Item 16.2 CDG1175 Currie Community Gym - August 2023

Reporting: **Growth & Strategy Manager – Helen Thomas**

SUMMARY:
This report provides an update on activity on the Community Gym through August 2023. This includes:

- Seeking approval for title consolidation at Netherby Road
- Procurement planning for construction
- Proposed variation to project timeframe
- Council's preferred operating model

DISCUSSION:

Pre-lodgement advice
Further to last month's report, conversation within the project team has determined that consolidation of two titles at Netherby Road, specifically Title Reference 241860/14 (16 Netherby Road) and 162455/1 (Currie Oval, 18 Netherby Road). This recommendation is based on resolving the boundary issues around the corner of the existing football building at the site and confirmation from TasWater that there can be two separate water connections to the one, consolidated title. Councillors are asked to endorse this approach at today's meeting, noting that the consolidation will be actioned through consideration of the Development Application for the gym facility.

Further discussion with the Development Services Coordinator has confirmed the required content for the development application, as per Council's normal pre-lodgement process. The application is expected to be lodged during September 2023.

Procurement
Request For Tender (RFT) documents have been completed and are ready for issue to market. It has been decided that the tender will be held back until such time that the quantity surveyor has provided an updated cost assessment for the final specification. This is expected in the last week of September. Once the cost assessment is in hand, the project control group will re-convene to review any variation to the current project budget and make any adjustments necessary before issuing the RFT to market.

An evaluation team, including the project architect, Growth & Strategy Manager, and Council's Consultant Engineer, will agree an evaluation methodology in advance of the RFT being issued. This will inform the response schedules that respondents are required to complete. It is anticipated that the tender will be issued in mid-October 2023 through Tenderlink and be open for 4 weeks. This process will be managed by the project architect as the ones best placed to respond to specification and design queries, supported by Council's operations team as required.

The unexpected absence of key project team members during August meant that the EOI for refurbishment of tennis / netball courts at the Oval has not progressed as planned.

This document will now be issued to potential suppliers in late September, with the results of that shared with the Project Control Group to inform next steps.

Potential Operating Models

Discussion at the latest PCG meeting led to a recommendation to Council that it pursue an owner/operator model for the Currie Gym and Wellbeing Facility. This would require Council to employee a new staff member to oversee management of the facility and coordinate the development of a weekly or monthly schedule that caters to the various needs of King Island residents. The intent would be that the facility complement the existing fitness and wellbeing operations on the Island, rather than directly compete with them.

The Council is asked is to endorse this approach, noting that the final decision on how the facility will be managed will be subject to development of a more complete operating budget, exploring the potential for third party funding and approval of a new position within Council's organisation chart for the FY2024-25 budget and beyond.

Project program

A variety of factors have led to the project running behind schedule. Conversation with the Community Development Grants Program administrators commenced in August around negotiating a variation to the grant deed to reflect a later completion date. This request has been well received, with a formal variation request form to be lodged in September 2023. The revised completion date for the project is anticipated to be late 2024.

FINANCIAL IMPLICATIONS:

The activities detailed above are included within approved budgets, except where indicated otherwise.

Recommendation:

That Council:

1. Receive and note the Community Gym Project Report for August 2023;

2. Endorse including the consolidation of Title Reference 241860/14 (16 Netherby Road) and 162455/1 (Currie Oval, 18 Netherby Road) in the development application for the Currie Gym and Wellbeing Facility;

and,

3. Endorse the PCG's recommendation that the Gym be operated directly by Council, subject to development of a more complete operating budget, exploring the potential for third party funding and approval of a new position within Council's organisation chart for the FY2024-25 budget and beyond.

Moved Cr I Allan
Cr D McFie
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and,

3. Endorse the PCG's recommendation that the Gym be operated directly by Council, subject to development of a more complete operating budget, exploring the potential for third party funding and approval of a new position within Council's organisation chart for the FY2024-25 budget and beyond.

CARRIED unanimously

190/23