

# **EXPRESSION OF INTEREST**

**Tenancy - Youth ARC Upper Level**

**1<sup>st</sup> floor 44 Collins Street Hobart**

**Closing Date 24 July 2023**



**City of HOBART**

## THE FACILITY

The Youth ARC upper level (also known historically as the City Hall Supper Room) is situated at the rear of the City Hall building, at first floor level. The facility has frontages to Collins Street and Market Place with access to the subject tenancy gained via a stairwell from Market Place.

The City Hall building is situated on the lower section of Macquarie Street with surrounding properties comprising the Royal Hobart Hospital, Market Place Carpark, Tasmanian Museum & Art Gallery, Hope and Anchor Tavern, Hotel Grand Chancellor, together with the newly completed Hedberg, the University of Tasmania's performing art school, city offices and inner city residential apartments.

The facility, owned by the City of Hobart, is in good condition and would suit a range of community uses. It is noted however that the facility is only accessed via sets of stairs, there is no accessible access to this space which will restrict options for usage. The property is included within the "Mixed Use" zoning under the Sullivans Cove Planning Scheme, 1997. The "Mixed Use" zoning provides for a wide range of commercial uses.

The City of Hobart, as property owner, is now seeking Expressions of Interest in the lease of the facility, ideally by a community organisation or group.

It is Council's intention that future use of the facility will align with the *2025 Strategic Framework*, in particular Strategic Objectives 4.2.2: *"Support effective utilisation of city facilities, infrastructure and open spaces"* and 2.3.1 *"Provide and progressively enhance a range of quality places and facilities where people can enjoy education, recreation, socialising, healthy living and other activities and events"*.

For more information visit: <https://www.hobartcity.com.au/Council/Strategies-and-plans/Capital-city-strategic-plan-2019-2029>

## BACKGROUND

The City Hall was completed in 1915 and for just over a century has served the Hobart community well. The facility originally incorporated three separate parts; residential and administrative spaces on Macquarie Street, a large double height top lit market space on Collins Street and a hall street in the middle.

The market end of the building was significantly altered over time and now incorporates separate ground and first floor facilities. The ground floor has been occupied by the City of Hobart to deliver community programs as the Youth Arts and Recreation Centre for more than 20 years. This facility was upgraded in 2019 and currently provides drop-in and programmed activities for young people, children and the community sector. The Northern end of the first floor comprises of a dance studio. This studio is currently occupied by Phoenix

Dance, a community dance school with classes running from 4.30pm onwards every weekday and throughout the weekend.

It is noted that there may be a small amount of sound bleed between the ground and first floor facilities, in particular during the Open Access program that runs Tuesday – Friday, 3pm – 6pm. For more information on Youth ARC programing see: <https://www.youthartsandrec.org/>. There is more significant sound bleed from the dance studio into the tenancy area. This is limited to class times, from 4.30pm weekdays and throughout the weekend.

Over the past two decades, the tenancy area has provided a venue for the operation of alternative education programs for young people. The area is currently vacant. The City of Hobart considers this facility to be a very valuable community resource and is therefore seeking an organisation or group lease the space, with the intention that the facility continue to operate in a manner that provides a broad benefit to the local community.

## **BUILDING CONFIGURATION**

The subject tenancy is situated at first floor level at the rear of the City Hall building above the area occupied by the Youth Arts & Recreation Centre. Construction of the City Hall building is of brick external walls, galvanised iron roof, timber flooring at first floor level and timber and steel window frames. Internal linings comprise a mixture of brick, cement render over brick and plaster sheet. Building services include thermal/smoke detectors, fire hose reels and extinguishers, fluorescent and down lighting, suspended ceiling heaters and access via a stairways from Market Place and Campbell Street.

A building assessment of the facility has been undertaken indicating that the building is in fair to good condition with no major outstanding maintenance or repair items noted. Rental value has been assessed on an “as is” basis having regard to the present condition of the tenancy areas.

The facility floor plan is included on page 8 for reference. The tenancy area, marked on the plan as Classroom, Office 1 and Office 2, has approximate floor area of approximately 104m<sup>2</sup> along with access to central, shared amenities.

The tenancy area comprises of a large multipurpose space and two separate offices. There are polished timber floors throughout, a built-in double stainless steel sink and drainer, built-in shelving. The facility is self-contained and can be locked off from the common areas and dance studio. A dedicated entry stair and foyer opens on to Market Place. It is noted that this space is only accessible via stairs and does include any accessible facilities.

Amenities that service both the tenancy area and the dance studio include: male toilets with vinyl floor coverings, a stainless steel urinal, two toilet suites and two hand basins; female toilets with vinyl floor coverings, five toilet suites and three hand basins; and a small storage

area. The footprint of two external stair and entry foyers are also included within the combined amenities area of 81.6m<sup>2</sup>.

## OPPORTUNITY

There is great opportunity for community, cultural, creative or similar organisations to utilise this facility. The facility is particularly attractive for any tenants wishing to be located in the CBD precinct within a vibrant and developing creative precinct. Additional gains may be had by a tenant wishing to engage young people through partnership with the Youth Arts and Recreation Centre or Phoenix Dance.

It is anticipated that the successful applicant will provide positive benefits and values to the community, in line with the City's vision and Council strategies, to ensure that the Council's community asset provides best possible use and value to the Hobart community.

Whilst Expressions of Interest are not limited to Non-profit Organisations, preference will be given to those parties who can demonstrate positive community, creative and social outcomes. Alignment with programs delivered within the Youth Arts and Recreation Centre would be seen as an asset.

The high utilisation of Council facilities by the community is also considered important and submissions that demonstrate high utilisation would also be seen as an asset.

A copy of the Council's Leases to Non-profit Organisations can be found here: <https://www.hobartcity.com.au/files/assets/public/council-meetings-aldermen/policies/policies-as-of-09.19/property-management/leases-to-non-profit-organisations.pdf>

Applications will be assessed against the criteria included in the attached Expression of Interest form; noting that these will essentially be performance criteria and the lessee would be obliged to provide information annually.

## RENTAL

Appropriate rental will be negotiated with the successful community organisation or group/s. It is noted that the rental fees would incorporate power and water usage and the Council would maintain responsibility for regular maintenance and as required. The facility will be leased on an as is basis with future tenants funding any fit outs or changes required.

To assist in your considerations, it is noted that the **most recent market rental valuation for this space is \$15,750** (GST exclusive).

The tenancy is offered for an initial lease period of two years.

## **TIMETABLE**

All Expressions of Interest are to be lodged with the City of Hobart by 24 July 2023. The City of Hobart reserves the right not to consider Expressions of Interest lodged after that date.

The Expression of Interest submissions will be assessed by a panel of relevant staff. The City of Hobart will advise all persons who have lodged Expressions of Interest whether or not the City wishes to progress their submission.

It is envisaged that negotiations would then be finalised relatively quickly to enable the City of Hobart to approve the successful applicant as soon as possible, noting that sections of the facility are currently vacant. The Council will make the final decision on the successful submission.

## **MARKETING AND MEDIA**

The Expression of Interest will be advertised and widely promoted through community networks.

## **PROCESS**

This is not a tender process and as such, the rules that apply to tenders do not apply to this Expression of Interest process; nor is this document an offer to enter into a contract.

The City of Hobart is free to negotiate on any terms with any person or organisation and is not bound to enter into any arrangement with any person or organisation lodging an Expression of Interest. The City may require further information from either a “short list” of proponents or a preferred proponent before proceeding to further negotiations. The City may also decide not to proceed at all.

The City of Hobart believes that the information contained in this document is correct at the time it was prepared. However, applicants are encouraged to make their own enquiries and satisfy themselves as to all issues relevant to an offer. The final lease will contain a provision that the applicant has relied entirely on their own enquiries and reliance on anything contained in this document will be expressly excluded.

None of the City’s requirements and none of the responses to this Expression of Interest are binding until a lease is signed.

An assessment panel will be formed to consider the Expressions of Interest received rated against the assessment criteria. A report will be presented to Council with recommendations for the successful Expression of Interest (closed agenda).

The Council will keep confidential all information contained in an Expression of Interest, including the identity of the persons lodging them.

If you would like further information or would like to arrange an on-site tour of the facility, please contact:

**Michelle Allen – Acting Inclusive City Program Leader**

City of Hobart

Phone: 03 6238 2746

Mobile: 0437 011 574

Email: [allenm@hobartcity.com.au](mailto:allenm@hobartcity.com.au)

**Kimbra Parker - Manager Community Programs**

City of Hobart

Phone: 03 6238 2723

Mobile: 0400 932 197

Email: [parkerk@hobartcity.com.au](mailto:parkerk@hobartcity.com.au)

## **COMPLETION AND LODGEMENT OF EXPRESSION OF INTEREST**

Forward the completed Expression of Interest Form below by 5pm, Monday 24 July 2023, either by email or post to:

**Kimbra Parker** [parkerk@hobartcity.com.au](mailto:parkerk@hobartcity.com.au)

City of Hobart

Town Hall, Macquarie Street Hobart

GPO Box 503

Hobart Tasmania 7001

# DETAILS OF EXPRESSION OF INTEREST

## Applicant to Complete

APPLICANT DETAILS	
Individual Name	
Organisation	
ABN (if applicable)	
phone	
email	
postal address	
website	

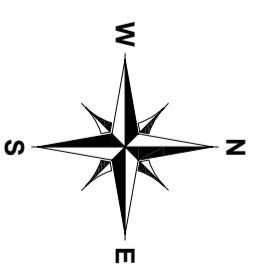
DETAILS OF PROPOSED USE	
Please detail your intended use of the facility	

<b>SELECTION CRITERIA</b>	
Net value for money for Council including: <ul style="list-style-type: none"> <li>• Proposed rental value (please note the current market rental valuation of \$15,750 ex GST);</li> <li>• Length of lease term; and</li> <li>• Payment-in-kind. (25%)</li> </ul>	
Opportunities and benefit applicant could bring to the community. (25%)	
Alignment with the City's <a href="#">Capital City Strategic Plan 2019 -2029</a> . (25%)	
Lessee viability including: <ul style="list-style-type: none"> <li>• Evidence of financial solvency;</li> <li>• Evidence of capacity to maintain the premises to an acceptable standard; and</li> <li>• Evidence to take out appropriate insurance. (25%).</li> </ul>	

<b>SIGNATURE</b>	
Signed	
Date	
Position	
On behalf of (Organisation)	



- NOTES:**
- LEASE AREA ROUNDED TO NEAREST 0.1m<sup>2</sup>
  - LEASE AREA IS MEASURED TO THE INTERNAL FACE OF WALL/DOORS/WALL MIRROR UNLESS OTHERWISE SPECIFIED
  - EXCLUSIVE USE AREAS SHOWN SURROUNDED BY A SOLID RED LINE
  - COMMON USE AREAS SHOWN SURROUNDED BY A SOLID GREEN LINE
  - LEASE AREAS DETERMINED BY SURVEY
  - SURVEY METHOD IS CONVENTIONAL TRAVERSE USING A LEICA TOTAL STATION



AMENDMENT	DATE	DESCRIPTION
A		
B		
C		
D		
E		
F		
G		
H		

SURVEYED	MRC	SCALES
DRAWN	KEM	1:125 @ A3
DESIGNED		
SUPERVISED	MA	
Geocomp File	706020	DATUM
AutocAD File	S:934-613.DWG	ARBITRARY
APPROVED		
MANAGER SURVEYING SERVICES		

**HOBART CITY COUNCIL**

POTENTIAL LEASE AREAS  
 OLD SUPPER ROOM  
 PART OF FIRST FLOOR CITY HALL  
 57-63 MACQUARIE STREET  
 CT 155478/1 - HCC OWNER



<b>S-934-619</b>		MICROFILMED
AMENDMENT NUMBER		
DATE	29/6/2023	SURVEYING SERVICES

## Street Frontage



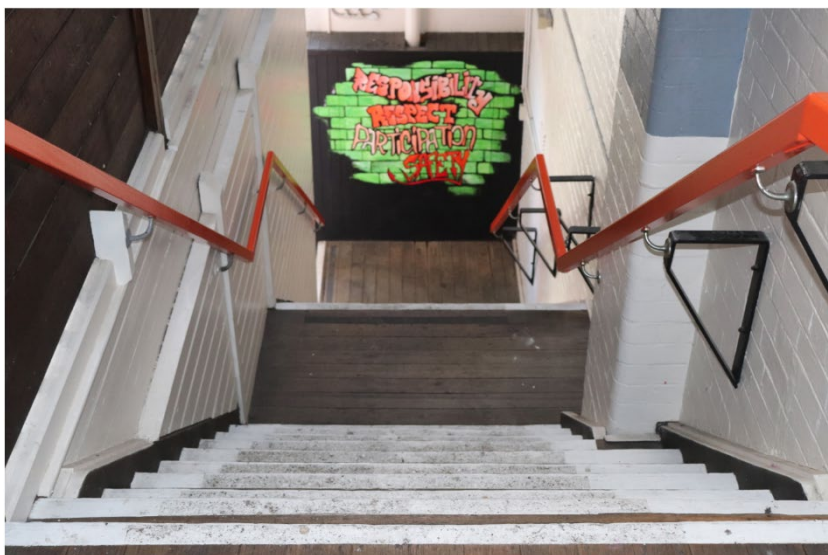
Collins Street Frontage



Market Place Entry



First Floor Foyer



Stairway to Market Place

## Tennancy Area – Classroom and Offices 1 and 2



Classroom



Classroom

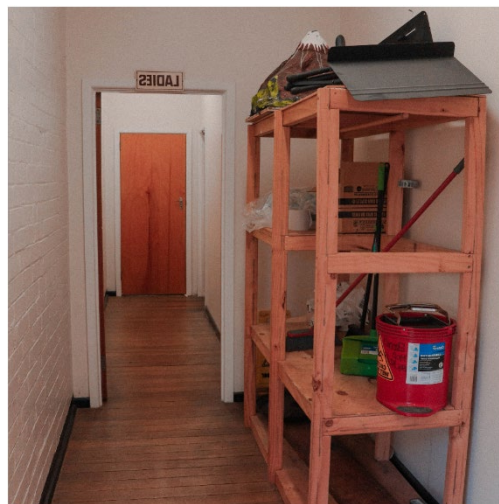


Office 1

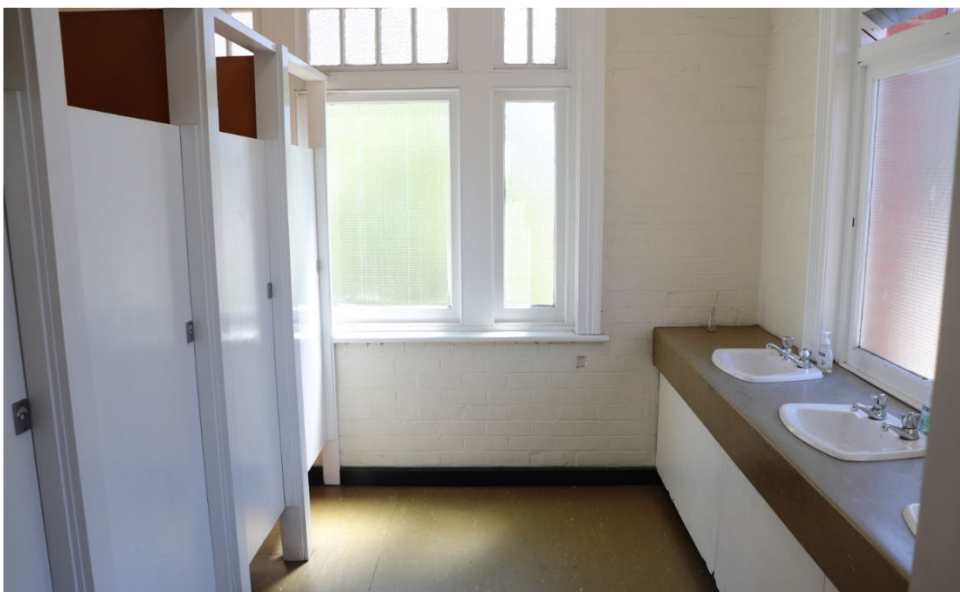


Office 2

## Common Amenities Area



## Hallway



## Female Toilets



## Male Toilets