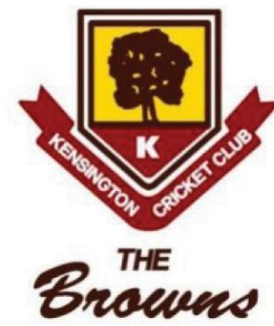


# Kensington Gardens Reserve Clubrooms

## Council Presentation



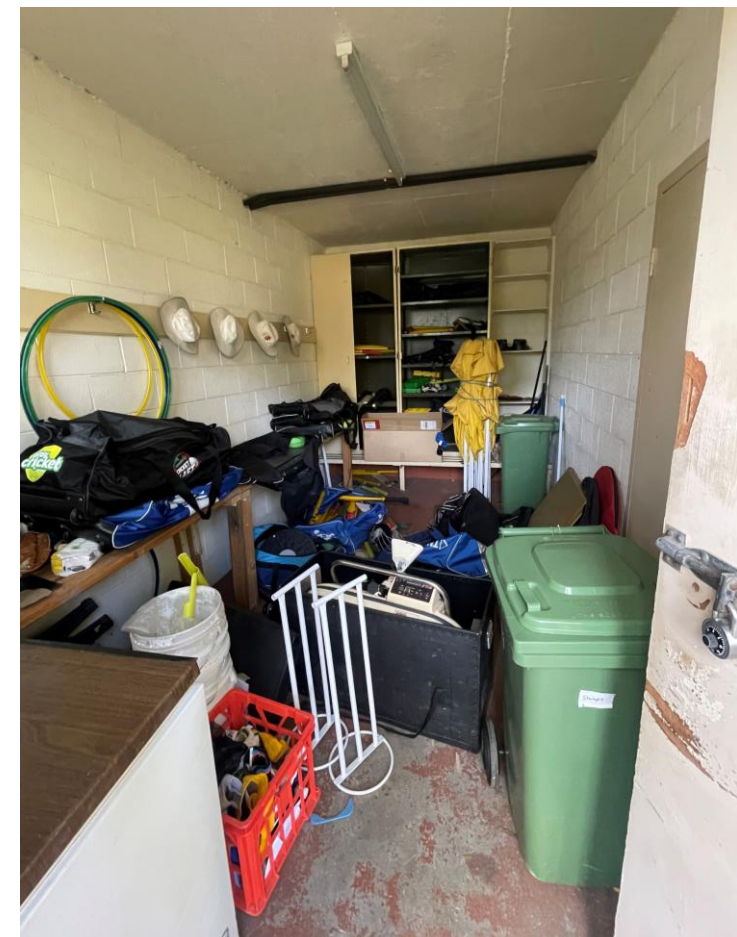
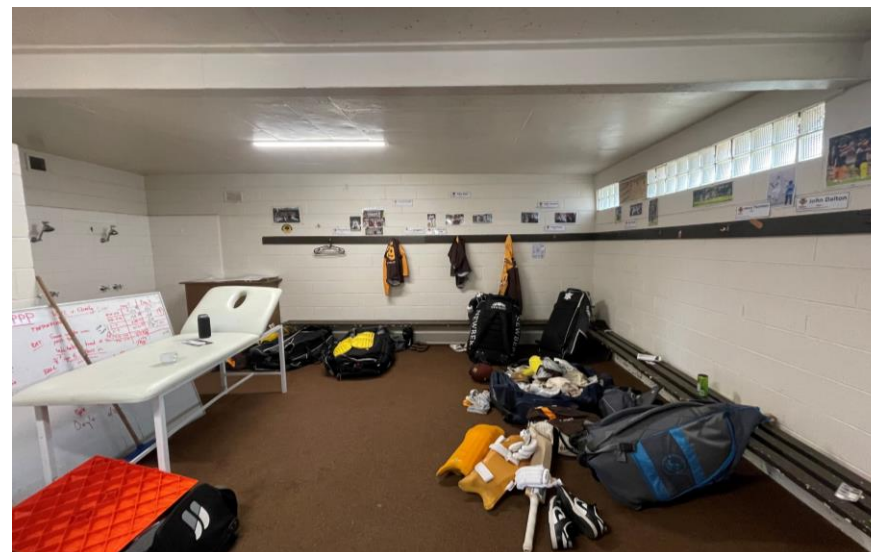
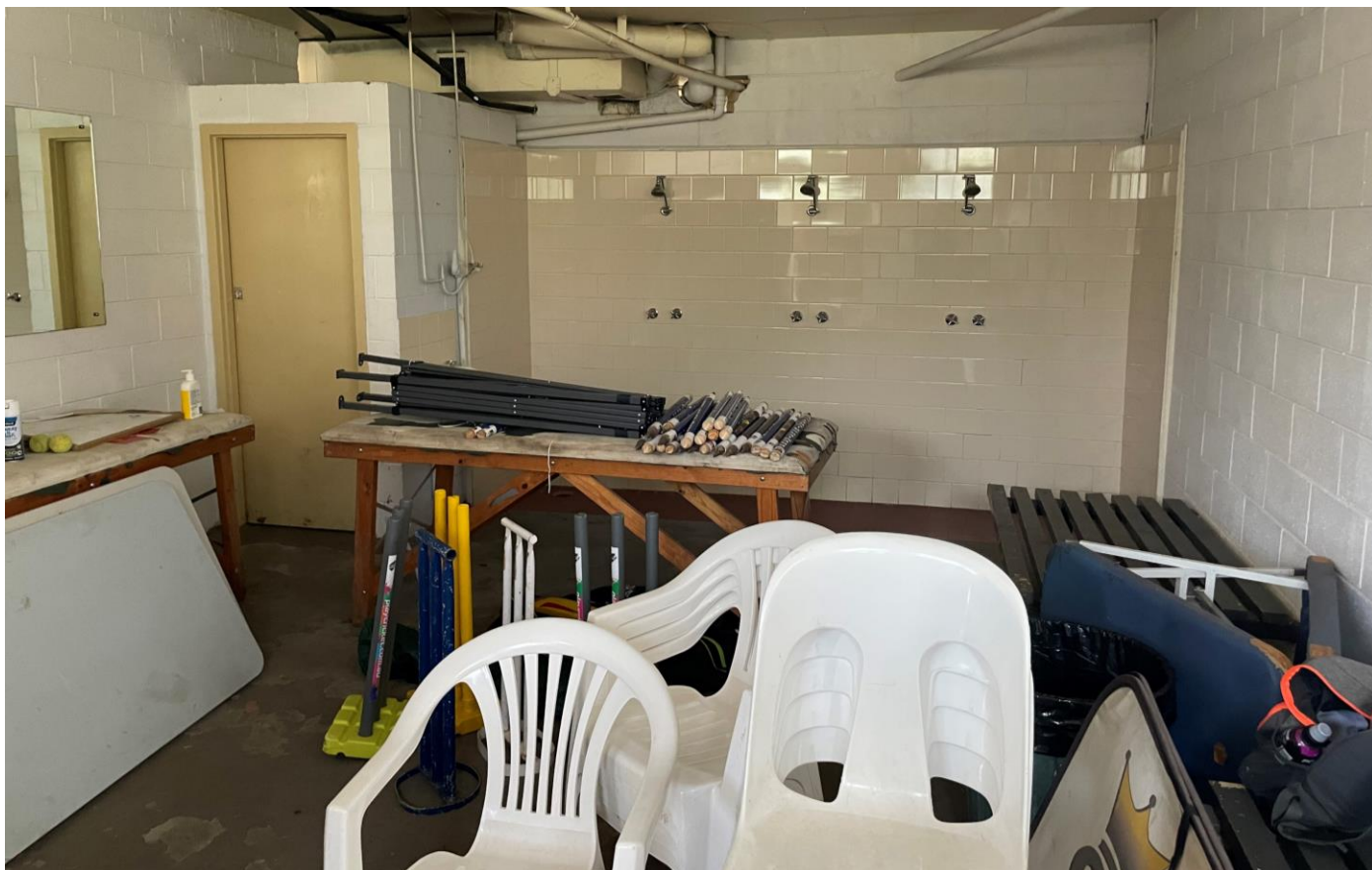
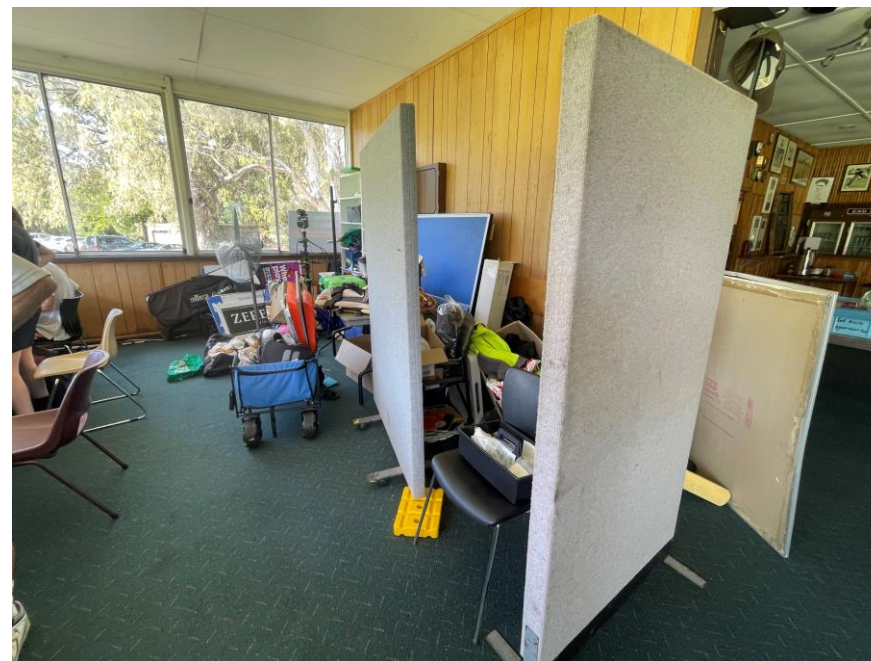
# 01 Team Introduction



# The Why?

- The completion of the project will greatly increase community utilisation of the Kensington Reserve by providing a flexible and multi-use facility for recreational functions and events.
- The redevelopment of the Kensington Cricket clubrooms and the Burnside Rugby Union clubrooms will enable the greater participation of women and junior players of cricket and rugby which has to date been prevented by the sub-standard state of the present premises and will provide up-to-date facilities for both Clubs.
- It will provide social club room facilities for the clubs, supporters, and community users, bar and kitchen facilities to good standards and canteen facilities with access from inside and externally.
- It will allow parents and educators interested and actively involved in community sports to do so without concern for the welfare of children involved in being exposed to undesirable facilities.
- 68% of the project costs are by others – representing exceptional value for money for Council.

# Existing Conditions



## 02.0 Project Governance

- A formal governance structure has been affected, including establishing a steering committee consisting of joint members of both clubs.
- The members of the steering committee are industry experts in property, including Project Management, Quantity Surveying, and Civil and Structural Engineering. The steering committee has, and will continue to take an active role in managing the design and project to best practice standards, supplemented by an externally appointed project management company,
- **Without the expertise of the steering committee, it would not have been possible for the clubs to raise \$6.27m of funding towards the project.**
- A project procurement and delivery structure is currently being prepared collaboratively with Burnside Council.

## 03.0 History

- The project was initially conceived in 2018. A brief was prepared with consultation to the clubs and a design was produced by COX Architects.
- The cost of the project was estimated by CSC Quantity Surveyors on 2nd March 2019 **\$8.27 million.**
- Funding was proposed to be sought from Federal, State and Burnside Council as follows:

Funding Source	Details of Funding Source	Amount (Excl GST)
<b>Federal Grant</b>	Department of Finance – commitment rec'd 12-04-22	<b>\$3.60 million</b>
<b>State Grant</b>	ORSR – Secured 15/6/21	<b>\$2.67 million</b>
<b>City of Burnside</b>	Council Funds - Secured	<b>\$2 million</b>
<b>Total project Budget</b>	<b>All inclusive</b>	<b>\$8.27 million</b>

## 03.0 History

- On 22 September 2020 Burnside Council committed to fund 25% of the project capped at \$2 million, conditional to in kind funding being received by State and Federal Grants.
- Between 2019 and 2023, the clubs actively sought grant funding from Federal and State grants, which has now been achieved.
- Unfortunately, during this time, there has been significant economic inflation, and unprecedented construction industry cost inflation, with the costs of materials and labour inflating by around **35%+** for a project of this nature. The clubs managed to secure some increases in the Federal Grant funding as a result these issues, but not enough to cover the cost increases.
- The appointed quantity surveyor has revised the estimate to be in the order of **\$11 million** with consideration of inflation factors.
- In response to budget pressures, the clubs elected to appoint an Architect (Cox), QS (CSC) and Project Manager (RCP) through a competitive tender process to carry out a comprehensive value engineering process. This process included:
  - Holding workshops with the end users to test the project brief.
  - Site visits to recently completed similar projects to review the pros and cons of these projects.
  - Holding lessons learned with the design teams from these projects to reduce risk.
  - Preparing revised designs that respond to current construction market conditions.
  - Preparing updated estimates.
- The result of the value engineering strategy is a revised design that still meets the original scope of works, design standards and quality standards set out above, but with a reduced project budget estimated and reduced delivery risk. The revised value engineered design is estimated to cost **\$9,180,475 excl GST**.

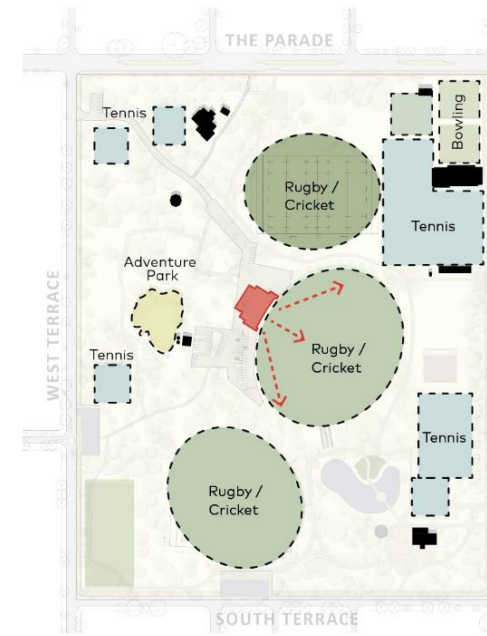
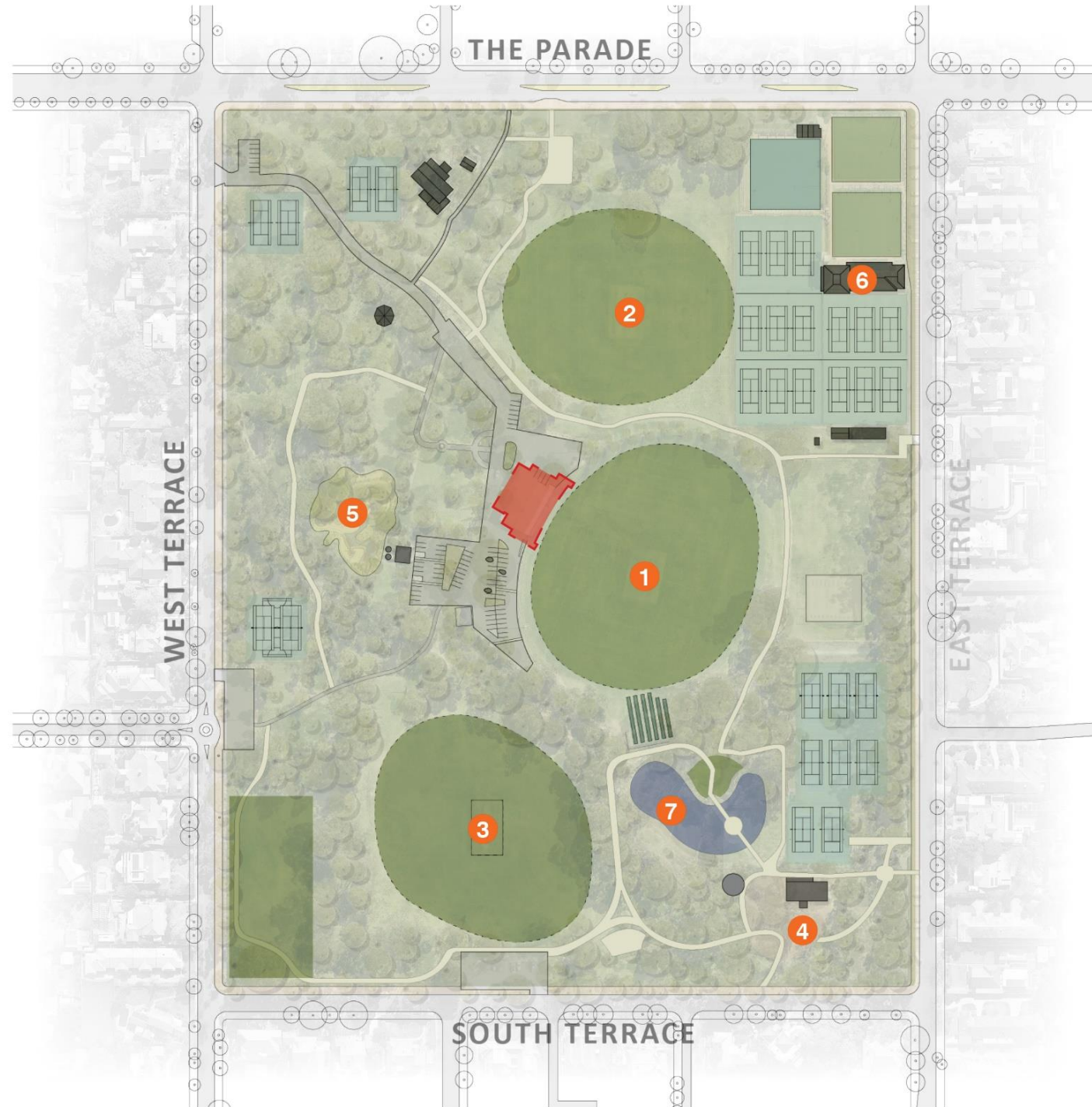
# Site Location

**SITE** KENSINGTON GARDENS RESERVE CLUBROOMS

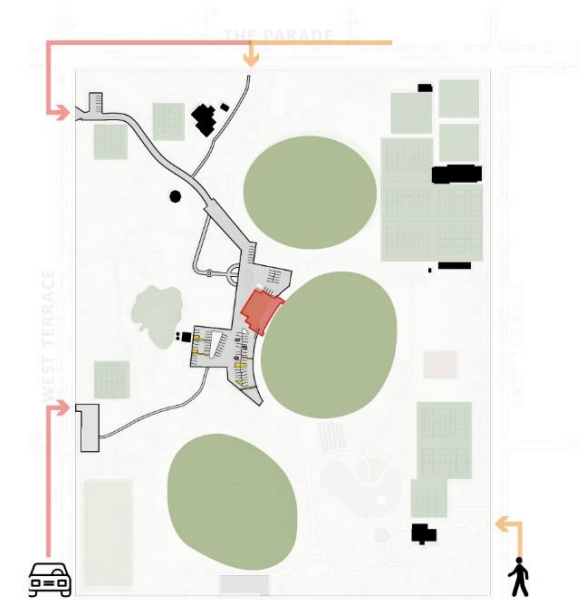




# Precinct Plan



**Land Use / Site Views**



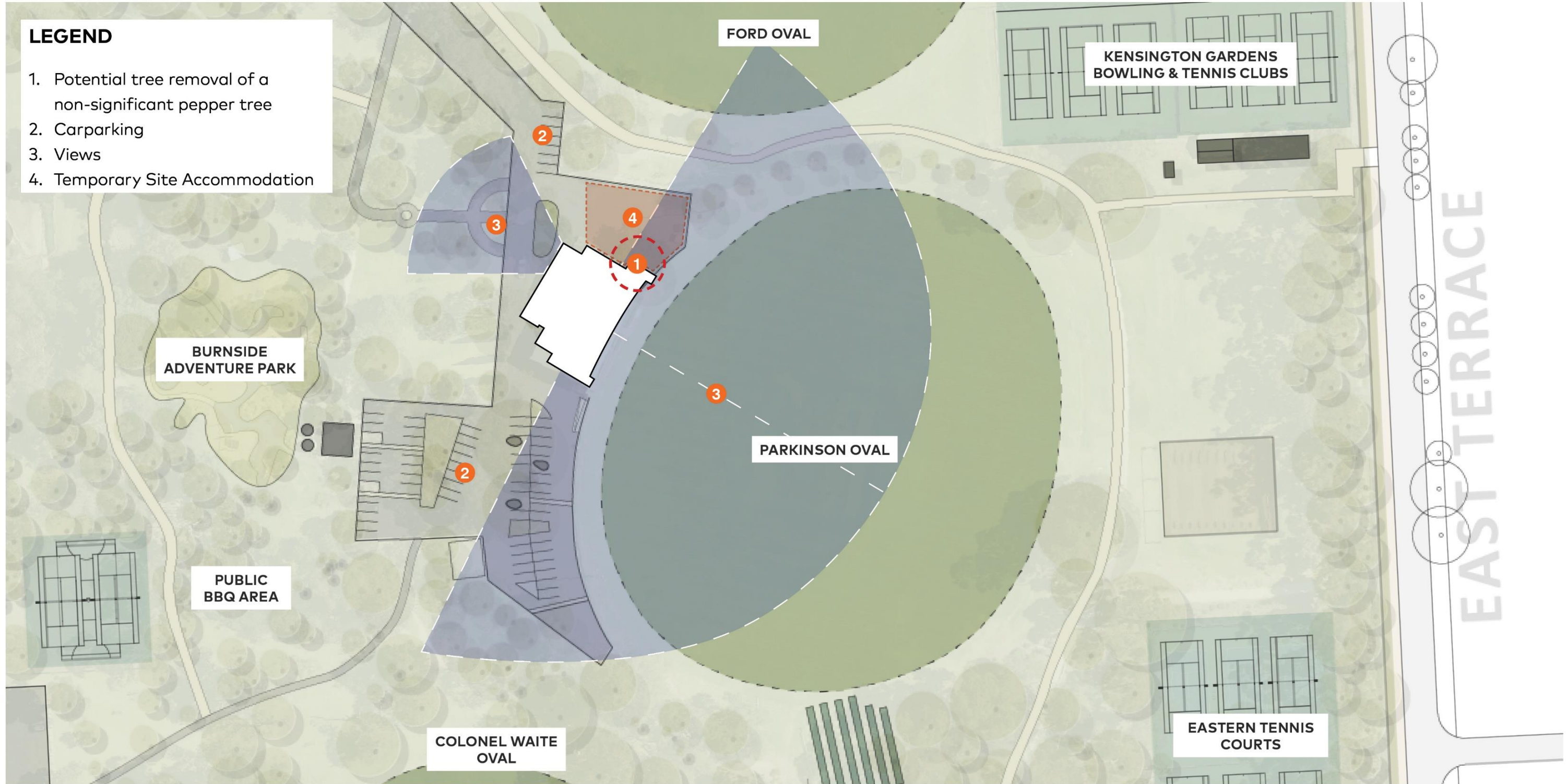
**Accessibility / Carparks**  
Approx. 65 Carparks

## LEGEND

1. Parkinson Oval
2. Ford Oval
3. Colonel Waite Oval
4. Etkg Tennis Club
5. Burnside Adventure Park
6. Bowling & Tennis Club
7. Wetlands

# Design Concept

## Site Plan



 **Kensington Gardens Reserve Clubrooms**  
Site Plan - 1:1000

# Sketch Diagrams

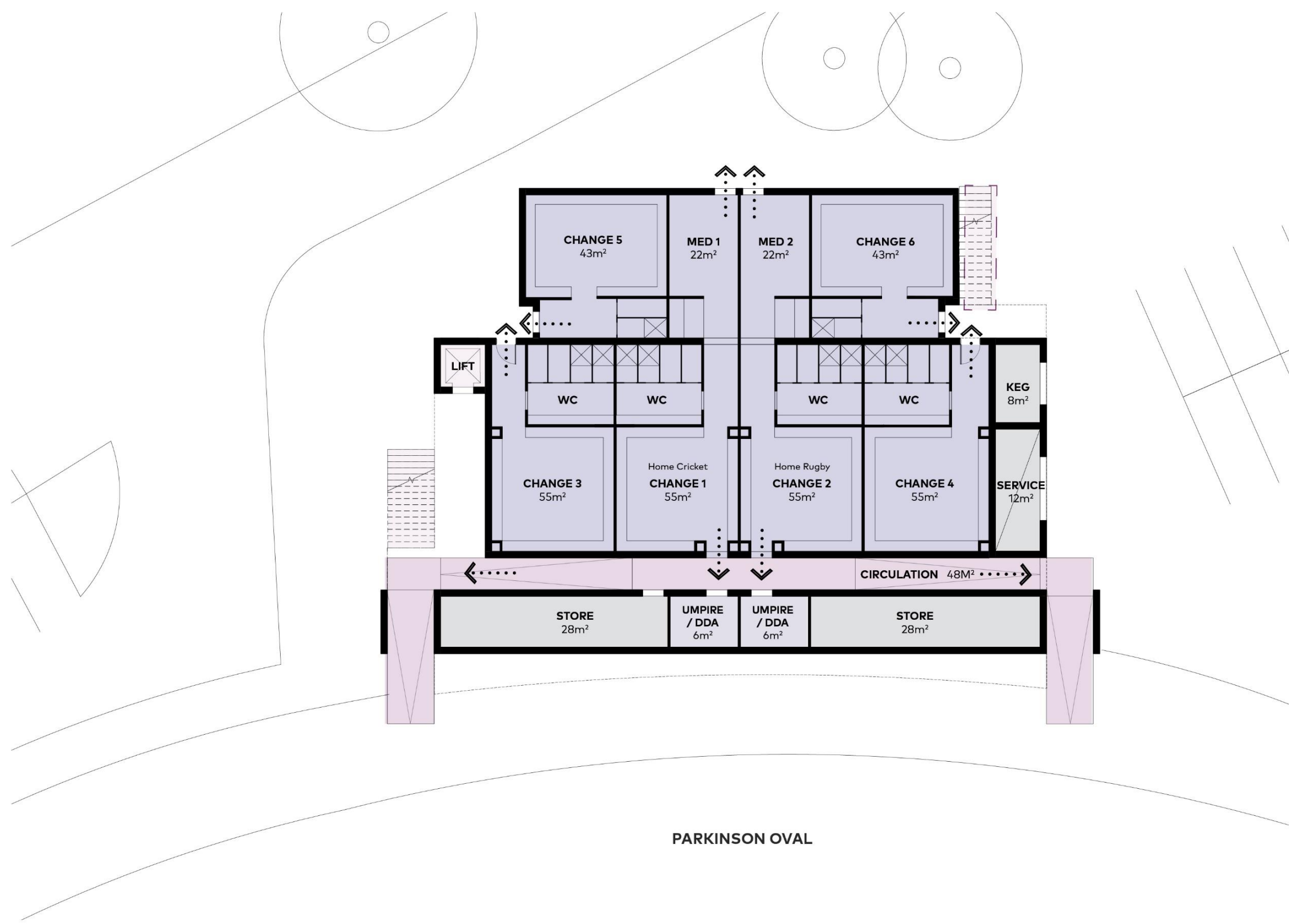
Lower Ground 1:200

- Sports Amenity
- Service and Storage
- Circulation

Total Net Area (inc. circulation)

530m<sup>2</sup> Indoor

**530m<sup>2</sup> Total**



# Sketch Diagrams

## Upper Ground 1:200

- Amenity
- Gym
- Food and Beverage
- Clubroom
- External Space
- Views
- Celebrated Memorabilia

Total Net Area (inc. circulation)

418m<sup>2</sup> Indoor

180m<sup>2</sup> Outdoor

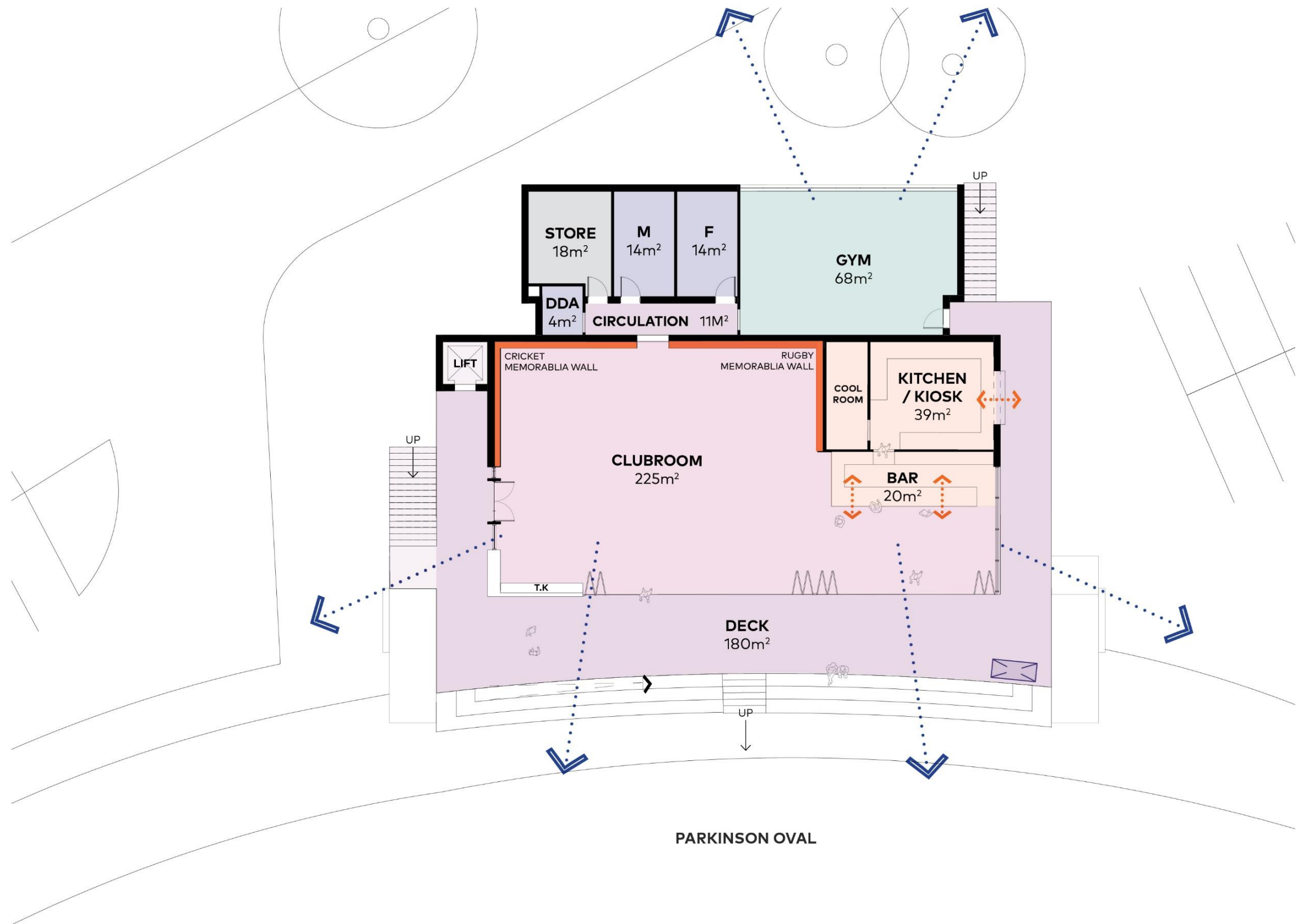
**598m<sup>2</sup> Total**

Total Net Area Combined (LG + UG)

948m<sup>2</sup> Indoor

180m<sup>2</sup> Outdoor

COX



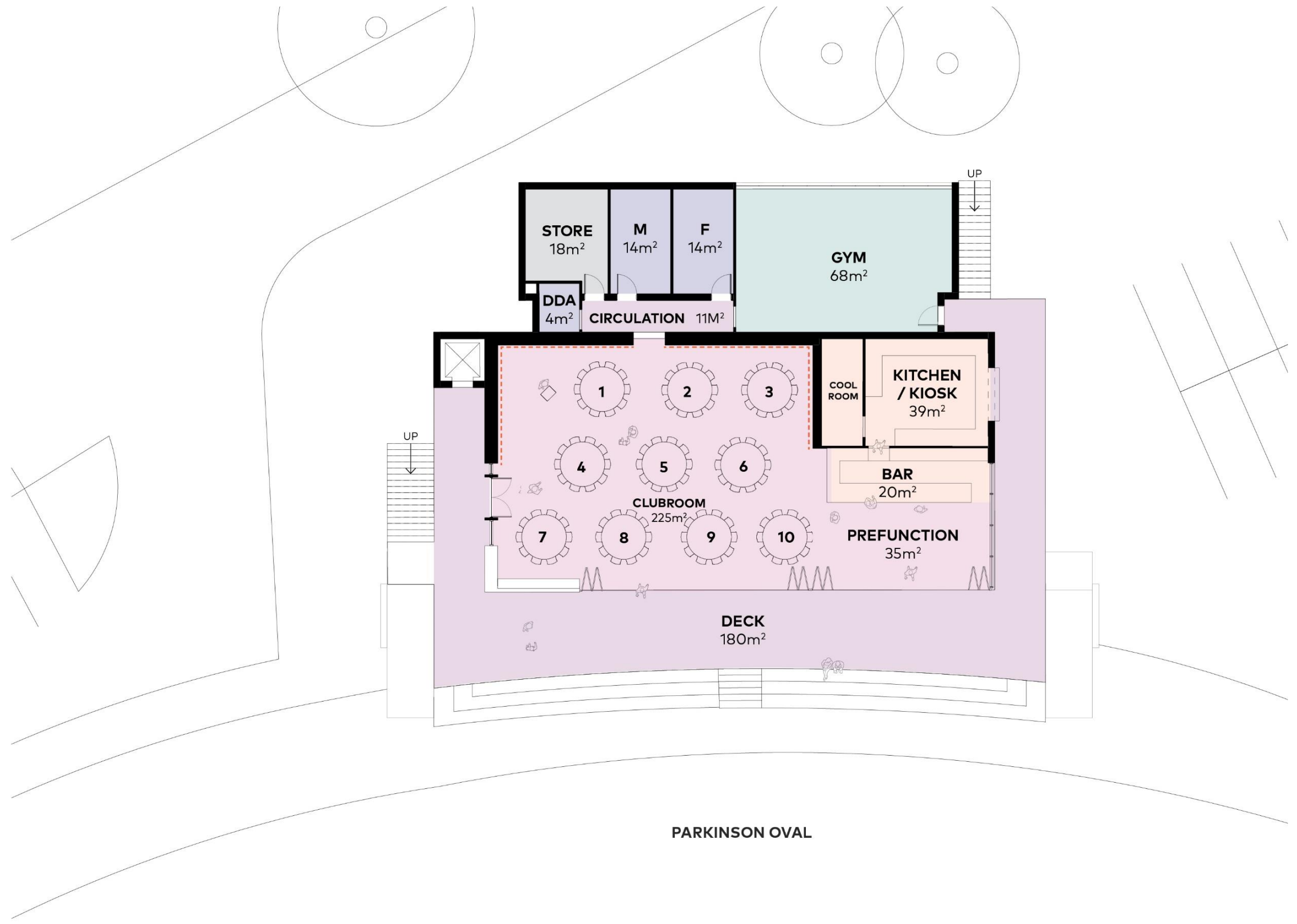
# Sketch Diagrams

# Function Mode

## Upper Ground 1:200

Capacity: 100PAX - Seated

-  Amenity
-  Gym
-  Food and Beverage
-  Clubroom
-  External Space
-  Celebrated Memorabilia



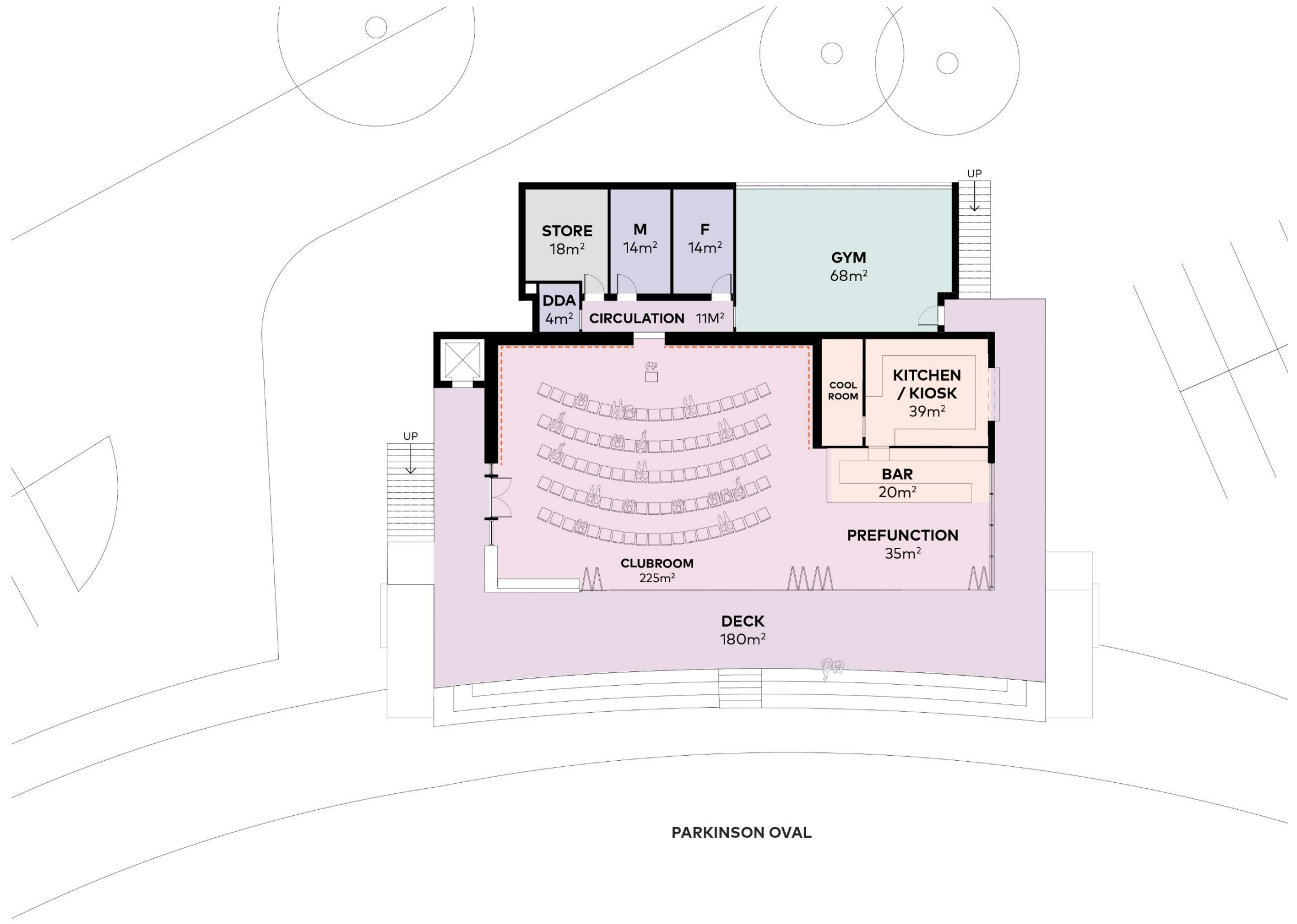
# Sketch Diagrams

# Lecture Mode

## Upper Ground 1:200

Capacity: 100PAX - Seated

-  Amenity
-  Gym
-  Food and Beverage
-  Clubroom
-  External Space
-  Celebrated Memorabilia



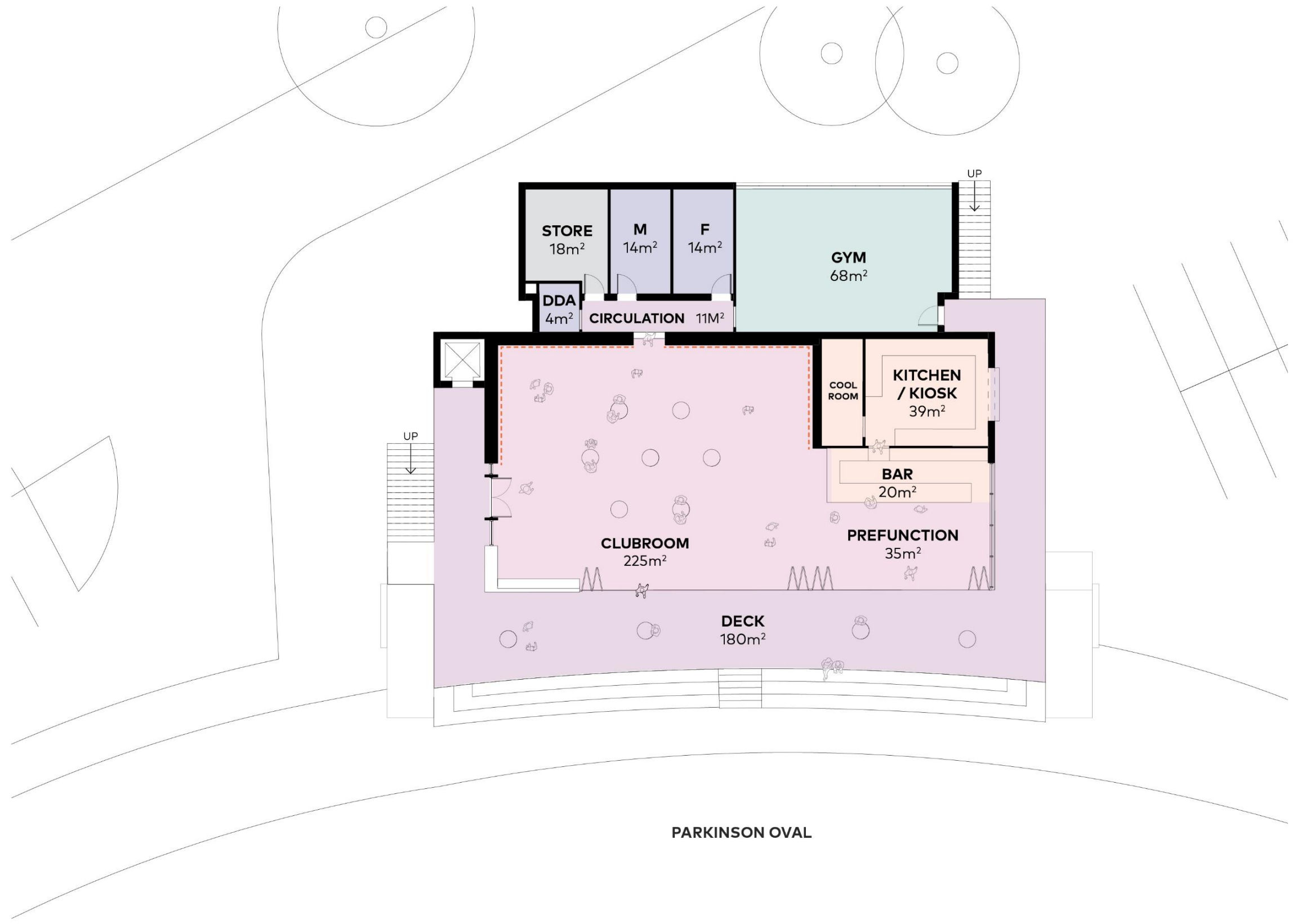
# Sketch Diagrams

## Cocktail Mode

### Upper Ground 1:200

Capacity: 150PAX - Seated

-  Amenity
-  Gym
-  Food and Beverage
-  Clubroom
-  External Space
-  Celebrated Memorabilia





*Kensington Gardens Reserve Clubrooms - 3D Artist Impression*



# 04.0 Current Status

- The clubs have now secured Federal and State funding as follows:

Funding Source	Amount (Excl GST)	Status
Federal Grant	\$3.60 million	Funding deed execution, funds to be transferred via agreed milestones
State Grant	\$2.67 million	Funding granted and funds transferred to KDCC
City of Burnside		Pending

- A project team has been appointed and can commence design development phase immediate upon securing funding from Burnside Council.
- The project can be successfully delivered within 24 months of securing council funding.

Task	Complete by
Secure Council Funding	March 2024
Complete Design	September 2024
Commence on Site	January 2025
Completion	December 2025 – February 2026

- The above program is gross, inclusive of full benchmark time contingencies.
- It is noted that the Federal Grant required delivery of the project by set milestones generally in line with the above program. **There is a high risk of breaching the funding agreement requirements if council funding cannot be successfully obtained in March 2024.**

# 5.0 Discussion

## 5.1 Current Project Budget

- The current project budget is as follows:

Funding by Clubs	Amount excl GST
Federal Funding	3,600,000
State Funding	2,670,000
Total Funding	6,270,000
Total Project Costs	\$9,180,475
Shortfall	-\$2,910,475

- It is the professional opinion of the Architect, Quantity Surveyor and Project Manager **that it is not possible to further reduce project costs through value engineering.** Any further reduction of costs will need to either:
- Vary the project brief and reduce the scope of the project, which would have a significant impact on the stakeholder’s use of the premise.
- Vary the quality of the design – which would significantly increase operational costs, reduce the design life of the asset, and require future end-of-life replacement much sooner.

# 5.0 Discussion

## 5.1 Current Project Budget

- The clubs therefore seek Council's consideration to fund \$2,910,475 excl GST towards the project, which is an increase of \$910,475 from what was previously committed. **The additional funding will achieve a project outcome consistent with the original project brief and of a high-quality design and construction standard, which will minimise operational and end-of-life costs for Burnside Council. The project will be delivered in early 2026 and will represent a >3X return on Councils' investment.**
- **Without council funding commitment, the building cannot be delivered in accordance with the requirements of State and Federal Funding agreements.**
- The conditions of the state and federal funding grants are such that Burnside Council funding payments can be delayed across two financial years if required.
- It is worthy to note that the funding contribution of \$3.6m sourced from the Federal government is greater than the initial pledge of \$3.2m due in large part to the efforts of the Clubs combined funding committee. This was in part to cover some degree of escalation in build costs.
- To the club's knowledge, this is the first time that council have been presented with a request where for funding for a council owned asset where 68% of the project costs are being funded by others, representing an exceptional value proposition to council in the form a >3X return on investment.

# 5.0 Discussion

## 5.2 Lease

- Given the Burnside Rugby Union Football Club and Kensington District Cricket Clubs undertaking in acquiring 68% of the required project budget from State and Federal funding sources, as well as the administration and application of the redevelopment project itself, the clubs are requesting that the Burnside City Council afford each entity with the opportunity to seek and gain long term lease arrangements, on the same terms as the existing lease, for the use of the facility which will become Council owned and the completion of the build.
- This is both to ensure the ability of the clubs to meet the requirements of the funding agreements, to meet the utilisation targets as set out in applications to state and federal funding parties, as well as the requirement for stability and autonomy in maintaining current operations around the facility with each of the clubs.
- The clubs together are requesting the opportunity to seek a long-term lease via community consultation for the maximum term within the Burnside Council's reasonable bounds.

## 6.0 Request

It is requested that Council:

- Commit to fund **\$2,910,475 excl GST**, which is an increase of **\$910,475** from what the previously committed. This increase is in line with the noted inflation of the construction industry costs.

# Kensington Gardens Reserve Clubrooms

## Council Presentation

