



City of  
**Melville**

Item Number T21/3958 – Mt Pleasant Bowling Club Refurbishment  
*Presenter: Mick McCarthy, Director Technical Services*



## Background

### **CD20/8140 Mount Pleasant Bowling Club Review (December 2020 OMC):**

*“Directs the CEO to provide a report to the February 2021 Ordinary Meeting of Council on the arrangements for such works required to be implemented by the City to ensure that the accessibility improvements to the Clubhouse occur, and erect a movable partition in the Clubrooms including the removal of all asbestos as is rendered necessary by such works, to be practically completed by no later than 30 December 2021.”*

### **T21/3900 Mount Pleasant Bowling Club – Improvements and Refurbishment (February 2021 OMC).**

*“That Council approves the proposed improvements and refurbishment of the Mount Pleasant Bowling Club with total funding of \$330,000 to be provided through the DAIP Programme (\$100,000), and Asbestos Removal Programme (\$45,000) from the 2020-2021 budget, and \$185,000 in the 2021-2022 Capital Works Program.”*



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## **State Government Funding Contribution**

In May 2021, Kim Giddens MLA Member for Bateman informed the City that the State Government had committed \$100,000 for building upgrades at Mount Pleasant Bowling Club related to Melville Cares.

The purpose of the funding was as follows:

*“This commitment was for works to accommodate not-for-profit aged care provider Melville Cares, including construction of universally accessible toilets, and support the vision to create a multiuser/multigenerational facility that contributes to the ongoing viability of the club and facility.”*



## **Design Process to date:**

- Four concept options ( Rev A – D) prepared by the City
- All options rejected by the Club who presented an additional option 'Rev E'
- Cost estimate for works related to the 'Rev E' above approved budgets
- City advised Club that this option could not be supported without alternative funding
- Following meeting with CEO and DTS, Club and Melville Cares additional requested scope documented for purposes of estimating costs
- Additional items requested:
  - New entry foyer at new location with extended ramps and steps;
  - Extension of existing Main Office, and addition of another Match Office;
  - Convert and extend existing service store room into Kitchen's Dry Store;
  - Extension of facilities in new UAT (i.e. add shower and nappy change table); and
  - Additional male toilet facilities to the southern wing as opposed to CoM proposal to convert existing male cubicle into ambulant.



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## Estimated Cost – Requested Scope

### ORIGINAL SCOPE

Original Scope of Work	\$195,000
Asbestos Removal	\$64,800
	<u>\$259,800</u>

Design Contingency	\$25,792
Construction Contingency	\$25,792
Authority Costs	\$4,000
Professional Fees	\$37,985
Internal Overheads	\$11,724
Escalation To tender	\$18,289

Total Original Scope	<u>\$383,383</u>
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**Total Cost Estimate      \$813,000**

### ADDITIONAL SCOPE

New Entry doors and Stores	\$27,000
Relocate Kitchen Entry and Modify Stor	\$23,000
New Entry Foyer and Access Ramps	\$158,000
Additional Club Requests	\$43,000
Asbestos Removal (additional)	\$43,200
	<u>\$294,200</u>

Design Contingency	\$29,208
Construction Contingency	\$29,208
Authority Costs	
Professional Fees	\$43,015
Internal Overheads	\$13,276
Escalation To tender	\$20,711

Total Additional Scope	<u>\$429,617</u>
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## Available Funding

### Funding Available

Council Approved	\$330,000
CSRFF Funding	\$100,000

<b><u>Total Funding Available</u></b>	<b><u>\$430,000</u></b>
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<b><u>Funding Shortfall</u></b>	<b><u>\$383,000</u></b>
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## Club Funding Examples

It is common for Clubs and Associations to provide funds towards club-driven improvements as outlined in examples below, which include grant funding.

- Kardinya Bowling Club building modifications to improved universal access toilet, storage and club facilities (City contributed towards the universal access toilet).
  - **Grant Funding:** \$60,000
  - **Club Funding:** \$60,540
  - **City Contribution:** \$60,000
- Windelya Sports Association refurbishment of change rooms and new club room development at Morris Buzacott
  - **CSRFF Grant** \$400,000
  - **Club Funding** \$420,000
  - **City Funding** \$930,000
- Karoonda Sports Association improvements to change rooms and club facilities at Karoonda Reserve.
  - **Grant Funding:** \$171,608
  - **Club Funding:** \$177,000
  - **City Contribution:** \$171,608



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**OFFICER RECOMMENDATION (3900)**

**APPROVAL**

**THAT THE COUNCIL:**

- 1. PROGRESS TO DETAILED DESIGN AND TENDER FOR CONSTRUCTION OF THE COUNCIL APPROVED SCOPE OF WORK FOR THE REFURBISHMENT OF THE MOUNT PLEASANT BOWLING CLUB FACILITY BASED ON THE COST ESTIMATE OF \$383,383**
- 1. SUPPORT CONTINUED OFFICER SUPPORT OF THE MOUNT PLEASANT BOWLING CLUB AND MELVILLE CARES IN SEEKING EXTERNAL GRANT FUNDS AND OTHER SOURCES OF FUNDING FOR IMPROVEMENTS BASED ON THE ADDITIONAL SCOPE WORK FOR FACILITY IMPROVEMENTS REQUESTED**