

Appendix 23

GABA preferred development

The indoor proposal, which is a revised version of the facility, submitted under the earlier Draft

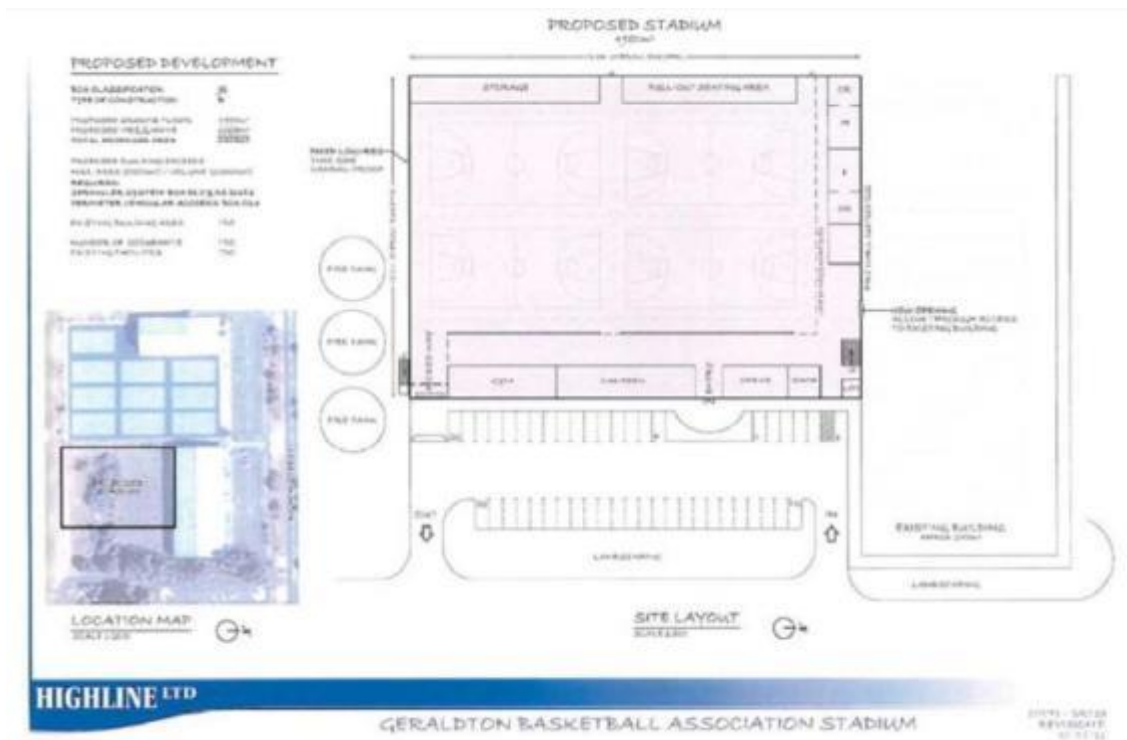
Sporting Futures Plan includes additional key design features:

- the upgrade and addition of change rooms and ablutions
- upgrading the seating for the show court arena;
- upgrading of canteen and catering facilities;

- upgrading of function room;
- provision of a small gym;
- Installation of solar panels to reduce recurrent power cost;
- Upgrading of offices and store for club use; and
- General upgrading of electrical.

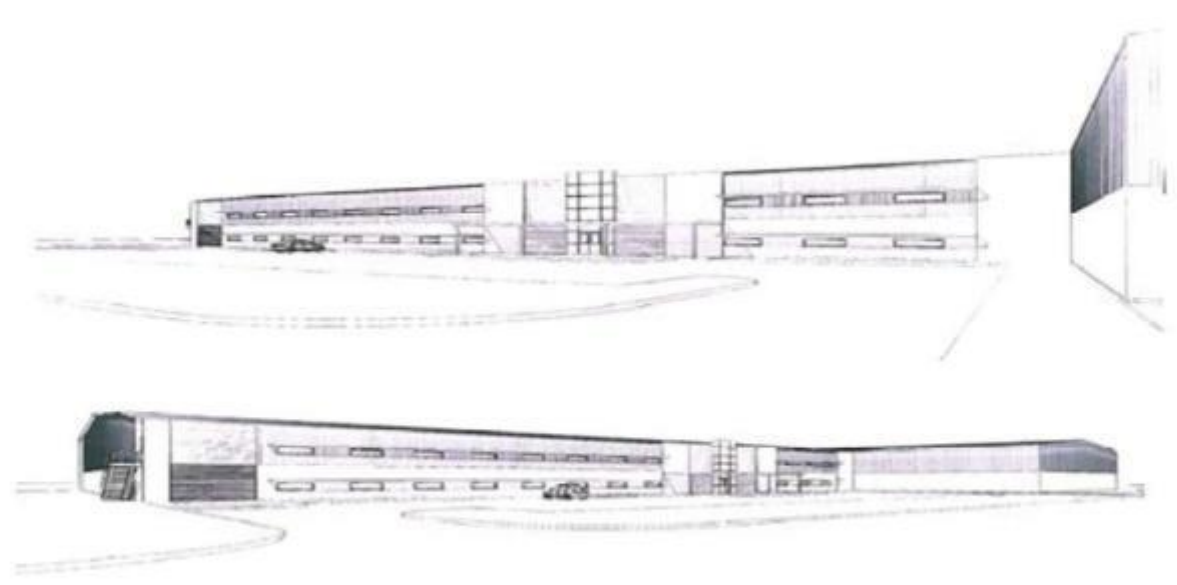
Estimate Cost by GABA: \$8,806,600

Estimate Cost by AECOM Based on GABA Design: \$20,500,000





PROPOSED MEZZANINE
 1305W²



Geraldton Amateur Basketball Association Summary (extract AECOM Report)

An independent cost assessment relating to GABA's proposals indicated that the works to the existing building would cost \$3,642,766 (excl GST) and works on a new four court facility would cost \$16,916,827 (excl GST). This was based on known industry benchmarks, current construction costs and ensuring that the structure provided is built to achieve a minimum 30 year life. The total of \$20.5m is significantly higher than that identified within documentation provided by the GABA which is identified as \$8.8m including GST.

The main considerations in favor of the proposal were identified as:

- It retains independence for the Basketball Association.
- The facility can be managed and controlled by one organisation.
- Existing management arrangements can be extended on site.
- New build costs are minimised by re-cladding and refurbishing the existing stadium.
- It provides an opportunity to enhance the area for the benefit of a number of users.
- The evolution of the proposed new four court facility included multi-marked courts which will provide opportunities for other sports to be accommodated.

The limitations of the plan are:

- The management of the facility by Basketball, whilst securing priority access for the sport, may disadvantage other users.
- The lack of integration with other indoor sports may result in duplication of provision, in terms of general facility operation and management.
- Potential increase costs in respect of power, general services and maintenance.
- The unknown life expectancy of the existing stadium.
- Limited guaranteed commitment from other sports to using the facility.

At present a formal grant application to funding bodies is unlikely to be received favorably. It is critical that the association work in partnership with a number of sports organization to demonstrate that the

proposal meets their needs and will deliver a multi-functional use. It is to be noted that if such a proposal were to be progressed the potential to develop a separate Netball and Badminton development would be significantly undermined.

AECOM Recommendations:

The City is advised that development in relation to Basketball infrastructure should focus on the following (in order of priority):

- 1) Working with the Basketball Association to further explore the potential to deliver a multisport venue and to particularly focus on:
 - a) The development of a five year business plan.
 - b) Ensure that every committee member has a clear understanding of the plan and its requirements.
 - c) Clarify how the Association will manage the core Basketball infrastructure (i.e. the show court and associated facilities) to ensure equality of access for associated sports.
 - d) Clarify the strength or otherwise of the partnership support identified within the Stadium Development Plan.
 - e) Identify and implement key performance areas (KPA's)
- 2) Undertake a full feasibility study incorporating:
 - a) A full analysis of need
 - b) Further detailed assessment of industry trends,
 - c) location rationale,
 - d) design,
 - e) management plans,
 - f) revised capital costs (based on 30 year lifecycle),
 - g) Indicative operational running cost,
 - h) Ongoing operational strategies and
 - i) Future development options.