

Appendix 26

Basketball, Badminton and Netball collocation

AECOM Recommendation:

The plans drafted under this study provided for two scenarios, each with two phases of development, which ultimately incorporated the Sports Academy/House of Sport Concept, which is contained within the Draft Sporting Futures report and other documentation (including the Midwest Gascoyne Murchison Future Directions 2011 Plan). Both concepts and individual phases were costed to provide an indication of the approximate present day costs of developing the facility. Each concept highlights how the independence of the Associations could potentially be maintained whilst also, in the long term, providing the opportunity for a facility to operate under one overarching management regime. It must be stressed that the purpose of providing both options, was to provide an alternative solution to those plans already in the market and to seek to address key funding requirements of the main state funding bodies.

- Retention of each association's independence in operating and managing their facility.

- To provide for their minimum desired long term aspirations in respect of indoor court space provision.
- To enable two state teams (Basketball and Netball) to operate on one night and utilise a facility without compromising event requirements.
- To enable badminton events and competitions to be undertaken within the facility by utilising additional court space on occasions where high profile events demand greater court usage.
- Minimise conflict between use and users.

Costing:

Cost for option one:

| | |
|----------------------------|---------------------|
| phase one: | \$31,000,913 |
| <u>phase two:</u> | <u>\$10,236,035</u> |
| Total cost for option one: | \$41,236,948 |

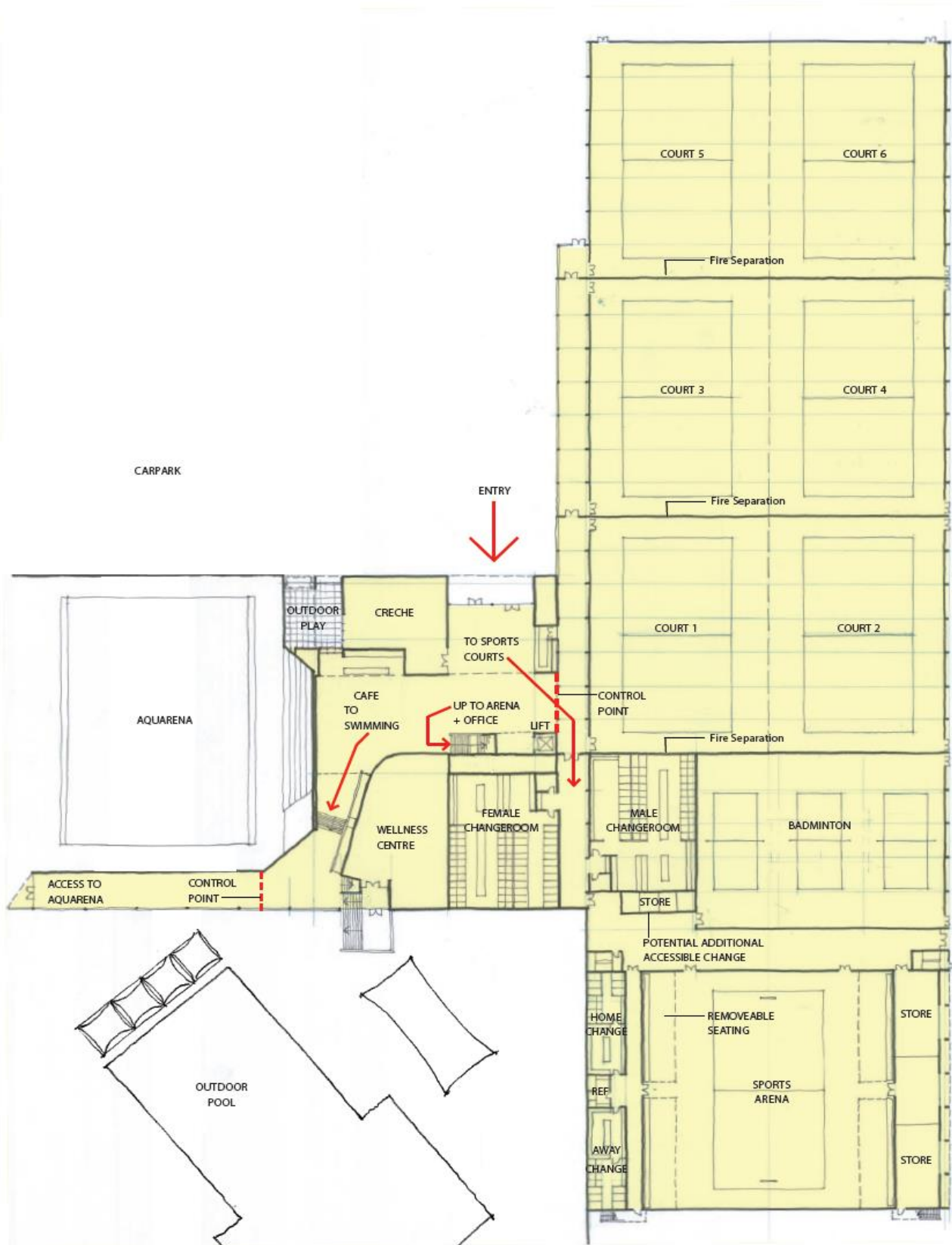
Cost for option two:

| | |
|-----------------------------|---------------------|
| phase one: | \$31,995,706 |
| <u>phase two:</u> | <u>\$ 9,260,624</u> |
| Total cost for option two/: | \$41,256,330 |

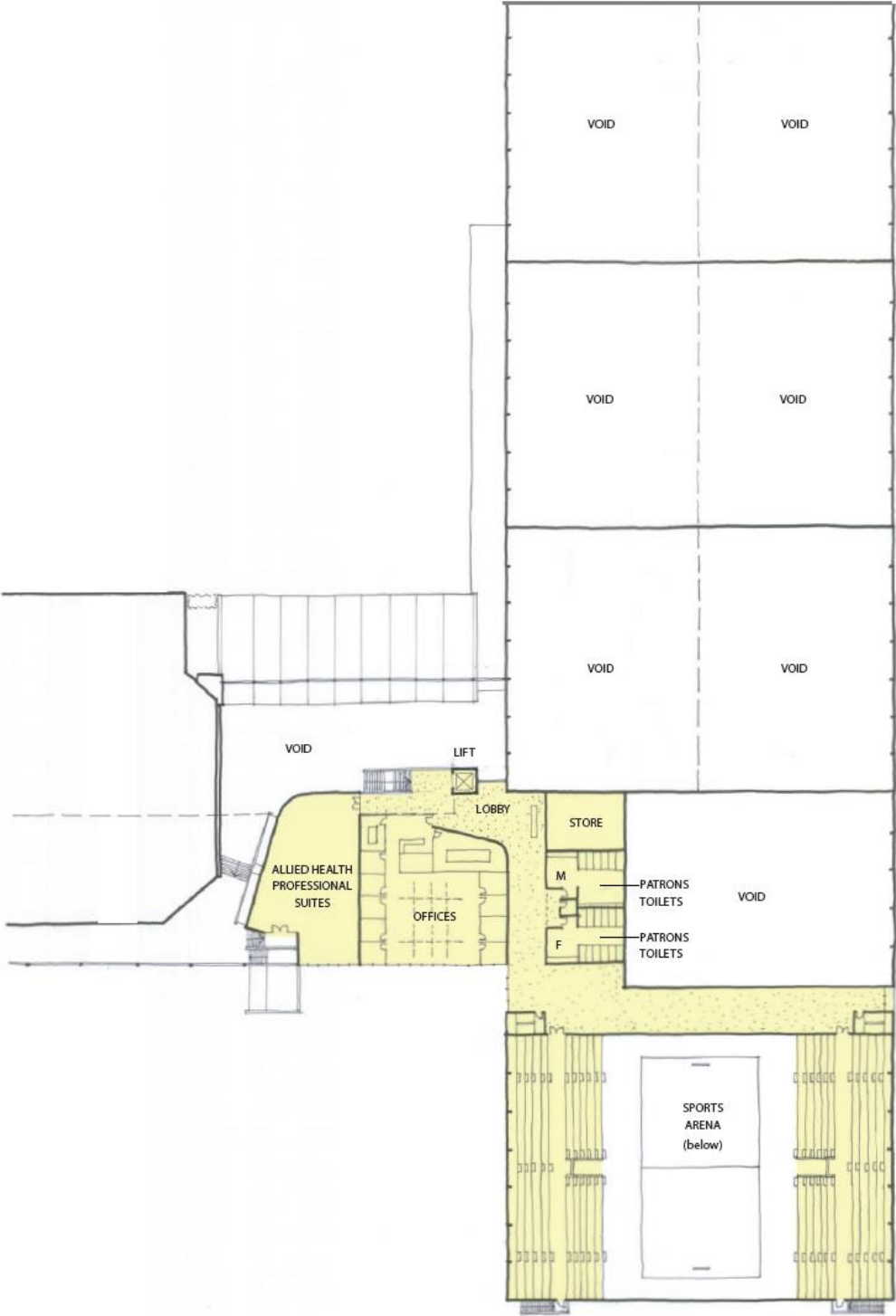
Original location of a multi-use complex



Original interior layout of a multi-use complex



Original interior layout of a multi-use complex



DATE: 10/10/04
DRAWN: PEARL/TV

UPSTAIRS

Order of Cost Estimate

| | Qty | Unit | Rate \$ | Stage 1 \$ | Stage 2 \$ |
|--|--------|------|------------|---------------|---------------|
| Common areas | 1,780 | sq m | 1,600 | 2,848,000 | |
| Crèche | 160 | sq m | 2,500 | 400,000 | |
| Cafe | 150 | sq m | 2,500 | 375,000 | |
| Wellness Centre | 250 | sq m | 2,500 | 625,000 | |
| Professional suites | 250 | sq m | 2,500 | 625,000 | |
| Sports Courts | 5,810 | sq m | 1,600 | 9,296,000 | |
| Changing facilities | 650 | sq m | 3,200 | 2,080,000 | |
| Arena | 2,550 | sq m | 2,500 | | 6,375,000 |
| Patrons facilities | 200 | sq m | 2,500 | 500,000 | |
| Office / Admin | 300 | sq m | 2,500 | 750,000 | |
| External works | | | | | |
| Demolition / site preparation | | | | 500,000 | |
| Site services | | | | 1,000,000 | |
| Roads paths & pavings | | | | 1,200,000 | 50,000 |
| Landscaping | | | | 250,000 | 50,000 |
| Net Construction Costs | 12,100 | sq m | 2,225 | 20,449,000 | 6,475,000 |
| Geraldton loading on Perth based costs | | | 30% | 6,134,700 | 1,942,500 |
| Contingency | | | 12.5% | 3,322,963 | 1,052,188 |
| Professional fees | | | 12% | 3,588,800 | 1,136,363 |
| Public Art | | | 1% | 334,955 | 106,061 |
| FF&E - Allowance | | | | 400,000 | 200,000 |
| Escalation - assume tender June 2013 - allow | | | 5% | 1,711,521 | 545,606 |
| Sub-total | | | | 35,941,937 | 11,457,716 |
| GST | | | 10% | 3,594,194 | 1,145,772 |
| Total order of cost estimate | | | | 39,536,131 | 12,603,488 |

Exclusions

Sports equipment
 IT & Comms equipment
 PA Equipment
 Modifications to existing Aqua centre
 Adverse ground conditions
 Modifications to existing Oval
 Headworks / capital contributions
 Client direct costs
 Escalation beyond June 2013

Information used

AECOM Design statement and indicative plans 7/6/12
 Note areas used have been taken from Area summary and not layout drawings

Specification assumptions

Envelope

Steel framed structure with a metal deck roof with color bond wall cladding and concrete tilt panels

Finishes

Sprung timber floor to sports halls, ceramic tiling to changing facilities, carpet / vinyl to other areas
 Painted masonry walls throughout with ceramic tiles to changing area walls
 Suspended ceiling to common areas - no ceiling finishes to sports halls and arena

Air conditioning

Air conditioning to wellness centre, cafe, crèche, office changing areas and sports arena - No air conditioning to courts

