Item 13.5 Project Update – Community Gym

Reporting: General Manager – Kate Mauric

SUMMARY:
In March 2019 Council was awarded $1M for the construction of a community gym and associated works under the Commonwealth's Community Development Grants (CDG) program. The development of the King Island Recreation Plan 2019-29, involving extensive community and stakeholder consultation, indicated broad support for the project and informed its scope. Council have now provided concept design, costings and proposed milestones to the Commonwealth to inform the finalization of the Deed of Agreement.

This report summarises the project approach, as presented to the Commonwealth, and outlines the proposed procurement processes to complete the project.

DISCUSSION:
In 2018, Council worked with the King Island Football Association (KIFA) and King Island Netball Association (KINA) to submit a grant application for a community gym, to be located at the Currie Oval. While that original application was unsuccessful, Council was subsequently offered funding under the Community Development Grants (CDG) program to design and construct this facility in March 2019.

Since that point, Council has commissioned and completed the King Island Recreation Plan 2019-29. The development of the Plan included broad consultation with the King Island community and specific conversations with stakeholders, including on- and off-Island sporting bodies and community organisations. The Council Parks & Recreation Working Group has continued conversations with KIFA and sought information from current private gym operators to further build their understanding of community requirements and the opportunities available, as well liased with off island, community gyms.

The scope of this project includes the construction of a community gym, improvements to outdoor courts at the Currie oval site, and provision of appropriate car parking. With regard to the community gym, it has been stated that this facility will accommodate:

- fixed exercise equipment (e.g. treadmill, elliptical cross-trainer)
- free weights
- studio work and group classes
- practise rooms for health and fitness professionals (e.g. physiotherapy, sports massage, personal trainers)
- externally accessible gender-specific change rooms

A high-level concept design has been put together by ASA Architects and provided to Council together with indicative construction costs prepared by a quantity surveyor. Council would like to further engage with the community and other key stakeholders in a more detailed conversation about the design and specific location of this facility.

This approach and concept design has been reflected in information provided to the Commonwealth on the deliverables and milestones for the development of the grant deed, submitted in early December. It is hoped that a Deed of Agreement will be issued to Council for execution before Christmas. It is recommended that Council authorises the General Manager to execute the Deed of Agreement when it is received.

Once the Deed of Agreement is in place, it is recommended that Council engage a consultant to assist in developing tender documents for completion of the project. An amount of $28,000 has been estimated for this piece of work. Utilising a consultant who is experienced in both procurement in recreation and development will complement the Council's knowledge of the local community and the context in which we are operating. A request for quote process would be completed to select a suitable consultant for this process.

Council has previously stated its intent to consult with the community and other stakeholders to inform the detailed design of the gym site and this is . To mitigate the risk of developing a design that can not be constructed within the available budget, it is recommended that Council tender for a combined design and construction contract, rather than a separate engagement for each stage. In this case, an architect and builder will collaborate to submit a joint tender, or a builder with an internal design function will tender to deliver the detailed design process and subsequent construction of that design. The builder is therefore involved in the design process and can provide insight and guidance on building cost implications of different design elements. It is recommended that Council endorse this approach to facilitate the quick progression of this project by staff once the Deed of Agreement is in place.

Recommendations:

That Council:
1. endorse the project concept as presented to the Commonwealth
2. endorse the intent to proceed with a combined design and construction tender for the completion of this project
3. authorise the General Manager to finalise and sign the Deed of Agreement for funding of the Community Gym
4. the deferral of the Community Info Night until such time as a Deed of Agreement has been executed and the project timeline agreed.

Moved Cr I Allan
Cr V Philbey

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CARRIED unanimously

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