



Item 4.2

Sunshine Coast Council Workplaces Program

Purpose

To provide an update to Council on the Sunshine Coast Council Workplaces Program and seek Council approval to amend the Sunshine Coast City Hall project budget.

SCC Workplaces Program

The SCC Workplaces Program is a holistic approach to planning for and managing all Council's 37 workplace locations across the region. These cover the three administration centres of Caloundra, Maroochydore and Nambour, along with Council depots and satellite service locations such as libraries, showgrounds and venues.

A key element of the SCC Workplaces Program is ensuring Council – our services, our people and our assets – is best placed in the shared interests of:

- Our Community / region
- Our organisation
- Our people

Financials – SCC Workplaces

SCC Workplaces Program

- 37 Council-owned buildings
- Consolidation of Council's administration buildings from eight sites to three:
 - Maroochydore City Centre
 - Caloundra Centre
 - Nambour

Financials – SCC Workplaces

SCC Workplaces Current Financial Program

SCC Workplaces (Current)	Actuals to June 2021 (\$ million)	2021/22 (\$ million)	2022/23 (\$ million)	2023/24 (\$ million)	2024/25 (\$ million)	Total (\$ million)
Sunshine Coast City Hall	\$21.3	\$55.8	\$2.9	-	-	\$80.0
Sunshine Coast City Hall Levels 8 and 9	-	-	-	-	-	-
Caloundra Centre Activation (Library) Project	\$0.5	\$1.3	\$23.5	\$3.4	-	\$28.7
Nambour Administration Precinct	-	\$0.5	\$0.5	\$12.5	-	\$13.5
Total	\$21.8	\$57.6	\$26.9	\$15.9	-	\$122.2

Nambour Administration Precinct - budgets will be reviewed at scoping and design milestones.

Financials – SCC Workplaces

SCC Workplaces Revised Financial Program

SCC Workplaces (Proposed)	Actuals to June 2021 (\$ million)	2021/22 (\$ million)	2022/23 (\$ million)	2023/24 (\$ million)	2024/25 (\$ million)	Total (\$ million)
Sunshine Coast City Hall	\$21.3	\$55.8	\$18.2	-	-	\$95.3
Sunshine Coast City Hall Levels 8 and 9	-	-	\$4.7	-	-	\$4.7
Caloundra Centre Activation (Library) Project	\$0.5	\$1.3	\$10.0	\$16.9	-	\$28.7
Nambour Administration Precinct	-	\$0.5	\$0.5	\$6.5	\$6.0	\$13.5
Total	\$21.8	\$57.6	\$33.4	\$23.4	\$6.0	\$142.2
Cash Adjustment	-	-	\$6.5	\$7.6	\$6.0	\$20.0

Nambour Administration Precinct - budgets will be reviewed at scoping and design milestones.

Financials – SCCH Project

Proposed SCCH Project Budget Revision

- \$87.5M – building, inclusive of fitout, fees, FFE
- \$4.7M – new scope – Levels 8 and 9
- \$7.8M – contingency



Financials – SCCH Project

Proposed SCCH Project Budget Revision

- Escalation in construction costs
- Additional scope not included in original budgets
- Increased project contingency



Financials – SCCH Project

SUNSHINE COAST CITY HALL	Original Budget Estimate (08/2018) (millions)	Forecast Project Budget (02/2021) (millions)	Forecast Project Budget (11/2021) (millions)
Construction Costs (Base Building)	\$52.000	\$59.576	\$59.576
Authority Fees & Charges	\$3.463	\$1.528	\$1.528
Consultant Costs	\$4.539	\$4.774	\$4.774
Sub-total	\$60.002	\$65.878	\$65.878
FFE	\$0.000	\$1.375	\$2.500
Construction Costs (Fitout)	\$15.000	\$11.255	\$19.100
Sub-total	\$75.002	\$78.508	\$87.478
Levels 8 – 9 (Fitout)	\$0.000	\$0.000	\$4.700
Sub-total	\$75.002	\$78.508	\$92.178
Contingency	\$4.998	\$3.000	\$7.822
Total Project Budget	\$80.000	\$81.508	\$100.000
Note: Contingency has not yet been called upon			
Note: ITAV as a service, to be included in annual operating costs			

SCCH – Level 8 and 9

No provision was made in the original budget estimate (08/2018) for furniture, fixtures or equipment for City Hall Levels 8 and 9.

These areas were not in scope, with their use to be determined at a later point. Council officers are currently assessing options and comparative costs and benefits associated with the either entering commercial leasing for one or both levels, or alternatively allocating Level 9 for civic and community purposes, and Level 8 for organisation purposes.

A cost of \$4.7 million has been estimated for furniture, fixtures and equipment should Council determine to maintain Levels 8 and 9 for community and organisation purposes.

Officer Recommendation:

That Council:

- a) receive and note the report titled “Sunshine Coast Council Workplaces Program”
- b) endorse a \$20 million capital budget adjustment for the Sunshine Coast City Hall project, inclusion in the 2022/23 Capital Works Program and
- c) request the Chief Executive Officer to progress an assessment of the preferred uses of Levels 8 and 9 at Sunshine Coast City Hall and provide recommendations to Council at the December 2021 Ordinary Meeting.

Thank you.



See Council's website for further details
www.sunshinecoast.qld.gov.au