

City of Joondalup

Architectural Conceptual Design Competition

Request for Expression of Interest

Joondalup Performing Arts and Cultural Facility



EXPRESSION OF INTEREST

EXPRESSION OF INTEREST (EOI)	Joondalup Performing Arts and Cultural Facility - Architectural Conceptual Design Competition
EOI Number	EOI 01 04/13
Closing Date and Time	10.00AM Friday, 10 MAY 2013 Western Australian Standard Time
Lodgement Details	Tender Box CITY OF JOONDALUP ADMINISTRATION CENTRE 90 BOAS AVENUE JOONDALUP WA 6027 <u>FACSIMILE OR ELECTRONIC MAIL OFFERS WILL NOT BE ACCEPTED</u>

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1 ARCHITECTURAL DESIGN COMPETITION

The City of Joondalup (the City) is undertaking an architectural design competition (the Competition) for the development of a conceptual design for the Joondalup Performing Arts and Cultural Facility. The Competition process is briefly outlined as follows:

- Stage 1 – Request for Expression of Interest
 - Evaluation of submissions
 - Selection of finalists
- Stage 2 – Conceptual Design
 - Request for submissions from finalists
 - Public consultation on submissions
 - Evaluation of submissions
 - Council endorsement of winning design
 - Announcement of winning design

An indicative timetable for this process is provided in Section 3.2 of this EOI.

1.1 PURPOSE OF THIS EOI

The City of Joondalup (City) is issuing this Expression of Interest (EOI) to identify suitably qualified and experienced Architects who are interested in taking part in the Competition.

For this purpose, the City invites Architects, Architectural firms, partnerships, joint ventures, consortia or organisations to submit their proposals in accordance with the requirements of this EOI.

This architectural design competition will be undertaken in two stages:

- Request for Expression of Interest; and
- Conceptual design.

Subject to the quality and content of information received from Respondents for this EOI, a short list of Respondents will be established (maximum of four) and these Respondents will be requested to develop an architectural conceptual design for the Joondalup Performing Arts and Cultural Facility. Each respondent will be paid an honorarium of \$10,000, to assist with the development of their conceptual design.

The City does not guarantee to proceed further than the EOI.

1.2 STRUCTURE OF THIS EOI

This EOI contains important information regarding the nature of this EOI and the Respondent is deemed to have read and considered the EOI in its entirety prior to submitting its proposal.

1.3 NOTE TO RESPONDENT

In preparing its proposal, the Respondent must:

- (a) complete, sign and submit the Respondent's Proposal Form – Section 4;
- (b) address each requirement in the structure as set out in Section 3,
- (c) in respect of the requirements in Section 3, provide all details of statements or examples; and

- (d) assume that the City has no knowledge of the Respondent, its activities, experience or any previous work undertaken by the Respondent for the City or any other public authority.

1.4 CONTACT PERSONS

Different enquiries can be best dealt with by the appropriate contact, shown below.

1.4.1 EOI PROCESS ENQUIRIES

Name	Danielle Elliott
Telephone	(08) 9400 4390
Facsimile	(08) 9300 1383
Email	danielle.elliott@joondalup.wa.gov.au

1.4.2 COMPETITION AND TECHNICAL ENQUIRIES

Name	Blignault Olivier
Telephone	(08) 9400 4201
Facsimile	(08) 9300 1333
Email	blignault.olivier@joondalup.wa.gov.au

2 REQUEST FOR EXPRESSIONS OF INTEREST

The City is calling for Expressions of Interest for the development of a conceptual design for the Joondalup Performing Arts and Cultural Facility.

2.1 BACKGROUND

The City purchased the site at 3 Teakle Court, Joondalup adjoining the Joondalup Learning Precinct in 2006 for the development of performing arts and cultural facility.

In June 2010, Council endorsed the Project Philosophy and Parameters for the Joondalup Performing Arts and Cultural Facility. The overriding philosophy for the development is the provision of a place for the pursuit of activities such as performing arts, visual arts and crafts, film and media, writing and cultural events for the community of Perth’s northern corridor.

In September 2010, Council endorsed the terms of reference and composition of the Joondalup Performing Arts and Cultural Facility Steering Committee. The primary objective of the Steering Committee is to provide leadership for, and oversight of, the planning and design of the Joondalup Performing Arts and Cultural Facility.

In 2012 the City engaged consultants to undertake a market analysis and feasibility study for the facility. The study provides a description of a facility model which aims to satisfy both Council’s Project Philosophy and Parameters and the demand identified through the market analysis. This facility description, referred to as the “Art Box”, will be the model informing the design brief for the second stage of this two stage competition.

2.1.1 VISION

In 2011 the City of Joondalup was named the world's most liveable city by the UN endorsed annual International Awards for Liveable Communities. To maintain and further enhance that title the City of Joondalup proposes to develop a state of the art performing arts and cultural facility, delivering a rich and diverse range of artistic endeavour.

The facility will be the catalyst for activation of the precinct and will be viewed as an 'iconic' architectural element that marks the southern gateway to the Joondalup City Centre. The facility will play an extremely important role in the cultural and civic life of the City and should become the hub for cultural activities in the northern corridor.

2.2 SCOPE

The City wishes to identify Respondents interested in developing a conceptual design for the Joondalup Performing Arts and Cultural Facility. Respondents must comply with the following criteria:

- Architectural firms, partnerships, joint ventures or consortia must be licensed to practice in the State of Western Australia to be eligible to enter the competition; and
- Entrants must have Professional Indemnity Insurance and indicate level of coverage.

2.2.1 THE SITE

The selected site is located 400 metres from the Joondalup City Centre, adjacent the intersection of Collier Pass and Grand Boulevard and at the southern end of the Joondalup Central Walk linking the Joondalup Health Campus, the City Centre and ECU.

2.2.2 DESIGN BRIEF

The following is an indication of what is expected from successful respondents should they be shortlisted from the first stage of the Expression of Interest.

Stage 2 submissions will be conceptual and should focus on the organisation and massing of the building, planning of the primary elements and the facility's relationship with the precinct.

The design is to reflect a contemporary architectural engagement with the environment, and include spaces for both visual and performing arts that encompass the full range of premium, popular and community endeavour.

To ensure greater activation of the precinct, the facility is to be a holistic community arts centre rather than solely a performing arts facility.

The conceptual design is to deliver:

- an 850 seat lyric theatre
- a 200 seat black box theatre
- a range of rehearsal rooms
- theatre support
- a foyer that can also function as a reception or exhibition space
- a dedicated art gallery
- Spaces for fine arts and craft
- Curatorial storage
- Food and beverage facilities
- Offices
- Car parking

3 RESPONSE TO EXPRESSION OF INTEREST

Respondents must submit their expressions of interest in accordance with the following headings and requirements as detailed below:

- Company profile and history, including details of the key personnel proposed for the project;
- Design philosophy of the practice;
- How the practice exercises budget control;
- If any proposed work is to be performed by sub-contractors/consultants, the above information must be repeated for each organisation/individual;
- Experience in designing similar size and types of projects;
- Capacity to undertake a full architectural commission commencing in late 2013 or early 2014 should the project proceed.

3.1 EVALUATION CRITERIA

The City will review expressions of interest submitted by respondents in line with the following criteria:

- **Practice structure 25%**
 - Practice management
 - Resources
 - Qualifications and relevant experience of personnel to be involved.
- **Relevant Experience 25%**
 - Examples of projects of comparable scale and complexity completed within the last five years
 - Completed projects recognised by a design awards or other forms of recognition.
- **Design philosophy and approach 25%**
 - Outline the design philosophy of the practice and the approach to be taken in designing a project of this type.
- **Timeline 25%**
 - Confirmation of capacity to meet the competition program.

3.2 COMPETITION INDICATIVE TIMETABLE

Details of the anticipated timing for the competition are provided in the timetable below. This timetable is indicative only and the City reserves the right to change the timetable in its absolute discretion.

Pre-Competition stage	Dates
Stage 1	
Request for Stage 1 submissions (Expression of Interest)	26 April – 10 May 2013
Stage 1 adjudication process	10 May - 13 May 2013
Stage 2	
Request for Stage 2 submissions	14 May – 27 June 2013
Public consultation	28 June – 4 July 2013
Presentation of submissions and judging by Judging Panel	28 June - 1 July 2013
Recommendations for winning design	2 - 5 June 2013
Consideration of recommendations by JPACF Steering Committee	11 July 2013
Decision on winning design by Council	16 July 2013

4 PROPOSAL FORM

4.1 RESPONDENT

The Respondent is as follows:

Respondent corporation information*	
Full name:	<i>[insert]</i>
Place and date of incorporation:	<i>[insert]</i>
Company number:	<i>[insert]</i>
Address of registered office:	<i>[insert]</i>
Address for notices:	<i>[insert]</i>
Email address for notices:	<i>[insert]</i>
Telephone number:	<i>[insert]</i>
Name and position of the individual nominated as Respondent's contact:	<i>[insert]</i>

* If the respondent consists of more than one entity then you must repeat this table for each respondent entity.

4.2 EXECUTION

This Proposal is dated the _____ day of _____

Signature of authorised signatory of the respondent:

Print name of authorised signatory:



Architectural Conceptual Design Competition

Stage 2 Architectural Design Brief (02-04/13)

Site: Lot 1001 (3) Teakle Court
Joondalup WA 6027

Closing Time: 11.00AM WST, WEDNESDAY 10 JULY 2013

Address for Delivery: City of Joondalup
90 Boas Avenue
Joondalup WA 6027

Enquiries: Blignault Olivier
Manager City Projects
Telephone: (08) 9400 4201

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APPENDIX 1: JPACF Philosophy and Parameters

APPENDIX 2: Stage 2 Evaluation Plan

ATTACHMENT 1: Market Analysis and Feasibility Study (Pracsys, 2012)

ATTACHMENT 2: JPACF / Jinan Garden Forecourt Master Plan

ATTACHMENT 3: Property Enquiry (Lot 1001, 3 Teakle Court, Joondalup)

ATTACHMENT 4: Detailed site survey – Lot 1001, 3 Teakle Court, Joondalup

1. INTRODUCTION

1.1 Preface

The City of Joondalup (the City) is undertaking an architectural design competition (the Competition) for the development of a conceptual design for the Joondalup Performing Arts and Cultural Facility (JPACF).

Following Stage 1 of the Competition (request for Expressions of Interest), four architectural practices/consortia/joint venture partners (the Finalists) have been selected to prepare conceptual design proposals. The Competition conditions and design brief for this phase of the Competition (Stage 2) are set out in this document.

The Finalists are to provide developed concepts for the JPACF that satisfy the design brief together with indicative costs of the proposed design. The submissions must also include how this important civic amenity will interact with the immediate environmental and the broader City context.

1.2 The City of Joondalup

The City is in the fast growing northwest corridor of Perth, with its southern boundary located just 15kms from the Central Business District of Perth. With a population of approximately 164,000 and a total land area of approximately 99 square kilometres, the City is one of the largest local government in Western Australia by population.

The City was named the World's Most Liveable City of 2011 in its population category at the UN-endorsed annual International Awards for Liveable Communities. The LivCom Awards is a worldwide competition focusing on International Best Practice regarding the management of the local environment with the further objective of improving the quality of life of individual citizens through the creation of 'liveable communities'.

The JPACF will represent a special milestone in the development of the City. Since its inception as the northern regional centre of Perth, the City has witnessed the construction of significant infrastructure including the Joondalup Health Campus, Edith Cowan University, West Coast Institute of Training, WA Police Academy, Arena Joondalup and the City Administration, Civic Centre and Library. The JPACF will add a new dimension to the City Centre and is a key component in the development of cultural identity and social harmony through contemporary multicultural arts practice.

The facility will support the City's role as a Strategic Metropolitan Centre (Directions 2031 and Beyond, Department of Planning and WA Planning Commission, August 2010), and be a piece of key enabling infrastructure as the City matures into a principle centre of activity within Perth's urban network. It will also activate the surrounding area, giving people an extra reason to visit and stay in the City Centre.

The development of the JPACF has been identified as a strategic initiative in the City's Strategic Community Plan 2012-2022 (Joondalup 2022). The JPACF will also contribute to the success of the City's cultural program which aims to:

- Provide art and cultural experiences that develop a community's identity, diversity, heritage and tourism activity;
- Offer a range of engaging and innovative cultural activities for residents and visitors, including visual arts, performing arts and cultural development programs.

1.3 Project Vision

Aligning with Joondalup 2022, the endorsed Project Philosophy and Parameters (Appendix 1), articulates the overriding philosophy for the development as the provision of a place for the pursuit of activities such as performing arts, visual arts and crafts, film and media, writing and cultural events for the community of Perth's northern corridor. The Facility will aspire to:

- Create synergies with the existing educational institutions and reinforce the Joondalup City Centre as the creative and educational centre of the northern corridor.
- Provide a world class, state of the art centre incorporating innovative and sustainable design, that is architecturally symbiotic with the existing natural and built environment.
- Project an ambience of cultural significance, providing an easily recognised entry statement to the City that creates strong visual and physical linkages to existing and future civic buildings, educational precinct, green areas and transport hub.
- Become a place to celebrate imagination and creativity, inspiring individuals and the community to take part in culture and the arts and raise the aspirations of all users.
- Create an inclusive environment where people of all ages and levels of cultural awareness can develop and nurture a strong sense of the possibilities that the arts can provide.
- Provide a facility that can host a mixture of commercial and community activities that supports the viability and attraction of the venue.

1.4 Project History

The need for a performing arts facility in the Joondalup region was defined in the 1992 Joondalup Cultural Plan. Since that time numerous studies and reports have prepared further identifying the need for a performing arts and cultural facility in Joondalup.

In 2006 the purchase of the site (Lot 1001 Kendrew Crescent) for the proposed facility was finalised with the Department of Education and Training. Located adjoining the Joondalup Learning Precinct, the JPACF will have a street address of 3 Teakle Court, Joondalup.

In June 2010, Council endorsed the Project Philosophy and Parameters for the JPACF (Appendix 1). Further, in September 2010, Council endorsed the terms of reference and composition of the JPACF Steering Committee. The primary objective of the Steering Committee is to provide leadership for, and oversight of the planning and design of the JPACF. The Committee consists of:

- Elected Members
- Representatives from Edith Cowan University, WA Police Academy and the West Coast Institute of Training
- External individuals with specialist expertise
- Representatives from community arts groups located within the City of Joondalup
- The City's Chief Executive Officer.

The Steering Committee meets on a regular basis to ensure progress on this exciting development project is maintained in line with Council and community expectations.

1.5 Market Analysis and Feasibility Study

In March 2012 the City engaged Pracsys to conduct a market analysis and feasibility study (the Study) for the proposed JPACF.

The research undertaken for the Study indicates there is currently a significant under provision of performing arts and cultural facilities within the northern corridor.

As part of the Study extensive demand modelling was undertaken based on Australian Bureau of Statistics (ABS) surveys of culture and arts participation and attendance, and population projections. These tools were used to develop a model that estimates the level of cultural activity that could be expected of a Western Australian population of the size and demographic profile of the primary catchment area (defined as the Cities of Joondalup and Wanneroo).

Extensive consultation was also undertaken as part of the market analysis. This consultation included Western Australian cultural organisations and art producers, local cultural organisations within the City, the existing school-based performing arts centres in the area, existing conference and function venues and the Perth Convention Bureau.

The results of the consultation reinforced the suggestion that there is a lack of facilities within the City and the northwest metropolitan region. Evidence exists that local groups travel considerable distances to access suitable facilities for performances and the like. A significant number of respondents consulted indicated their support for the development of a purpose-built performing arts centre, with a large primary performance space.

Based on the results of the market analysis a model program of events was developed connecting the results with the facility design. A detailed design description was also developed, informed by the model program and the market analysis. The design description outlined in the Study allows for considerable community cultural activity and activation and differs to that of a traditional performing arts facility. For the purposes of the study the design is referred to as an “Art Box”.

The Art Box design proposed in response to the market analysis contained the following spaces:

- A lyric theatre of 850 seats, including a fly tower, of the highest mechanical standard, lighting and acoustic specifications.
- A 200 seat black box theatre to accommodate a variety of non-traditional theatre stagings and performances.
- A range of rehearsal spaces that could also serve as places for small performances and general community activities.
- Theatre support spaces such as box office, green room, make up and change areas, backstage workshops and storage.
- A foyer to serve both theatres that could also function as a reception and exhibition space.
- A dedicated art gallery.
- Spaces for the practice of fine art and crafts.
- Curatorial storage.
- Bar and catering facilities.
- Offices and managerial spaces.
- An undercroft car park to cater for staff, and patrons of the JPACF and day-time public parking.

The proposed accommodation schedule addresses the demand identified through the market analysis and defines the primary purpose of the JPACF as being the delivery of a wide range of performance activities including drama, dance and music and the provision of visual arts spaces. The proposed facility would also accommodate secondary functions such as conferences and civic receptions adding to its financial viability. In addition, the consideration of additional (multi-level) car-parking and commercial office space may assist with the financial viability of the facility.

The Market Analysis and Feasibility Study (Pracsys, 2012) is provided as Attachment 1.

1.6 Jinan Garden

The City is engaged in an ongoing Sister City Relationship with Jinan Municipal People's Parliament. The Sister City Relationship began in 2000 with the signing of a Memorandum of Understanding.

At the meeting held 8 August 2006, the Council endorsed a long term Relationship Plan to assist in guiding the growth and continuity of the Jinan-Joondalup Sister City Relationship.

The Plan highlighted four key focus areas for the relationship:

- Relationship management
- Social-cultural exchange
- Environmental exchange
- Economic exchange.

Since the adoption of the Relationship Plan in 2006 the Key Achievements in the Environmental focus areas included *inter alia*:

- Plans to construct the Jinan Cultural Garden with the Performing Arts and Cultural Facility in Joondalup.

In December 2010 Council agreed to incorporate the Jinan Garden into the design of the JPACF. However, preliminary site investigations indicate that the JPACF site does not have the capacity to house both the JPACF and the Jinan Garden. Potential alternative sites were investigated and an area of Central Park, adjacent to the JPACF site, was identified as a potential site for the Jinan Garden.

While the Jinan Garden is a development project in its own right, significant synergies exist between the proposed garden and the JPACF. Opportunities exist to integrate the access to both the garden and the JPACF into a cultural forecourt. Vehicular access opportunities also exist from the intersection of grand Boulevard and Collier Pass. In response to the City's investigations, a proposed master plan for the JPACF/Jinan Garden forecourt was prepared (Attachment 2).

While the Jinan Garden is not part of the design brief for Stage 2 of the Competition, conceptual designs should be cognisant of the intent of the JPACF/Jinan Garden forecourt master plan. In addition, consideration should be given in conceptual designs for the connection between the JPACF and the JPACF/Jinan Garden forecourt master plan diagrammatically and/or through commentary.

2. THE SITE

The JPACF site is located adjacent to the intersection of Grand Boulevard and Collier Pass; it has limited potential for pedestrian activation and as such the site considered a destination site rather than a part of the wider urban context.

Located within the Joondalup Learning Precinct, the site sits in close proximity to the West Coast Institute of Training and Edith Cowan University and is at the southern end of Joondalup Central Walk.

The site is:

- Owned by the City in freehold
- Located at 3 Teakle Court, Joondalup
- More particularly described as Lot 1001 on Deposited Plan 48551
- Has a legal area of 7,999m²
- Zoned “Central City Area” under the Metropolitan Region Scheme
- Zoned “Centre” under the City of Joondalup District Planning Scheme No 2
- There are no existing buildings on the site and the site consists of natural bush with some clearing.

Further information relating to the site is contained within the Property Enquiry (Lot 1001, 3 Teakle Court, Joondalup) which forms Attachment 3 of this document.

A detailed site survey was conducted in April 2013 which forms Attachment 4 of this document and is provided electronically to Finalists

3. JPACF ARCHITECTURAL DESIGN COMPETITION

The Competition process and guidelines are outlined as follows:

3.1 Competition Administrator

The Competition will be contracted and administered by the City. As the Competition Administrator, the City has responsibility for the general administration of the Competition, receiving and handling submissions, presentation of designs to the Evaluation Panel, JPACF Steering Committee and Council and liaison between all involved parties.

3.2 Competition Administrator’s Representative

All communication in relation to the Competition must be through the representative named below:

Name: Blignault Olivier
Title: Manager City Projects
Telephone: (08) 9400 4201
Facsimilie: (08) 9300 1333
Email: blignault.olivier@joondalup.wa.gov.au

3.3 Architectural Advisor

The Architectural Advisor, engaged by the City, will work closely with the Competition Administrator and the Evaluation Panels throughout the Competition process. An independent consultant with technical expertise, the Architectural Advisor has the responsibility of assisting with the development of the design brief and answering all technical queries and requests arising from the competitors, the Evaluation Panels and the Competition Administrator.

3.4 Stage 1 – Request for Expressions of Interest

An Expression of Interest (EOI) document was released by the City to invite suitably qualified architects to register their interest in participating in the Competition. Respondents were requested to address specific criteria which were subsequently evaluated by the Stage 1 Evaluation Panel as outlined in the EOI document.

Through the evaluation process, four respondents were short listed (the Finalists) to continue to Stage 2 of the Competition.

3.5 Stage 2 – Conceptual Design

The four Finalists are invited to develop a conceptual design for the JPACF in accordance with the Design Brief (Section 6) and address the evaluation criteria outlined in the brief.

Finalists may submit formal technical questions, or request clarification, relating to the requirement of Stage 2. Responses to technical questions shall be formulated by the City in consultation with the Competition Architectural Advisor. In response to submitted questions/clarifications, the City may provide addenda to the design brief at its discretion.

Prepared in response to the Design Brief, the Stage 2 submissions must consist of the following:

- Context plan or diagram
- Site Plan
- Floor plans
- Cross section drawings
- Elevations
- Exterior perspectives
- Interior perspectives
- QS costings.

The Finalists are also required to submit a written report addressing the proposed methodology required to deliver the facility design within an indicative budget and schedule. This report should address the following:

- Design concept description
- How the design meets the requirements of the detailed design brief
- Management approach to final design delivery
- Budget management

(a) Stage 2 Evaluation:

- (i) Stage 2 submissions shall be evaluated against the criteria outlined below by the Stage 2 Evaluation Panel in accordance with the Evaluation Plan (Appendix 2).
- (ii) As part of the evaluation process, the Finalists shall be afforded the opportunity to respond to technical queries and clarify issues relating to their designs, if applicable.
- (iii) Presentation of the designs may be requested, at the discretion of the City.

The Architectural Advisor shall participate in the evaluation process by assisting the Stage 2 Evaluation Panel with technical interpretation and other issues as identified. However, the

Architectural Advisor is not a voting member of the panel and is not required to evaluate the submissions against the articulated criteria.

(b) *Selection of Winning Design*

The outcome of the Stage 2 evaluation process shall be considered by the JPACF Steering Committee. The Committee shall recommend a winning design for Council consideration and endorsement taking into consideration supplementary information provided (in response to technical queries and clarifications) and presentation of the designs (if applicable).

3.6 Stage 2 – Evaluation Criteria

In accordance with the Stage 2 Evaluation Plan, the Stage 2 Evaluation Panel shall evaluate the submissions against the following criteria:

- (a) Design Solution Weighting: 30%
The winning design delivers a venue that excites and inspires both user and patron. It brings vitality and an enhanced sense of place to the precinct in which it will be sited. Above all, it achieves design excellence in both form and function.
- (b) Urban Design Weighting: 20%
The winning design demonstrates how the JPACF will fit within, interact with and enhance the existing precinct.
- (c) Functionality Weighting: 20%
The winning design demonstrates a clear understanding of how a performing arts facility functions, the relationship of its component parts, flow patterns, envisaged acoustic characteristics and provides commentary on how primary building services are addressed.
- (d) Cost Weighting: 20%
The cost estimate provided includes an elemental breakdown and overall cost per square metre confirmed by a Quantity Surveyor. In addition, the economic sustainability principles incorporated in the design minimise on-going operational costs.
- (e) Traffic Management / Parking Weighting: 10%
The winning design addresses vehicular traffic patterns, including large vehicle access/egress and parking for patrons, performers and staff.

3.7 JPACF Architectural Design Competition Winner

Following selection of the winning design by Council, all Finalists shall receive written notification of the Competition results.

Each Finalist shall receive an honorarium of \$10,000 upon completion of the Stage 2 evaluation process.

Notwithstanding the selection of a winning design by Council through this competition process, the City is under no obligation to use the winning design in any future development of the JPACF.

Any decision by the City to construct the JPACF using the winning design is at the absolute discretion of the City. Should the City decide to not use the winning design, the City shall be under no contractual or other legal obligation to the Competition winner arising out of the Competition.

If the City decides to proceed with the development of the JPACF based on the winning design, the City will enter negotiations with the Competition winner for the commissioning of the architectural services required for the completion of the JPACF.

By signing the Competition Submission Form (Section 6), Finalists acknowledge the above as a condition of their participation in the Competition.

3.8 Key Competition Dates

The timetable indicated below is indicative only and the City reserves the right to change the timetable at its absolute discretion.

Process Description	Dates
Stage 1	
Stage 1 Evaluation	13 – 27 May 2013
Notification to short listed Finalists	31 May 2013
Stage 2	
Closing date for submissions	10 July 2013
Stage 2 Evaluation	11 – 26 July 2013
Public consultation of submissions	13 – 23 July 2013
Recommendations to JPACF Steering Committee	August 2013
Proposed decision on winning design by Council	August 2013

4. COMMUNITY PARTICIPATION

The City’s residents and the wider community have the opportunity to select their favourite design through the identification of the peoples’ choice for the JPACF.

The designs submitted by the Finalists will be displayed via the City’s website and the community can vote for their favourite design. The design receiving the highest number of votes shall be identified as the “People’s Choice” conceptual design.

5. SUBMISSION OF CONCEPTUAL DESIGNS

5.1 Lodgement Details

- (a) Submissions may only be lodged by hand.
- (b) Finalists must lodge submissions, identified as “*Joondalup Performing Arts and Cultural Facility Architectural Design Competition*”, at the following address:

Tender Box
City of Joondalup
Administration Centre
90 Boas Avenue
JOONDALUP WA 6027

- (c) Finalists must submit both:
- (i) at least 5 (five) hard copies of the submission (with all plans and diagrams A3 size or larger)
 - (ii) an electronic copy of the submission (by either USB thumb drive or CD/DVD disc).

5.2 Closing Time

The closing date and time for lodgement of submissions is before **11.00AM, Australian Western Standard Time, on WEDNESDAY, 10 JULY 2013**

5.3 Late Lodgement

The City, at its absolute discretion, reserves the right to refuse to consider or evaluate a submission lodged after the closing time.

6. DESIGN BRIEF

Finalists should base their conceptual design on the Art Box (as described in the Market Analysis and Feasibility Study, Pracsys 2012) as a representation of a complete community cultural arts centre. The design should reflect world class and state of the art design.

The Art Box is a civic amenity designed for the staging of performing and visual arts, encompassing a full range of both professional and community based performances. Whilst being a centre of cultural endeavour in the northern corridor it should also serve the local arts community and provide a primary civic space within the City.

As articulated in the Project Philosophy and Parameters, to address the commercial viability of the JPACF, the inclusion of amenities not principally recognized as “cultural” would allow the facility to be more widely utilized by groups/entities on a commercial basis. The conceptual designs should incorporate innovative responses to the creation of flexible and adaptable, multi-use spaces that provide the opportunity for maximum utilization.

6.1 Built Form

- (a) Based on the Art Box, the core facilities of the JPACF shall include:
- (i) An 850 seat lyric theatre with orchestra pit, proscenium and fly tower suitable for staging drama, dance and musical events.

The main theatre shall be acoustically isolated from adjoining spaces and outside sources. The internal acoustics, lighting and technical support are to be state of the art.

Seating sightlines are to be unrestricted as much as possible, particularly from all stall seating.

Respondents are to clearly identify the proscenium and stage dimensions, the numbers the orchestra pit will accommodate and the size and function of the adjoining spaces.

- (ii) A 200 seat flexible black box theatre with retractable seating to accommodate a variety of performance types.

This theatre is to be a flat floor space, providing flexibility for both performance and in its seating and staging arrangements. The black box theatre design should allow for the holding of exhibitions, conferences etc.

- (iii) Four (4) rehearsal rooms and four (4) practice rooms (including music studio) with associated amenities.
- (iv) Theatre support spaces including loading docks capable of receiving large articulated vehicles and located to minimize travel distances within the venue.
- (v) Single foyer serving both theatres designed to serve as a reception and exhibition space. Both theatres may have performances running concurrently and therefore the foyer will be required to accommodate in excess of 1,000 patrons.

It would be preferable to separate both groups acoustically and provide separate entry points and congregating areas when required. The box office and toilets located to serve patrons attending either theatre and, in the case of the box office, positioned to allow external access.

- (vi) A dedicated art gallery of approximately 400m² in area.
- (vii) Curatorial storage
- (viii) A drawing and painting studio of approximately 420m² and craft studio of around 100m².
- (ix) Food and beverage spaces
A plating kitchen is to be provided, designed to receive off site catering and with direct access to reception/foyer spaces allocated for seminars, conferences etc. Beverage outlets are to be located in a similar way.
- (x) Conference and function facilities
- (xi) Management offices are required to accommodate venue management, a resident company and back of house personnel.
- (xii) Undercroft parking for approximately 400 cars, set down space and parking for buses and coaches. Safe, accessible drop off areas in close proximity to the foyer.
- (xiii) The City is keen to explore additional car parking opportunities adjunct to the Facility and Finalists may choose to consider the provision of additional undercroft car parking by utilizing the existing parking area immediately north of the JPACF site (Central Park West Car Park).

- (b) Building design and elevation of significant architectural merit that will mark the southern gateway to the City Centre.
- (c) Finalists may choose to consider the JPACF/Jinan Garden Forecourt Master Plan (Attachment 2) in their design response.

6.2 Environmental

The concept design for the JPACF should:

- (a) Incorporate, as a minimum, Australian best practice environmentally sustainable design that minimises the environmental foot print of the building.
- (b) Integrate environmentally sustainable design principles in accordance with the City's Environmentally Sustainable Design for City Buildings Policy.
- (c) Incorporate design efficiency to reduce water consumption and energy usage and utilise alternative sources.

6.3 Social

The concept design for the JPACF should:

- (a) Align with best practice access and inclusion principles.
- (b) Maximise positive impact of the building on the surrounding community, including alignment with Transit Oriented Development (TOD) and Crime Prevention through Environmental Design (CPTED) principles.
- (c) Create a sense of civic presence that promotes social integration, interaction, interest and vitality within the heart of the City.

6.4 Economic

The concept design for the JPACF should:

- (a) Maximise efficiency in building design and utilization of current and emerging technology to minimize the level of capital investment required to deliver the stated objectives in terms of design and performance of the building.
- (b) Minimise costs associated with future upgrade/retrofit of technologies associated with the building.
- (c) Utilise "whole of life" costing for the life of the building factoring a broad range of costs and benefits.
- (d) Minimise on-going operational costs through the incorporation of best practice economic sustainability design principles.

6.5 Schedule of Areas

Finalists shall include with their submissions an area analysis and schedule of accommodation.

6.6 Cost Estimates

Finalists must provide with their submission:

- (a) A Quantity Surveyor's indicative estimate of costs, inclusive of professional fees.
- (b) Commentary on the financial benefits to on-going operational costs through the incorporation of best practice economic sustainability design principles.

7. SUBMISSION FORM

COMPLETE AND RETURN WITH SUBMISSION

7.1 Competition Finalist:

The Competition finalist is as follows:

FINALIST CORPORATE INFORMATION	
FULL COMPANY NAME	[insert]
ADDRESS FOR NOTICES	[insert]
EMAIL ADDRESS FOR NOTICES	[insert]
TELEPHONE NUMBER	[insert]
Name and position of the individual nominated as the Finalist's contact	[insert]

7.2 Undertaking

The Finalist agrees to be bound by the conditions of the Competition contained within this brief.

7.3 Attachments

Response instruction: Finalist to attach its submission in response to this brief including, but not limited to the components outlined in Section 3.5.

7.4 Execution

This submission is dated the _____ day of _____ 2013.

Authorised signatory of the Finalist:

Signature

Print Name

APPENDICES AND ATTACHMENTS

APPENDIX 1

Joondalup Performing Arts & Cultural Facility: Philosophy and Parameters

At its meeting held on 22 June 2010 (CJ103-06/10 refers), Council endorsed the Joondalup Performing Arts and Cultural Facility Philosophy and Parameters. Following is an extract from the Council minutes of the meeting held 22 June 2010. The full report can be viewed via the City's website www.joondalup.wa.gov.au.

BACKGROUND

The need for a performing arts facility for the Joondalup region was defined in the 1992 Joondalup Cultural Plan (Item G91127 refers) which was commissioned by the former City of Wanneroo and LandCorp. The plan indicated that the facilities should be located adjacent to the Administration Centre; with the provision of the Regional Library and the Civic buildings being Stage 1 of the project.

There have been a number of subsequent studies and reports produced identifying the need for a cultural facility in Joondalup including:

- 1996: Hames Sharley – Planning and Architectural Brief
- 2000: Australian Pacific Projects – Feasibility Study for the Establishment of Performing Arts Facilities in the City of Joondalup (Stages 1 – 3)
- 2003: Walne & Alexander – Joondalup Performing Arts Centre: Resourcing Study.

Each of these and other reports indicate strong support on the part of the community and other stakeholders for the concept of a centrally-located performing arts centre containing a range of venues and facilities.

Throughout the period 1996 – 2004 further significant progress was made on the project including:

- Liaison with key government stakeholders.
- Presentation to the public of a feasibility study.
- Formation of a Joondalup Regional Performing Arts Steering Committee.
- Commissioning of consultants to prepare a concept design and other relevant studies with the outcome being the endorsement of a concept design for the facility (Item C56-0403 refers).
- Identification of West Coast Institute of Training (formerly TAFE) land adjacent to Central Park and facing Grand Boulevard as the preferred site (Item CJ310-02/12 refers).
- Decision by Council to refer to the proposed facility as a “cultural facility” in lieu of Joondalup Regional Performing Arts Centre (Item CJ174-08/04 refers).
- Discussions with the Department of Education and Training and West Coast Institute of Training regarding the acquisition of land.

In August 2004 (Item CJ248-11/04 refers) the Commissioners authorised the City to commence negotiations for a contract of sale between the City and the Department of Education and Training for the purchase of a portion of Lot 500 Kendrew Crescent, Joondalup - the cultural facility site (refer Attachment 1). These negotiations were completed in 2006 (Item CJ194-10/06 refers). The settlement price for the land was \$583,999.65 and the contract of sale contained the following special conditions:

- (a) Restricts the use of the site to that of cultural facility and associated activities. Should the City propose development on the site that is not consistent with the use under which it is provided, then the DET reserves the right to repurchase the land at a future date at the market valuation at that date;
- (b) Requires the City to advise the DET of any proposed development on the site prior to seeking development approval, outlining the connection between the proposed development and the cultural facility and associated activities use. The DET will have 120 days to respond to the City.

The site is 7999 sq metres in area and is now Lot 1001 Teakle Court and has the street address 3 Teakle Court, Joondalup.

Due to financial considerations, the project was not included in the Strategic Financial Plan 2005/06-2008/09 and was deferred pending further research and investigation as to the requirements of a cultural facility being established in the northern corridor.

In June 2008 briefing meetings on the proposed cultural facility were held with the following:

- Vice Chancellor, Edith Cowan University
- Principal, WA Police Academy
- Managing Director, West Coast Institute of Training

The purpose of the briefing meetings was to:

- Outline the proposal for a cultural facility;
- Invite Joondalup Learning Precinct Members to submit to any options for long term joint facilities to be incorporated in the facility;
- Gain a positive response from all parties.

The project has been recommended in line with the City's Strategic Plan 2008 – 2011 (Key Focus Area: the Built Environment / 4.2.2 Develop a concept for a Cultural Centre at Lot 1001, Kendrew Crescent, Joondalup).

It should also be noted that the City of Joondalup has been identified as a "primary centre" by the State Government (Ref: Directions 2031 - Draft Spatial Framework for Perth and Peel, June 2009) due to its central location, relative to Perth central area, and access to high-order public transport infrastructure. Primary centres are described as "...the preferred location for investment in high order public and employment generating infrastructure..." The Framework further states that "...primary centres must build on their existing assets and invest in the attributes that influence the locational decisions of these businesses, including accessibility, land availability, local amenity, communications and technology, and the availability of skilled labour" (Ref: Directions 2031 - Draft Spatial Framework for Perth and Peel, June 2009).

At a meeting with City officers in March 2010, officers from Edith Cowan University advised of the university's forward plans for the development of a large auditorium, capable of hosting events such as

ceremonies and small concerts. The proposed site for this auditorium is close to the Joondalup Regional Cultural Facility site. While the university's proposal is at the very early planning stage, the opportunity exists for discussions on the similarities between the scope of both projects and the potential establishment of partnerships.

DETAILS

The purpose of the project philosophy and parameters is to articulate, for historical purposes, the intent of Council progressing the project and address the objectives of the project and why it is proposed.

1. Philosophy/Project Vision

The City has long recognised the need for a Joondalup Regional Cultural Facility. Located with clearly defined linkages to the educational, commercial/retail, transport and civic precincts, the provision of a Regional Cultural Facility would fill a major gap in the amenities and services provided in the City Centre.

The overarching philosophy for the development of the Joondalup Regional Cultural Facility on Lot 1001 Kendrew Crescent is a place for the pursuit of activities such as performing arts, visual arts and crafts, film and media, writing and cultural events for the community of Perth's northern corridor. The Facility aspires to:

- Create synergies with the existing educational institutions and reinforce the Joondalup City Centre as the creative and educational centre of the northern corridor; provide a world class, state of the art centre incorporating innovative and sustainable design, that is architecturally symbiotic with the existing natural and built environment;
- Project an ambience of cultural significance, providing an easily recognised entry statement to the City that creates strong visual and physical linkages to existing and future civic buildings, educational precinct, green areas and transport hub.
- Become a place to celebrate imagination and creativity, inspiring individuals and the community to take part in the arts and raise the aspirations of all users.
- Create an inclusive environment where people of all ages and levels of cultural awareness can develop and nurture a strong sense of the possibilities that the arts can provide.
- Provide a facility that can host a mixture of commercial and community activities that supports the viability and attraction of the venue.

2. Key Parameters

Governance

Any planning for a development on City owned or managed land, including Lot 1001 Kendrew Crescent, Joondalup, should incorporate high ethical standards; probity, legal and legislative compliance and transparency are of vital importance. To ensure these objectives are achieved the City will be required to undertake:

- Implementation of sound probity to ensure transparency of process and decision making;
- Internal audit review and monitoring;
- Development of comprehensive and robust Business Cases/Plans and financial analyses;
- Risk management assessment and monitoring;
- Legal and statutory compliance.

Through its appointment of suitably qualified consultants and peer review panels in the areas of planning, the environment, financing, engineering and infrastructure the City attempts to ensure that any proposed development meets community, legislative and sustainability expectations.

Adherence to the City's internal mechanisms for new development projects must also be recognised as essential to the success and timely delivery of the project.

Land Use and Built Form

The City understands that any development on Lot 1001 Kendrew Crescent, Joondalup must be in accordance with the special conditions of the land purchase and as such has recognised this site as the preferred site for the development of the Facility.

The site offers a unique opportunity for the City to develop the Facility amid an established educational precinct well known to City residents, workers and visitors. The design principles utilised and resulting built form of the Facility should create clear and defined linkages between these institutions, Central Park, the City Civic precinct and other City Centre locations. The use of contemporary architecture reflecting innovation in design and materials used will create a civic presence with a strong sense of arrival and add considerable value to the public domain.

To ensure maximum usage for a wide variety of cultural events/activities, facilities provided should be highly adaptable and incorporate the latest relevant design principles.

Previous research has identified the need for a facility in the northern Perth region with the ability to accommodate a seated audience of between 800 to 1500 persons able to cater for a range of cultural genres (Australian Pacific Projects, 2000; Feasibility Study for the Establishment of Performing Arts Facilities in the City of Joondalup (Stages 1 – 3) and Walne, G and Alexander, P, 2002; Joondalup Regional Performing Arts Centre – Resourcing Study). To ensure the validity of this data further research into the needs of the community will be required; however facilities provided should reflect the primary focus of the Facility as a cultural facility that recognises the diversity of users and activities and consideration should be given to the inclusion of the following core components:

- Theatre / auditoriums / cinema with required supporting features such as raked seating, fly tower, loading dock, dressing rooms, greenrooms, storage space for props, costumes, equipment.
- Rehearsal space
- Dance studio
- Exhibition space
- Art workshop / studio space
- Recording studio
- Multimedia studio / editing suite

The City should also recognise and validate the importance of the inclusion of additional components, complementary to those above, which aim to increase the Facility's capacity to attract users and visitors and maximise operating hours. These additional components may include:

- Function / meeting / breakout rooms of various sizes suitable for arts purposes, conferences, seminars and meeting hire
- Bar / café / catering facilities
- Courtyard or gardens suitable for functions
- Box office / customer service desk

- Foyer space for use as an art gallery or function space
- Office space, storage and a facilities for centre management or community groups
- Amphitheatre linked to Central Park
- Sculpture garden

It should be recognised by the City that the opportunity exists for the development of a design for the Facility which is flexible and able to grow with the needs of the community.

The use of digital technology to connect with audiences in new and exciting ways will play an important role in the design and creativity of the Facility.

As part of the overall land use strategy, the provision of adequate car parking (in accordance with the relevant City policies) should be recognised.

Fiscal Responsibility and Commerciality

It is clear that the City does not have the financial or resource capacity to bring the development of a Regional Cultural Facility to fruition without a significant financial contribution from the State and/or Federal Governments. This contribution may be in the form of a joint venture partnership or financial input from other sources such as grants or Lotteries Commission funding.

In recognition of the Facility being commercially focussed, a range of suitable and flexible management options should be considered. The City will be required to prepare a Business Plan which takes into consideration the varied needs of each identified user group whilst recognising that the facility may not always operate in a cost neutral environment. An operating subsidy may be required that identifies the value of the contribution by the City towards the various groups/organisation who utilise it. Whilst attempting to maintain a high degree of commerciality, it should be understood that the provision of facilities of this nature form part of the City's charter to provide community facilities to its ratepayers.

Notwithstanding the above, access to the Facility would be on a "user pays" basis wherever possible however the City should attempt to provide an element of community use that would be subsidised where the City identifies that the social benefits derived take precedence over commercial outcomes.

In an attempt to increase the commercial viability of the Facility, the inclusion of activities not principally recognised as "cultural" would allow the Facility to be more widely utilised by groups/ entities. For example:

- Graduations and other school events,
- General commercial / community room hire,
- Conferences,
- Functions including corporate, community and private, such as weddings.
- The use of the Facility as a home base for an established company/group may assist in creating a profile and recognition. However to ensure equitable access by all users, the City should guarantee that no one group or entity has exclusive use to the entire Facility.

Sustainability Considerations

By utilising up-to-date urban design, architectural and construction techniques the Facility can be a showcase for innovation in design that aims to achieve best practice in environmentally sustainable principles, whilst maintaining a contemporary, cultural ambience.

- The City should be committed to the utilisation of up-to-date best practice architectural and construction techniques and innovative environmentally sustainable design which provides the opportunity to show leadership in sustainable developments including: energy reduction, efficiency and supply;
- Design efficiency to reduce water consumption and utilising alternative sources (eg rainwater);
- Environmental impact.

Innovation in these areas includes benefits such as lower operational costs and the creation of a healthy meeting and working place.

Liaison Protocol

The identification of strategic user groups should be acknowledged by the City as an intrinsic component of the project. A strong understanding of the requirements of the individual user groups should be recognised as important to the overall success of the Facility. Ongoing liaison with the identified user groups throughout the development of the project is required to ensure their needs are recognised and, if aligned to the needs of the City, incorporated into the Facility.

The strategic value and implicit importance of community consultation in the development of the Facility should be recognised. To facilitate this a community consultation plan, in accordance with the City's Public Participation Policy and Strategy, should be prepared and implemented.

3. Summary

It is viewed appropriate and necessary that Council and the Strategic Financial Management Committee considers and affirms a philosophy for the Joondalup Regional Cultural Facility and endorses parameters for the project as outlined above and summarised below:

1. Philosophy/Project Vision

- Provide a world class, state of the art facility; incorporating innovative and sustainable design, symbiotic with the existing natural and built environment that is a place for the pursuit of activities such as performing arts, visual arts and crafts, film and media and cultural events for the community of Perth's northern corridor.
- Provide a facility that can host a mixture of commercial and community activities that creates an inclusive environment that becomes a place to celebrate imagination and creativity, inspiring individuals and the community to take part in the arts and raise the aspirations of all users.
- Reinforce the Joondalup City Centre as the creative and educational centre of the northern corridor.

2. Development Parameters

Governance

- Incorporation of high ethical standards;
- Probity, legal and legislative compliance;
- Appointment of suitably qualified consultants;
- Consistency with existing City strategies and plans;

Land Use and Built Form

- Adherence to the special conditions of the land purchase of Lot 1001 Kendrew Crescent;
- Utilisation of design principles that create clear and defined linkages to the established educational precinct, the City Civic Centre and other City Centre locations;
- Utilisation of contemporary architecture reflecting innovation in design and materials that create a civic presence with a strong sense of arrival that will add considerable value to the public domain;
- Provision of a wide range of highly adaptable and flexible facilities incorporating latest design principles including digital technologies;
- Creation of a facility for a seated audience of between 800 to 1500 persons;
- Inclusion of complementary components which aim to increase the Facility's capacity and usage;
- Provision of adequate car parking (in accordance with the relevant City policies); Fiscal Responsibility and Commerciality
- Recognition that the development of the Facility will require State and/or Federal Government support in the form of a joint venture partnership or grants;
- Consideration of a range of management options in recognition that the Facility is a commercial operation and the preparation of a Business Plan;
- Recognition that the facility may not always operate in a cost neutral environment and that an operating subsidy may be required that identifies the value of the contribution by the City towards the groups/organisations that utilise it;
- Operation of the facility on a "user pays" basis wherever possible and practical with provision for an element of subsidised community use;
- Utilisation of the facility for activities not principally recognised as "cultural" and consideration of the facility as a home base for a company/group;
- Assurance of equitable access by all users and a guarantee that no one group or entity has exclusive use of the entire facility.

Sustainability Considerations

- Achievement of best practice in environmentally sustainable design principles whilst maintaining a contemporary, cultural ambience;
- Implementation of architectural and construction techniques that show leadership in environmentally sustainable developments;

Liaison Protocol

- Identification of, and ongoing liaison with, strategic user groups and a strong understanding of the requirements of individual user groups;
- Development of a public participation strategy in accordance with the City's Public Participation Policy and Strategy.

APPENDIX 2

Stage 2 Evaluation Plan

1. Receipt of detailed architectural designs

As documented in the Stage 2 Design Brief, Proposals must be lodged by hand (through the City's Tender Box) before the stated closing date and time.

- Proposals received by the due date/time shall be recorded by the CCAP and one other City officer;
- Content of proposals checked to ensure all requested information is provided;
- If applicable, respondents shall be given the opportunity to provide missing information;
- Proposals shall be stored in accordance with the City's record keeping protocols within a limited access, confidential TRIM container.

2. Stage 2 – Detailed Architectural Design Evaluation

Proposals shall be evaluated against the evaluation criteria outlined in the Stage 2 Design Brief using a rating scale of zero to five (0 – 5). A determination to weight the criteria shall be made in consultation with the Architectural Advisor.

The Stage 2 Evaluation Panel will consist of:

- An individual with relevant architectural expertise
- An individual with expertise in the management of similar facilities
- The JPACF Steering Committee Presiding Member
- Chief Executive Officer

The Architectural Advisor shall participate in the evaluation process by assisting the Stage 2 Evaluation Panel with technical interpretation and other issues as identified. However, the Architectural Advisor is not a voting member of the panel and is not required to evaluate the submissions against the articulated criteria.

3. Clarification and Questions:

The Stage 2 Evaluation Panel may issue clarification questions to all Finalists or selected Finalists and take into account any responses submitted by respondents.

As part of the evaluation process Finalists may be invited to provide further information in clarification at any other forum (including presentations) to the Stage 2 Evaluation panel and/or the JPACF Steering Committee.

4. Selection:

Giving due consideration to the information received from the Finalists in response to the clarifications and questions (if applicable) and the evaluation scores, the recommended winning design shall be

determined by a simple majority. Where a simple majority cannot be reached, the Stage 2 Panel Chairperson shall have the casting vote.

Following the Stage 2 evaluation, a report to be presented to the JPACF Steering Committee outlining the designs received from the short listed Finalists, the evaluation process and the recommended winning design.

In accordance with the JPACF Steering Committee Terms of Reference, the selection of the winning design shall be made by Council taking into consideration the Committee's recommendation.

5. Competition Dates – Stage 2

The timetable indicated below is indicative only and the City reserves the right to change the timetable at its absolute discretion.

Process Description	Dates
Stage 2	
Closing date for submissions	10 July 2013
Stage 2 Evaluation	11 – 26 July 2013
Public consultation of submissions	13 – 23 July 2013
Recommendations to JPACF Steering Committee	August 2013
Proposed decision on winning design by Council	August 2013

ATTACHMENT 1

Market Analysis and Feasibility Study

PLEASE NOTE: This is a confidential document and is provided to assist Finalists to develop conceptual designs for the JPACF. This confidential document must not be distributed to persons outside of the architectural company/joint venture nominated as the Competition finalist.

ATTACHMENT 2

JPACF/Jinan Garden Forecourt Master Plan

ATTACHMENT 3

Property Enquiry – Lot 1001, 3 Teakle Court, Joondalup

ATTACHMENT 4

Detailed site survey – Lot 1001, 3 Teakle Court, Joondalup

Joondalup Performing Arts and Cultural Facility - Project Program.

Task	By Whom	By When
Identification of project philosophies and parameters culminating in the preparation of a report to Council.	Project Team	Completed
Establishment of the Joondalup Performing Arts and Cultural Facility Steering Committee and preparation of Terms of Reference	CEO/Council	Completed
Market analysis and feasibility study including preliminary concept description undertaken by consultants.	Project Team	Completed
Presentation of market analysis and feasibility study including preliminary concept description to Committee/Council.	CEO/Consultants	Completed
Undertake negotiations with key stakeholders to determine opportunities for capital funding and/or partnerships.	Project Team/CEO/Council	Ongoing
Development of a conceptual design through an Architectural Design Competition.	Project Team/Architectural Advisor/Architects	May 2013 – April 2014
Present the outcome of the Architectural Conceptual Design Competition to the JPACF Steering Committee for consideration and recommendations.	Project Team/Steering Committee	April 2014
Recommendation on the Architectural Design Competition winner presented to Council for consideration.	Project Team/ Council	May 2014
Undertake detailed site analysis.	Project Team/Consultants	June 2014
Preparation of financial strategies for the construction and management of the facility.	Project Team/Project Manager/Project Sponsor	July 2014
Undertake a social impact assessment of the JPACF.	Project Team/ Consultant	August 2014
In accordance with Council decision, commence the development of a detailed design for the facility.	Project Team/Architect	September 2014