

MINUTES

SPECIAL MEETING OF COUNCIL

**Held on
Tuesday, 5 December 2006
6.30pm
City of Albany Council Chambers**

City of Albany

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Signed _____

Date: 7th December 2006

Peter Madigan

Executive Director, Corporate and Community Services

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1. DECLARATION OF OPENING

Her Worship the Mayor declared the meeting open at 6.30pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Mayor	-	A Goode, JP
Councillors	-	DW Wellington
	-	MJ Evans, JP (from 6.31pm)
	-	JD Williams
	-	DJ Wolfe
	-	RH Emery
	-	J Waterman
	-	S Marshall
	-	J Walker
	-	D Wiseman (from 6.36pm)
	-	J Jamieson
	-	R Paver (from 6.31pm)
	-	I West
	-	P Lionetti (from 6.40pm)
	-	M Bojcun
Chief Executive Officer	-	AC Hammond
Executive Director Corporate & Community Services	-	WP Madigan
Executive Director Works & Services	-	L Hewer
Manager Finance	-	S Goodman
Minute Secretary	-	JR Byrne
3 members of the public		
2 media representatives		
<u>Apologies</u>	-	Nil

Councillors Evans and Paver arrived at 6.31pm during the reading of the Opening Prayer.

3. OPENING PRAYER

Mayor Goode asked everyone to be upstanding and read aloud the Opening Prayer:

“Heavenly Father, we thank you for the beauty and peace of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

4. PUBLIC QUESTION TIME

Nil

5. DECLARATIONS OF FINANCIAL INTEREST

Nil

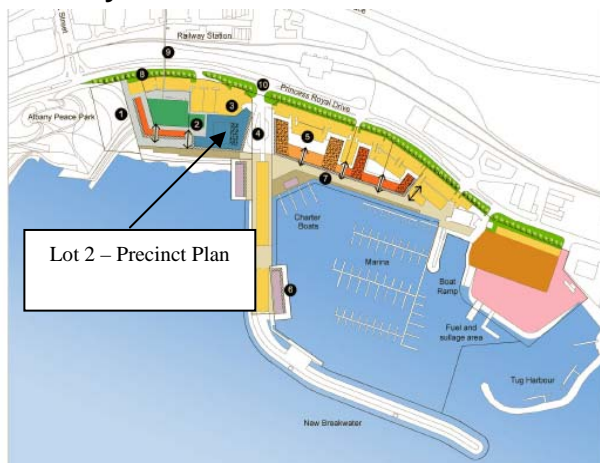
6. REPORTS

Councillors Wiseman and Lionetti arrived at 6.36pm and 6.40pm respectively, during consideration of item 6.1

6.1 Albany Entertainment Centre – Endorsement of the Proposed Appointment of Architect by Minister for Works

File/Ward	:	MAN 075 (Frederickstown Ward)
Proposal/Issue	:	Council endorsement of the selection of an Architect for the detailed design and development of the Albany Entertainment Centre at the Albany Waterfront
Subject Land/Locality	:	Lot 2 Albany Waterfront Precinct Plan
Proponent	:	Department of Housing and Works
Owner	:	City of Albany (Future land and building owner under MOA with State of Western Australia)
Reporting Officer(s)	:	Manager Economic Development (J Berry)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 21/11/06
Summary Recommendation	:	THAT Council endorse the Minister of Housing and Works' proposed appointment of Cox Howlett & Bailey Woodland JV for the provision of architectural services for the design and development of the Albany Entertainment Centre
Bulletin Attachment	:	Capability Statement for proposed Architectural Firm

Locality Plan :



Item 6.1 continued

BACKGROUND

1. At its 21 November 2006 Ordinary meeting Council resolved to:-
 - *Disband the Albany Entertainment Centre Steering Committee*
 - *Enter into a Memorandum of Agreement with the Department of Housing and Works and the Great Southern Development Commission that recognises:-*
 - i. *the Minister for Works as the Principal to the Project Architect and the Department of Housing and Works as the Principal's representative*
 - ii. *the Great Southern Development Commission as the administrator of the project capital works budget*
 - iii. *a requirement for Council endorsement of key stages of the project including the appointment of the architect; selection of the design and statutory approvals (as necessary);*
 - *Endorse the establishment of a local Project Planning Group consisting of Council Officers to liaise with the Project Architect (and sub-consultants) to bring recommendations to Council on interior fit-out, landscaping and public art;*
 - *Endorse the establishment of a Steering Committee consisting of representatives from the Department of Housing and Works (DHW), the Great Southern Development Commission (GSDC), and the City of Albany (Chief Executive Officer) to provide strategic direction and leadership in bringing the project to fruition.*
 - *Endorse the establishment of a Design Review Committee lead by DHW and consisting of*
 - i. *Government Architect – Chairman (Prof. Geoffrey London);*
 - ii. *Director of Urban Design firm Urbanizma (Prof. Patric deVilliers);*
 - iii. *Manager Economic Development - City of Albany (Mr Jon Berry) (the Mayor and CEO will also attend meetings as observers);*
 - iv. *Project Manager Department of Housing and Works (Mr Ian Johnston); and*
 - v. *CEO Great Southern Development Commission (Mr Bruce Manning).*

STATUTORY REQUIREMENTS

2. There are no statutory requirements related to this item.

POLICY IMPLICATIONS

3. The Albany Waterfront Memorandum of Agreement between the State of Western Australia and the City of Albany states:

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- The City of Albany will be principally responsible for constructing the Albany Entertainment Centre as an initial stage including the project management, design, and statutory approval processes, construction, commissioning and ongoing care, control and management of the facility.
 - The City of Albany will enter into a project funding agreement with the Great Southern Development Commission that details and agrees upon all aspects of the design, construction, commissioning and cash flow requirements of the project.
4. Since the last meeting, a revision to the Memorandum of Agreement has been drafted recognising the following matters pertaining to the Albany Entertainment Centre:-
- the Minister for Works will be the Principal to the Contract and assumes risk management responsibilities;
 - the Department of Housing and Works will be Project Manager;
 - the Great Southern Development Commission will manage project progress payments to the Department of Housing and Works and acquit project funds.

FINANCIAL IMPLICATIONS

5. Council has previously endorsed the following funding model to achieve the project:-

City of Albany	\$1.0m for purchase of Lot 2 (Albany Waterfront) from Landcorp \$1.2m contribution for design and construction of the centre
State Government	\$34.85 million* (confirmed) through budget of the Great Southern Development Commission
Federal Government*	\$1.5 million* (unconfirmed from Regional Partnerships Program of DoTARS)

** Should the Regional Partnerships funding application be unsuccessful then the City has requested a total of \$36.35 million from the State Government by the Great Southern Development Commission.*

STRATEGIC IMPLICATIONS

6. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

“Community Vision

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through...

- *Excellent community infrastructure and services;*

Item 6.1 continued

- *A unique economically sustainable waterfront facility providing a functional boat harbour and shore based facilities accessible to the community and attractive to investment.*

City of Albany Mission Statement
“Making the difference for Albany”

Priority Projects

City Facilities Projects

- *No 29: Obtain funding and design and construct a performing arts centre with capacity to host conventions.”*

COMMENT/DISCUSSION

7. The Minister for Works issued a Request for Tender to four architects previously shortlisted by the City of Albany. The RFT nominated a set fee of \$1,533,532 for the work involved in the contract for service. The Tender closing date was 17 November 2006. The shortlisted respondents were:-

- Cox Howlett & Bailey Woodland/Roberts Gardiner Architects JV
- Hassell Ltd
- Hames Sharley (WA) Pty Ltd
- James Christou /Denton Corker Marshall JV

8. The selection panel met on 22 November 2006 and consisted:-

Voting Panel Members

- Government Architect – Chairman (Prof. Geoffrey London);
- Proxy for Prof. Patric deVilliers¹ (Mr Dominic Snellgrove of CCN Architects);
- Manager Economic Development - City of Albany² (Mr Jon Berry);
- Project Manager Department of Housing and Works³ (Mr Ian Johnston);
and
- CEO Great Southern Development Commission⁴ (Mr Bruce Manning).

Observers/Advisers

¹Prof. DeVilliers was overseas at the time of the selection panel meeting and had previously recommended Mr Snellgrove to act as his proxy

² Her Worship the Mayor Alison Goode and CEO Andrew Hammond also attended as Observers

³ Mr Graeme Walne (Theatre Consultant attended as Adviser)

⁴ Mr Simon Holthouse (Architect and Planner attended as Adviser)

9. The Committee used the following criteria to assess the submissions.

Criteria

Weighting

- | | |
|------------------------------------|------|
| 1. Illustration Of Design Approach | 60 % |
|------------------------------------|------|
- (Proponents were invited to prepare an illustration of their design approach and present this to the Evaluation Panel. The purpose of this exercise is to assist in the selection of an architect, not to select a design solution.*

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Unsuccessful firms are to be paid \$10,000 excluding GST as an honorarium for this work)

- 2. Management Structure and Strategy 20 %
(Proponents were asked to nominate their project team and provide details of their project responsibilities)
- 3. Buy Local Policy 20 %
(Includes Local Participation and Aboriginal Enterprise and Employment Tendering Preference Policy)
- 10. Each panel member allocated a score for each firm against each selection criterion. An overall ranked order was then produced.
- 11. The highest ranked tenderer was Cox Howlett & Bailey Woodland JV with a score of 6.53 and the Selection Panel resolved to recommend their appointment.
- 12. Elected members were briefed on the selection process by the Chairman of the Selection Committee (Professor Geoffrey London) and the Project Director (Mr Ian Johnston) at a concept briefing session held on 28 November 2006.

RECOMMENDATION

THAT Council endorse the Minister for Works' proposed appointment of Cox Howlett & Bailey Woodland JV for the provision of architectural services for design and development of the Albany Entertainment Centre.

Voting Requirement Simple Majority

.....

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR EMERY**

THAT Council endorse the Minister for Works' proposed appointment of Cox Howlett & Bailey Woodland JV for the provision of architectural services for design and development of the Albany Entertainment Centre.

CARRIED 14-1

For the motion: Mayor Goode, Councillors Marshall, Bojcun, Emery, Wellington, Waterman, Williams, Evans, Jamieson, Wolfe, Walker, West, Lionetti and Wiseman.

Against the motion: Councillor Paver

7. CLOSURE OF MEETING

There being no further business the meeting closed at 6.48pm.

Confirmed as a true and correct record of proceedings.

A Goode, JP
Mayor