

architecture environment design

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Nannup Recreation Centre – Options Study Design Report

This report appends the attached set of drawings that have been prepared in response to Shire of Nannup's request to explore the relative cost of three identified development options for the Nannup Recreation Precinct. The summaries below verify the key aspects for each option that were identified in the Shire's return brief. A qualified Quantity Surveyor has been engaged to provide a cost appraisal for each option. It is important to note the indicative nature of this comparative cost analysis, given the extent and level of detail provided for each development option. Refer to the cost report for a full summary and breakdown of the allowances and inclusions/exclusions that have generated these cost reports. Each option has been assessed in terms of 'all-inclusive project' cost – i.e. all fees and associated project costs in addition to the estimated construction cost. This will help the Shire to gain a realistic comparative overview of the total financial commitment required for each option.

The construction cost component for each option will be broken down into the following packages:

Option 1: Nannup Sports Club & refurbish existing Recreation Centre

1. General landscape & external improvements (including new stormwater culvert)*
2. Existing sports hall
 - Sports hall
 - Other areas
3. Bowling Green
4. Hydrotherapy centre
5. Nannup Sports Club

Option 2: Refurbish existing Recreation Centre

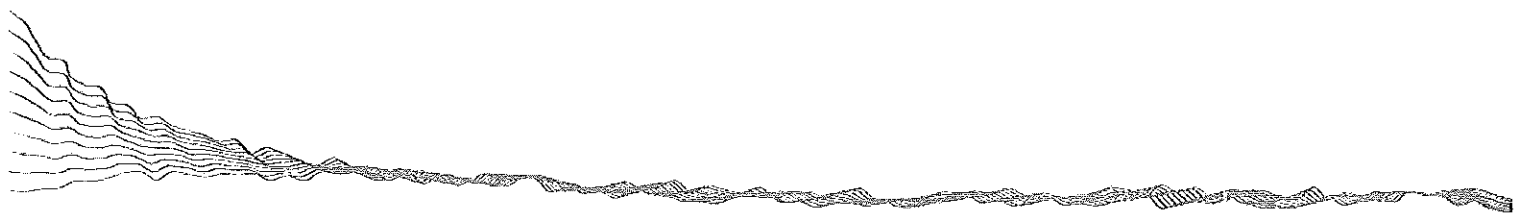
1. General landscape & external improvements (including new stormwater culvert)*
2. Existing sports hall
 - Sports hall
 - Other existing areas
 - New areas
3. Bowling Green
4. Hydrotherapy centre

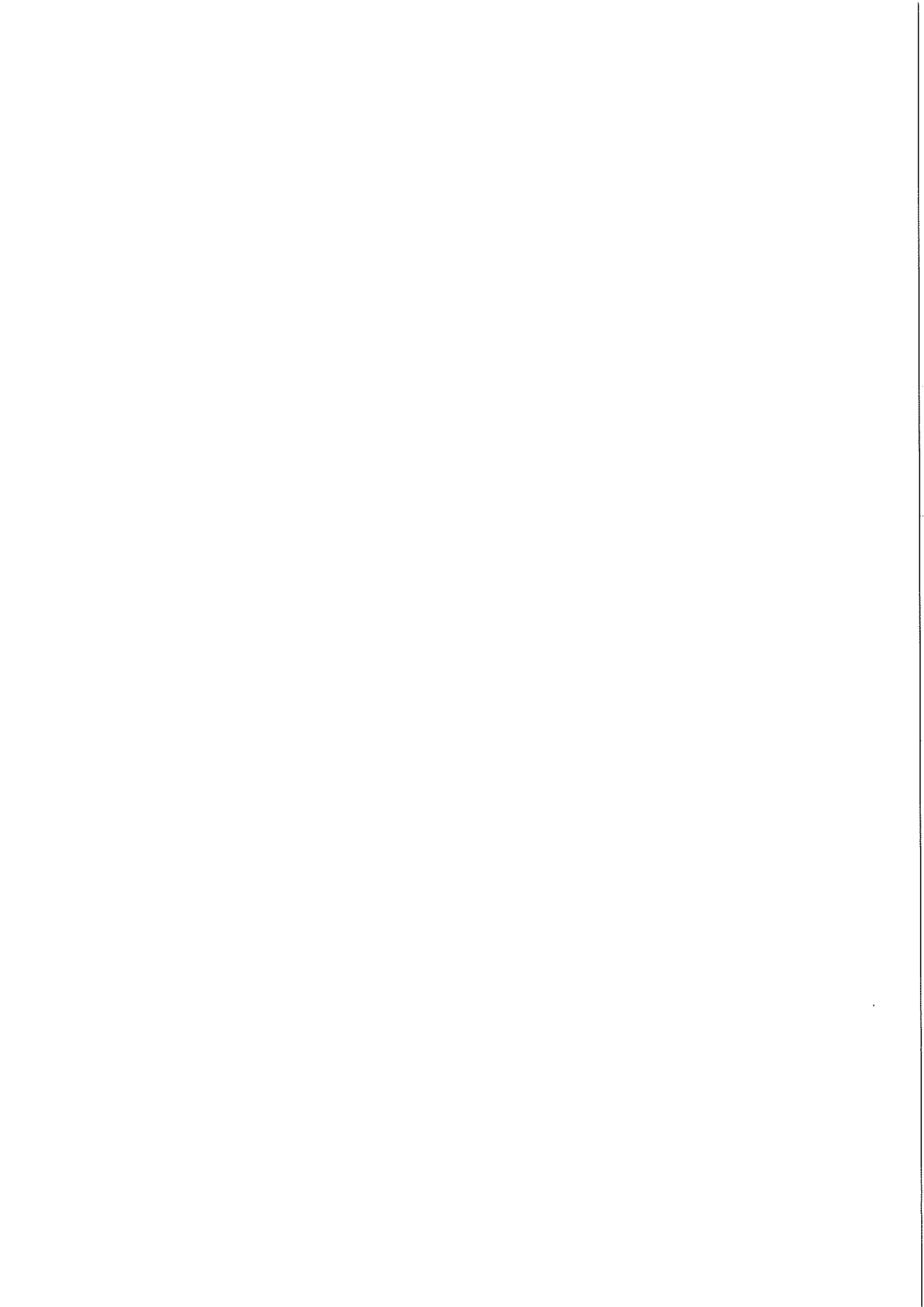
Option 3: New Recreation Centre

1. General landscape & external improvements (including new stormwater culvert)*
2. New sports hall
3. Bowling green
4. Hydrotherapy centre

*Note: community bus shelter & garden store are included in this package for all options.

The site plans marked with suffix 'A' in the drawings indicate the site extent allocated to each package referred above.





Option 1 – (Refer drawing A01-A03 & A01-A)

Nannup Sports Club			
Brief item	Yes	No	Comments
Remove change rooms from upper level and provide one set (male/female or home team/visitors) downstairs.	✓		
Provide toilets upstairs to meet required standards	✓		
Redesign bar and kitchen so that access to either one is not through the other.	✓		
Maximise viewing to the north west and south east.	✓		
Provide for one wall of 12 metres for darts.	✓		
Provide addition social/function area in space where change rooms currently are. This will possibly mean the 'future expansion' area will be provided now.	✓		
Recreation Centre (Existing)			
Utilise the existing area other than the sports hall provide for:			
New toilets and one set (male and female) showers (not team change rooms) to meet the required standards. Effectively the public and team toilets would be combined	✓		Refurbished combined toilet & shower areas to serve all functions of the recreation centre.
One office	✓		
Storage area at least equivalent to that shown on existing drawing	✓		
Delete crèche	✓		
Kitchen servery area approximately 6 metres by 7 metres and this be located to be accessible to the sports hall and other social areas.	✓		Kitchen servery area is 8.4 x 6m Servery able to open out to social space, the foyer serving the existing hall, and also a small servery option to the external space to the existing eastern verandah.
Social area if possible	✓		New social area has an area of approx. 85 sqm. (excluding bar area) Bar area has been designed to be able to serve through to foyer area serving the sports hall.
Small entry foyer	✓		Refurbishment of existing foyer.

			The openings between this foyer area and the sports hall are proposed to be enlarged to improve the connectivity between these two spaces. This has proved to be the most effective way to connect the kitchen servery area with the refurbished sports hall. The intention being that during large social functions in the sports hall, the new layout allows for good flow between kitchen servery area and the sports hall.
Sports Hall as shown on plan however costing (see later) for extension to be itemised in the overall costing.	✓		QS shall determine the most cost effective solution for extending existing sports hall for options 1 & 2. (based on the solutions offered in the previous report). For the purposes of this exercise: we have allowed in Option 1 & 2 to enlarge sports hall to full competition standard size requirement.
Take account of the existing floor in the Sports Hall with permanent line marking and anchor points for basketball rings etc	✓		Assumption: Existing timber floor to be retained, new timber floor erected to merge with existing. New floor to be sanded and repainted with new line markings to suit repositioned court layout to suit required standards. Allowance for new anchor points and support for basketball rings off existing structure.

Items included in all options:			
Gym	✓		
Community bus shelter	✓		
Garden store	✓		
Hydrotherapy Centre	✓		
Bowls green	✓		

Option 2 – (Refer drawing A04-A05 & A-04-A)

Items included in all options:			
Recreation Centre (Existing)			
Utilise the existing area other than the sports hall provide for:			
Brief item	Yes	No	Comments
Generally: combine the Nannup Sports Club proposal with the existing Recreation Centre with the following points to be taken into account:	✓		
It is envisaged that the unbuilt area on in the southwest (left hand) corner of the overall complex would be built on to accommodate the facilities required in the combined Recreation Centre.	✓		We have incorporated the new changerooms into the new works in the southwest corner. This is to account for the fact that the highly serviced nature of this aspect of the works makes the most economic sense not be to be adapted within the existing structure.
The above addition could include a tastefully designed entry at the south west corner into the 'new' complex	✓		
This option would take account of the variations outlined above in Option One however duplication would not occur.	✓		
The main additional facilities would be a large social area and bar facilities.	✓		New social area has an area of approx. 140 sqm. (excluding bar area) Bar area has been designed to be able to serve through to refurbished foyer area serving the sports hall.
The kitchen would have to be larger to accommodate larger social functions.	✓		The kitchen area is the same as proposed in Option 1 (8.0 x 6.4m) -- however, we believe this footprint provides ample space to be able to serve large functions.

Items included in all options:			
Gym	✓		
Community bus shelter	✓		
Garden store	✓		
Hydrotherapy Centre	✓		
Bowls green	✓		

Option 3 – (Refer drawing A06-A07 & A-06-A)

New Recreation Centre			
Utilise the existing area other than the sports hall provide for:			
Brief item	Yes	No	Comments
New Recreation Centre complex (effectively Option 2 but NEW)	✓		The site plan shows how a new recreation centre sited as shown allows for construction of the new hall before the demolition of the existing. It is then proposed that the a new bowls green be constructed over the footprint of the old hall.

Items included in all options:			
Gym	✓		
Community bus shelter	✓		
Garden store	✓		
Hydrotherapy Centre	✓		
Bowls green	✓		

Other key assumptions:

Options 1 & 2:

Existing Hall

- No allowance for replacement of existing roof
- New ceiling and floor coverings to all spaces except existing sports hall.

End of Report

Gresley Abas Architects

17th March 2011