

Appendix 28

Estimated cost at current values - \$4,000,000

The summary from the Community Recreation Ground Master Plan states:-

“A Redevelopment Master Plan for the Geraldton Recreation Ground was commenced in May 2008 following overwhelming Community support for the retention of the ground as the preferred Community sporting oval facility within the Geraldton city precinct. The facility has historically fulfilled this role since its inception in 1938. In recent years the condition of facilities has restricted the ability to host premium events. The Recreation Ground

Management Committee has recognised the opportunity to provide upgraded facilities for the diversified sporting and Community groups who continue to use the Geraldton Recreation Ground.

In May 2008 Eastman Poletti Sherwood were appointed by the Committee to prepare a site Master Plan, plans for buildings to replace the aging and dilapidated change rooms, ablutions, canteen and broadcast box and to retain the fabric of the existing grandstand. The resultant plan has been based on the priorities identified and presented in the Management Committee’s Management Plan of February 2008, located in the appendix to this report.

The budget estimate in the report will allow the City, through its Community Development Management, to consider funding options for the proposal over a 4 year period, via the City and from various Government agencies.

For Geraldton to attract Regional, State or National grass sports it must not only have a quality arena it must also have a high standard of associated player and public support facilities. The reality is that while Geraldton has several arenas, most accommodate single or oval users and none have arenas or support facilities of a standard acceptable to State or National outdoor grass sports and would all require large sums of money spent on them.

This professional and responsibly planned and budgeted staged redevelopment of Geraldton Recreation Ground will result in:

- The establishment of a quality facility for the benefit of a diversified cross section of the Geraldton Community and sporting fraternity;*
- Facilities which will attract Regional, State and National sporting teams and community organisations on a regular basis;*
- An arena able to accommodate a large number of patrons cars safely parked around the arena;*
- The retention of an historically significant arena and grandstand;*
- Geraldton’s main sporting facility being centrally located close to the CBD and its associated accommodation, shopping and other facilities and infrastructure;*
- An arena easily accessible to the greater ratepayer base.*
- A completed facility which offers a total of five modern change rooms to be available at any one time - a great asset for major events.”*

Stage 2

Replacement change rooms, ablutions and refurbishment of existing grandstand including coaching, broadcasting, timekeeping boxes - refer to Cost Consultant estimate, including electrical mains upgrade \$1,530,000.

Canteen and recreation ground user facilities - refer to Cost Consultant estimate \$554,000

Security cameras to grandstand, change rooms and ablutions, canteen and user facility [linked to Railways security cameras \$25,000

Car parking -6 cars and 3 disabled bays, upgrade to oval players races and existing canteen demolition \$90,000.

Replacement grass cricket wicket to oval (3 strip), including removal of existing \$30,000.

Subtotal \$2,229,000

Stage 3

Entry statement, ticket and Ground Manager's office, fencing, gates, road works, signage to Augustus Street \$75,000

Upgrading of seating - 2 areas at front of grandstand and canteen - \$50,000 to \$100,000 each

Refurbish existing ablutions to southwest corner of site \$90,000.00

Clear, level, hardstand car parking (50 cars) - south side of change rooms \$55,000

Tiered seating/grassing to eastern oval boundary at \$300.00/lineal metre including fence relocation \$36,000

Subtotal \$356,000

Stage 4

Regional Football Association Facilities refer to Cost Consultant Estimate \$643,000

Regrade, subsoil drain, plus grates, soak wells to players races to west side of oval \$35,000

Upgrade existing dugouts, refurbish wall to west side of oval \$50,000

Upgrade seating to front of GNFL facility \$60,000

Infill to Railways Football Club/users facility - refer to Cost Consultant Estimate \$169,000.

Four grass areas and two playgrounds within \$80,000.

Tiered and single Level car parking to oval perimeter including earthworks, paving, kerbing, stormwater \$595,000

Subtotal \$1,632,000

Stage 5

Upgrade perimeter fencing to site \$60,000

Hardstand car parking overflow areas 1 and 2 \$50,000

Oval boundary fence completion of upgrade \$45,000

Paving, kerbing, stormwater to area as per item 5.2.4 above \$40,000

Ground lighting for competition use (AFL standard) not including any required infrastructure upgrades \$300,000

Refurbish scoreboard \$60,000

Subtotal \$555,000

Total \$4,772,000

Other Items

Contingency to building works only - 7.5% \$217,200

Inflation to building works only - 7.5% per annum (balance of figures are at current rates) \$315,000

Subtotal. \$532,200

TOTAL PROJECT COST EXCLUDING GST \$5,304,200