

Item 11: Community

11.1 Architectural Services for Mudgee Administration Building Upgrade

REPORT BY THE DIRECTOR COMMUNITY
TO 20 JULY 2022 ORDINARY MEETING
GOV400098, FIN300374

RECOMMENDATION

That Council:

1. receive the report by the Director Community on the Architectural Services for Mudgee Administration Building Upgrade;
2. note the preliminary concept plans for the Mudgee Administration Building Upgrade;
3. support the further development of these plans to allow for the submission of a Development Application;
4. approve an exemption from tender, in accordance with section 55 (3) (i) of the Local Government Act 1993, for the architectural services for the Mudgee Administration Building upgrade, noting that due to the extenuating circumstances a satisfactory result would not be achieved by inviting tenders;
5. note the reasons why a satisfactory outcome would not be achieved by inviting tenders are:
 - a) the market has already been tested appropriately, via public marketplace on VendorPanel;
 - b) the same organisations would be targeted if we had tendered (via VendorPanel which picks from the marketplace) so there is no benefit in re-advertising as a tender;
 - c) intellectual property rights are held over the concept design and cannot be used by another supplier to further develop the design, therefore inviting tenders would not be able to interface with the existing concept design;
6. accept Collins and Turner for the architectural services for the Mudgee Administration Building in accordance with Clause 178 of the Local Government (General) Regulation 2005 – Part 7; and
7. delegate authority to the General Manager to negotiate and finalise the contract with Collins and Turner.

Executive summary

Council has grown significantly as an organisation over the past decade. Alongside the staff that are located in Gulgong, Rylstone and Kandos, there are many staff located in Mudgee in a number of locations and buildings. Consideration has been given to a redevelopment of the civic area to provide better public space amenity, an improved Council Chambers area and a better design of the work areas for Council staff and our Customer Service Centre.

This report seeks to inform Council and the community about the options for a redevelopment of the Market Street site. It also seeks an exemption from tender to continue to work on the design with the architects to take Council through the development application process.

Disclosure of Interest

Nil

Detailed report

While there is some capacity to increase work from home arrangements for staff where appropriate, there is still a need to develop additional space over the next few years. This is driven by the increasing size of the organisation, primarily in delivering a significantly increased capital program and the supporting roles for this. This ultimately has an impact on many different departments across the organisation.

A renovation and extension of the existing building will also allow consideration to be given for designing workplaces where more hybrid arrangements can be developed. This would involve more areas where collaboration can take place and ensuring that staff who work some time at a home location or are based at the Rylstone office are also able to work effectively at the Mudgee office when required.

Staff are located in a number of separate buildings across the region and there are efficiencies to be found in housing staff in a smaller number of locations. The size of the Council Chambers is also an issue with the introduction of increasing amounts of technology required for webcasting and presentations making the area cramped, no longer fit for purpose and a potential workplace health and safety concern. Currently only a small gallery space is available with no overflow area.

The overall concept design has two stages. The first Stage would see an extension and renovation of the existing Stables building which would then be able to house the Council Chambers. This would provide for a larger purpose built Chambers with potential overflow areas for larger galleries when required. Additional meeting room space would also be created. The existing Chambers area would be renovated to allow for staff from other buildings to be re-located to the main administration building.

Stage Two would see the construction of a new building on Market Street. This would include the demolition of the old Tourism Office building. This would provide for better accessible access for the community to a new Customer Service area. It will also provide for an improved civic space in front of the Stables building that would allow for a town square to be developed in this area.

Council have been working with an architectural firm, Collins and Turner, on some concept designs for a revamped civic area. Collins and Turner were chosen from a number of firms through a competitive Request for Quote process. The high level concepts that have been developed are designed to show the potential floor space that can be created as well as an initial exploration of the building design. All of this is subject to the required Development Application process.

It is recommended that Council continue to work with Collins and Turner on this project and an exemption from tender is sought. In these circumstances, it is believed that going back to market will not create any value for money as the concept work will need to be redone and we already have an overall concept that Council is in a position to consider.

Community Plan implications

Theme	Looking After Our Community
Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

Strategic implications

Council Strategies

Community Plan
Asset Management Strategy

Council Policies

Procurement Policy

Legislation

Local Government Act 1993

Financial implications

Budget is already in place in the 2022/23 financial year to progress design to the Development Application stage.

Associated Risks

It is recognised that improvements need to be made to staff work areas and the Chambers to improve efficiency as well as amenity. This exploration of the administration area represents a thought through process to enable improvements to be made. However, there is always a risk that the community may not see the hidden value in such projects and Council needs to consider these benefits to the community against the full range of issues and projects that demand attention.

SIMON JONES
DIRECTOR COMMUNITY

3 June 2022

Attachments: 1. Mudgee Admin Chambers for Council Report.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

MID-WESTERN REGIONAL COUNCIL
MUDGEE ADMINISTRATION PRECINCT
STAGE ONE CONCEPT DESIGN
PRESENTATION
20 APRIL 2022
COLLINS AND TURNER

Mid Western Regional Council - Mudgee Administration Building
Prepared for MWRC
20 April 2022

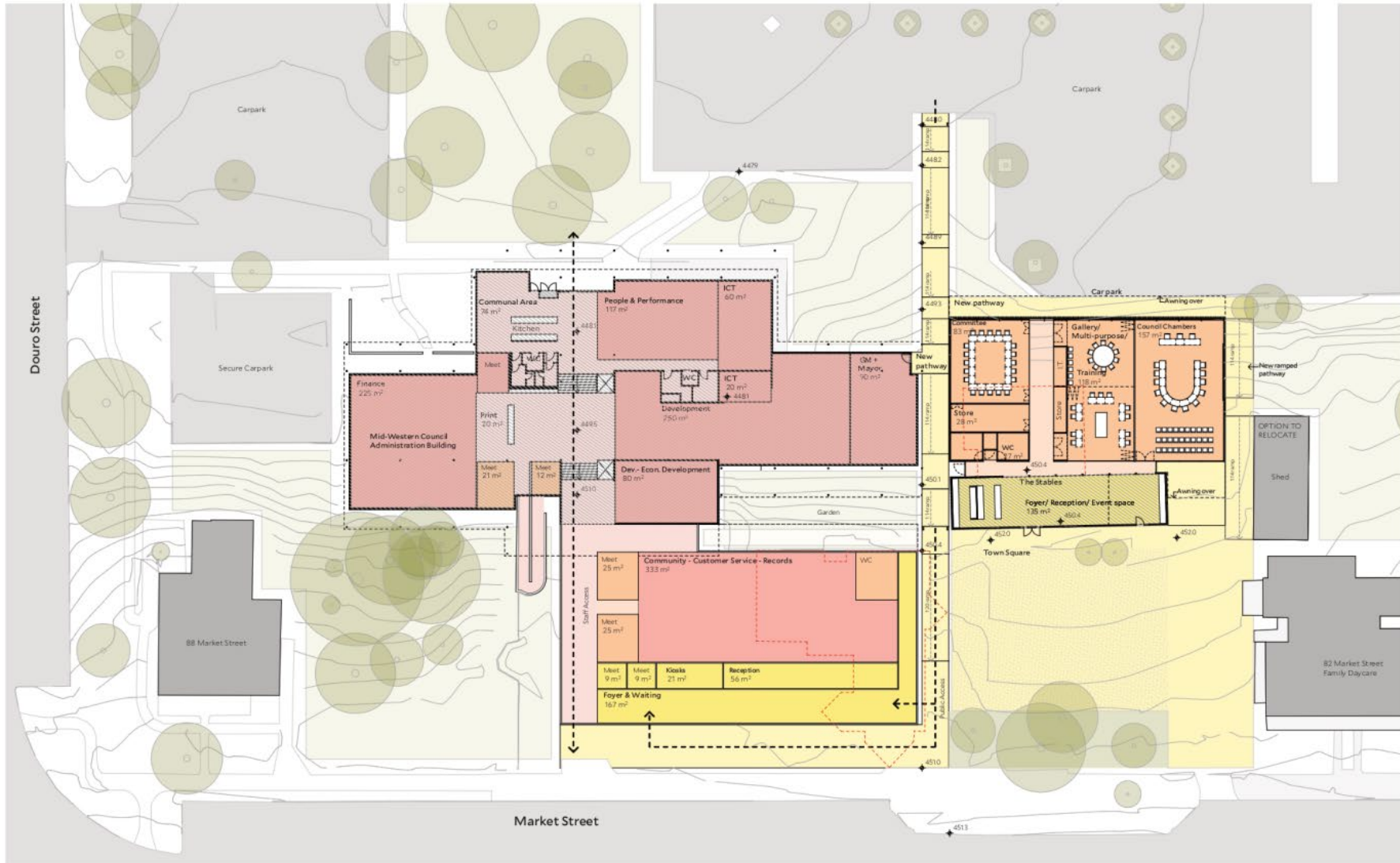
Concept Design

SITE PLAN- EXISTING



Concept Design

SITE PLAN - STAGE 1 AND 2 WORKS



Concept Design

FLOOR PLAN - CHAMBERS



Concept Design

CHAMBERS SOUTH VIEW
PERSPECTIVE STUDY



Concept Design

CHAMBERS NORTH VIEW
PERSPECTIVE STUDY



Concept Design

STAGES 1 AND 2
PERSPECTIVE STUDY - PRELIMINARY

