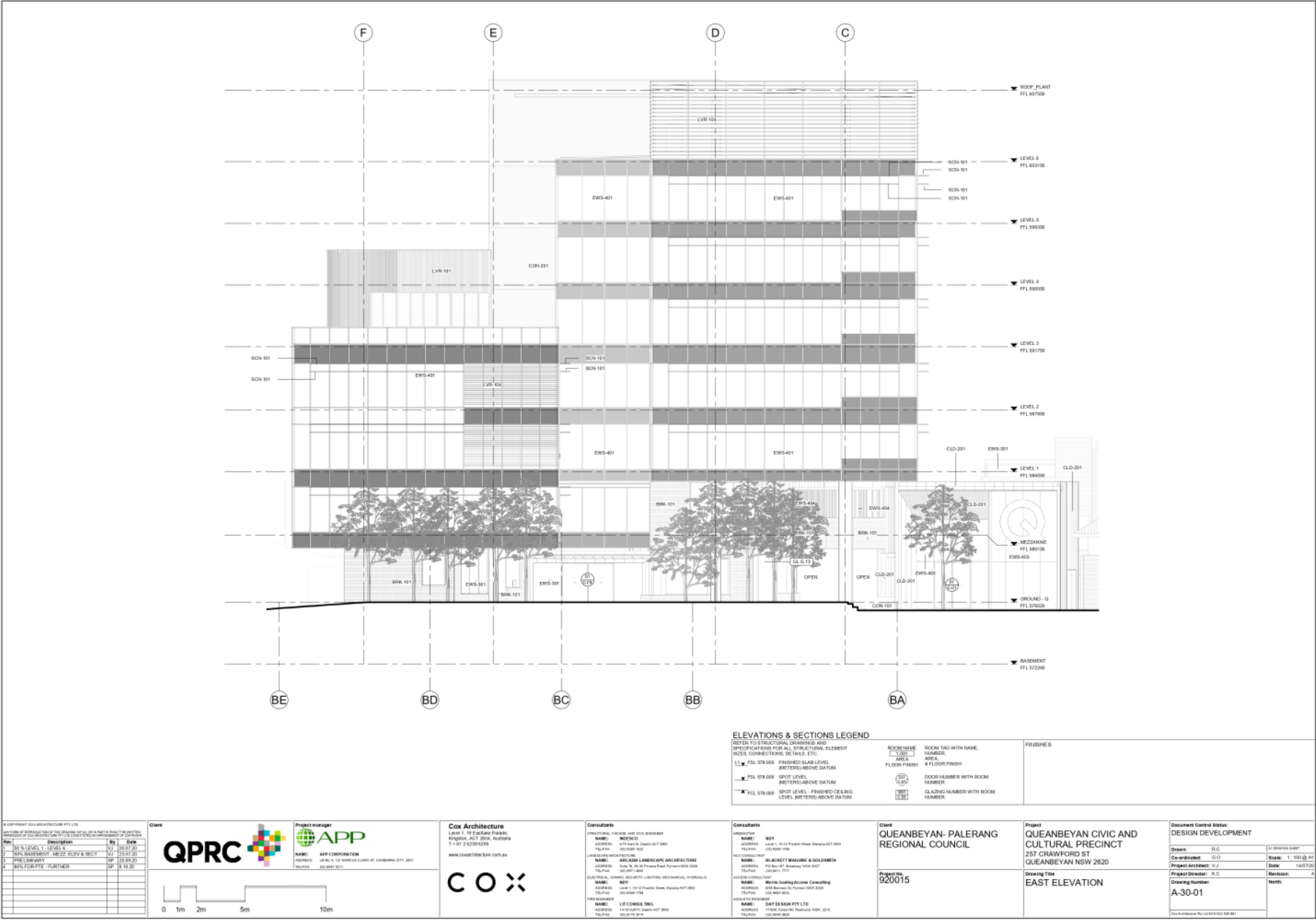


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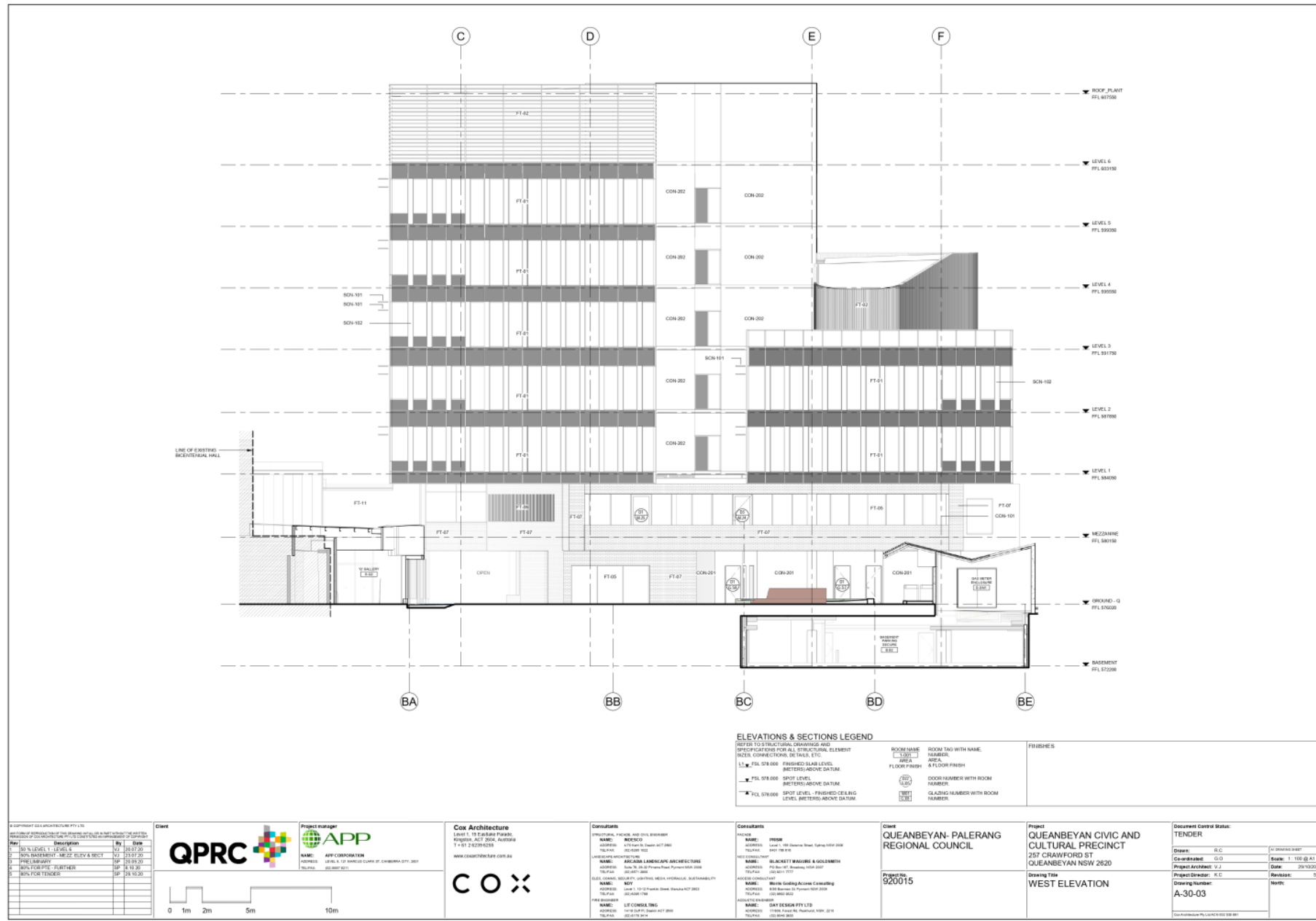


**5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender**  
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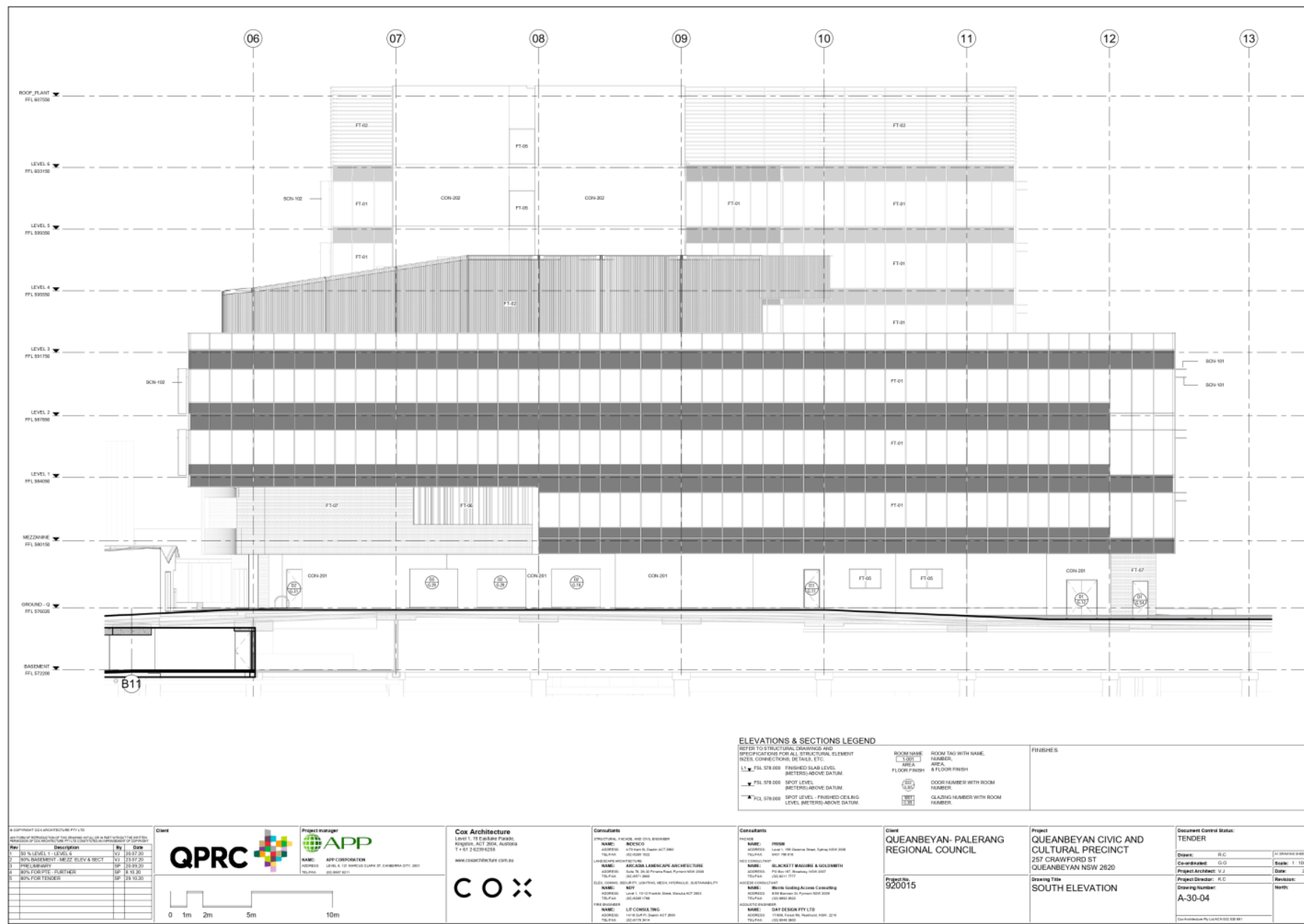




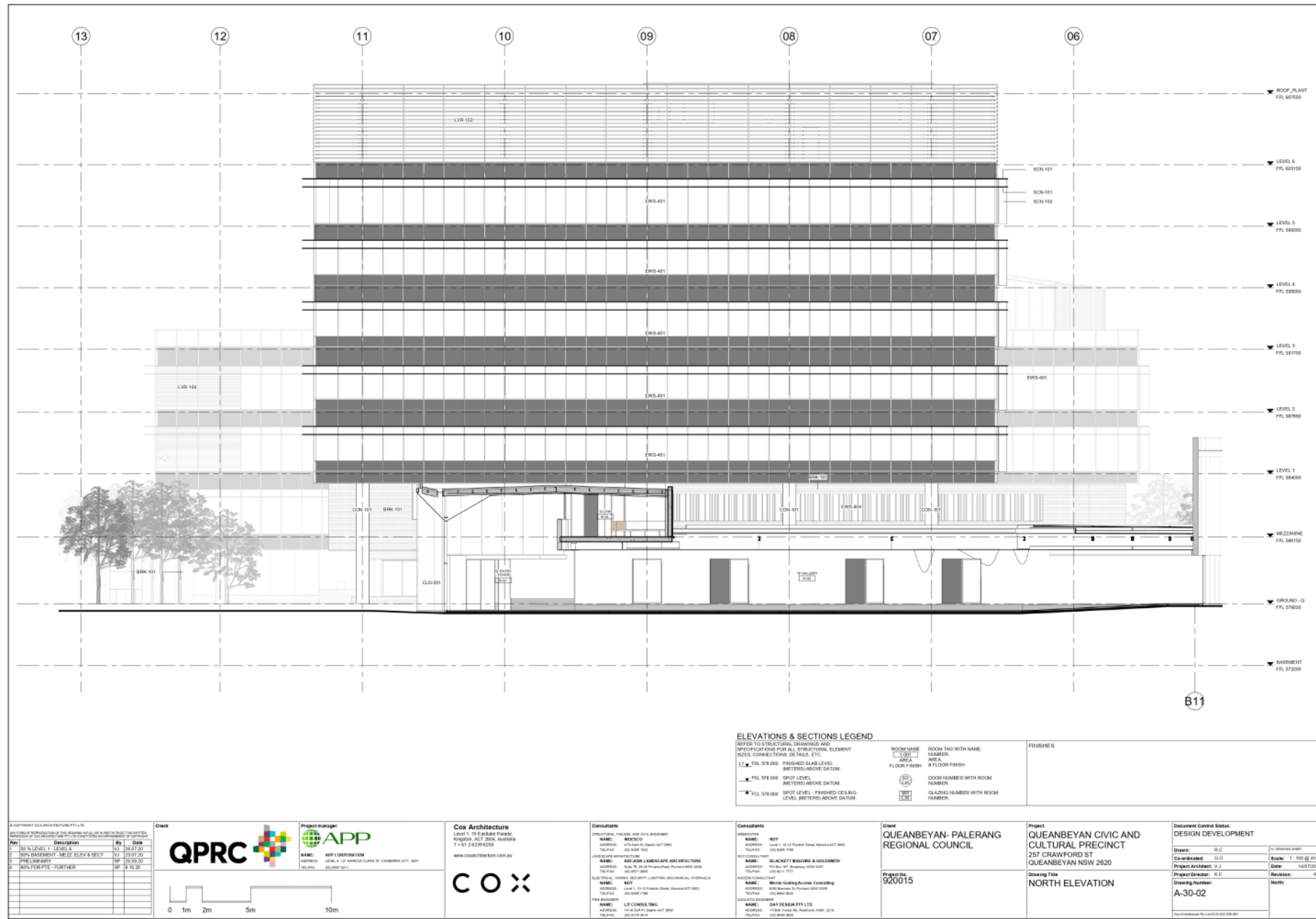
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**Attachment 3 - QCCP Architectural Drawings - Nov 2020 (Continued)**



# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

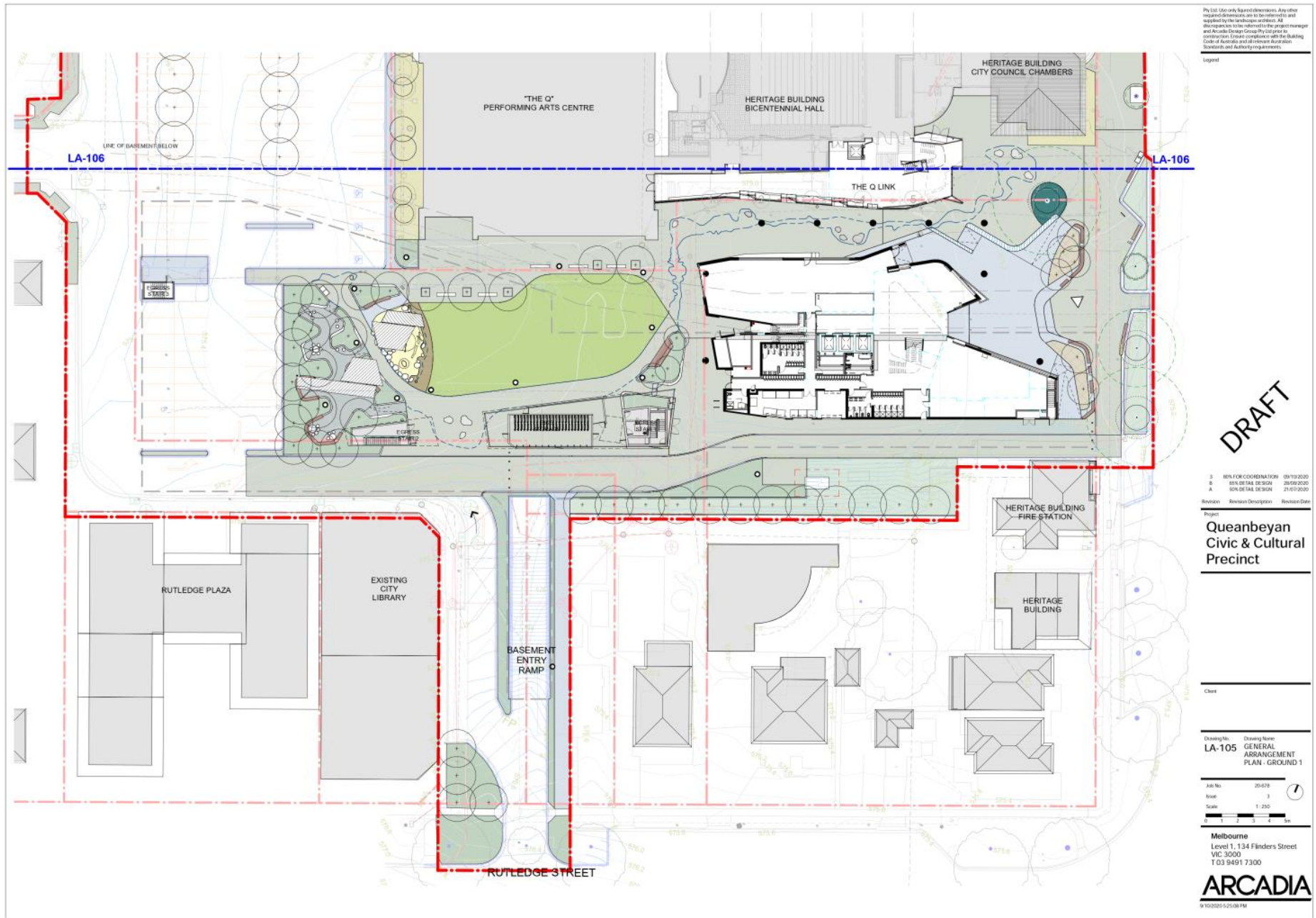
## **Council Meeting Attachment**

**11 NOVEMBER 2020**

ITEM 5.1 QUEANBEYAN CIVIC AND CULTURAL PRECINCT ISSUE  
INVITATION TO TENDER

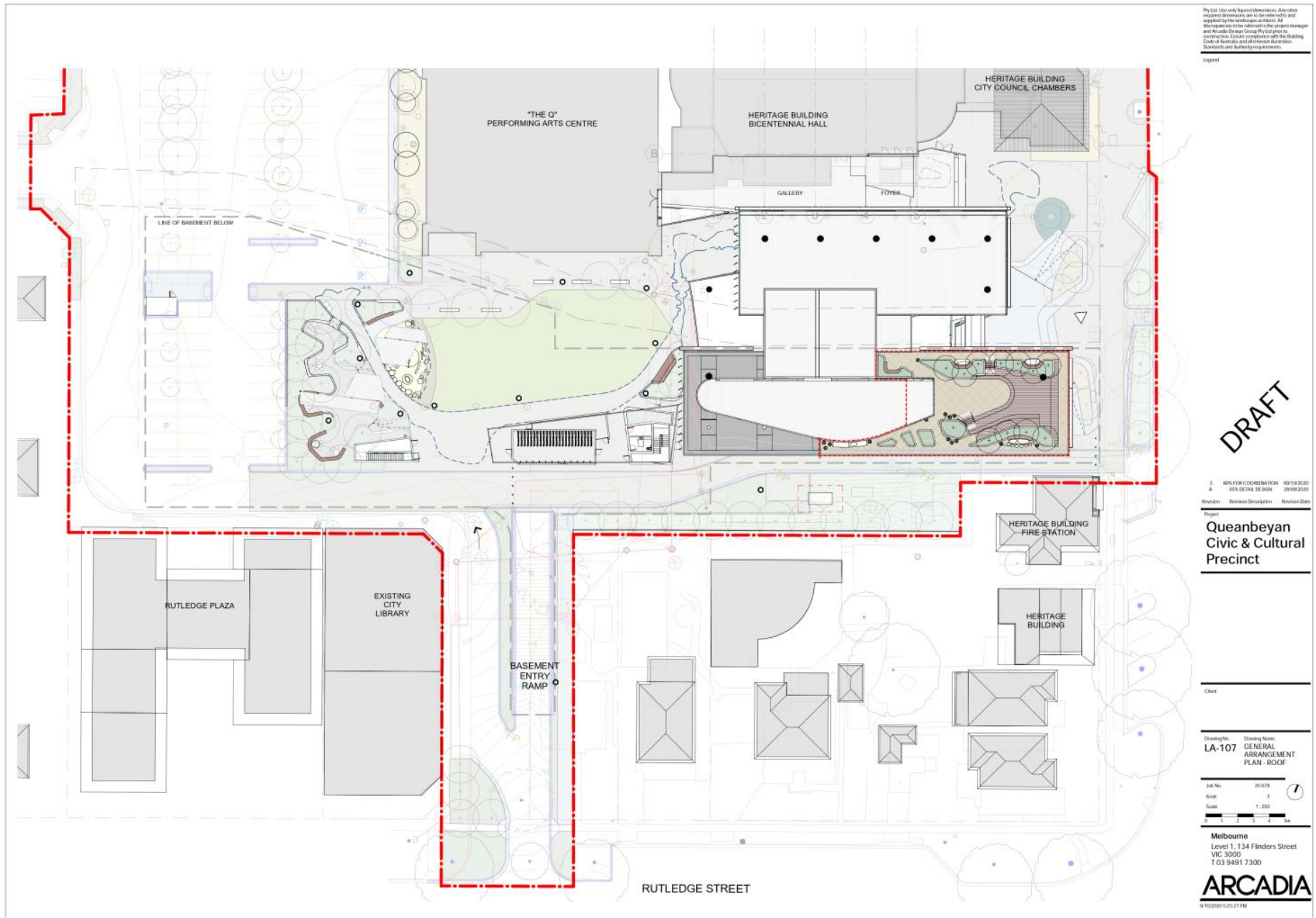
ATTACHMENT 4 QCCP LANDSCAPING DRAWINGS - NOV 2020

5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender  
Attachment 4 - QCCP Landscaping Drawings - Nov 2020 (Continued)





5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender  
Attachment 4 - QCCP Landscaping Drawings - Nov 2020 (Continued)



# **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**

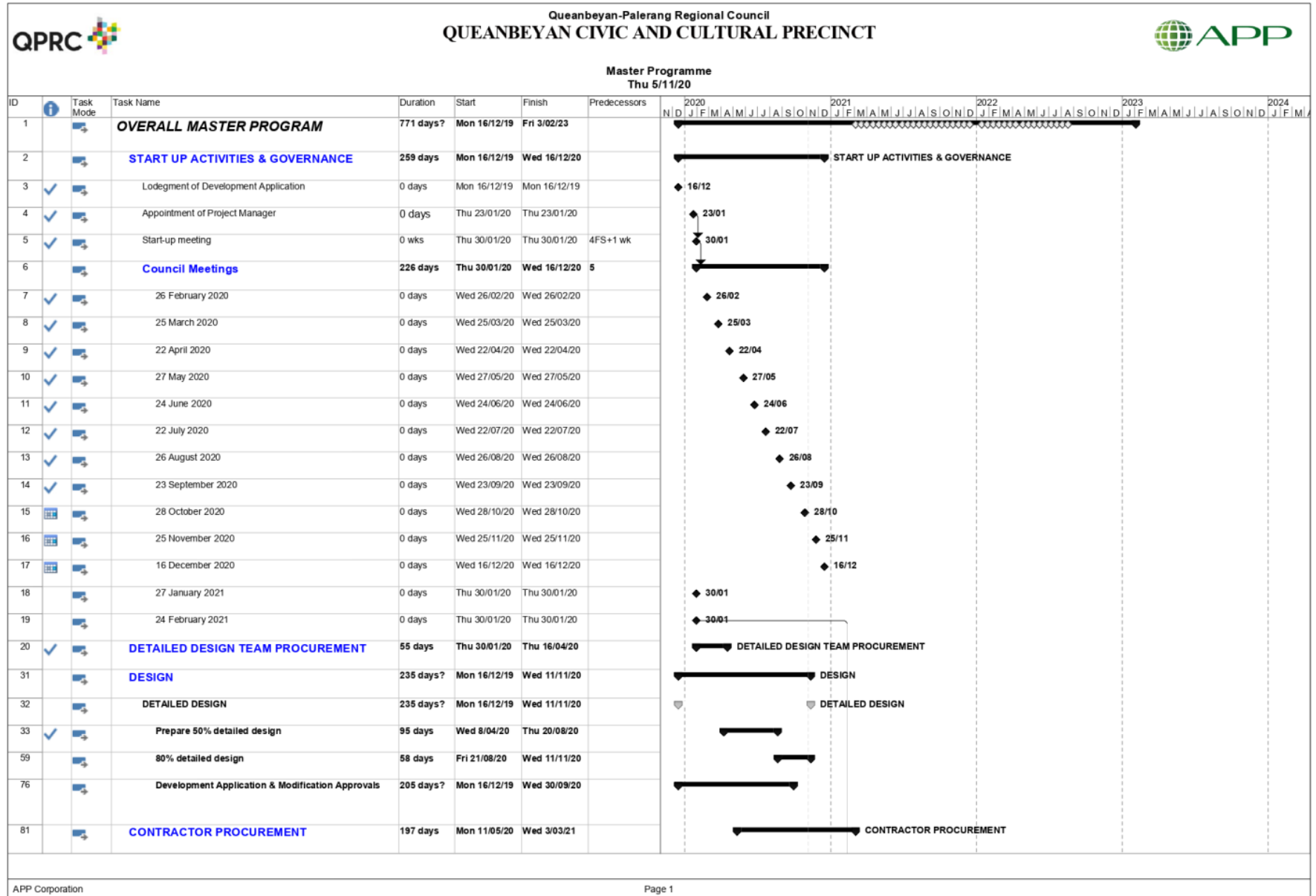
## **Council Meeting Attachment**

**11 NOVEMBER 2020**

ITEM 5.1 QUEANBEYAN CIVIC AND CULTURAL PRECINCT ISSUE  
INVITATION TO TENDER

ATTACHMENT 6 QCCP SUMMARY PROGRAM

5.1 Queanbeyan Civic and Cultural Precinct issue invitation to tender  
Attachment 6 - QCCP Summary Program (Continued)





# **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

NOVEMBER 2020



DONALD  
CANT  
WATTS  
CORKE



INDESCO



C O X

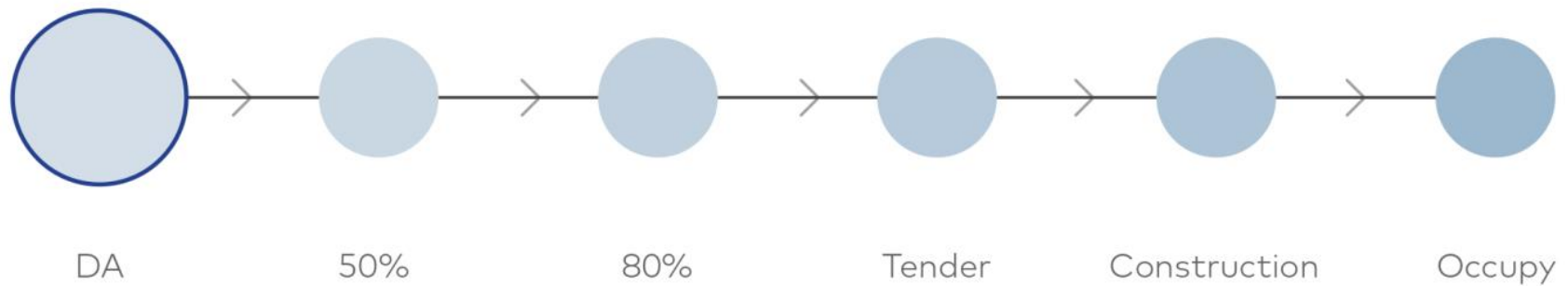


A.G.Coombs

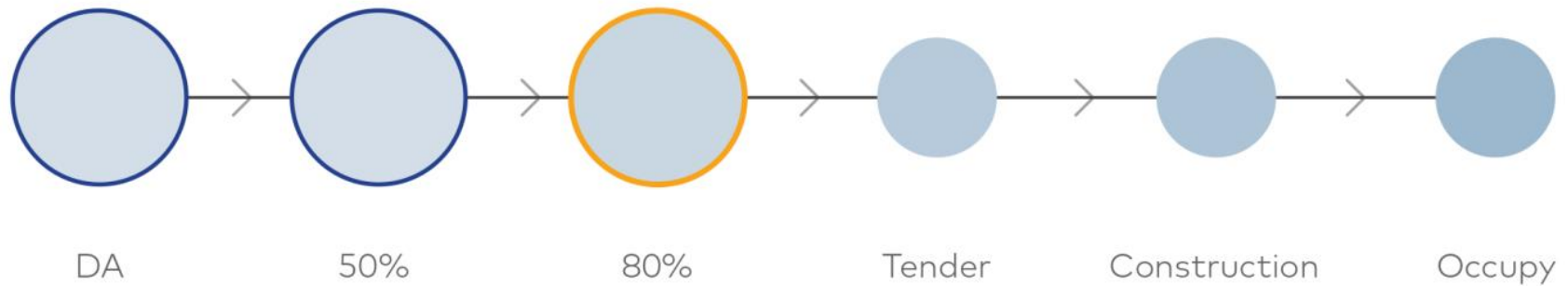
ARCADIA



## Project Status



## Project Status



## Design Development

Key aspects of Design Development since 50% issue include:

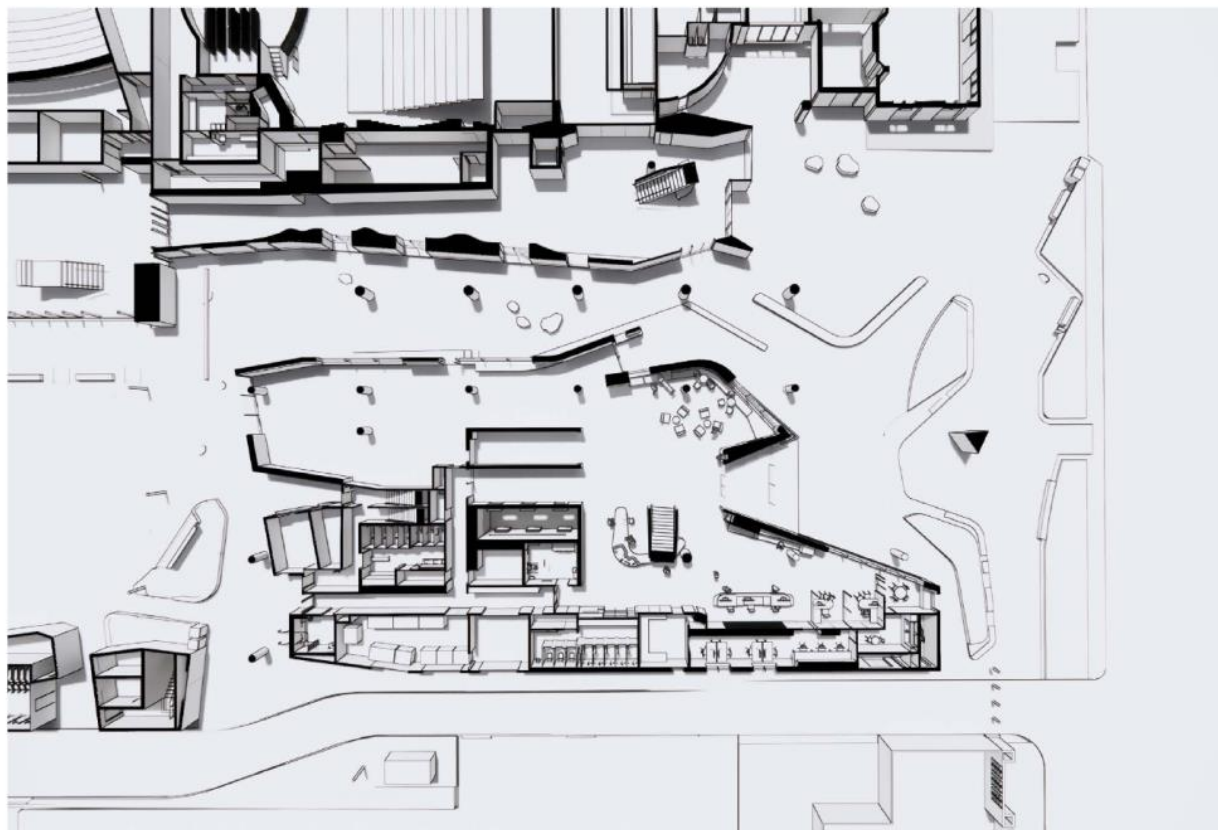
- INCREASED SCOPE AND DEVELOPMENT OF LANDSCAPE CONCEPT AND DESIGN DETAIL
- REVIEW OF INTERNAL MATERIALITY TO INCREASE SENSE OF 'WARMTH'
- BRIEF DEVELOPMENT FOR THE FUTURE COUNCIL CHAMBER / BOARDROOM
- OPPORTUNITIES FOR ART INTEGRATION
- TECHNICAL RESOLUTION



## Site Plan

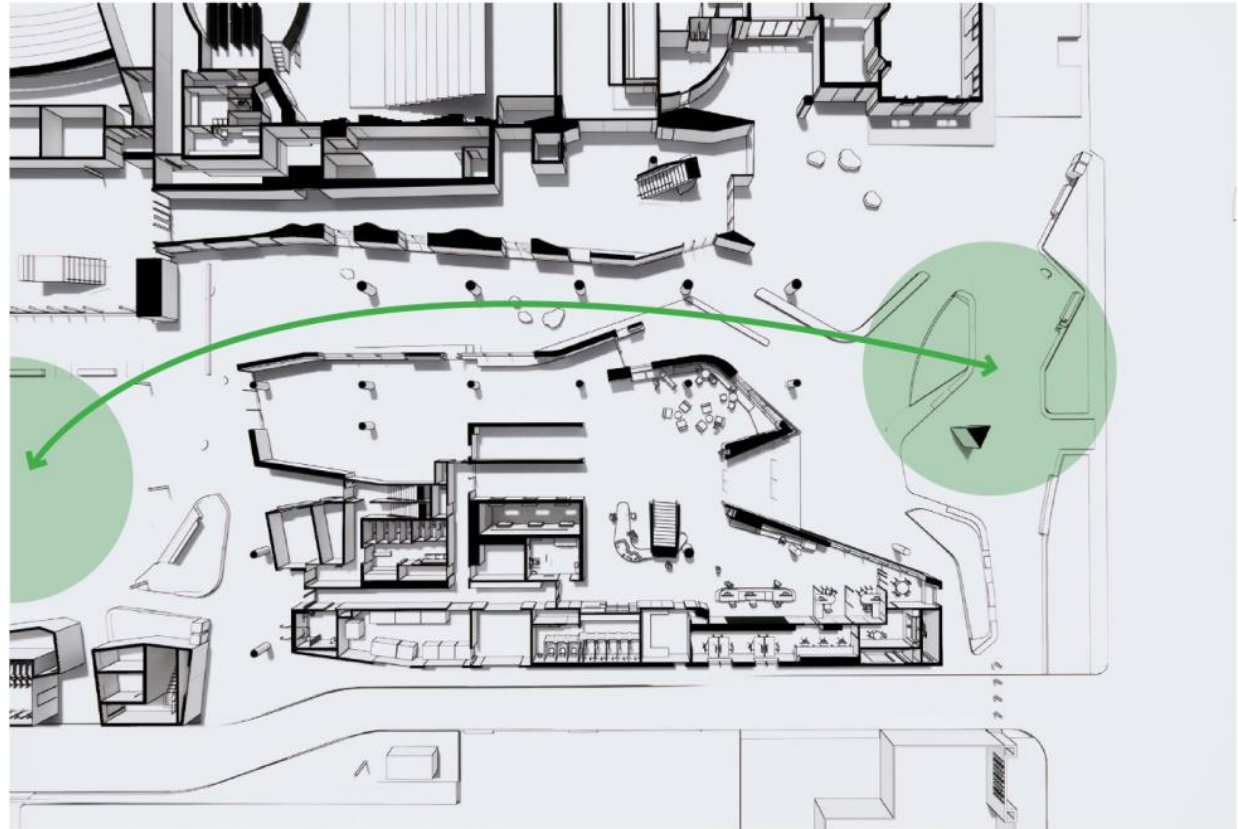


## Ground Plan



## Ground Plan

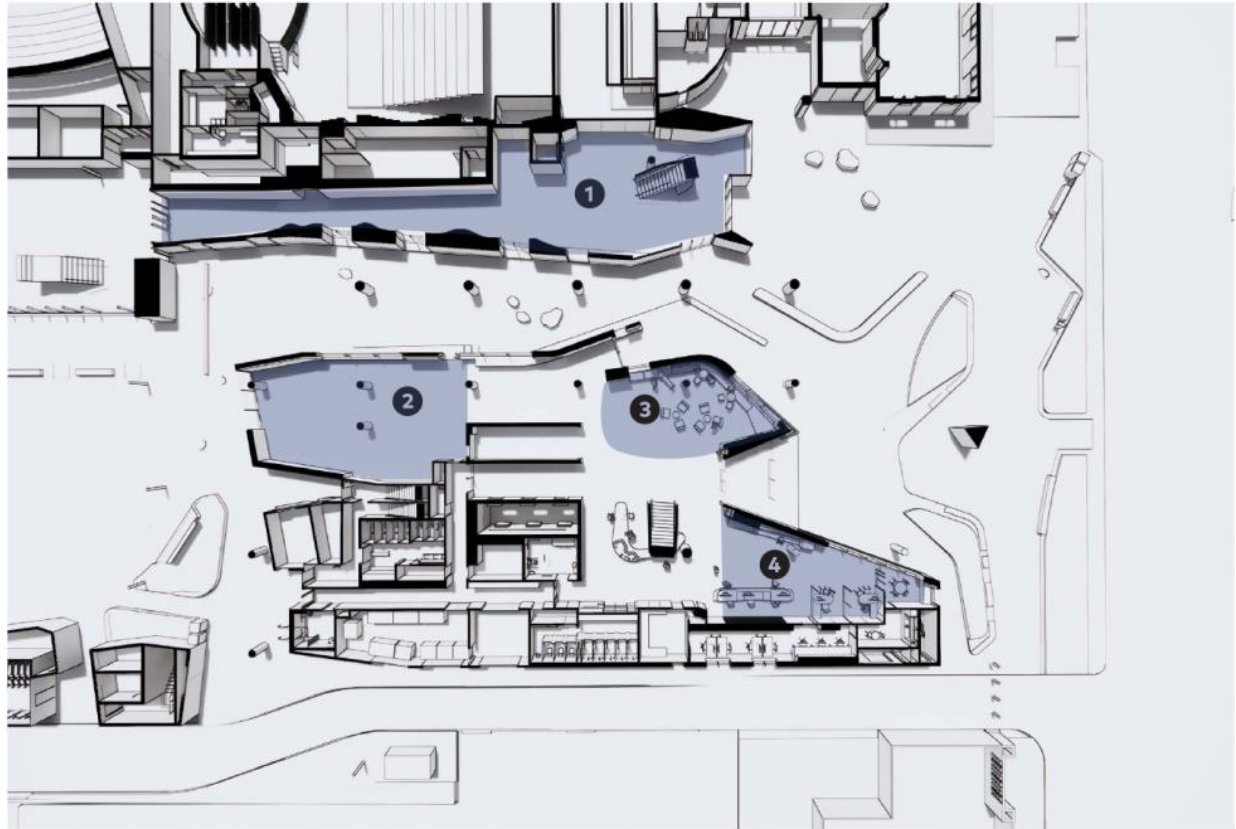
### Urban Circulation



## Ground Plan

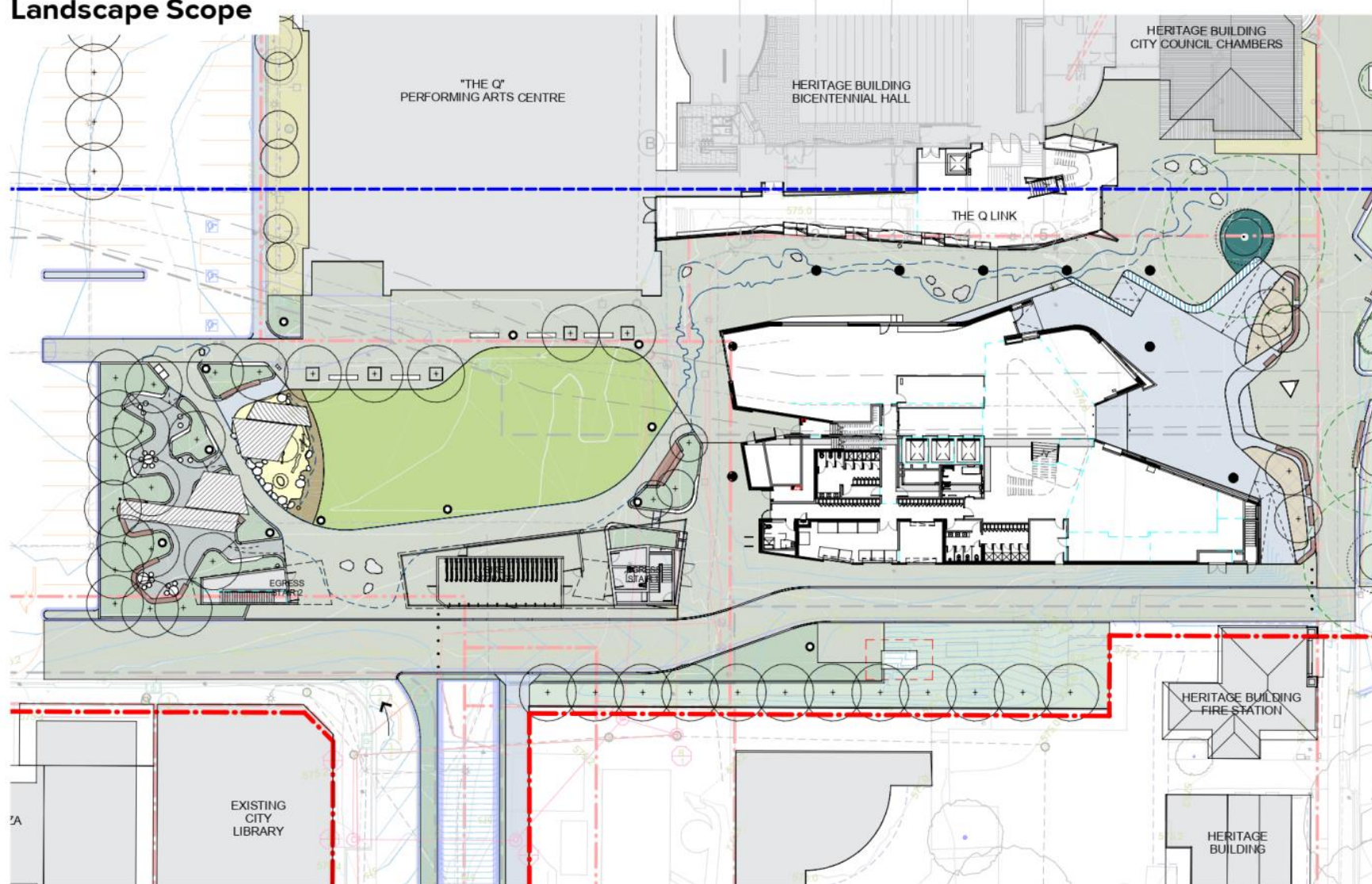
### Public Uses

- ❶ : Q-Link/Gallery
- ❷ : Smart Hub/Future restaurant
- ❸ : Library Reading Area/Lounge
- ❹ : Shopfront

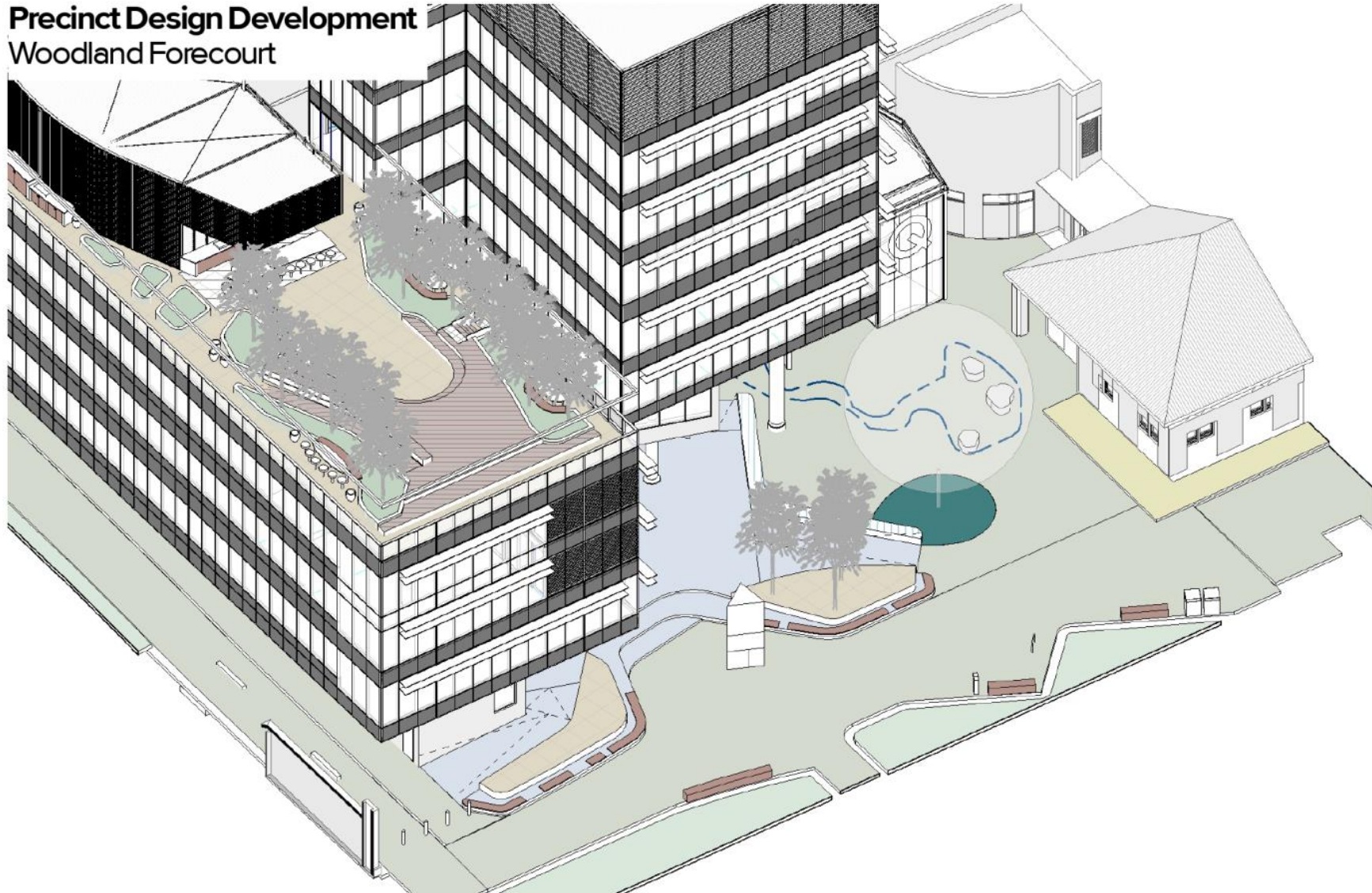




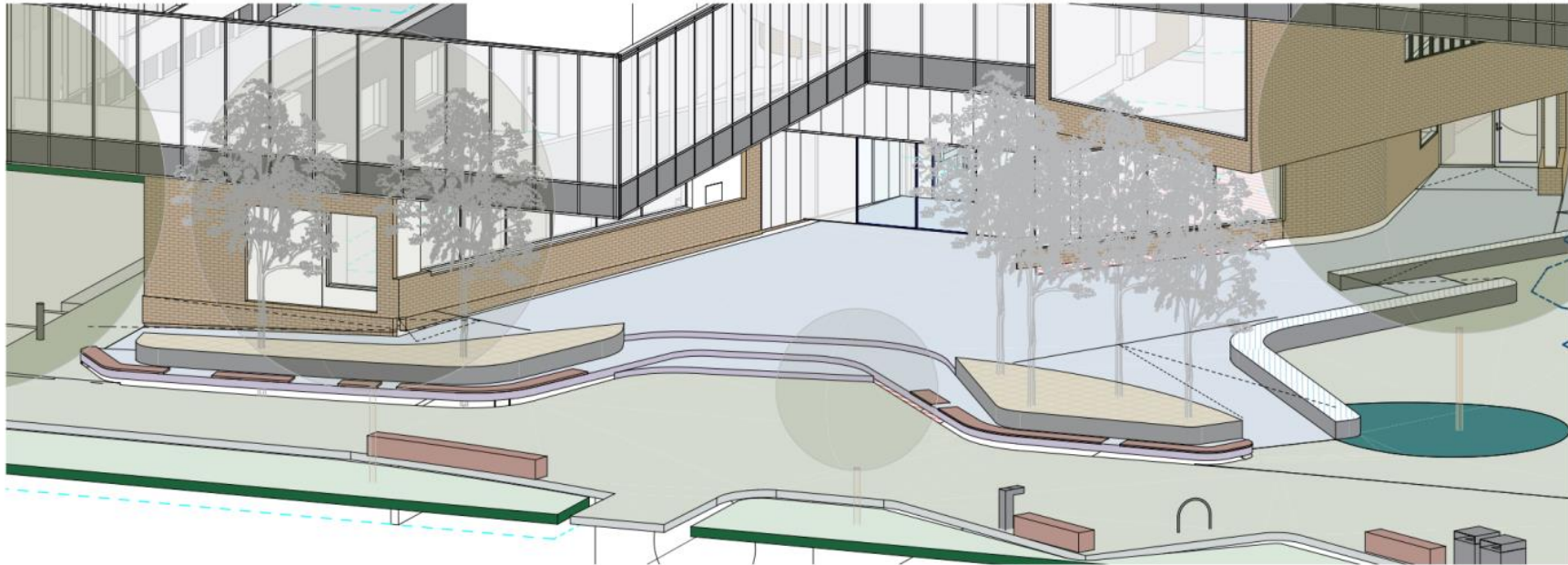
## Landscape Scope



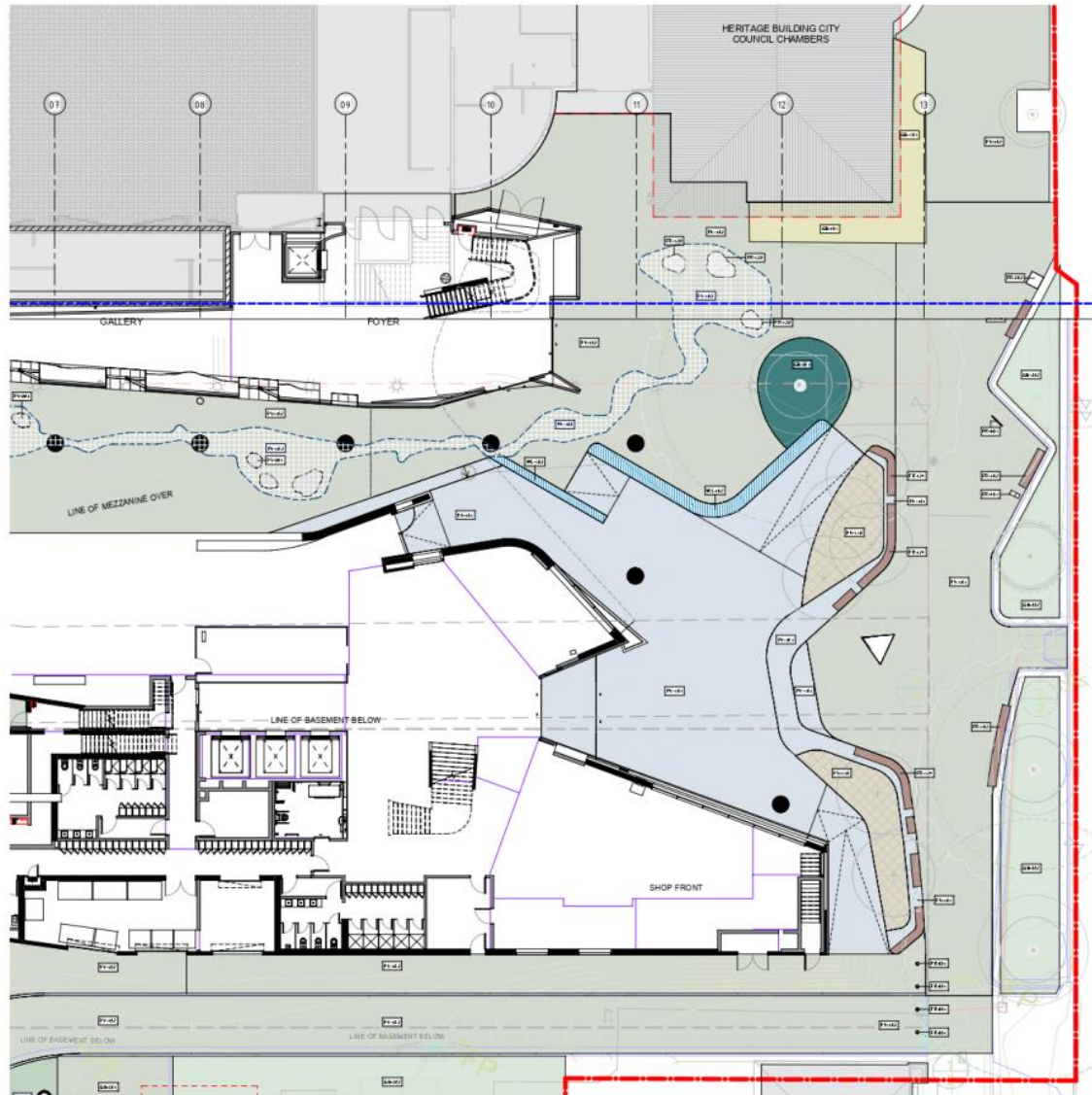
## Precinct Design Development Woodland Forecourt



## Precinct Design Development Woodland Forecourt

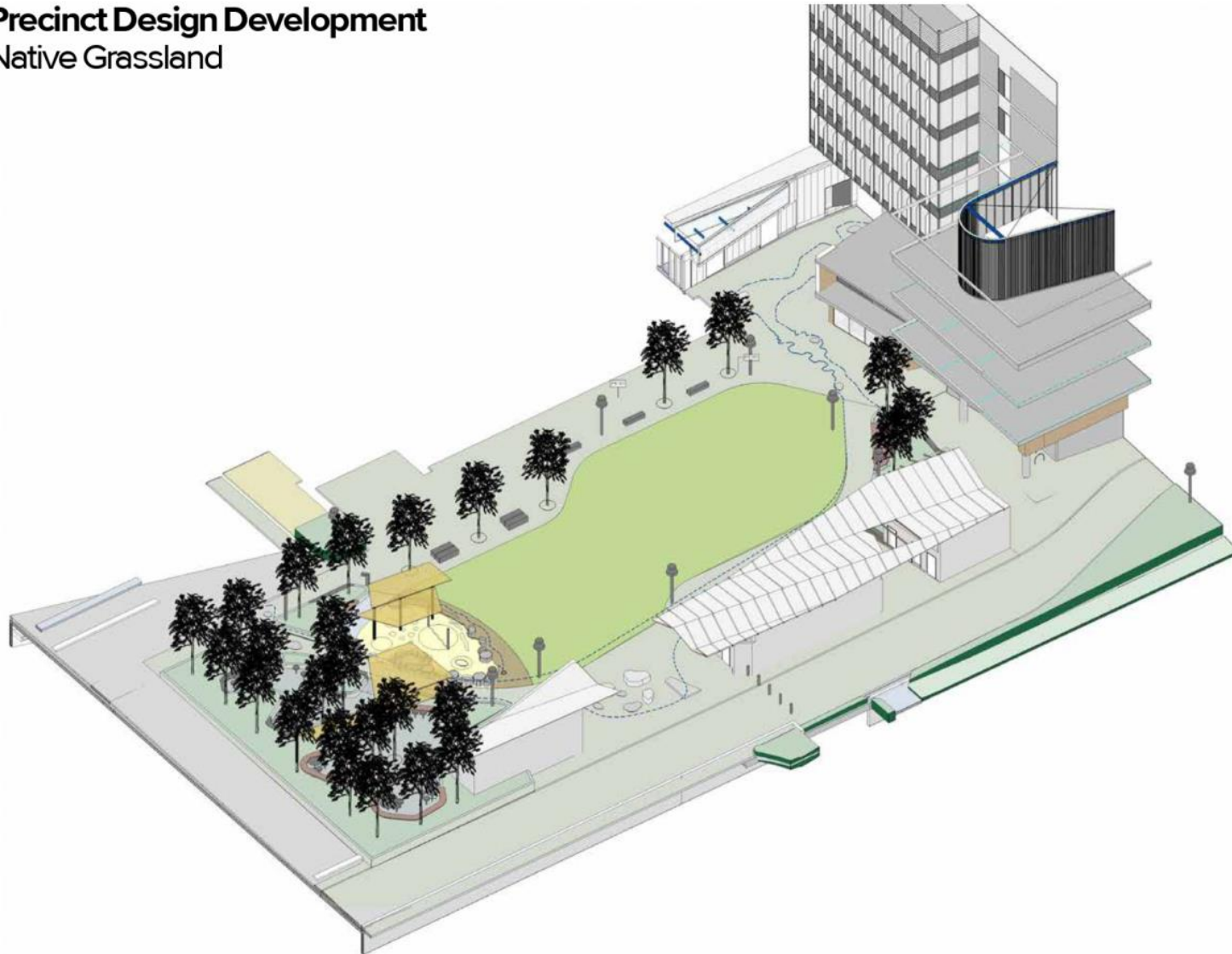


## Precinct Design Development Woodland Forecourt

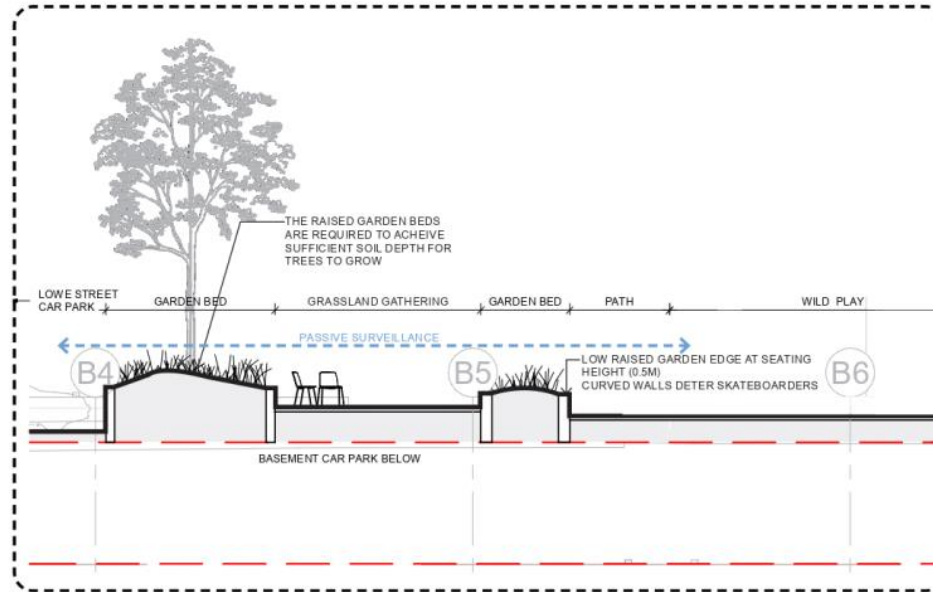




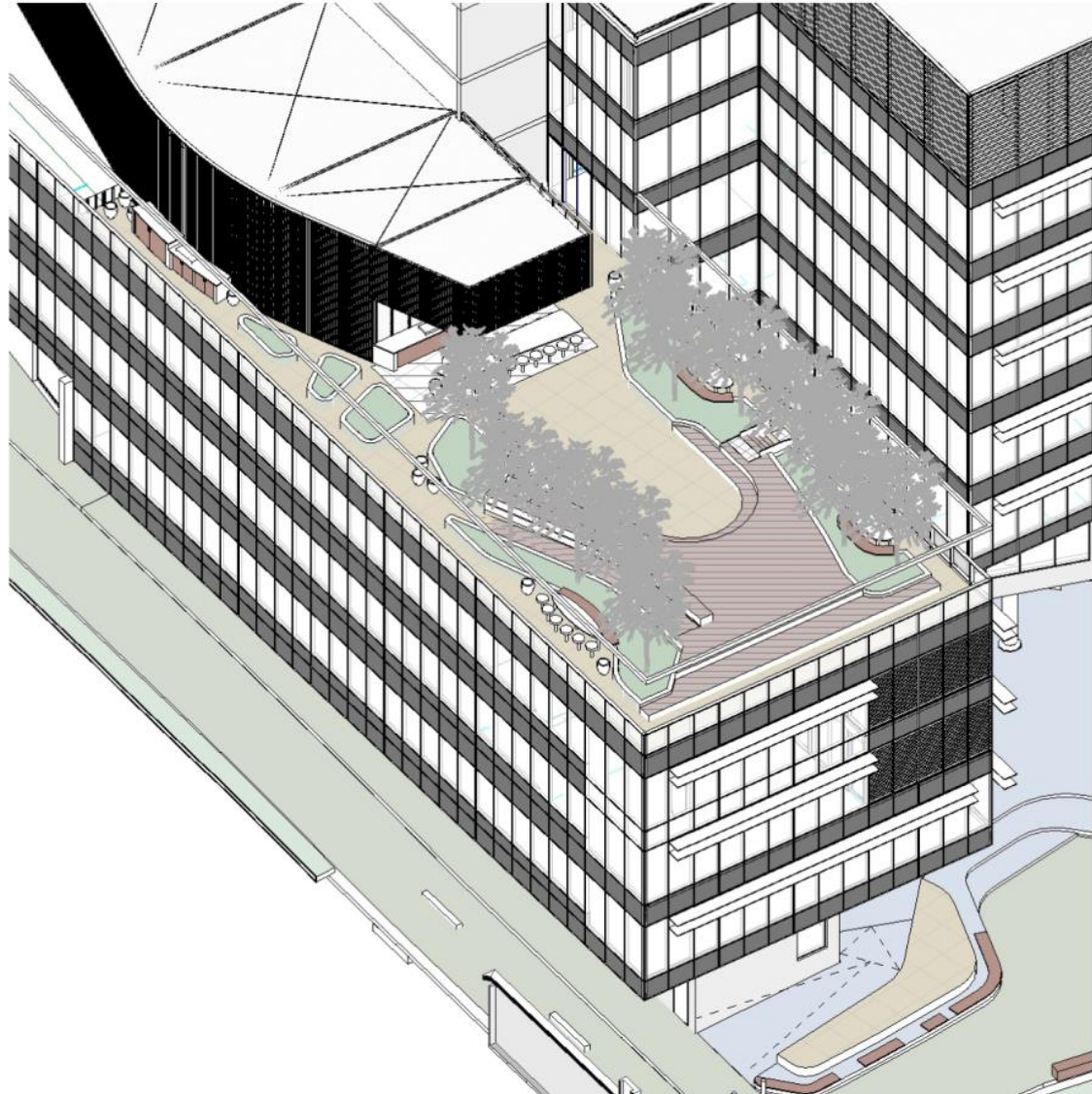
## Precinct Design Development Native Grassland



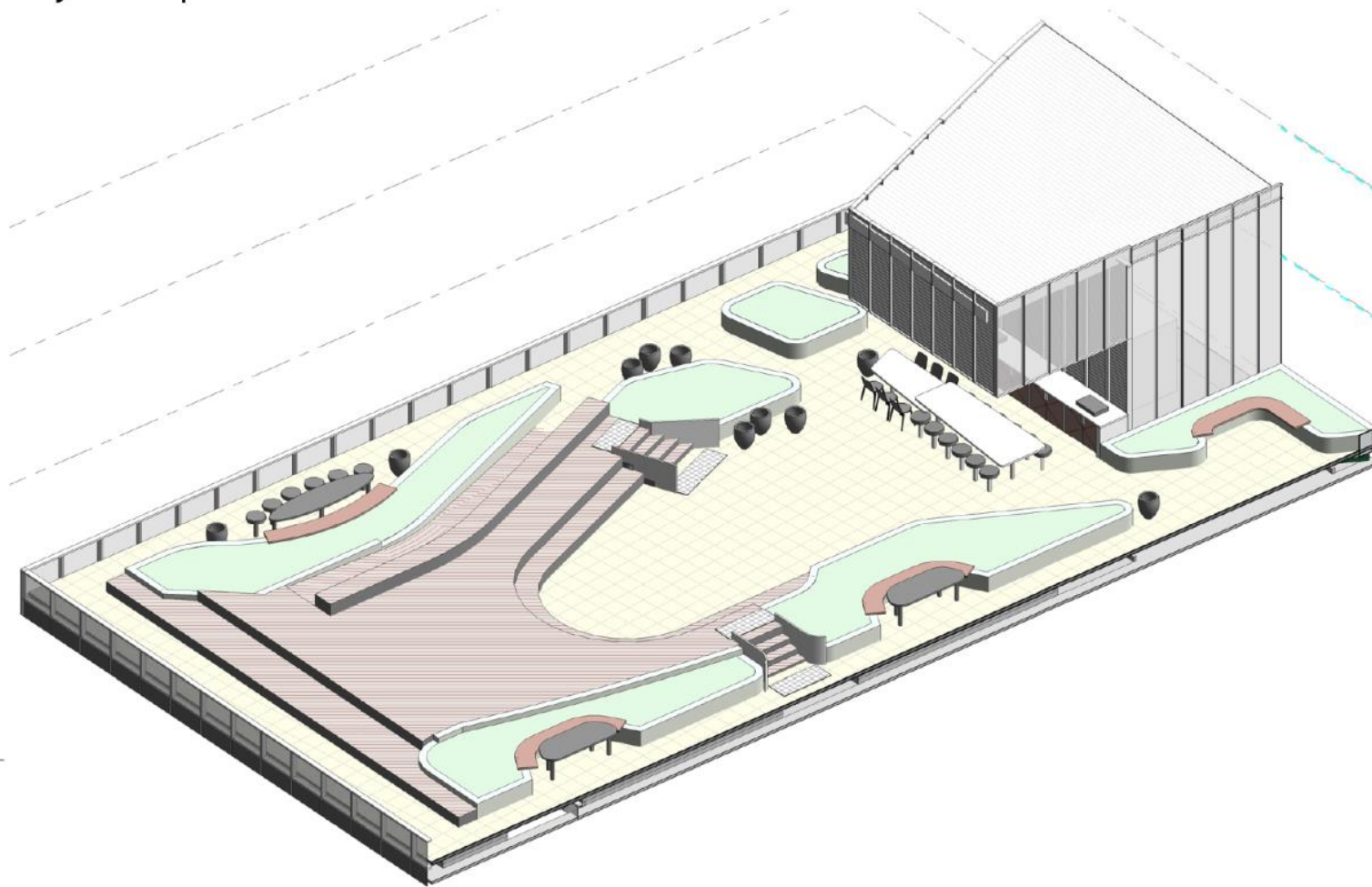
## Precinct Design Development Native Grassland - Surveillance



## Level 03 Design Development Rocky Outcrop



## Level 03 Design Development Rocky Outcrop



## Level 03 Design Development Rocky Outcrop



## Crawford Street



## Laneway



## Art Integration



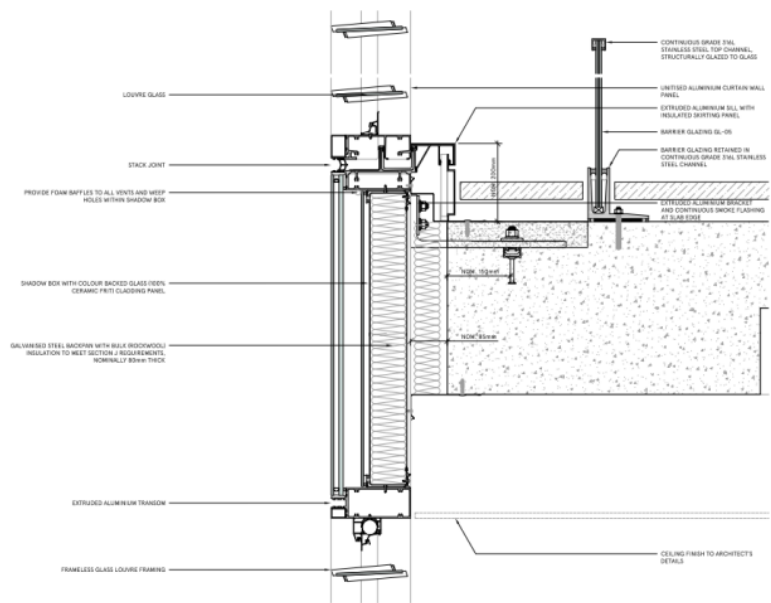
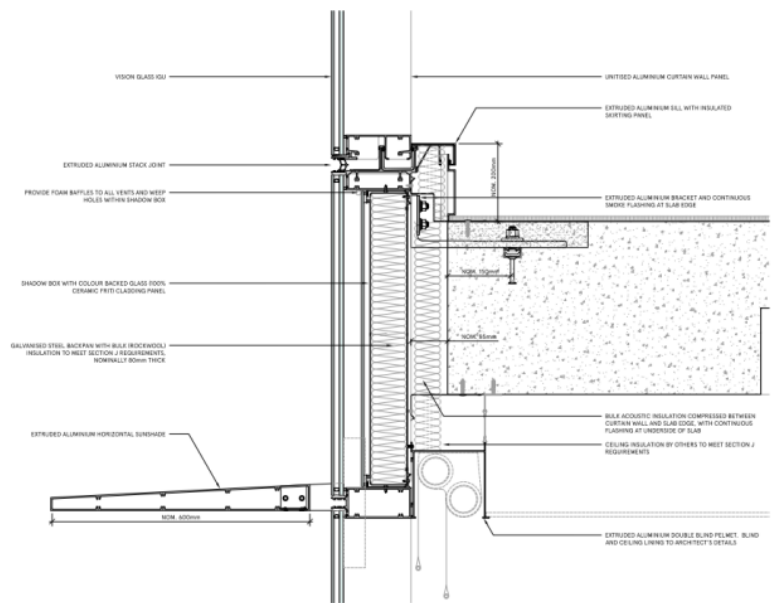
## Cultural Plaza



## Art Integration

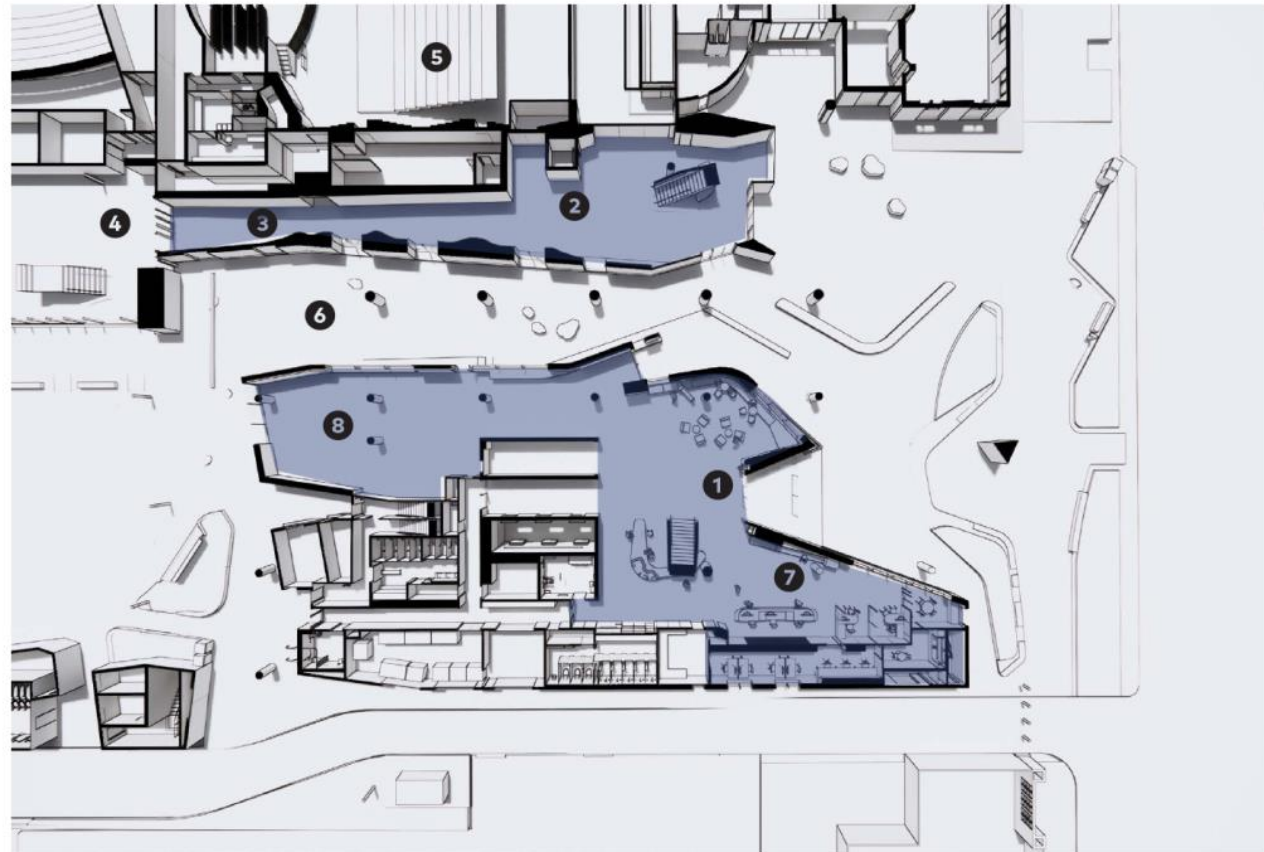


Technical Development



## 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



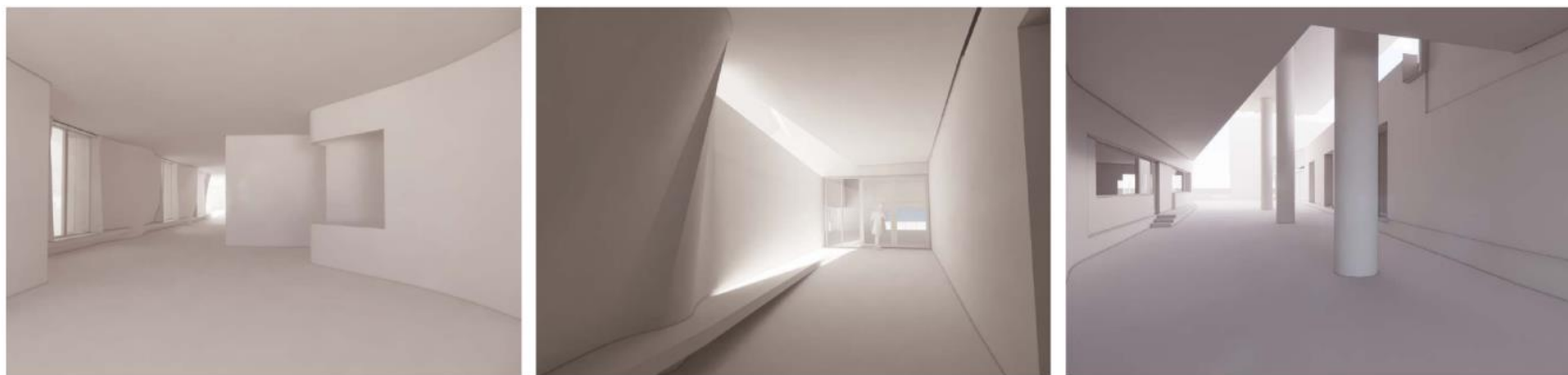
## Main Building Foyer



## Main Building Foyer



## Q-Link



Q-Link

Laneway

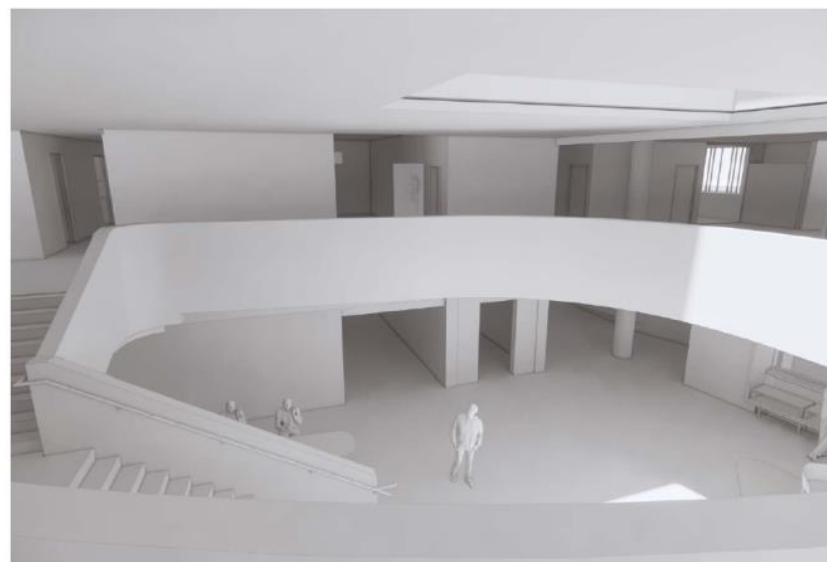


## Mezzanine

- ❶ : Executive Offices
- ❷ : Meeting Room/Future Council Chamber
- ❸ : Library
- ❹ : Bicentennial Hall Link



## Mezzanine



## Meeting Room/Civic Reception/Future Chamber

Closed



## Meeting Room/Civic Reception/Future Chamber

Open



## Meeting Room/Civic Reception/Future Chamber

Extended

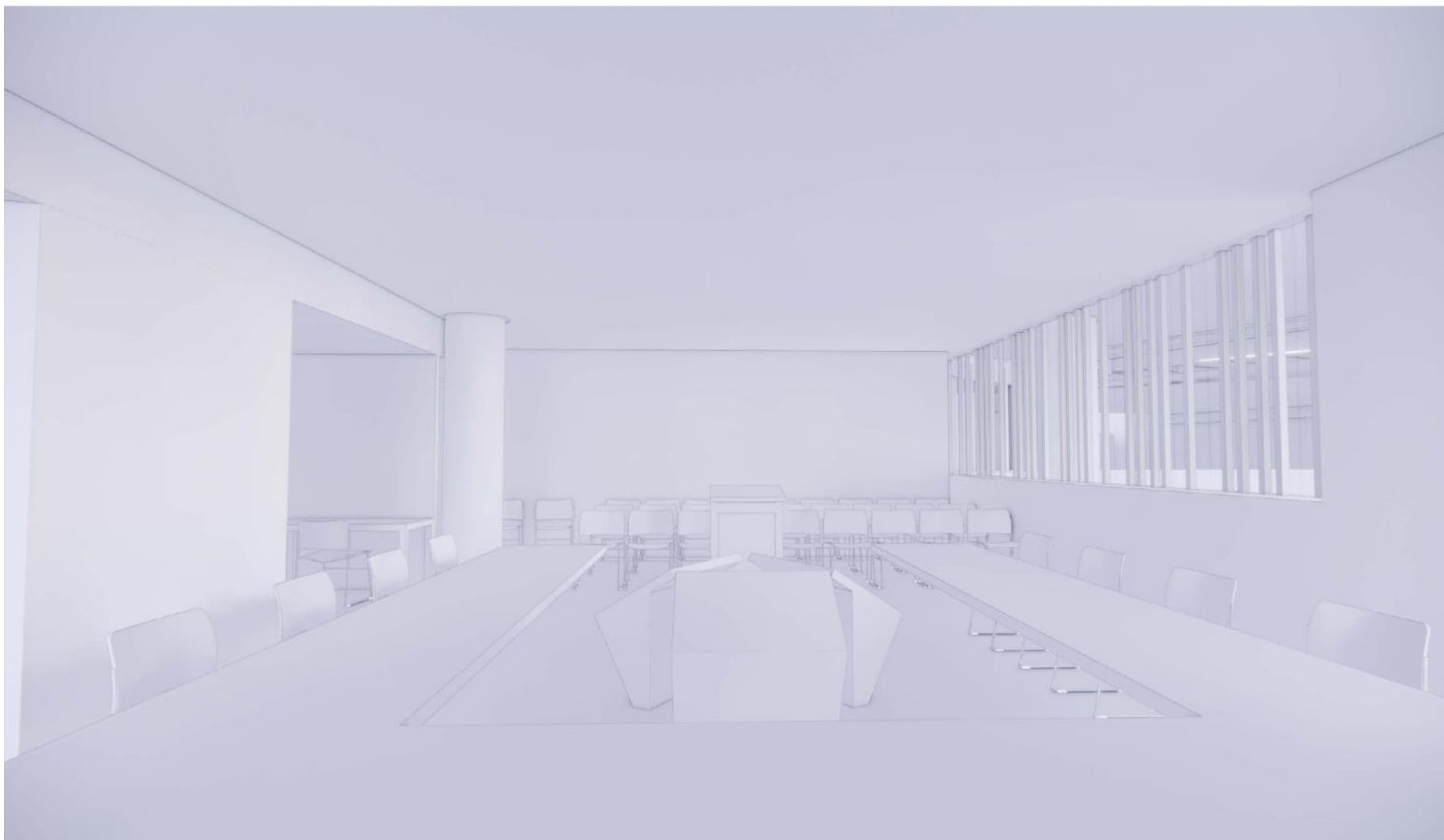


## Meeting Room/Civic Reception/Future Chamber

Extended Cocktail



## Meeting Room/Civic Reception/Future Chamber - Closed



## Meeting Room/Civic Reception/Future Chamber - Closed



## Meeting Room/Civic Reception/Future Chamber - Extended



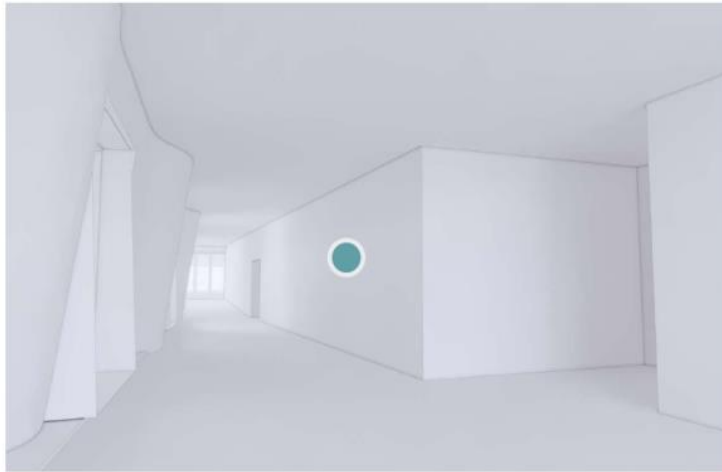
## Art Integration - Artwork Opportunities



Ground Floor



## Art Integration - Artwork Opportunities



Ground Floor



## Art Integration - Artwork Opportunities



Mezzanine

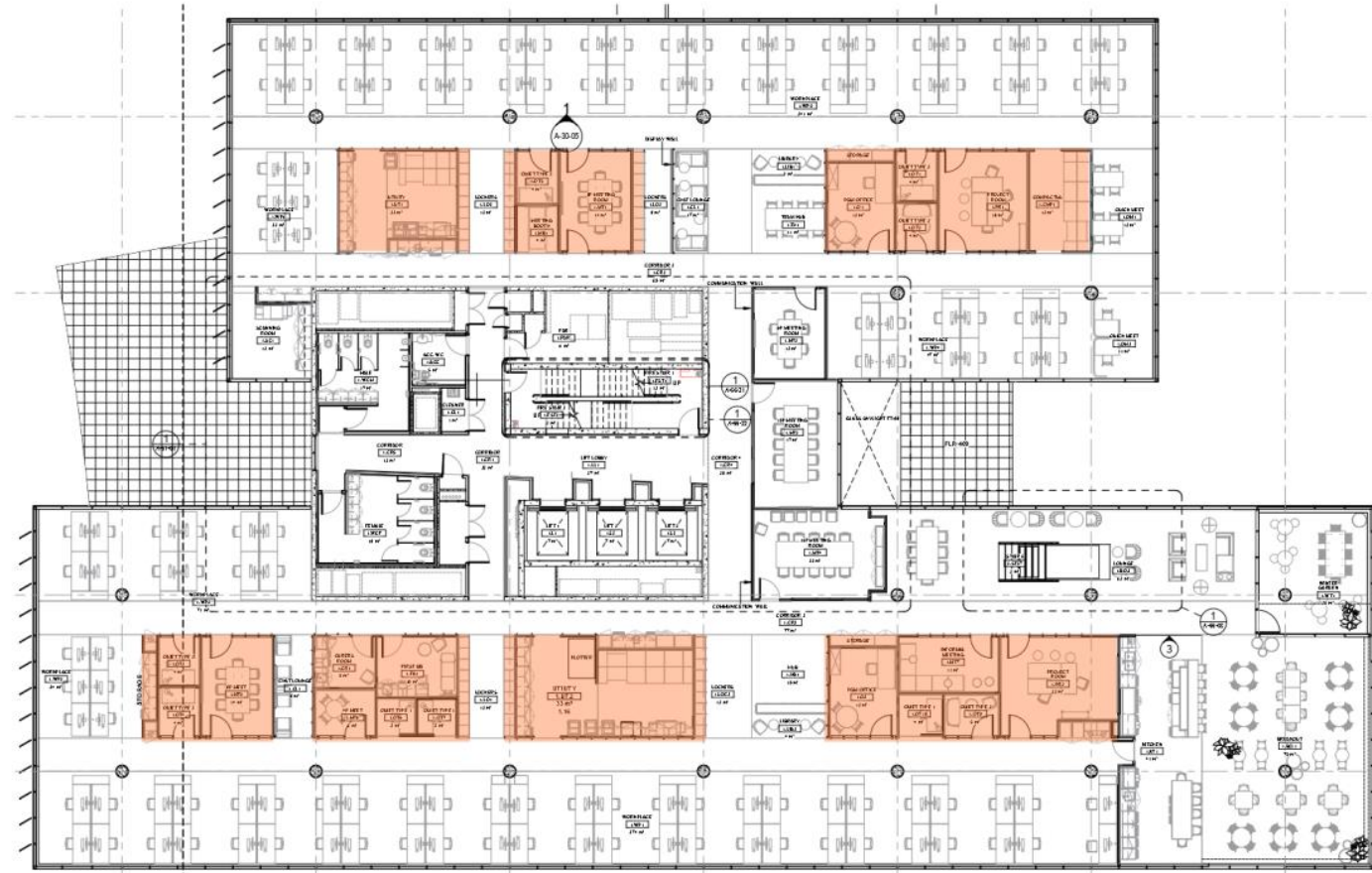




## Workplace Overview

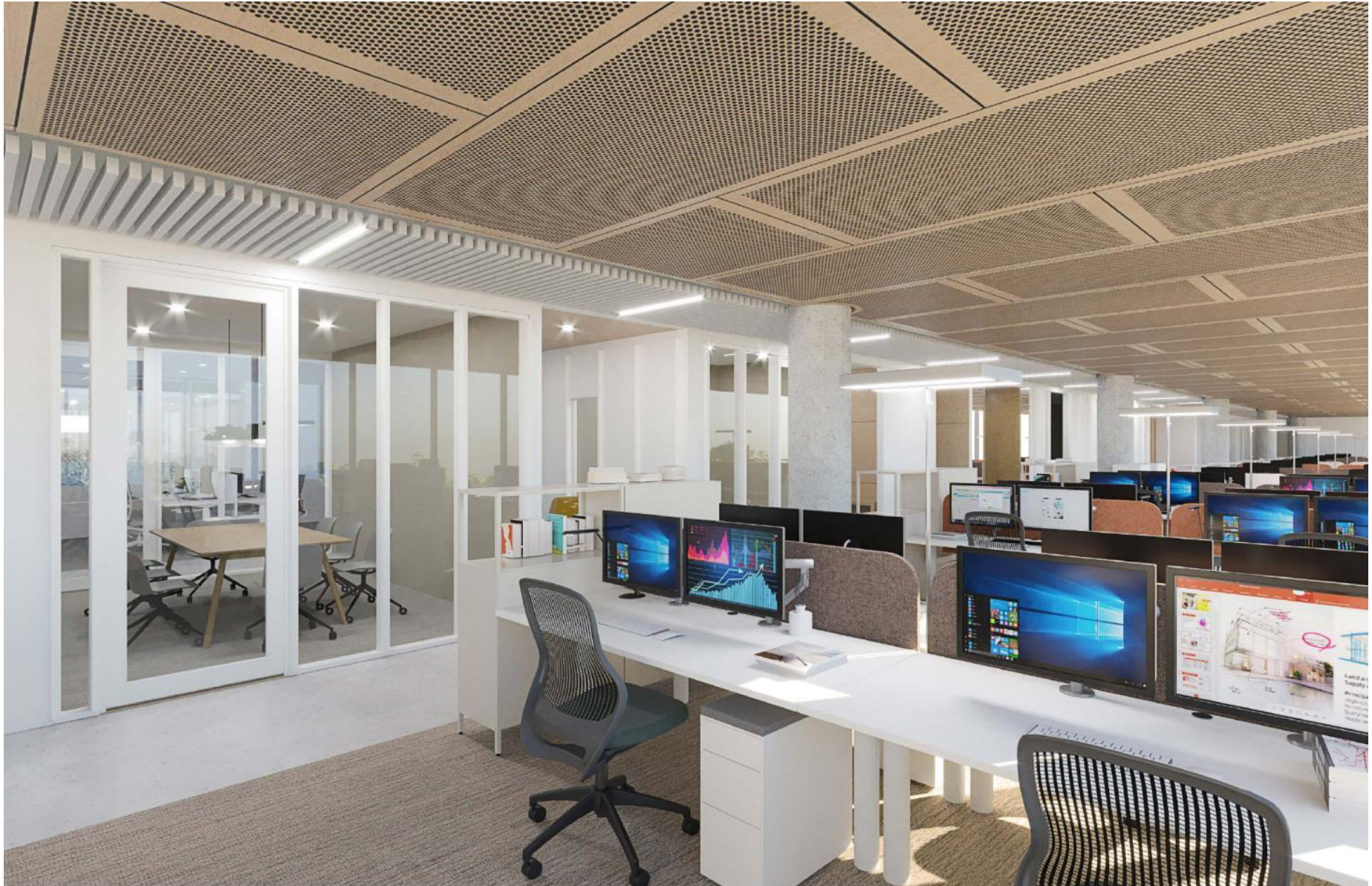
Level 1

QPRC











## 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.

## 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%
<b>Total</b>	<b>\$74,836,000</b>	<b>100%</b>	<b>\$74,846,884</b>	<b>100%</b>

Financials

Cost Estimate



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

## Financials

UPDATED

### Project Budget



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

## Financials

### Loan Servicing



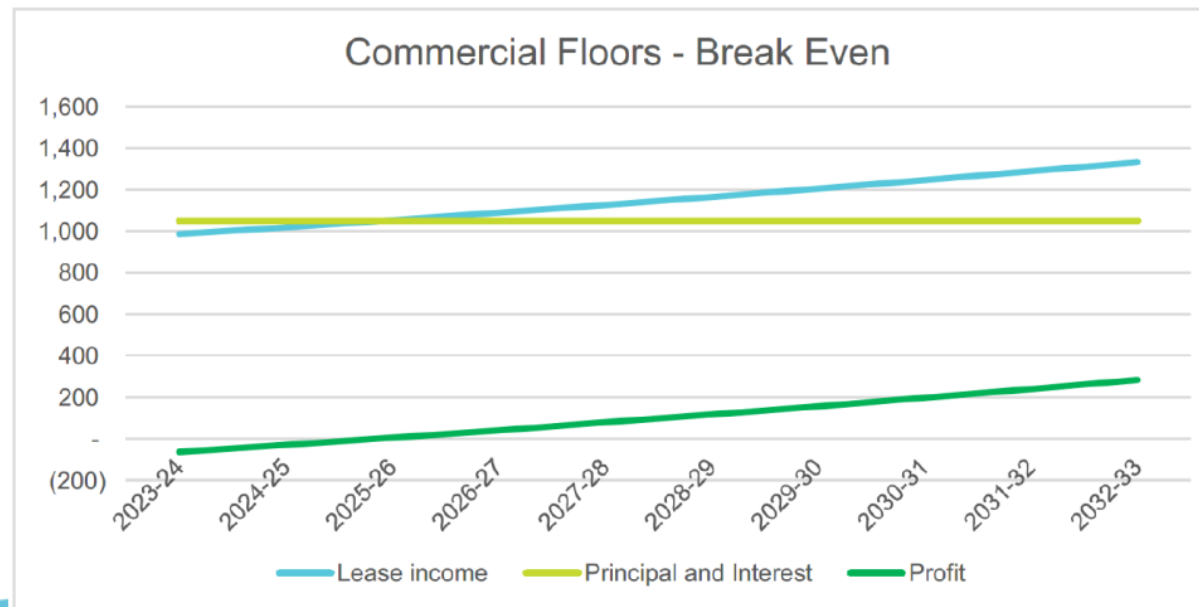
TCorp P&I repayments over 20 years	3,238,000
Commercial P&I repayments over 30 years	1,049,000
<b>Annual Repayments</b>	<b>4,287,000</b>
<b>Source of Funding:</b>	
Merger and Procurement Savings	2,176,000
Cost Attribution (water, sewer, waste)	1,071,000
Lease income	1,040,000
<b>P&amp;I Repayments</b>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

## Financials

### Commercial Income



### Breakeven on Commercial Area \$20.6m



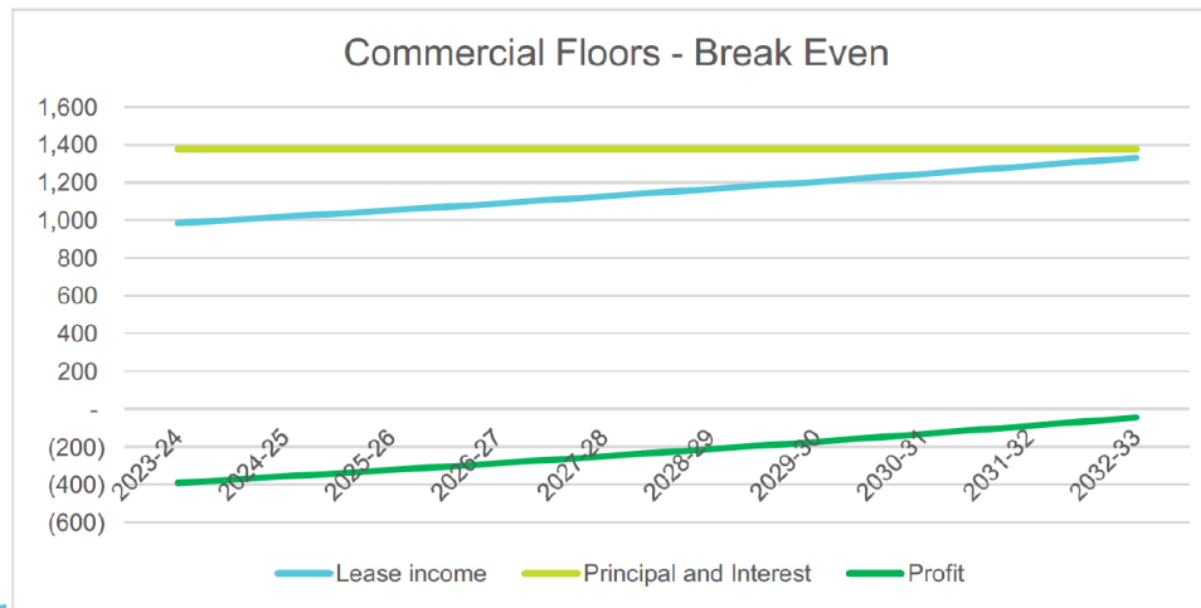
- 30 year fixed term @ 3.05%
- NSW Govt: \$460 / sqm + carparking

## Financials

### Commercial Income



### Breakeven on Commercial Area \$20.6m



- 20 year fixed term @ 3.05%
- NSW Govt: \$460 / sqm + carparking

## Financials

UPDATED

# Progression of Cost Estimates



	Design Version		
	Low 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
Design fees	\$ excl	\$ incl	\$ incl
Contingency	\$ excl	\$ incl	\$ incl
<b>Cost estimate</b>	<b>\$42M</b>	<b>\$74.847M</b>	<b>\$74.847M</b>



C O X

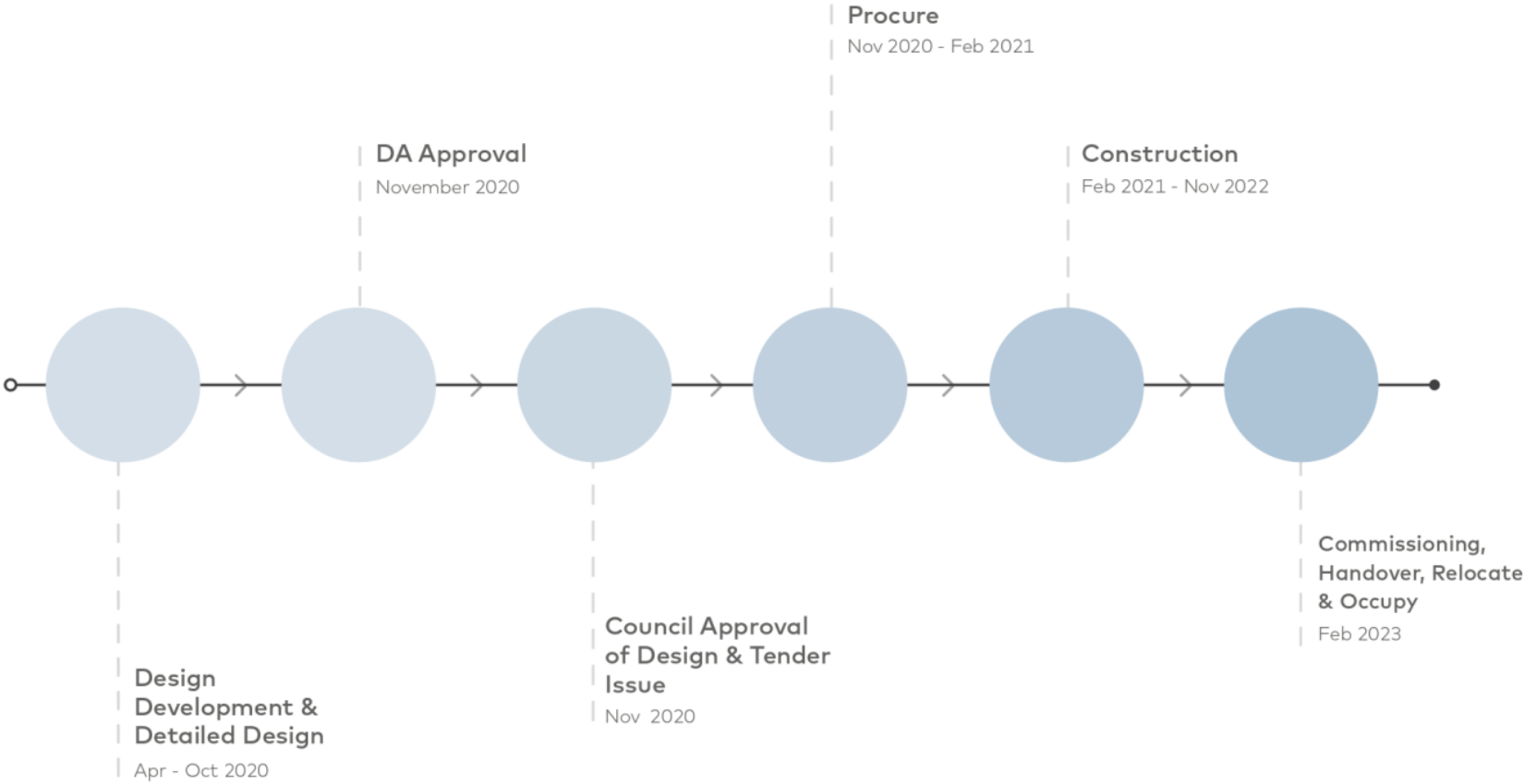
Queanbeyan Civic and Cultural Precinct -  
Council Presentation

November 2020

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# NSW Regional Tenancy Estimates

# Program & Process



## 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

