

# Proposed Archive Gallery Space and Members Lounge

## Background

In 2017, the Administration provided Elected Members with concepts plans for the Archival Space and Members Accommodation.

In July 2021, the Administration provided a workshop to the Elected Members to seek further feedback on the proposed spaces.

The 2022/23 Business Plan and Budget included \$10,000 to provide concepts designs for these selected spaces. We have prepared two concept options the first concept considers both the Archival Gallery Space and Members Accommodation whilst the second concept option considers only the Members Accommodation.

There is no allocation within the 2023/24 Business Plan and Budget for any works that maybe approved to proceed.

### Original Motion

*At a meeting on 11 May 2021, resolved:*

*That Council:*

*1. Notes that former Councillor Natasha Malani requested an investigation on the use of the Councillors' offices on the 19 July 2016 and for the space to be opened to the public.*

*2. Requests Administration provides a report on the investigation to Council by end of June 2021.*

*3. Requests the Administration conducts a workshop no later than July 2021 to discuss options of alternate uses for Council Members' rooms and offices. This may include having the offices/members' area open to the public, to develop as a gallery or other publicly accessible spaces and may require moving the councillors' offices, creating hot desk spaces or other Members' facilities in another area within the Town Hall.*

**AREA 1**



**CLOAK - LOOKING NORTH EAST**

**AREA 2**



**LOBBY - LOOKING WEST**



**LOUNGE - LOOKING NORTH**



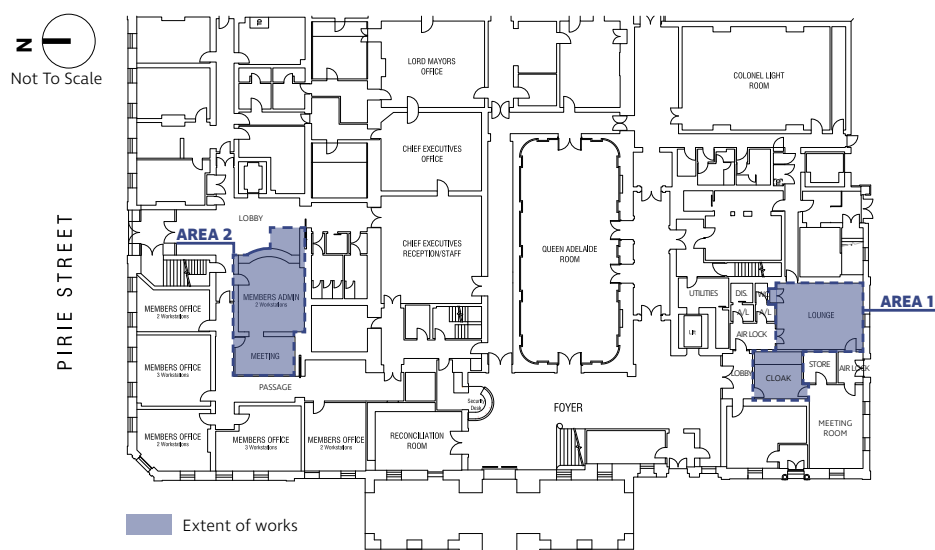
**MEMBERS ADM. LOOKING NORTH WEST**



**LOUNGE - LOOKING SOUTH**



**MEMBERS MEETING - LOOKING NORTH**



**EXISTING PLAN**

**KING WILLIAM STREET**

# Proposed Archive Gallery Space and Members Lounge

## Option 1: Concept Designs 1 and 2

The project entails a conceptual investigation with costings for the development and installation of a dedicated Archive and/or Gallery Space within the current Members Lounge situated in Town Hall.

The project seeks to increase community access to more areas of Town Hall and foster stronger community connections through an interactive display of historical artifacts and/or indigenous artworks for public awareness and education.

The day-to-day running and programming of the gallery space could be assigned to the soon-to-be announced CoA Art Curator. The space needs to be dynamic and having an assigned CoA employee would guarantee its on-going interest and visitation to Town hall.

**FLOOR PLAN**

↑ KING WILLIAM STREET

Not To Scale

ASPIRATIONAL IMAGES - ARCHIVE GALLERY

### Concept Design 1

- Opening up and activating a strategic area of town hall for public tours and education.
- The need to relocate members lounge to a new location

## Option 2: Concept Designs 2

As a consequence of this creating this beneficial gallery space, we propose to relocate the Members Lounge to an under-utilised administration area within Eagle Chambers.

By relocating the Members Lounge closer to the Members offices, it is hoped to foster a stronger functional relationship between member's tasks and activities, increase productivity and connectivity with one another and constituents as part of a central hub.

**FLOOR PLAN**

← PIRIE STREET

Not To Scale

ASPIRATIONAL IMAGES - MEMBERS LOUNGE

### Concept Design 2

- Stronger spatial connection between relocated Members Lounge and existing offices
- Public perception of spending rate payers money on a 'non-essential' item.

# Proposed Archive Gallery Space and Members Lounge

## Overall Costings

### Town Hall Complex - Council Member Accommodation & Archive Gallery

#### Project Cost

##### Design

|                          |                 |
|--------------------------|-----------------|
| Heritage Architect       | \$40,000        |
| Service Engineer         | \$9,000         |
| Cost Consultant          | \$9,500         |
| Structural Engineer      | \$6,000         |
| Building Rules Consent   | \$3,000         |
| Fee Contingency          | \$15,000        |
| <b>Total Design Cost</b> | <b>\$82,500</b> |

##### Construction Phase

|                         |           |
|-------------------------|-----------|
| 1 - Archive Display     | \$293,910 |
| 2 - New Members' lounge | \$150,970 |

##### Full Scope

|                                |                  |
|--------------------------------|------------------|
| <b>Total Construction Cost</b> | <b>\$444,879</b> |
| <b>Total Project Cost</b>      | <b>\$527,379</b> |

### Town Hall Complex - Budget

| Amount                | Year                   | Shown in the project tool |
|-----------------------|------------------------|---------------------------|
| \$10k (Design)        | 22/23 (raised in 2021) | Yes                       |
| \$800k (construction) | 24/25 (raised in 2021) | No                        |

Please note the following:

1. Timeline (approx.) based on Full Scope (Archive Display and New Members Lounge)
  - a. Design 12 to 14 weeks not including CoA review/workshop sessions at 30%, 70% and 90%. With the following breakdown 4 weeks concept (including interior selections & images), 8 weeks Design Development and 2 weeks IFT drawing set.
  - b. Stakeholder Consultation - 4 months including Council / Exec approval / Heritage consultation / BRC etc. The Archive Display scope is very high level and therefore requires further consultation to define the scope (there are a lot of interested stakeholders for this scope).
  - c. Construction – 3 months (might take longer due to latent conditions considering the age of the building).

d. Overall timeline would be approx. 1 year. 7 – 8 months Design and 3 months Construction. This time period may be spread over two financial years where IFT drawings are completed in year 1 and construction commences in year 2.

2. The scope shown in the Concept was developed with assistance from the Council Liaison Officer, Arts & Culture team, and the Archives team.
3. Wall demolition has been removed from scope to ensure the Town Hall heritage building fabric is preserved.
4. Risk – Defining scope and project proceeding. The scope for this project has been raised by Council Members multiple times over numerous years with no progression into Concept Design.

Note: These will still need to be developed further and scope confirmed.

## Feedback

Project team is seeking feedback and direction from the Civic Recognition Working Group regarding appetite to proceed with concept development, engaging with Elected Members and allocating budget for 2024/25 financial year.