Redevelopment of the King George V Sports & Community Precinct

Dated: 23rd May 2014
Redevelopment of the KGV Sports and Community Facility

Historical Information

October 2007  Fire in the Original Cresswell Beakley Grandstand
Mid 2008    ‘@ Leisure’ completed a Recreational Plan for G.C.C.
           G.D.F.C. also considers future planning for their clubroom facilities
October 2009  Completion of the replacement Cresswell Beakley Grandstand
November 2010 Migrant Resource Centre (M.R.C.) expressed interest in relocating
April 2011   $120,000.00 Grant secured for Business Case
January 2012 Business Case submitted to Federal Government
February 2012 $8.70 million funding announcement for the KGV precinct redevelopment
June 2012    Funding Agreement signed between the Dept. of Regional Australia and Glenorchy City Council
September 2012 Memorandum of Understanding between G.D.F.C. and G.C.C.
January 2013 G.C.C. employees a specific Project Manager
Mid 2013     Completion of Transport Mueseum, Soccer Field, Cricket Practice Nets, Memorial Entry Gate
June 2013    Appointment of Project Architects
January 2014 Development Approval for the Sports & Community Facility

Forward Projection

June 2014  Building Tender for Sports & Community Facility
May 2015   Forecasted completion date for building
Redevelopment of the KGV Sports and Community Facility

KGV Sports and Community Precinct
Redevelopment of the KGV Sports and Community Facility

Project Overview

King George V Precinct Development

- King George V - Sports and Community Hub
  - Design & Engineering: Contracts awarded to J.A.W.’s Architects

- Multi Purpose Synthetic Soccer Field
  - Demolition / Site Works: Scope and then Public Tender (yet to occur)

- Tas. Transport Museum Bus Display Shed
  - Build Component: Main Contractor Public Tender

- Glenorchy Cricket Club New Pedestrian Entry
  - Work completed and project officially opened

- Relocation of Cricket Training Nets
  - Works completed

- Project Contingency
  - Specialist Contract Public Tender
Redevelopment of the KGV Sports and Community Facility

Multipurpose Synthetic Soccer Field

Redevelopment of the existing grass soccer field into a FIFA 2 Star synthetic facility.

Officially opened on 7th April 2013.
Redevelopment of the KGV Sports and Community Facility

Tasmanian Transport Museum Bus Display Shed

Construction of a new multi-purpose display shed for buses and trains.

Officially opened on 7th April 2013.
Redevelopment of the KGV Sports and Community Facility

Relocation of the Cricket Training Nets

Construction of a combination synthetic (3) and grass (5) enclosed practice wickets.

Works complete in readiness for the 2013 – 2014 season training.
Redevelopment of the KGV Sports and Community Facility

New entry Gates to Glenorchy Cricket Club

Replacement of the existing Anfield Street vehicle entry gates to incorporate a new pedestrian entry as a memorial to Emerson Rodwell.

Construction works were completed in readiness for the 2013-14 cricket season.
Redevelopment of the KGV Sports and Community Facility

Objectives of the Sports and Community Facility

- To **house** the Glenorchy District Football Club and its Trading Activities.
- To **establish a multi-purpose**, high quality sports training, allied health facility and an administration centre.
- To **encourage broad community use** of the KGV Precinct particular outside usual sporting events and activity days.
- To **initiate greater activity** within the KGV Precinct.
- To provide ease of **access and use by the wider community**.
- To **offer services not currently available** in the local area.
- To **increase visitations** to the Glenorchy area.
- To consider **environmentally sustainable design** solutions.
Redevelopment of the KGV Sports and Community Facility

Federal Funding Conditions

The funding agreement from the Department of Regional Australia, Local Government, Arts and Sport requires that the multi-purpose Sports and Community Hub facility to consist of:-

- Health and Wellness Centre;
- Sports House;
- Theatrette, Meeting room and training room;
- Migrant Resource Centre administration area;
- Function rooms including bar and bistro;
- Cafe and commercial kitchen;
- Football / Cricket change rooms;
- Female and Umpire change rooms; and
- Kiosk and public amenities.

The current funding agreement does not include the provision of the Hydrotherapy Pool, however an application has been made for additional funds to include the pool within the facility.
Where ideas happen

Redevelopment of the KGV Sports and Community Facility

Has the ‘hub’ concept been used elsewhere?

North Melbourne Football Club – ‘The Huddle’

Location: Arden Street, North Melbourne, Victoria
Council: Melbourne City Council (M.C.C.)
Ownership: Land and Buildings = Melbourne City Council
Facilities: Office Facilities, Theatre
Practice Oval, Basketball Court, Gym
Home of the State Fencing Association.

Community Objective: -
The focus of ‘The Huddle’ is to enhance social cohesion by addressing youth disengagement in the local area and to re-define the way in which sporting organisations interact with their communities.
Redevelopment of the KGV Sports and Community Facility

Has the ‘hub’ concept been used elsewhere?

Western Bulldogs Football Club
Location: Barclay Street, Footscray, Victoria
Ownership: Crown Reserve with a lease to the W.B.F.C.
Facilities: Oval & Grandstands, Administration Area, Basketball Court, Kiosk, Child Care Centre, University of Victoria Campus

Community Objective:
Going by the name of SpiritWest Services, the Western Bulldogs community department works in partnership with government, corporate and community agencies to deliver services and programs that endeavour to improve social capital and improve the quality of life, of people living in the local government area.
Redevelopment of the KGV Sports and Community Facility

Project Issues

Whilst the King George V Sports & Community Hub project is progressing towards an on-site demolition and construction date of July 2014, there were a number of matters that required resolution, these being:–

• **User Group Relations** – Continuation of dialogue between the various building occupants to continue the development of a cohesive and integrated relationship between all parties:–
  - Glenorchy District Football Club
  - Revive Health
  - Migrant Resource Centre
  - Glenorchy City Council

• **Site Zoning** – A process that took nearly 12 months and is now complete;

• **Ownership** – An in-principal agreement has been reached between G.D.F.C. and G.C.C.

• **Governance and management** – An in-principal agreement has been reached with G.D.F.C.

• **Space allocation for user groups** – Discussions require resolution to resolve space and budget allocations.

• **Lease arrangements with Tenants** – Lease negotiations are currently be worked through with each of the tenants.

• **G.D.F.C. Decanting** – Significant work on relocation of existing G.D.F.C. functions was required to accommodate:- administration facilities; bar; kiosk; storage; bingo; etc.
Redevelopment of the KGV Sports and Community Facility

Sports and Community Facility Site
Redevelopment of the KGV Sports and Community Facility

Proposed Activities of Building Occupants

**Glenorchy District Football Club**
Construction of new facilities that improve upon existing club amenities. Inclusive of: Cafe; public bar and players bar (game day); function rooms and associated kitchens, visitor change-rooms, ticket booths, kiosk and administration facilities.

**Revive Physiotherapy and Podiatry**
Provision of consulting services for physiotherapy, podiatry, health psychology and Gymnasium (non-weight based rehabilitation). Possible to include Hydrotherapy (subject to the receipt of additional funds) in conjunction with St Giles and Arthritis Tasmania.

**Migrant Resource Centre**
Transfer of existing Migrant Resource Centre functions from Hobart central business district to Glenorchy where a large percentage of migrants live and socialise. Facilities will include: general administration; settlement services (provides accommodation services); Phoenix Centre (providing services in counselling survivors of torture and trauma; and employment services (training, job seeking and job coaching).
Where ideas happen

Redevelopment of the KGV Sports and Community Facility

Architects Appointment Process

• Advertised an E.O.I. process for Architectural Services which included associated consultancy services (i.e. Engineering; Building Surveying; Etc.);
• Expressions of interest were received from ten (10) architectural practices.
• Assessment Panel included:
  - John Borojevic (Australian Government – Department of Regional Australia, Local Government, Arts and Sports)
  - John McCann (Glenorchy District Football Club – Club President)
  - Julian Amos (Glenorchy District Football Club – Board Member)
  - Peter Brooks (Glenorchy City Council – General Manager)
  - Rod Marshall (Glenorchy City Council – Property Manager)
  - Glen Sheppard (Project Manager for the Project Control Group)
• Five expression of interest submissions were then shortlisted from Stage 1 and these were invited to participate in Stage 2. Short-listed applicants included:
  - Cumulus Studio in association with Pitt & Sherry
  - H.B.V. Architects in association with Carroll & Cockburn Arch.
  - J.A.W.s Architects
  - McCabe Architects in association with Cykel Architecture
  - Peddle Thorpe Architects in association with Liminal Archit.
Redevelopment of the KGV Sports and Community Facility

Design Submissions
Redevelopment of the KGV Sports and Community Facility

Design Submissions
Redevelopment of the KGV Sports and Community Facility

Design Submissions
Redevelopment of the KGV Sports and Community Facility

Design Submissions

mccabe architects
Redevelopment of the KGV Sports and Community Facility

Design Submissions
Architects Selection

• Criteria for evaluation were :
  o Demonstrated understanding in the design strategy of the intent of the project as a community sports and community hub;
  o Suitability of the design strategy for the delivery of a low energy, low operational and low whole-of-life cost environment;
  o Demonstrated capacity to deliver the project on time and within budget;
  o Capability of proposed team.

• Successful design consultant :-

• Sub-consultants :-

JAWS ARCHITECTS

SEMF

ALDANMARK Pty Ltd
CONSULTING ENGINEERS
Redevelopment of the KGV
Sports and Community Facility
Redevelopment of the KGV Sports and Community Facility

Current status of Working Drawings
Redevelopment of the KGV Sports and Community Facility

Current status of Working Drawings
Redevelopment of the KGV Sports and Community Facility

Current status of Working Drawings

Second Floor
Redevelopment of the KGV Sports and Community Facility
Redevelopment of the KGV Sports and Community Facility
Redevelopment of the KGV Sports and Community Facility

Future Development Opportunities

Land corridor between Cresswell Beakley Grandstand and the Y.M.C.A. Facility

Status:- Currently as vacant land that will be used during the major build for either contractor sheds or parking.

Requirements:- Planning conditions pertaining to the removal of the original Macrocarpa Pines requires new mature trees to be planted in a similar location.

Master-planning

Status:- Continuation of the redevelopment of the precinct through considered master planning.

Funded by:- No allocations to date
Redevelopment of the KGV Sports and Community Facility

Questions