



Succeeding
Together

LEISURE LIFE & COMMUNITY CENTRE

BUILDING CONDITION ASSESSMENT AND STRATEGIC ASSET REVIEW



DRAFT

April 2019

18-033



TOWN OF
VICTORIA PARK

Distribution and Revision History

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Limitations of this Report

This document has been prepared for use by the Town of Victoria Park in accordance with the agreement between the Town of Victoria Park and NS Advisory Pty Ltd. This agreement includes constraints on the scope, budget and time available for the services. The consulting services and this document have been completed with the degree of skill, care and diligence normally exercised by members of the building condition assessment profession performing services of a similar nature.

NS Advisory Pty Ltd derived the data in this report primarily from client provided information, data collected from our site inspection, SPM Asset Software and other information available to NS Advisory Pty Ltd, at the time of the report. Given the level of information available, the financial aspects of this report could be considered as high level, order of magnitude, estimates only. The passage of time, manifestation of latent conditions or impacts of future events may require further exploration at the site and subsequent data analysis, and re-evaluation of the findings, observations and conclusions expressed in this report.

We believe the information and advice provided to be correct as at the time of survey. This document has not been prepared for use by parties other than the Town of Victoria Park. It may not contain sufficient information for the purposes of other parties or for other uses.

Where appropriate, NS Advisory Pty Ltd have provided estimates to rectify PQS and building maintenance defects throughout the asset. We recommend the Town of Victoria Park satisfies themselves in this regard through a qualified building inspection report and quote, if considered necessary.

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Glossary

Asset Management Plan: The AMP is a report that summarises the end outcomes of the asset planning process. It documents the current and projected asset status and considers options to achieve strategic objectives through using asset solutions.

Asset Register: A record of asset information including some or all of; inventory, historical, service, financial, condition, construction, technical and financial information about each asset.

Base Life: The physical life of a building component expected considering its local environment. The life is measured from time of installation to time of its anticipated replacement, renewal or disposal.

Capital Expenditure (Capex): Expenditure used to create new assets (through addition or renewal) or to increase the capacity of existing assets beyond their original design capacity or potential. Capex increases the value of asset stock.

Component: The specific asset at the lowest level of detail, i.e. solid door, aluminium window, etc. Components are broken down into three categories; Component Group, Component Type and Component.

Component Group: High level categorisation of a component, i.e. Exterior & Sundries, External Fabric, Mechanical Services, Interior Finishes, etc.

Component Type: Mid-level categorisation of components that fit under Component Group, i.e. Floor Coverings, Air-Conditioning, Fixtures & Fittings, etc.

Component Criticality: This is the measure of the relative importance of a building component by identifying which components are more critical to the building. Criticality factors include; Likelihood of failure, risk to service delivery, appearance, health and safety impacts.

Condition: The state of an asset or component at a particular time.

Condition Assessment: Periodic inspection, measurement and interpretation of the resultant data of a specific component so as to determine the need for some preventative or remedial action. Condition is graded from condition grades of 1 (excellent) to 5 (end of life).

Condition Grade Index (CGI): Condition Grade Index is the combined weighting of the assessed components in relation to their stated condition. The index value gives a structural overview of the condition of replaceable components and is utilised in production of various lifecycle programs. A structure that has a low CGI value will require less capital works in comparison to a structure with a higher CGI value.

Critical Assets: Assets for which the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. Critical assets have a lower threshold for action than non-critical assets.

Capital Replacement Value (CRV): The cost to replace the structure, which is a combination of the Gross Replacement Cost and the Residual Structural Value. Cost is expressed in today's (2018) dollar value.

Depreciated Replacement Cost (DRC): The replacement cost of an existing asset less an allowance for wear or consumption having regard for the economic life of the existing asset. Cost is expressed in today's (2018) dollar value.

Economic Life: The total useful life of a building component based on its Level of Service. The life is measured from time of installation to time of its expected replacement, renewal or disposal.

Gross Replacement Cost (GRC): The identified cost of the assessed assets and components that are to be replaced within the lifespan of the building structure. Cost value does not include the Residual Structural Value (RSV). Cost is expressed in today's (2018) dollar value.

Key Performance Indicators (KPI): A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target. Performance indicators commonly relate to statutory limits, safety, responsiveness, cost, comfort, asset performance, reliability, efficiency, environmental protection and customer satisfaction.

Level of Service: The defined service quality for a particular activity or service area against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability and cost.

Lifecycle: The cycle of activities that an asset (or facility) goes through while it retains an identity as a particular asset i.e. from planning and design to decommissioning or disposal.

Lifecycle Cost: The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation, and disposal costs. Cost is expressed in today's (2018) dollar value.

Lifecycle Cost Analysis: Any technique which allows assessment of a given solution, or choice from among alternative solutions, on the basis of all relevant economic consequences over the service life of the asset. Cost is expressed in today's (2018) dollar value.

Maintenance: All actions necessary for retaining an asset as near as practicable to its original condition but excluding rehabilitation or renewal.

Operation: The active process of using an asset or service that consumes resources such as manpower, energy, chemicals and materials.

Planned Maintenance: Planned maintenance activities fall into three categories: i) Periodic – necessary to ensure the reliability or to sustain the design life of an asset. ii) Predictive – condition monitoring activities used to predict failure. iii) Preventative – maintenance that can be initiated without routine or continuous checking and is not condition based.

Property Quality Standard (PQS): A desired level of performance, measured by pre-defined factors, relating to an overall characteristic of a property portfolio.

Remaining Life (Assessed): The remaining life (measured in number of years) of a building component as assessed by a property surveyor, e.g. carpet has an assessed remaining life of 10 years.

Remaining Life (calculated): The remaining life (measured in number of years) of a building component as calculated by an analysis considering deterioration, functionality and utilisation.

Renewal: Works to upgrade, refurbish or replace existing assets with assets of equivalent capacity or performance capability using Capex.

Replacement: The complete replacement of an asset that has reached the end of its life.

Residual Structural Value (RSV): The difference between the CRC and the replacement cost sum of the assessed components (GRC). Refers to components that are not able to be replaced through lifespan of asset, i.e. concrete foundation slab, concrete support columns, etc. Cost is expressed in today's (2018) dollar value.

Useful Life: The period over which the depreciable asset is expected to be used.

1. CONDITION ASSESSMENT

1.1 BUILDING DESCRIPTION

The Leisure Life Centre/Community Centre is a part two level recreation facility that featuring three multi-use courts, gymnasium and meeting spaces. In addition to this, the facility incorporates a community centre.

Table 1 below provides a general breakdown of the Leisure Life Centre/Community Centre through the undertaken building condition and performance assessment.



Table 1

Building Category & Type – Property Information			
Asset ID:	BD_085	Facility Classification:	Sporting Facility
Address:	248 Gloucester Street, East Victoria Park		
Survey Date:	06 - 12/03/2019	Floor Area (m ²):	5,813
Construction Year:	1983	No. Assessed Components:	1,224
No. Property Records:	77	**GRC of Assessed Components:	\$4,465,708
*Capital Value:	\$11,412,340	DRC of Asset:	\$5,374,279
Residual Structure:	\$6,946,632	Condition Grade Index (CGI):	2.85

* Based on 2016 Financial Year ToVP Land and Buildings Valuation.

** Our best efforts have been made on inspection to correctly identify, quantify and condition grade each renewable component. However, some areas, such as external paving, cladding and painting, have been estimated due to the accessibility of individual components.

1.2 BUILDING APPRAISAL

Through the condition and performance assessments undertaken on the building, it is seen that the building is in moderate condition.

In total, there are 1,224 assessed components, consisting of 154 unique components, which have been identified against the buildings within the portfolio, i.e. a component can have multiple assets within a building. The Gross Replacement Cost (GRC) across the Leisure Life Centre/Community Centre is \$4,465,708 (assets/components that will need to be replaced during the optimal lifespan of the building).

1.3 BUILDING CONDITION

The overall condition of the visually-assessed components within the building asset is seen to be in a moderate condition, with 50% (by value - \$2,228,367) seen to be in a moderate condition, whilst approximately 22% of the assessed components (by value - \$996,716) being identified to be in a poor or very poor condition overall, as illustrated in Table 2 below.

Table 2

Component Group – Component Condition						
Component Group	C1 (Very Good)	C2 (Good)	C3 (Moderate)	C4 (Poor)	C5 (Very Poor)	Total
Exterior & Sundries	\$0	\$8,534	\$268,151	\$2,580	\$614	\$279,879
External Fabric	\$4,845	\$5,917	\$806,968	\$493,389	\$10,965	\$1,322,084
FFE-Other Equipment	\$2,520	\$36,820	\$67,182	\$250	\$0	\$106,772
FPE-Electrical Services	\$4,803	\$29,692	\$157,244	\$23,437	\$185	\$215,361
FPE-Fire Services	\$0	\$2,202	\$30,344	\$0	\$0	\$32,546
FPE-Mechanical Services	\$132,090	\$47,050	\$235,479	\$78,098	\$0	\$492,717
FPE-Security Services	\$3,192	\$39,745	\$34,422	\$0	\$0	\$77,359
FPE-Water Services	\$49,980	\$5,064	\$29,430	\$17,322	\$1,524	\$103,320
Hazardous Materials	\$0	\$0	\$1	\$0	\$0	\$1
Interior Finishes	\$267,224	\$600,947	\$599,146	\$325,127	\$43,225	\$1,835,669
Total	\$464,654	\$775,971	\$2,228,367	\$940,203	\$56,513	\$4,465,708

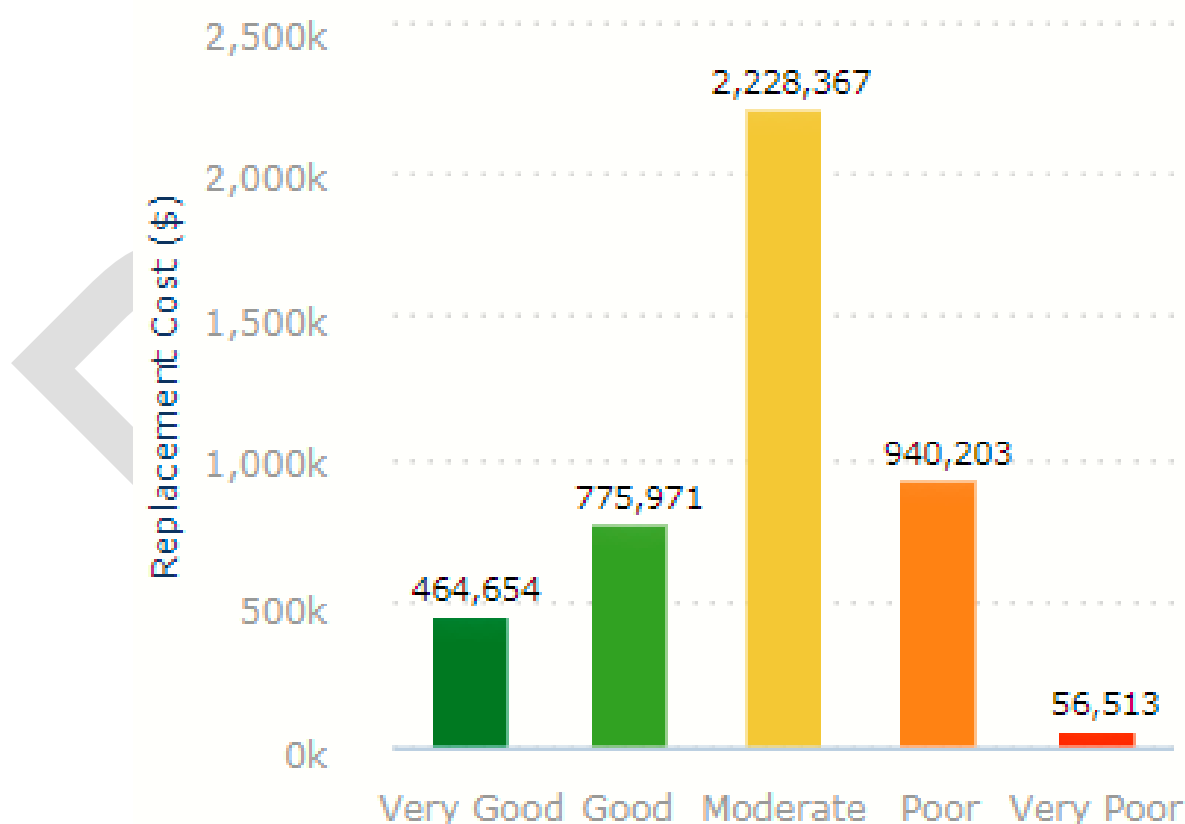


Figure 1 – Overall Condition Grading

1.4 BUILDING EXPENDITURE

Through the condition assessment survey undertaken and the lifecycle forecast extracted from the SPM Asset software database, a forecasted \$2,906,818 of renewals/replacements of the visually-assessed components is seen to be required over the next 15-year period.

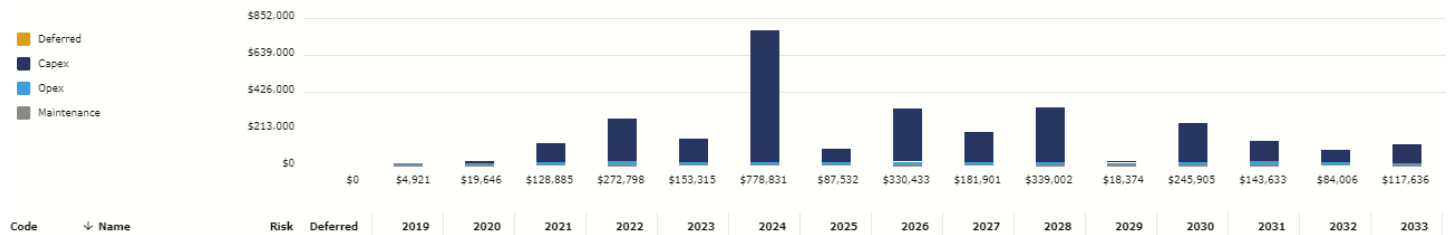
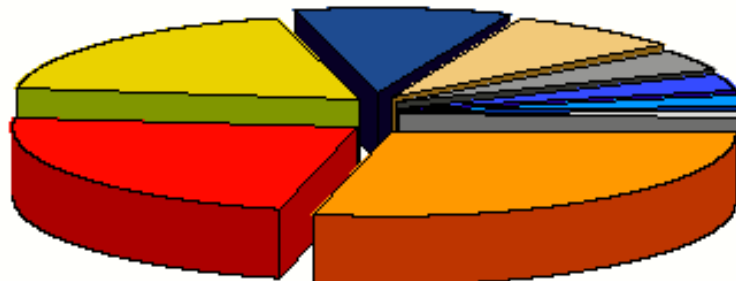


Figure 2 – Overall Building Expenditure (Next 15 Years)

Figure 2 above identifies the raw export from the SPM application over the next 15 years, whilst Table 3 below identifies the exact figures (not inclusive of maintenance issues) that are required over different time intervals.

Table 3

Period	Total	Yearly Average
5 Years (2019-2023)	\$579,565	\$115,913
10 Years (2019-2028)	\$2,297,264	\$229,726
15 Years (2019-2033)	\$2,906,818	\$193,788
20 Years (2019-2038)	\$4,749,759	\$237,488



Comp. Group	Count	Cost	Percentage
Interior Finishes	327	\$ 734,474	29%
External Fabric	36	\$ 597,838	23%
Fpe-mechanical Services	94	\$ 492,717	19%
Exterior & Sundries	20	\$ 257,732	10%
Fpe-electrical Services	247	\$ 210,867	8%
Ffe-other Equipment	36	\$ 106,772	4%
Fpe-security Services	36	\$ 77,359	3%
Fpe-water Services	56	\$ 61,140	2%
Others	65	\$ 32,547	1%
Total	917	\$ 2,571,446	100%

Figure 3 – Building Renewal Components

Figure 3 above shows all associated components by component group that make up the forecasted renewals over the next 15 years. Of the forecasted renewals stated it relates to only \$2,571,446 of components, meaning that some identified components will require replacement on more than one occasion over the 15-year period.

Of the identified components required to be replaced over the next 15 years, it can be seen that 29% is associated with 'interior finishes' components whilst 32% are associated with services components.

Figure 4 below shows the forecasted condition of the building over the next 15 years, as seen by the black line which indicates the overall Condition Grade Index (CGI) of the assessed building asset at that point in time based on the assigned base life, criticality factors, and the unit rates of the assessed individual building components.

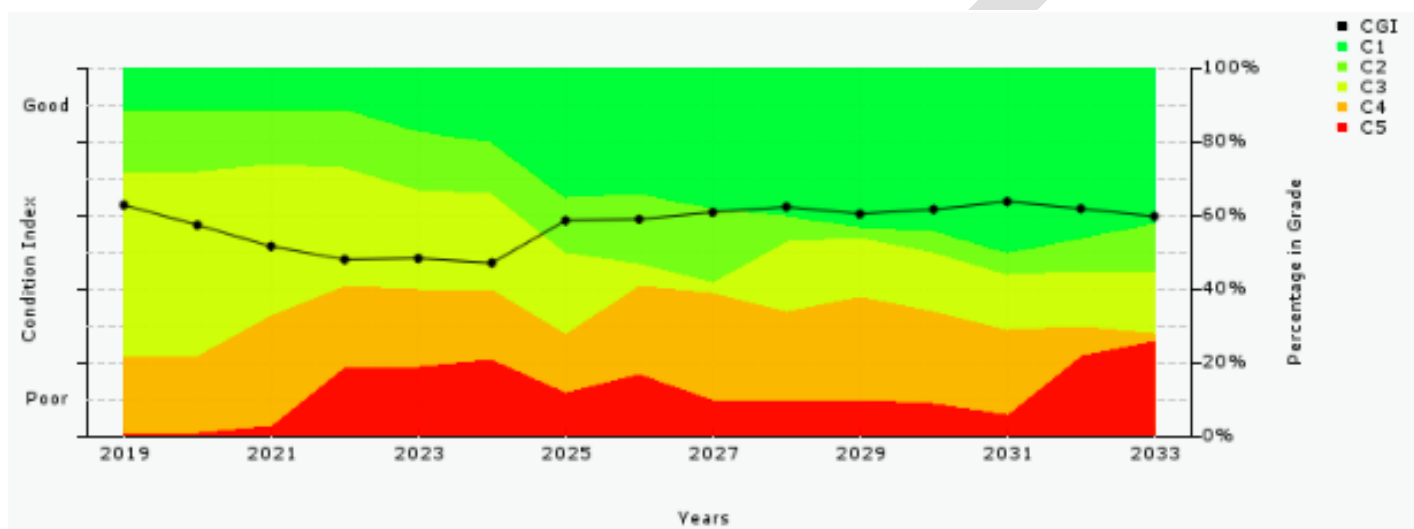


Figure 4 – Forecast Condition over the Next 15 Years

Figure 5 below shows the forecasted condition of the building over the next 15 years, as seen by the black line which indicates the overall Condition Grade Index (CGI) of the assessed building asset at that point in time based no individual component upgrades or maintenance undertaken.

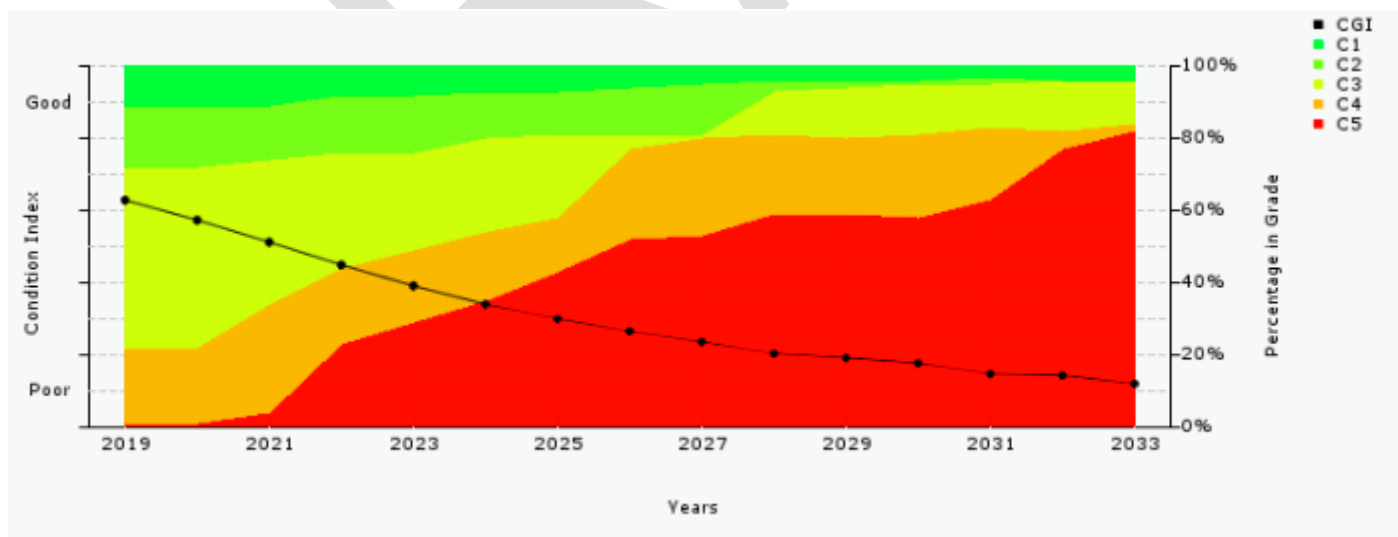


Figure 5 – Forecast Condition over the Next 15 Years (No building maintenance)

1.5 BUILDING MAINTENANCE

Defects are identified non-critical reactive maintenance tasks that have been identified through the assessment period. These defects are items that should be rectified, however they are not posing a risk to the functionality of the facility or to the users of the building asset itself.

Identified instances where immediate action is required to address any safety risks that have been observed within the assessment period, have been directly communicated to the Town of Victoria Park at the time of the assessment.

Table 4

Identified General Maintenance Defects			
Property Code	Room Name	Comment	Cost
BD_085-GF-13	Leisure Life - ACRA	Missing skirting	\$250
BD_085	Leisure Life Centre & Community Centre	Broken Antenna on roof	\$1,000
BD_085-FF-62	Leisure Life - Store 18	Insulation ripped	\$250
BD_085-GF-27	Leisure Life - Store 4	Insulation ripped	\$250
BD_085-GF-28	Leisure Life - Store 3	Insulation ripped	\$200
BD_085-GF-24	Leisure Life - Main Sport Hall	Ripped insulation.	Quote
BD_085-GF-06	Leisure Life - Minor Sports Hall	Insulation ripped.	Quote
BD_085-GF-22	Leisure Life - Corridor and Access	Uneven flooring near room 17 / Unisex WC. Requires quote. Health & Safety issue.	Quote
BD_085-GF-18	Leisure Life - Unisex Toilet/Shower	Rubbish bags in doorway.	Quote
BD_085-GF-66	Leisure Life - Community Centre - Disable WC	Plaster patch and paint behind door.	\$100
BD_085-GF-20	Leisure Life - Female Toilet & Change Rooms 4	Plaster patch and paint	\$250
BD_085-GF-22	Leisure Life - Corridor and Access	Vermiculite to access area. Unlikely to repair with same product.	\$250
BD_085-GF-22	Leisure Life - Corridor and Access	Break in timber lining in centre of single court wall.	Quote
BD_085-GF-02	Leisure Life - Gym Office	Exposed wiring.	Quote
BD_085-GF-32	Leisure Life - Creche	Trip hazard entering bathroom	\$100
BD_085-GF-32	Leisure Life - Creche	Kids cubby not usable in current location, required to be fixed to the lawn with soft fall around.	Quote
BD_085-GF-40	Leisure Life - Arts & Crafts	GPO board mounted on door to prevent people using it. Suggest Quote.	Quote
BD_085-GF-40	Leisure Life - Arts & Crafts	Advised there is no drinking water as copper pipes cause copper fragments to come out.	Quote
BD_085-GF-40	Leisure Life - Arts & Crafts	Leaking ceiling in several areas.	\$500
BD_085-GF-05	Leisure Life - Gymnasium	Reception space is to small and narrow and orientated in wrong direction, should address the gym area. Suggest quote.	Quote

Identified General Maintenance Defects

Property Code	Room Name	Comment	Cost
BD_085-GF-05	Leisure Life - Gymnasium	Insufficient and old patron lockers	\$1,000
BD_085-GF-05	Leisure Life - Gymnasium	Insufficient CCTV cameras require minimum of 1 more.	Quote
BD_085	Leisure Life Centre & Community Centre	Limestone wall at top of ramp constantly hit.	Quote
BD_085	Leisure Life Centre & Community Centre	Bollards at front entry.	Quote
Total			\$4,150

*Note – Any Project Costs provided in Table 4 above should be accurately scoped and costed by an appropriately qualified professional(s).

1.6 COMPONENTS IN POORER CONDITION

Assessed components that are identified to be in a poorer condition are required to be evaluated and a point of Council intervention will be determined. This stance on components in a poorer condition is based upon the Asset Standard that has been adopted by Council, in which no component is to be in a very poor condition (C5 assessed condition) from which any component in poorer condition should be reviewed. Components assessed to be in a poor to very poor condition (C4 or C5 assessed condition) are contained in Table 5 below.

Table 5

Assessed Components – Poor to Very Poor Condition (C4 - C5)

Property Code	Component Type	Component	C4 / C5	GRC
BD_085	External Stairs	Handrail - Metal	C4	\$9,021
BD_085	Roof	Roofing - Metal	C4	\$20,970
BD_085	Roof	Roofing - Metal	C4	\$454,410
BD_085	Windows & Doors	Paint Finish	C4	\$840
BD_085	Sundries	Paint Finish	C4	\$1,920
BD_085	Sundries	Paint Finish	C4	\$660
BD_085	Air Conditioning	Split Air Conditioning Unit	C4	\$13,590
BD_085	Ventilation and Exhaust	Supply Air Fan - Axial	C4	\$31,272
BD_085	Ventilation and Exhaust	Supply Air Fan - Centrifugal	C4	\$10,424
BD_085	Roof	Eaves - Fibro	C5	\$2,595
BD_085	Windows & Doors	Roller Door - Manual	C5	\$1,550
BD_085	Fences/Gates	Gate - Timber	C5	\$554
BD_085-FF-59	Wall Finishes	Paint Finish	C4	\$4,200
BD_085-FF-59	Air Conditioning	Split Air Conditioning Unit	C4	\$9,060
BD_085-GF-01	Distribution Boards	Main Switchboard	C4	\$23,400
BD_085-GF-01	Ceiling Finishes	Metal/Mini Orb	C4	\$33,120
BD_085-GF-01	Interior Doors	Hollow-Core Door	C4	\$980
BD_085-GF-01	Interior Doors	Paint Finish	C4	\$360
BD_085-GF-04	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$1,536

Assessed Components – Poor to Very Poor Condition (C4 - C5)

Property Code	Component Type	Component	C4 / C5	GRC
BD_085-GF-04	Floor Finishes	Vinyl	C4	\$1,020
BD_085-GF-04	Interior Doors	Paint Finish	C4	\$120
BD_085-GF-04	Wall Finishes	Ceramic Tiles	C4	\$286
BD_085-GF-04	Sanitary Plumbing	Sink	C4	\$672
BD_085-GF-04	Sanitary Plumbing	Sink - Faucet	C4	\$852
BD_085-GF-05	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$69,120
BD_085-GF-06	Ceiling Finishes	Insulation	C4	\$28,313
BD_085-GF-08	Ceiling Finishes	Metal/Mini Orb	C4	\$2,024
BD_085-GF-08	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$1,536
BD_085-GF-09	Fixtures & Fittings	Cupboard	C4	\$900
BD_085-GF-09	Wall Finishes	Plaster Finish	C4	\$2,400
BD_085-GF-09	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C5	\$4,480
BD_085-GF-09	Wall Finishes	Paint Finish	C5	\$1,560
BD_085-GF-10	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C5	\$4,480
BD_085-GF-10	Floor Finishes	Vinyl	C5	\$425
BD_085-GF-12	Windows & Doors	Alum Frame Glass - Single	C4	\$3,102
BD_085-GF-13	Windows & Doors	Alum Frame Glass - Double	C4	\$5,046
BD_085-GF-13	Wall Finishes	Skirting - Timber	C4	\$756
BD_085-GF-13	Sundries	Paint Finish	C5	\$60
BD_085-GF-16	Heating System	Hot Water Unit - Gas (Commercial)	C4	\$7,440
BD_085-GF-21	Lighting	Fluorescent Lights	C5	\$185
BD_085-GF-24	Ceiling Finishes	Insulation	C4	\$44,850
BD_085-GF-25	Floor Finishes	Vinyl	C4	\$1,870
BD_085-GF-25	Fixtures & Fittings	Shelving	C4	\$4,760
BD_085-GF-25	Sanitary Plumbing	Sink	C4	\$1,344
BD_085-GF-25	Sanitary Plumbing	Sink - Faucet	C4	\$1,704
BD_085-GF-26	Floor Finishes	Paint Finish	C5	\$270
BD_085-GF-30	Lighting	Light Switch	C4	\$37
BD_085-GF-31	Interior Doors	Hollow-Core Door	C4	\$490
BD_085-GF-31	Air Conditioning	Split Air Conditioning Unit	C4	\$4,530
BD_085-GF-32	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$9,344
BD_085-GF-32	Wall Finishes	Ceramic Tiles	C4	\$143
BD_085-GF-32	Sanitary Plumbing	Sink	C4	\$672
BD_085-GF-32	Sanitary Plumbing	Sink - Faucet	C4	\$852
BD_085-GF-33	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$640
BD_085-GF-33	Fixtures & Fittings	Cupboard	C4	\$900

Assessed Components – Poor to Very Poor Condition (C4 - C5)

Property Code	Component Type	Component	C4 / C5	GRC
BD_085-GF-33	Wall Finishes	Ceramic Tiles	C4	\$286
BD_085-GF-33	Sanitary Plumbing	Sink	C4	\$672
BD_085-GF-33	Sanitary Plumbing	Sink - Faucet	C4	\$852
BD_085-GF-35	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$896
BD_085-GF-35	Floor Finishes	Ceramic Tiles	C4	\$1,085
BD_085-GF-39	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$9,600
BD_085-GF-39	Interior Doors	Accordion/Folding	C4	\$7,200
BD_085-GF-39	Wall Finishes	Ceramic Tiles	C4	\$286
BD_085-GF-39	Sanitary Plumbing	Sink	C4	\$1,344
BD_085-GF-39	Sanitary Plumbing	Sink - Faucet	C4	\$1,704
BD_085-GF-40	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$20,480
BD_085-GF-40	Wall Finishes	Ceramic Tiles	C4	\$286
BD_085-GF-40	Wall Finishes	Paint Finish	C4	\$4,200
BD_085-GF-40	Sanitary Plumbing	Sink	C4	\$672
BD_085-GF-40	Sanitary Plumbing	Sink - Faucet	C4	\$852
BD_085-GF-41	Ceiling Finishes	Metal/Mini Orb	C4	\$13,800
BD_085-GF-42	Fixtures & Fittings	Cupboard	C4	\$900
BD_085-GF-42	Interior Doors	Paint Finish	C4	\$120
BD_085-GF-42	Wall Finishes	Paint Finish	C5	\$1,440
BD_085-GF-43	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$640
BD_085-GF-45	Wall Finishes	Ceramic Tiles	C4	\$143
BD_085-GF-45	Sanitary Plumbing	Laundry Tub	C4	\$1,476
BD_085-GF-45	Sanitary Plumbing	Tap - Generic	C4	\$354
BD_085-GF-47	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$6,144
BD_085-GF-48	Floor Finishes	Paint Finish	C4	\$390
BD_085-GF-48	Heating System	Hot Water Unit - Gas (Domestic)	C4	\$1,782
BD_085-GF-51	Ceiling Finishes	Metal/Mini Orb	C4	\$9,200
BD_085-GF-53	Floor Finishes	Vinyl	C4	\$1,105
BD_085-GF-54	Wall Finishes	Paint Finish	C4	\$210
BD_085-GF-54	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C5	\$28,928
BD_085-GF-54	Sanitary Plumbing	Sink	C5	\$672
BD_085-GF-54	Sanitary Plumbing	Sink - Faucet	C5	\$852
BD_085-GF-55	Floor Finishes	Ceramic Tiles	C4	\$775
BD_085-GF-55	Fixtures & Fittings	Mirror	C4	\$528
BD_085-GF-55	Interior Doors	Hollow-Core Door	C4	\$245
BD_085-GF-55	Interior Doors	Toilet Partition Door	C4	\$504

Assessed Components – Poor to Very Poor Condition (C4 - C5)

Property Code	Component Type	Component	C4 / C5	GRC
BD_085-GF-55	Wall Finishes	Ceramic Tiles	C4	\$572
BD_085-GF-55	Sanitary Plumbing	Sink	C4	\$672
BD_085-GF-55	Sanitary Plumbing	Sink - Faucet	C4	\$852
BD_085-GF-55	Sanitary Plumbing	Toilet - China Bowl/Cistern	C4	\$888
BD_085-GF-55	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C5	\$640
BD_085-GF-56	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C4	\$3,840
BD_085-GF-56	Wall Finishes	Paint Finish	C4	\$240
BD_085-GF-57	Ceiling Finishes	Softboard/Pinex Tiles/Lining	C5	\$512
BD_085-GF-65	Fixtures & Fittings	Cupboard	C4	\$900
BD_085-GF-66	Fixtures & Fittings	Baby Change Table	C4	\$954
BD_085-GF-66	Sanitary Plumbing	Toilet - China Bowl/Cistern	C4	\$888
BD_085-GF-68	Floor Finishes	Vinyl	C4	\$595
BD_085-GF-68	Wall Finishes	Paint Finish	C4	\$630
BD_085-GF-70	Floor Finishes	Vinyl	C4	\$1,105
BD_085-GF-71	Ceiling Finishes	Metal/Mini Orb	C4	\$13,800
BD_085-GF-71	Interior Doors	Hollow-Core Door	C5	\$490
BD_085-GF-75	Windows & Doors	Roller Door - Manual	C5	\$2,170
BD_085-GF-76	Ceiling Finishes	Metal/Mini Orb	C4	\$13,800
BD_085-GF-76	Office Equipment	Projection Screen	C4	\$250
BD_085-GF-77	Windows & Doors	Roller Door - Manual	C5	\$4,650
Total				\$996,716

1.7 BUILDING FINANCIAL SUMMARY

Based upon the results of the building condition and performance assessment, the following recommendations and potential future capital works are suggested:

- \ Commit to accurately scope identified general maintenance defects requiring a qualified quote and rectify within the next 12 months.
- \ Commit budget to renew assessed components in a poorer condition (C5) and identified building maintenance issues (\$4,150) over the next 12 months.
- \ Commit budget to renew assessed components in poor (C4) condition over the next 1-3 years.

Table 7 and Figure 6 below identify the total projected expenditure for the building asset, which has been based upon; forecasted renewals and identified defects.

Table 6

15-year Building Expenditure (Excluding Projects)						
Expenditure	2019	2020	2021	2022	2023	Total
General Maintenance Defects	\$4,150					
Lifecycle Renewal	\$4,921	\$19,646	\$128,885	\$272,798	\$153,315	
Total	\$9,071	\$19,646	\$128,885	\$272,798	\$153,315	
Expenditure	2024	2025	2026	2027	2028	
General Maintenance Defects						
Lifecycle Renewal	\$778,831	\$87,532	\$330,433	\$181,901	\$339,002	
Total	\$778,831	\$87,532	\$330,433	\$181,901	\$339,002	
Expenditure	2029	2030	2031	2032	2033	
General Maintenance Defects						
Lifecycle Renewal	\$18,374	\$245,905	\$143,633	\$84,006	\$117,636	
Total	\$18,374	\$245,905	\$143,633	\$84,006	\$117,636	\$2,910,968

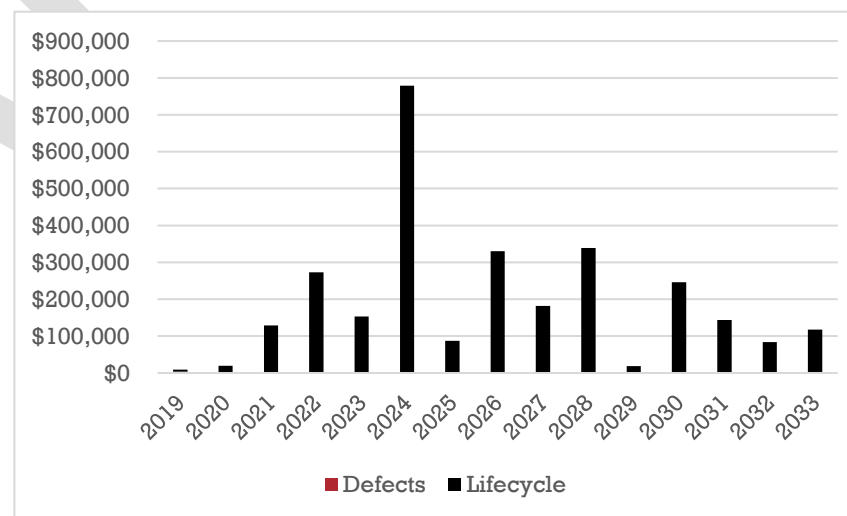


Figure 6 – Forecast Financial Summary over the next 15 years

2. STRATEGIC ASSET REVIEW

The following provides a strategic review of both the Leisure Life Centre as well as the adjoining Community Centre, to aid future asset opportunities and integrated renewal strategies. The asset review has been undertaken, taking into account the following five criteria: accessibility, safety, functionality, usage and modernisation. The Leisure Life Centre is owned and operated by the Town whilst the Department of Communities lease and operate the Community Centre. In addition to this, the 2017/18 Annual report indicates that the Community Centre received a grant in the amount of \$1,230 from the Town.

2.1 ACCESSIBILITY

LEISURE LIFE CENTRE

- Vehicle access to the lower car park area (6 car bays) is via a 4m driveway from the main car park (See Figure 7). Access to the lower car park is poor with the entry essentially operating as a one-way driveway. In addition to this, given the usage of the facility (sport and recreation) and the increased likelihood that there will be a need for emergency services (ambulances), this creates a significant hinderance for access and parking close to the entry to the facility.
- Access to the first-floor squash courts is poor, particularly for disabled participants/spectators. The existing stairwell prevents access for those with mobility impairments.



Figure 7 – Leisure Life Vehicle Access

COMMUNITY CENTRE

- Access to the Community Centre is relatively poor as the building sits below the road grade from both front and side access points. Inclusion of a path to the side of the building, where the majority of patron's park, would assist visitors accessing the building.
- Similar to Leisure Life, the Community Centre has poor vehicular access and turning circle for the bays located to the immediate front of the building (See Figure 11). Whilst the existing arrangement is not ideal, Community Centre staff advise that this area is rarely used by patrons.

2.2 SAFETY

LEISURE LIFE CENTRE

- The front of the Leisure Life building does not have any security bollards in place to protect the space from a vehicle entering, accidental or otherwise (See Figure 8). The costs of installing bollards to protect public spaces are relatively low and, once in place, the operating costs are also low.
- At the top of the vehicle access driveway, there are two parking bays, reserved for use by staff. Installation of a galvanised hand rail in this location should be further investigated as there is a change in levels between the parking space and lower surface.
- At the front of the Leisure Life building, there are six parking spaces, including two ACROD bays. The two ACROD bays appear constrained with little ability for other vehicles to be parked next to them when vehicles with side mobility access points are parked.
- The condition assessment process was undertaken based on a visual inspection, rather than a technical assessment of each individual



Figure 8 – Leisure Life Entry

component. Whilst the CCTV system and cameras appear in good condition, centre management have advised that the cameras are now out of date and do not provide clear footage.

- \ In addition to the above, centre management have advised that greater control is required, specifically as it relates to the entry system. Suggested solutions may include turnstiles or gates.

COMMUNITY CENTRE

- \ The Community Centre would benefit from additional CCTV coverage to the lower carpark/front of building. The two cameras mounted on the roof and one mounted to the side of the building only provide surveillance to the upper carpark area.
- \ The lattice/timber gate in the atrium is in very poor condition and may pose a safety issue, specific to clear fire exit from Activities Room 1. Separately, the metal gate is often locked (After Hours), as the area is frequented by Leisure Life staff.
- \ The fencing in the children's playground area at the rear of the Community Centre is tired and we have been advised that it is not compliant with childcare standards (See Figure 9). The adjoining fencing at Leisure Life is newer and provides a better aesthetic, particularly from John MacMillan Park.
- \ Homelessness – Kids arrive by 8.30am Monday, Tuesday, Thursday and Sunday and people are often seen asleep in the lower carpark/covered area. No reported issues have occurred to date, but it does unnerve some patrons/kids.
- \ During our consultation, Community Centre management requested the front façade glass to be inspected to see if it is shatterproof. This is considered a requirement risk as the centre is frequented by small children on a regular basis.



Figure 9 – Community Centre Playground

2.3 FUNCTIONALITY/FIT FOR PURPOSE

LEISURE LIFE CENTRE

- \ The Leisure Life Centre is fit for purpose in that it features 3 hardcourts (Basketball, Netball etc.), 4 squash courts on the upper level a gymnasium and various meeting/community spaces. Some of these spaces are leased to external operators (Agility Rehabilitation, Perth Basketball Association and WADSA).
- \ Although the current gymnasium's original use was a public library, the space functions well overall although would benefit from minor upgrades: reconfiguring the reception space, lockers and provide additional CCTV coverage.
- \ Leisure Life does not feature any tiered seating/grandstand area to any of the hardcourt surfaces (see Figure 10). Whilst this is not essential, it would prevent a major sporting body, such as Perth Basketball Association, hosting State League games at the facility. In addition to this, it limits the accessibility and capacity of spectators attending other events, such as martial arts, that are typically held in such spaces (2 hardcourt areas).
- \ The ground fitness area is inadequate for classes. The space was originally conceived as a function hall and has been adapted for use as a group fitness space. Our measurements on site indicate that the area is approximately 180m².
- \ The upper floor RPM room is overcrowded and not big enough to accommodate current demand. In addition to this, the space is not visible to the public.



Figure 10 – Leisure Life Courts 1 & 2

COMMUNITY CENTRE

- \ Installation of a front double door would increase kerbside appeal and allow for easier access, particularly for those with mobility issues.

2.4 USAGE

LEISURE LIFE CENTRE

- \ Most recent figures available indicate that the facility receives approximately 300,000 attendees per annum, 25,000 per month.
- \ The Towns records regarding usage of the Leisure Life Centre are combined with Aqua Life. Throughout 2012-2016, the membership base was fairly consistent between 2,810 members and 2,867 members. The 2017/18 annual report details a combined membership base of 2,900, indicating that the membership base for these facilities has been fairly stagnant, despite population growth during this time. Utilisation of the creche and enrolments in school holiday program at the two facilities have increased, over the previous period.
- \ The Town should consider an external lease of the kiosk area. This area of the facility is in moderate/poor condition with the ceiling and internal wall paint in particularly bad condition. Currently, the kiosk appears to operate sporadically or not at all with limited refreshments and snacks sold over the main reception counter. Renewing the kiosk area and marketing for lease will create an additional income stream for the Town as well as provide a greater level of service to the community.

COMMUNITY CENTRE

- \ The Community Centre management did not disclose overall usage of the facility but did note the presence of a Narcotics Anonymous (“NA”) group on Tuesday evenings. The Centre often receives requests for other activities during the NA booking, however, generally turn these requests down due to sensitivities of this group.

2.5 MODERNISATION

LEISURE LIFE CENTRE

- \ The Leisure Life Centre was constructed in 1983 and is now over 35 years old. Many of the primary patron facing areas (Gymnasium, change room areas, reception area, court surfaces, gymnasium flooring) have been maintained, but many meeting spaces and function areas appear to have had less capital investment in order to maintain. Suggested items for immediate modernisation/improvement include:
 - Replacing flooring throughout (excluding gymnasium);
 - Rendering internal and external walls; and
 - Replacing existing vermiculite and metal orb ceiling areas.
- \ Recent upgrades include all change room components (excluding ceiling lining/finish) and car park lighting in 2019.

COMMUNITY CENTRE

- \ Similarly, to the Leisure Life Centre, the Community Centre is over 35 years old. Whilst aspects of the building have been maintained, majority of lighting replaced in 2018 and new heater in activities area, much of the building would benefit from modernisation/improvements, including:
 - Replacing majority of flooring, particularly vinyl flooring in the bathroom/toilet areas;
 - Rendering internal and external wall;
 - Repainting bathroom walls;
 - Replacing existing metal orb ceiling; and



Figure 11 – Community Centre

- Replacing kitchen bench tops and cabinetry. On inspection, we were advised that the area would not pass Food Code/Guidelines. The area is used regularly for food preparation, with kids, and is outdated.

\ Additional items that were noted by Community Centre management that impact functionality include:

- Lack of broom cupboard space, this could potentially be installed within one of the existing store areas;
- Replacement of cupboards in Store Room 3
- Replacement of staircase to mezzanine area in Store room 3. This prevents access to items stored within.

3. RECOMMENDATIONS

SHORT TERM

The following provides shorter-term recommendations, specific to asset renewal/improvement:

Leisure Life

- \ Commit to further investigate potential solutions to vehicular access to the lower car parking level. In addition to this, consider remarking bays in the lower car park area and allocate bays for use as either ACROD spaces or emergency vehicles only (ambulances).
- \ Scope and install security bollards at the front entry to prevent damage to the building by vehicles.
- \ Further investigate the requirement of a galvanised hand rail for the two car parking spaces at the top of the lower car park driveway.
- \ Reconfigure the reception space and lockers and provide additional CCTV coverage to the main gymnasium floor.
- \ Consider refurbishment of the kiosk area with the goal of securing a commercial lease to an external operator for this space.
- \ Commit budget to replace the following components in the short term:
 - Replacing flooring throughout (excluding gymnasium); and
 - Replacing existing vermiculite and metal orb ceiling.

Community Centre

- \ Investigate footpath linkage from the John MacMillan Park to the Community Centre, along the northern wall. This will provide the added benefit of safer access to the centre via the top car park.
- \ Additional CCTV coverage to the lower carpark/front of building area.
- \ Replace existing lattice and gate in the atrium preventing safe/clear fire escape route from Activities Area 1.
- \ Consider replacement of existing playground area fencing with that provided in the adjoining Leisure Life grassed area.
- \ Seek additional security measures, potentially installation of an additional fence/gate, to prevent displaced/homeless people sleeping in the verandah area at the front of the building.
- \ Consult with Community Centre management and further investigate shatterproof glass installation to the front façade in addition to double access doors.
- \ Commit budget to replace the following components in the short term:
 - Replacing majority of flooring, particularly vinyl flooring in the bathroom/toilet areas;
 - Repainting bathroom walls;
 - Replacing existing metal orb ceiling;
 - Updating kitchen bench tops and cabinetry;
 - Installation of a broom cupboard; and
 - Replacement of staircase to mezzanine area in Store room 3.

LONG TERM

The following provides holistic strategic recommendations with regard to the two assets:

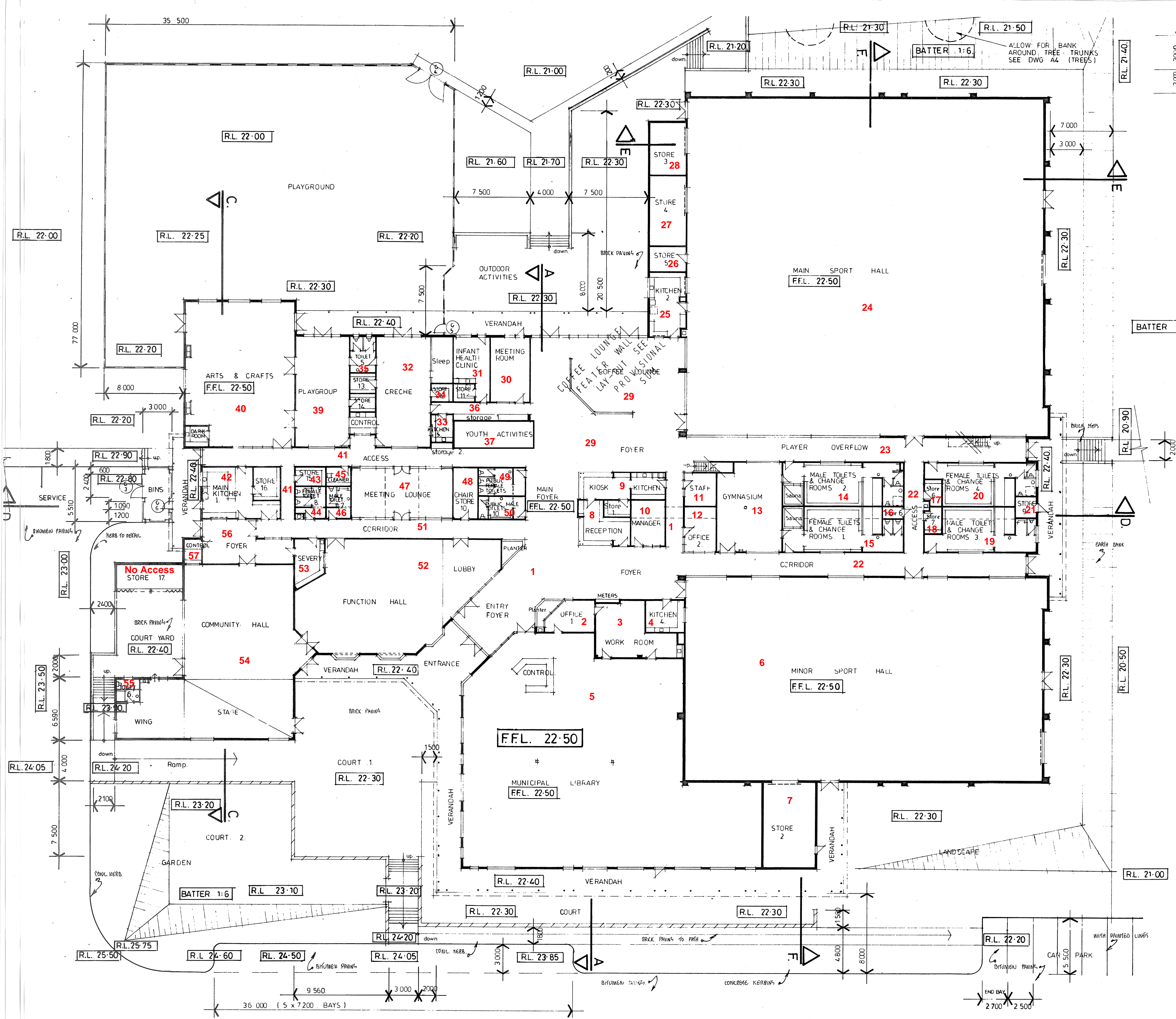
- \ Both the Community and Leisure Life Centres are ageing (35+ years old). Whilst the facility represents a required ongoing use for the Town and broader community, the Leisure Life Centre has significant functional limitations (poor access, dated condition internally and externally, and poor aesthetic appeal).
- \ The assessed components, on average, have a remaining useful life of less than 40% (39.7%). To this end, the presentation and functionality of the building are likely to decrease over the next 5-10 years with the asset likely to be both physically and functionally obsolete at this time.
- \ Any future spatial planning requirements would need to be dictated by a needs assessment. The outcomes of the needs analysis will further inform the direction the Town may pursue as it relates to their leisure needs long term. This may include more substantial capital works program to improve functionality of the existing facility and extend its useful life, construction of a new recreation facility on the existing site, construction of a new recreation facility on an alternate site or a combined facility (with aligned uses) on a the existing or an alternate site.
- \ Internally, the Town should further consider their ongoing requirement to assist in the provision of services that the Community Centre provides. The functions of this building may be able to be incorporated within the Leisure Life facility long term.

ATTACHMENTS

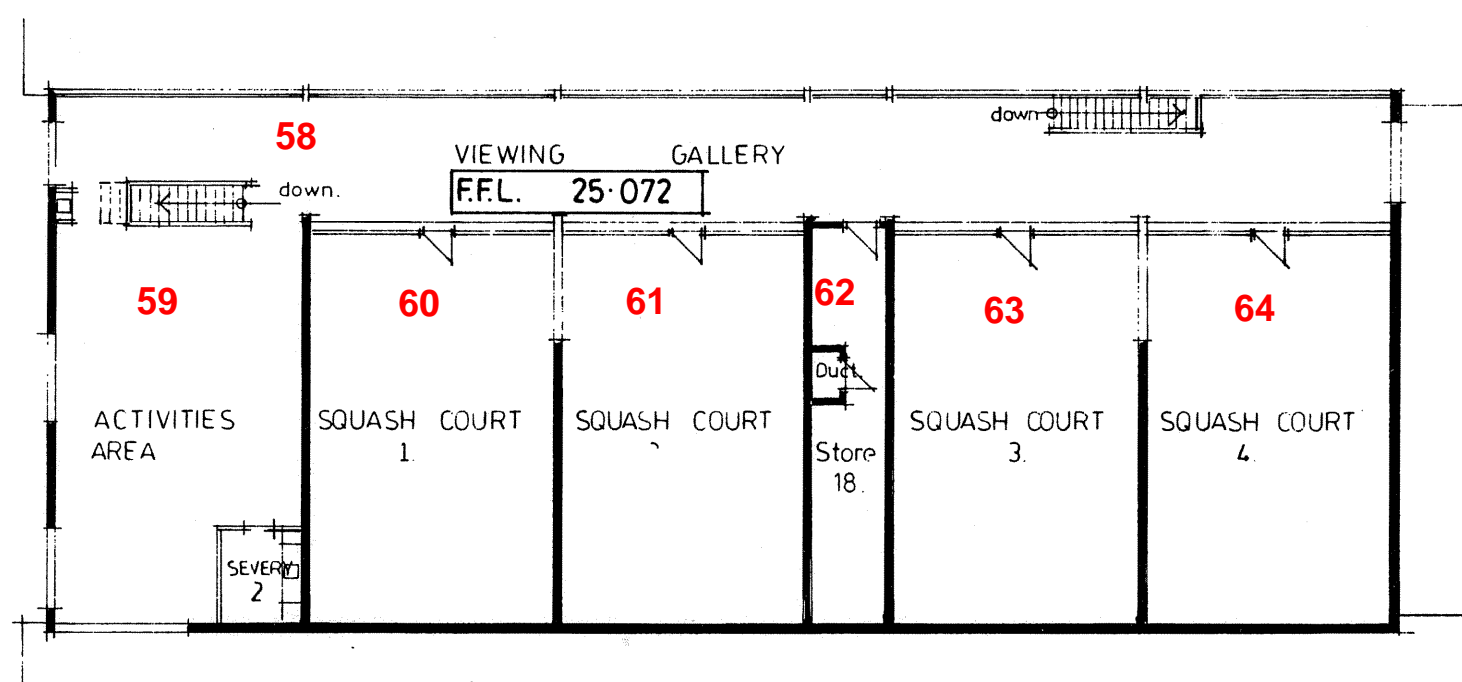
APPENDIX A – MARKED UP FLOOR PLANS

LEISURE LIFE CENTRE

DRAFT



- LEGEND**
- LIMESTONE RETAINING WALL
 - BRICK RETAINING WALL
 - "WELDMESH" FENCE 1500 HIGH
 - R.L. 22-3 FINISHED LEVELS



UPPER FLOOR PLAN

NOTES

- THIS DRAWING AS TO BE READ IN CONJUNCTION WITH DRAWINGS A9, A10 & A11
- TYPICAL SECTION LINES TO SHOW FINISHED LEVELS R.L. ON SECTION DRAWING N° A14 & A15

GROUND FLOOR PLAN scale 1:200

NO	DATE	AMENDMENT

CITY OF PERTH
VICTORIA PARK AND RECREATION CENTRE
 FLOOR PLANS - COMPLETE

CITY OF PERTH

SCALE: 1:200
 DATE: JUNE 1992
 DRAWN: E. Krupic
 CHECKED:
 DRAWING NUMBER: **A5.**
 All drawings are arch. Copyright

BARRY J HALL
 253 WANNEROO ROAD
 BALCATTA WESTERN AUSTRALIA

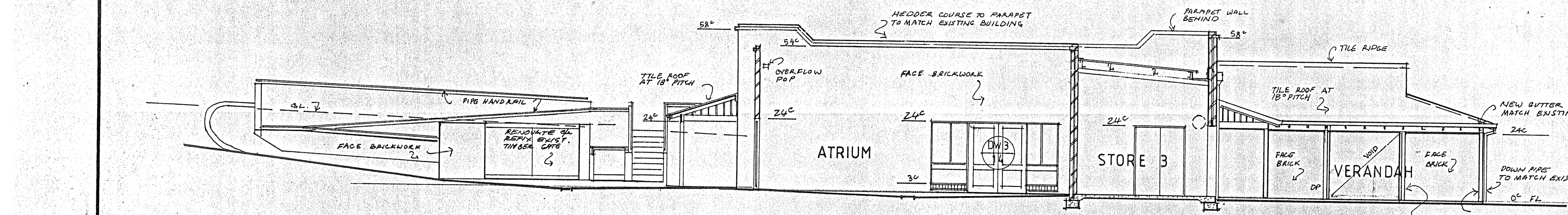
ARCHITECT
 FELLOW OF R.A.I.A.
 TELEPHONE 344 1883

- BUILDER MUST CHECK ALL DIMENSIONS HEIGHTS & LEVELS ON SITE BEFORE COMMENCING ANY WORK
- DIMENSIONS TO GOVERN SCALE

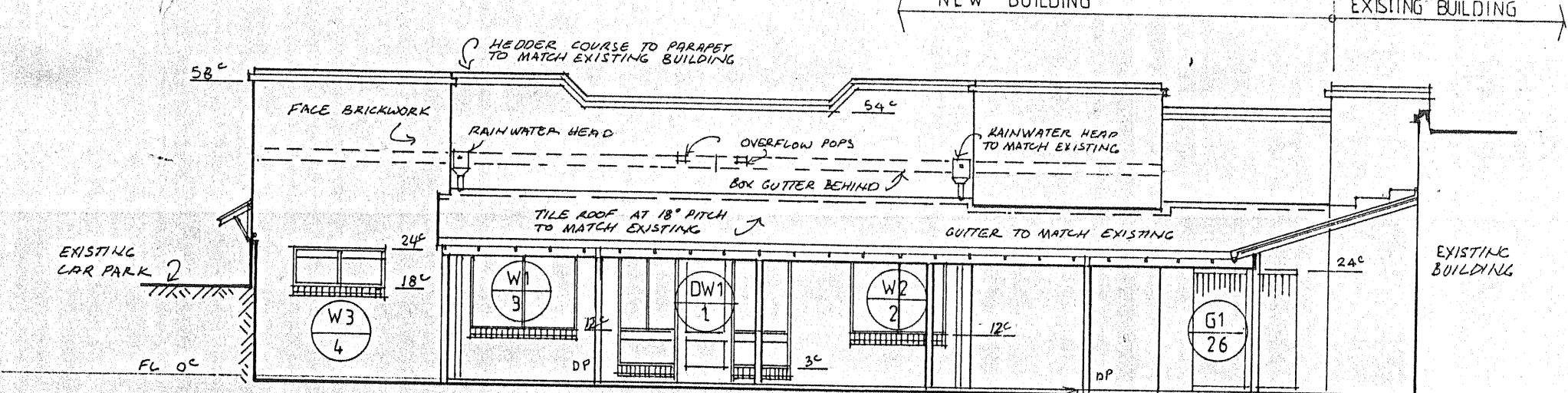
APPENDIX A – MARKED UP FLOOR PLANS

COMMUNITY CENTRE

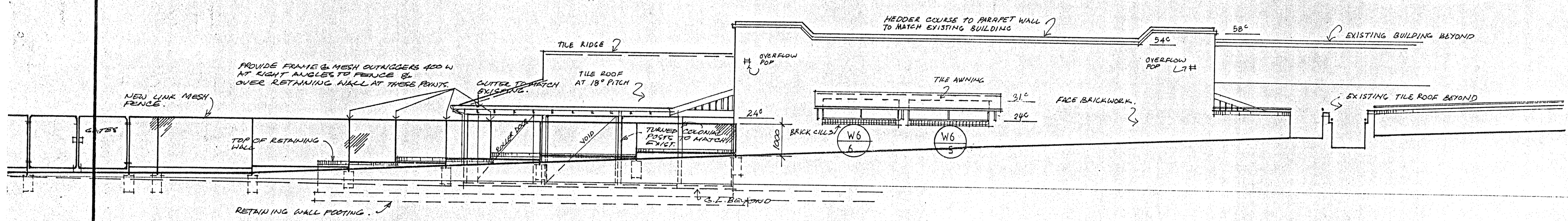
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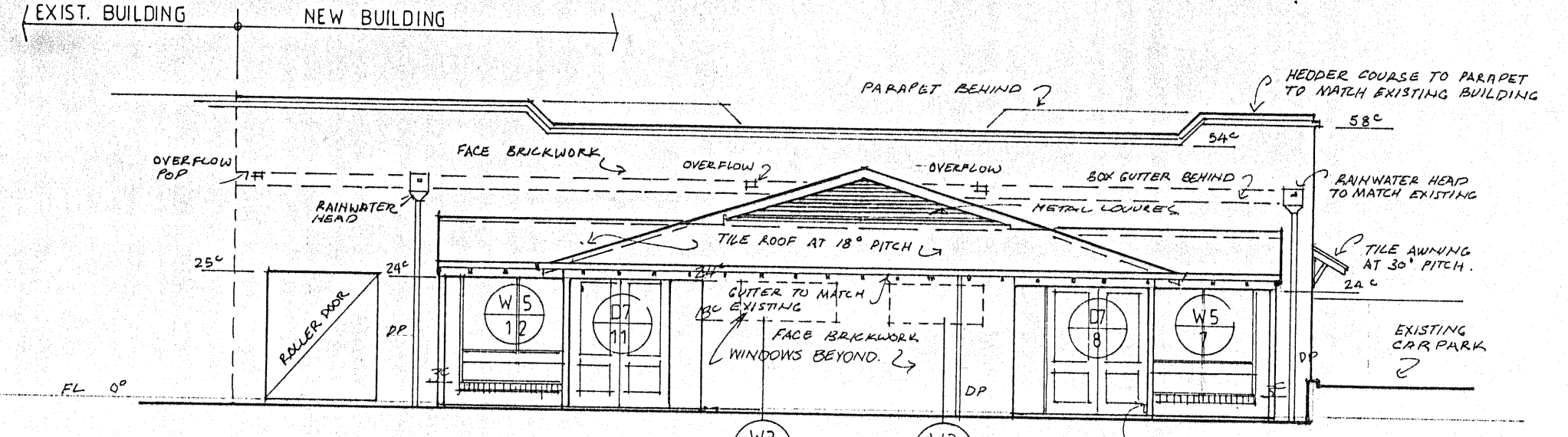
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



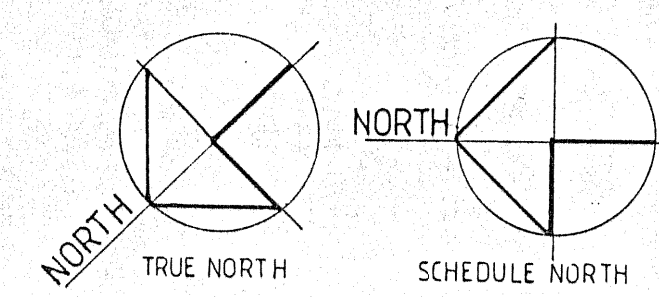
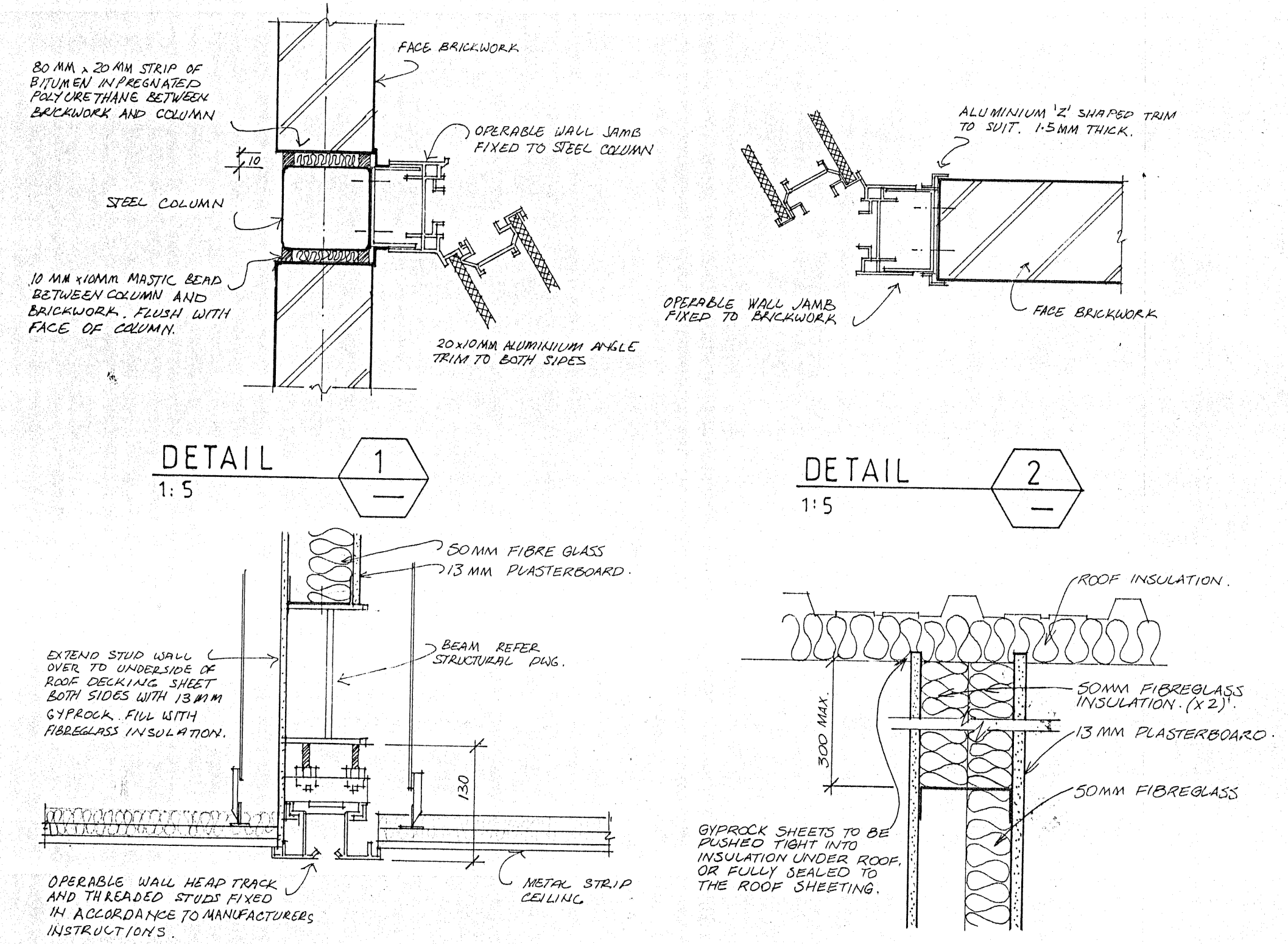
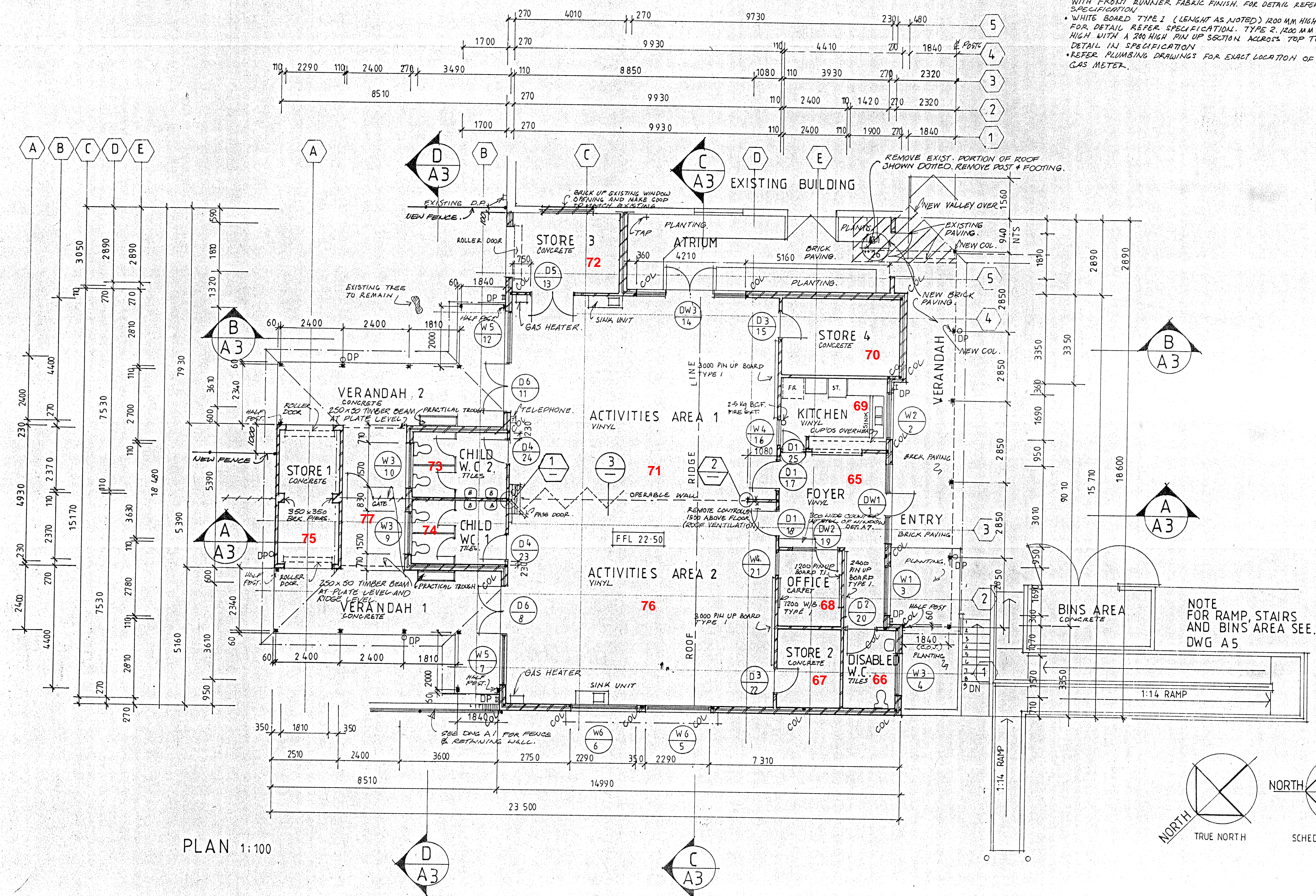
NORTH WEST ELEVATION



NORTH EAST ELEVATION

NOTES

- PIN UP BOARD TYPE 1 (LENGTH AS NOTED) 1200 MM HIGH WITH FRONT RUNNER FABRIC FINISH. FOR DETAIL REFER SPECIFICATION.
- WHITE BOARD TYPE 1 (LENGTH AS NOTED) 1200 MM HIGH FOR DETAIL REFER SPECIFICATION. TYPE 2 1200 MM HIGH WITH A 200 HIGH 100 UP SECTION ACROSS TOP TO DETAIL IN SPECIFICATION.
- REFER PLUMBING DRAWINGS FOR EXACT LOCATION OF GAS METER.



**BUILDING MANAGEMENT
AUTHORITY OF
WESTERN AUSTRALIA**
2 Havelock Street West Perth 6005
Phone 222 5555 Telex 92601

**EAST VICTORIA PARK
FAMILY CENTRE
PLAN AND ELEVATIONS**

DRAWN *EAN* CHECKED *[Signature]* REDUCTION

SCALE 1:100	DATE	DRAWING No
JOB No 80/83/1	FILE No	A2