

Gladstone Regional Indoor Sports Centre CONCEPT PROPOSAL



Presented by
Gladstone Amateur Basketball Association



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1.0 Project Overview

The purpose of this document is to detail the requirements and rationale to build a Regional Indoor Sports Centre located in Memorial Park and to seek funding and support for the project.

There is currently no indoor sports centre in the Gladstone Region capable of hosting regional or above sporting competitions. This issue has been raised in several sporting plans undertaken over the years for the Gladstone Region.

This proposal includes a four-court indoor centre (built onto the existing Gladstone indoor basketball court) that will accommodate for a diverse yet compatible range of sports. The facility will also cater for sporting organisation's staff members or those who require regular office space.

It is anticipated that this Regional Indoor Sports Centre will cost approximately \$15 million.

The Centre will cater for:



2.0 Project Goals

The Gladstone Regional Indoor Sports Centre will be a:



1.

Regional Centre – hosting regional and above sporting competitions

2.

Diverse Centre – catering for several diverse but compatible sports/activities

3.

Flexible Space – supplying space that can be adaptable to the growing sporting needs

4.

Sports House – providing office accommodation and meeting space for all sports

5.

Economic Boost – providing/encouraging commercial activities to operate from the Centre

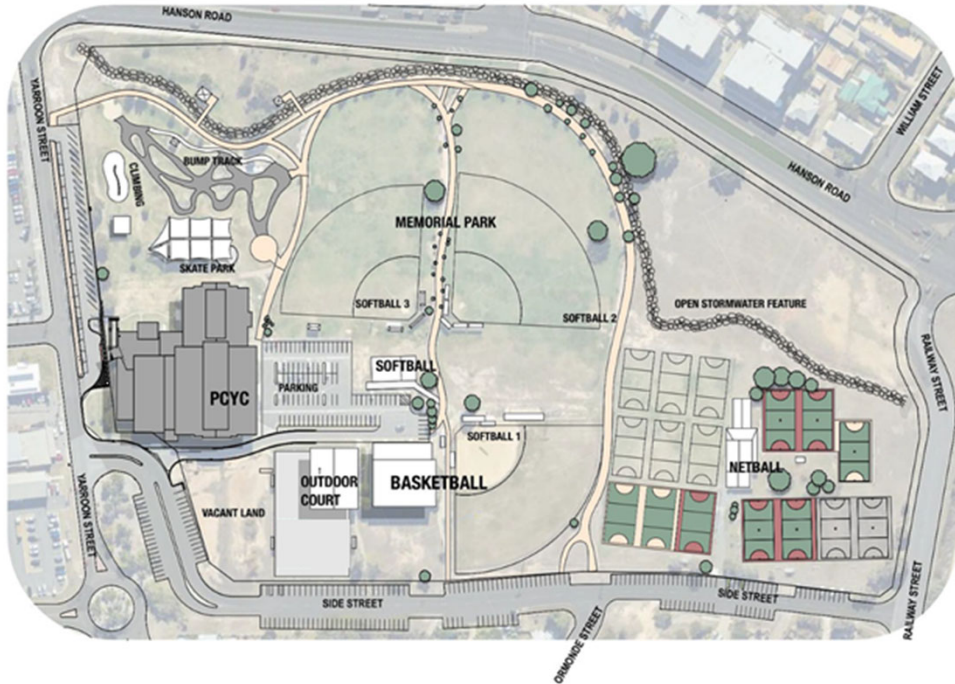
6.

Driver for Local Jobs – generating opportunities for new job creation for the Sports/Recreation industry

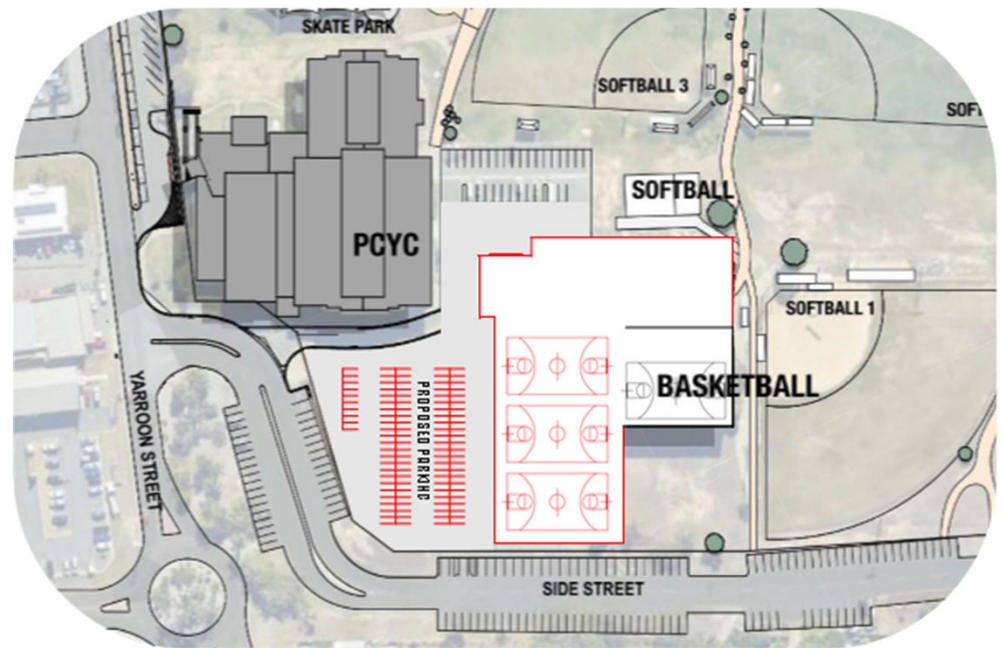


3.0 Facility Plans

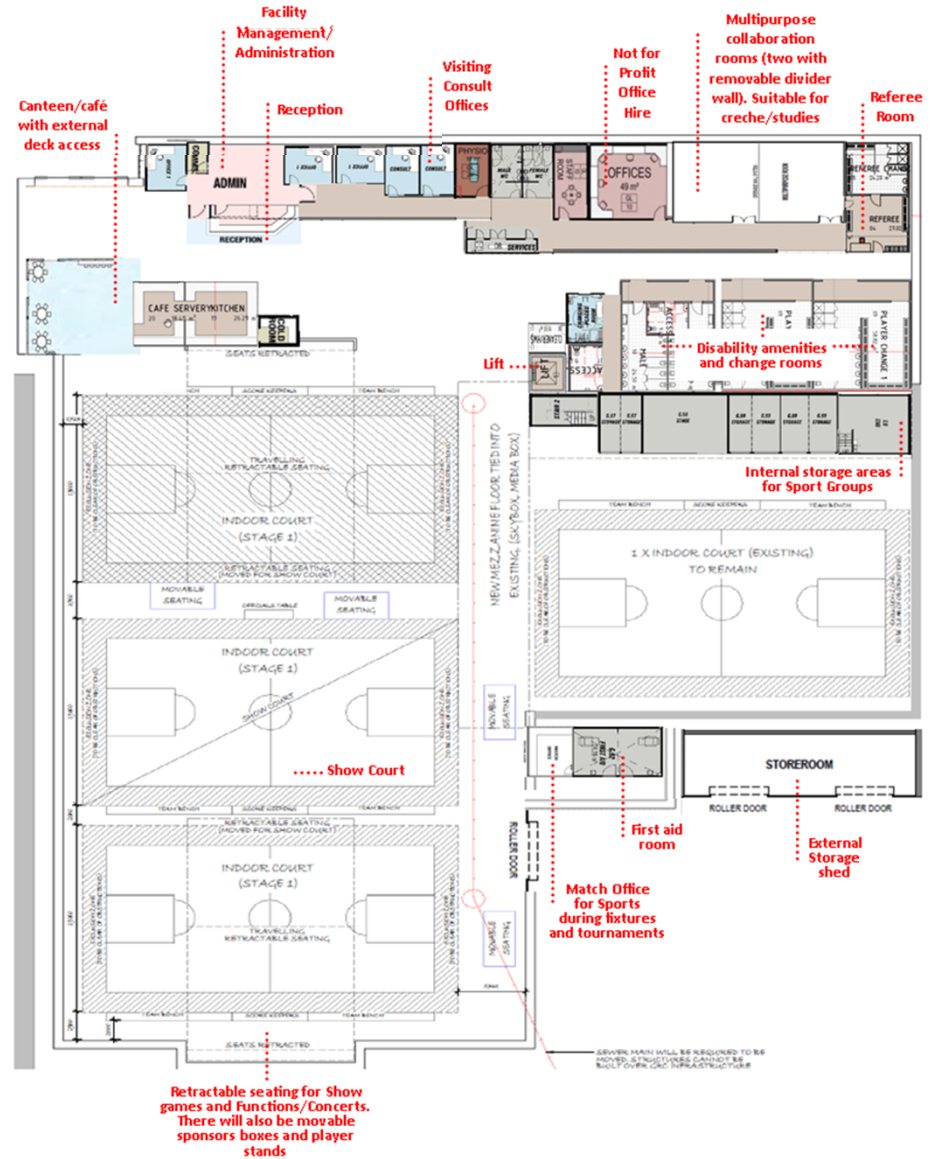
- Current Location



- Proposed Development



- Specifications





- Artist Impression





- Artist Impression





- Artist Impression



4.0 Facility Details

The following outlines the requirements for a Regional Indoor Sports Centre. While the specifications have been detailed, there is more work required to refine these specifications as the project goes through various stages of development.

The footprint of the proposed regional indoor sports centre maximises the use of the existing GABA facilities footprint; however, there may be some additional redefining of the car park areas required to meet the needs of the Regional Indoor Sports Centre.



Four multi-functional playing courts are required to:

- be a regional level facility for the Gladstone Region with a 'show court'
- to hold regional or above championships
- allow for multiple use of various sports
- have majority of events at one central location (although other venues can be sourced to support the four court Centre)



Administration Area

- Facility management and office area
- Meeting room
- Shared multi desk office for long term users
- Officials room
- Medical room
- Reception area/main foyer

Car Parking

To provide for adequate parking an additional 50 car parks have been included in the planning; however, for large events, additional car parking can be accessed from PCYC and further along Side Street.

Amenities

- Toilets*
- Change Rooms*
- Canteen
- Cold Room
- Commercial Kitchen
- Bar Area
- Multipurpose Rooms
- Storage
- Seating
- Network/Electrical Supply
- Score Board
- Video Capabilities

**Toilets and change rooms can be accessed by other sports groups operating out of Memorial Park*

5.0 Indoor Sports Centre Users

A number of sports groups have already given their commitment to become a user of the Regional Indoor Sports Centre.

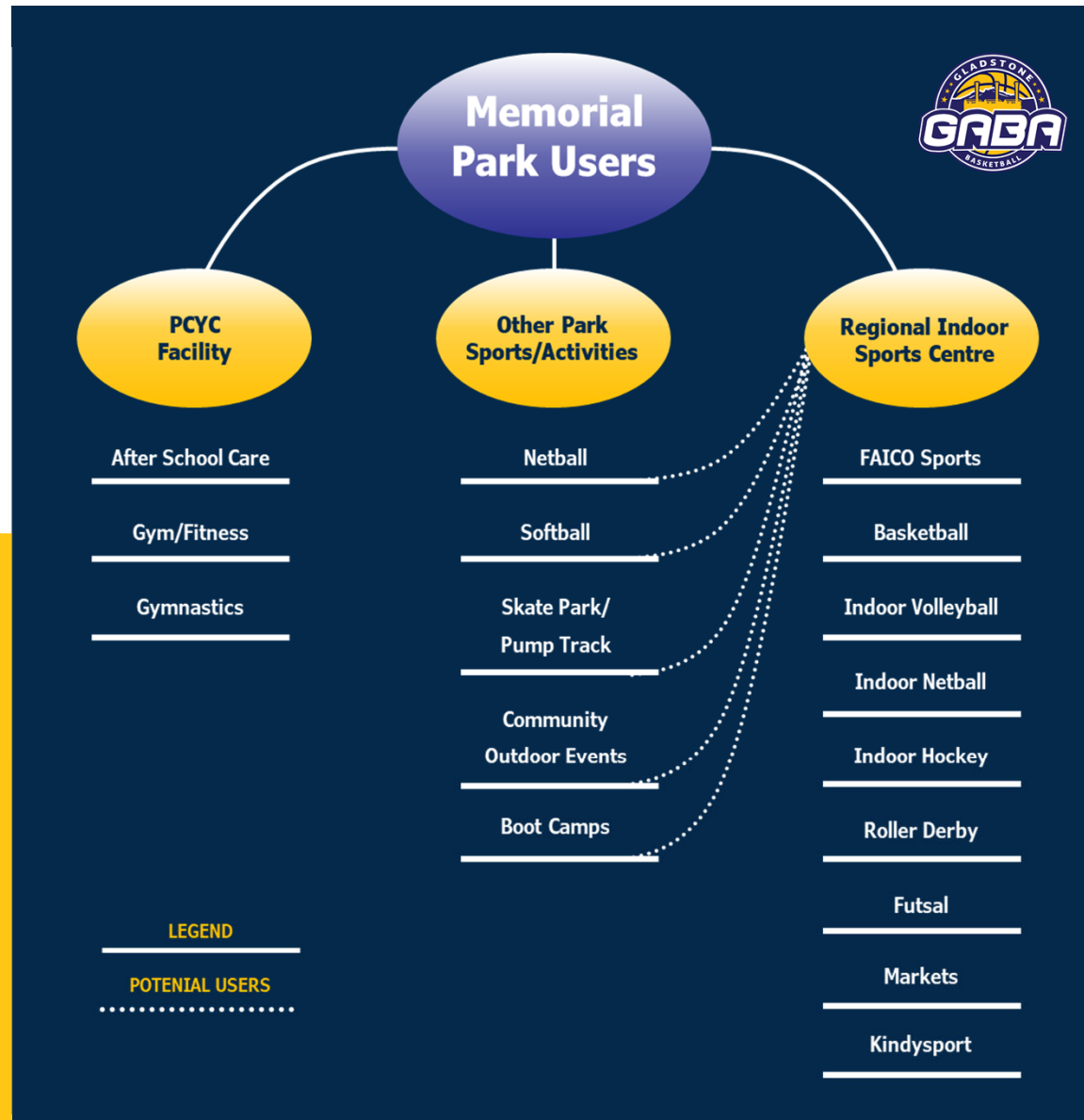
The PCYC currently caters for the overflow from basketball and multiple other sporting activities through an indoor facility with two courts.

In 2021, the PCYC have plans to offer this space to gymnastics, which will result in a loss of the two existing indoor courts. This change will displace a number of PCYC users, all of whom will be requiring indoor space.

The PCYC will be displacing stakeholders/clubs including*:

- Gladstone Area Basketball Association
- Roller Derby
- Filipino-Australian Sports Community Integration Organisation Inc
- Monthly PCYC markets/stallholders
- Clubs/organisations who hired out facility and kitchen space for special events, parties, etc.

**All of these organisations could be potential facility users.*



GLADSTONE AMATEUR BASKETBALL ASSOCIATION (GABA)

GABA conducts a competition level basketball program from Aussie Hoops (5 year olds) to the Port City Power Program. It also conducts men's and women's social games and has 500 members. Participating at a State Level has been costly to the Association; however, the previous Management Committees over the last 10 years have understood the great value in bringing highly skilled players (some national and international) to our region. The excitement and hype that these State Leagues games produce is otherwise not seen in the Gladstone Region.

GABA junior teams participate in State Championships and over the years have had some success in having players selected to represent the State.

The Gladstone Port City Power women's teams have won three state championships. GABA are would like to implement a women recruitment program; however, it is not possible without the necessary space and courts. More indoor courts and space for baby sitting/creche facilities would enable this program to go ahead. GABA also want to start 'walking basketball' and 'wheelchair basketball' but require more indoor space.

GABA rely heavily on accessing the PCYC's two indoor courts and will suffer dramatically without the courts available in 2021. The GABA Management Committee are currently working to find an interim solution to enable basketball to continue playing into 2021; however, the sport, along with many other sports, requires a multi court indoor facility.

FACIO (Filipino-Australian Community Integration Organisation Inc)

FACIO conduct a basketball competition for the Filipino community and currently have 200 participants playing basketball. This number has been consistent over the last 15 years; however, GABA would like to work with the FACIO Management Committee to grow these numbers further.

Gladstone netball

The Gladstone Netball Association is keen to work with the Regional Indoor Sports Centre Manager to conduct an indoor netball competition. It is anticipated that this will bring women back to playing netball as the indoor element will attract both old and new players. Indoor netball facilities will make it possible to bring netball exhibition games to the Gladstone Region and invite high level players and teams to the region which will inspire more young girls and women to play the sport. Gladstone Netball also plan to conduct 'walking netball' and a disability program; however, they require an indoor court space to begin.

Gladstone Hockey

The Gladstone Hockey Association has indicated that they are excited to work with the Regional Indoor Sports Centre to have an indoor hockey court. This is a different type of game to grass or artificial field games. An indoor hockey competition would invigorate people to participate in a faster and more exciting game; however, this is seen as stage two of the development.



Gladstone Futsal

The Gladstone Futsal Association has shown interest in playing their competitions in the Regional Indoor Sports Centre.

Gladstone Volleyball

Currently volleyball is played at schools; however the volleyball community would like to have a show court in which to hold major games. Volleyball would like to promote their sport more and by highlighting higher level competitions it will motivate and inspire other young people to join.

Gladstone roller derby

Gladstone Roller Derby conducts learn to skate lessons for juniors and seniors, roller discos and a roller derby competition. Roller Derby use the PCYC courts but will be displaced in 2021.

POTENTIAL USERS

Other sporting activities/groups

While GABA is leading the development of a Regional Indoor Sports Centre, discussions and negotiations are occurring with a number of other sporting organisations in the Gladstone Region. The response to date in the engagement and negotiation has been extremely positive; however, a number of the sports have indicated that they are not in a position to conduct an additional competition. The goal is to have a manager for the facility who can assist the individual sports to conduct additional competitions.

Softball

The Gladstone Softball Association currently have three softball fields located at Memorial Park and will require the use of the Regional Indoor Sports Centre's amenities.

Boot camps

Boot camps have previously occurred at the PCYC and will be looking for a new location in 2021.



6.0 Relative Information

Sports Statistics*

**Information from SPORTAUS AusPlay Survey conducted in 2019 and from desktop review*

- Basketball and Netball both ranked in the Top 20 most popular participation activities in Australia
 - Top 15 activity for adults ages 15+
 - Top 10 activity for children aged up to 14 years old
- Basketball had 764,000 participants aged 15+ in Australia in 2019
- Netball had 676,000 adult participants aged 15+ in 2019
 - 87% female
 - Highest percentage of participation in adults was aged in the 25-34yo age group
- Volleyball had 222,000 adult participants aged 15+ and 19,000 child participants aged 0-14yo (high proportion of 12-14yos)
 - 24 QLD affiliated clubs
- Roller Derby had 2,800 female adult participants aged 15+ in Australia in 2019
 - Gladstone is 1 of 19 roller derby leagues in Queensland

DISABILITY INCLUSIVE

Disabled World states that adaptive sports provide numerous benefits including:

- Less stress for people with a disability;
- More independence; and
- Higher achievement in education and employment

According to the Australian Government's Disability (Access to Premises-Building) Standards 2012, all buildings need to ensure that dignified, equitable, cost effective and reasonably achievable access to building, facilities and services in buildings are provided for people with a disability.

GLADSTONE REGION DEMOGRAPHICS



- Current population of the Gladstone Region is 63,412 and continues to rise with an expected population of 66,800 in 2026 and over 75,000 by 2041
- Male to Female is roughly 51% to 49%
- Higher proportion of people aged 18 years and under and lower proportion of people over age of 60 (likely demographic for facility users)
- Median Age: 35 years
- 28.9% of residents are under the age of 20 years

SPORTS & RECREATION TRENDS*

**Information from Basketball QLD (BQ) 40,000 participants (74% male, 26% female)*



3,000

introductory program participants joined basketball for the first time

Queensland Junior state Championships had

169

Junior boy participants &

122

Junior girl participants

34

QSL teams



13

female NBL teams



34

associations are within the BQ framework

26

are regional associations like Gladstone

Champion Basketball School QLD league had

132

combined boys and girls teams

13

male NBL teams






7.0 Rationale

WHY DOES THE GLADSTONE REGION NEED AN INDOOR SPORTS CENTRE?

- 1.** **The Gladstone Region has no regional level indoor sports centres capable of holding major sporting events**
 - It was determined in the Gladstone Regional Council's Sports Mapping 2009-2019 and the Memorial Park Master & Feasibility Plan that the Gladstone Region had a shortfall in regional level facilities. It was recommended in this document that Council should focus on developing regional level facilities. Regional areas often miss out on sporting opportunities due to the lack of facilities. Higher level indoor sports competitions will be attracted to this region if the facilities were available to accommodate them.
- 2.** **Growing demand for indoor sports**
 - Gladstone Region currently has over 63,000 residents with an expected growth to over 75,000 residents by 2041. There is a higher proportion of youth aged children/juniors in Gladstone than all other regional Queensland areas with 50% of the region's population aged between 25 and 59. The combined high youth age group and working age group in our region would be primary target groups for sporting organisations like basketball and for an indoor multiuse centre.
- 3.** **Increasing inclement weather conditions**
 - Gladstone Region has very hot and dry weather conditions which can affect sport and activities held outdoors. While many schools now have indoor facilities, these single court facilities are not suitable for major sporting events. The demand for safer sporting facilities will increase in the future. It is only a matter of time before the responsibility for Governments to provide these facilities grows.
- 4.** **Loss of existing indoor court space**
 - As previously specified, the Gladstone Region is losing two courts located at the PCYC facility which will have a debilitating effect on sport in this region.
- 6.** **Limited resources and the need for smaller sports to share**
 - In regional areas it is difficult to fund professional positions within sport e.g. Administrators, facility managers, or program coordinators, etc. The Regional Indoor Sports Centre will provide a venue for a shared office space creating the possibility of a number of organisations sharing one employee, equipment, governance, knowledge and office accommodation. This indoor facility will facilitate exploring these joint ventures which will ultimately grow the local sports industry.


8.0 Community Benefits



Attracting more women into sport

A venue to host multiple sports, events and community functions which are popular across community demographics and high multi-cultural communities like Gladstone


(14% residents from multicultural backgrounds)



Engagement of children/youth



Improvement to community health and wellbeing



Central location in the Gladstone CBD area and walking distance to accommodation and food outlets

Catering for people with disabilities and their activities



Gladstone Region has a state-of-the-art regional indoor sports centre capable of accommodating a myriad of activities and sports




Multiuse facilities operate at higher levels of usage and financial performance compared to single sport/use facilities

Ability to take on any overflows from the Gladstone Entertainment Convention Centre



Ease the constraints felt by public, private and tertiary schools whose indoor facilities are highly relied upon by the community



Ability for local, regional, State and National level events



Increase to the local economy and tourism



9.0 Generating Jobs

Building and operating a Regional Indoor Sports Centre will generate jobs through the development and planning phase, construction phase and operational phase.

These will be local jobs for local people and will help to stimulate the economy after the COVID-19 Pandemic impacts.



JOBS WILL BE CREATED THROUGH THE FOLLOWING PHASES:

Planning and Documentation:



Graphic Design



Drafting Work



Documentation

Construction:



Project Management



Engineering



Quantity Surveying



Building



Fit Out Areas

Operational:



Centre Management



Sports Coordinators



Event Management



Cleaners



Administration Staff

10.0 Capital Cost



With further planning the capital costs will be more refined; however, based on indoor stadiums currently being built around Australia, it is projected that the cost of the indoor court is **estimated at \$15 million**. As the proposed facility will be built connecting on to an existing indoor facility and over existing outdoor courts, it is anticipated that the earthworks required will be minimised as there is no slopping issues, poor soil or contaminated sites.

GABA already have solar power installed in the existing facility which will provide foundations for extending the solar power capacity to meet all the indoor facility electricity needs.

The funding for this project is anticipated to ultimately be a cocktail of funding from all levels of government.

CAPITAL COSTS*

Entrance/foyer	\$572,500
Office/amenities and auxiliary equipment	\$2,300,400
Courts, rooms and existing building adjustments & equipment	\$7,812,500
External works	\$468,750
Design/project management, contingency and escalation	\$3,725,486
TOTAL	\$14,879,636
Car parking	\$750,000

**Please note that these figures have not been supplied by a QS*

The estimated costs for this project have been developed from research taken from:

- State Government Sports & Recreation Facility Costs
- Memorial Park Master Plan & Feasibility Study 2019
- Wimmera Sport Stadium 2019
- Moira Yarrowonga Stadium 2019
- Mildwa Indoor Sports Centre 2017



11.0 Project Management Team

To deliver such a complex project, a professional local Project Management Team will be sourced as this is believed to be the most critical element. Project Management Team will have a blend of targeted, technical expertise, years of commercial experience and a commitment to continuous improvement. This skill set will enable the Gladstone Regional Indoor Sports Centre to be managed through ongoing good decision-making throughout the process. A build and construct approach may be the best solution which would also incorporate the Project Management process.

The Project Management Team will require a high level of engagement and communication skills to enable effective and efficient consultation with key stakeholders.

The areas of responsibility for the Project Management Team will be:

- 1.** Finalise the Project Plan including QS costings and budgeting
- 2.** Ensure all requirements for approvals are undertaken
- 3.** Responsibility for contracting and managing contracts
- 4.** Identify risks and develop strategies to manage/minimise the risks
- 5.** Ensure timeframes are met
- 6.** Adhere to the projected budget



12.0 Indoor Sports Centre Proposed Management Structure



13.0 Operating Finances



PROJECTED INCOME

Commercial Opportunity	Specifications	Amount of usage and cost	Amount
Sports House – Accommodation Partners	<i>The Centre will cater for sports or recreation organisations hiring office space or physical space</i>	5 organisations @ \$5,000 per year	\$25,000
Advertising Partners	<i>The outside of the Centre will have space for organisations or events to advertise</i>	13 advertisers @ \$2,000 per year	\$26,000
User pays activities generated by the Centre	<i>The Centre coordinator will undertake activities, events or games e.g. indoor netball competition, day activities, indoor futsal games etc</i>	20 people @ \$15 per head per week	\$15,000
Hire of sports Courts	<i>Sports hiring the court space e.g. basketball, volleyball, schools</i>	\$65 per hour per court	\$30,000
Hire of space	<i>Yoga, fitness classes hiring</i>	2 users per week @ \$100 per use	\$4,500
Hire of meeting rooms	<i>NFP's and corporates wanting space</i>	20 uses @ \$50 per use	\$1,000
Hire of one-off events/functions	<i>Large events that require space and break out areas</i>	3 uses per year @ \$1,000 per use	\$3,000
Regional Sports Championships	<i>Championships, carnivals and training camps for all sports</i>	6 uses per year @ \$800 per weekend	\$2,400
Canteen/Bar	<i>Sale of food and alcohol</i>	\$300 per week for 40 weeks per year	\$12,000
Grants for programs for disability areas	<i>Application for grants to conduct programs</i>	2 grants per year @ \$20,000	\$40,000
Grants for programs focused on women in sport/activities	<i>Application for grant to conduct specifically designed programs</i>	1 grant per year @ \$15,000	\$15,000
School Holidays Programs	<i>Activities for young teens</i>	3 programs per year @ \$2000	\$ 6,000
Total			\$179,900



14.0 Operating Finances



PROJECTED EXPENDITURE

Expenditure Item	Details	Amount
Staffing	<i>Staffing including one Centre Coordinator (duties include cleaning) and on-costs</i>	\$125,000
Maintenance	<i>General repairs and rubbish removal</i>	\$7,000
Marketing costs	<i>Promotions of programs and Social Media marketing</i>	\$4,000
Incidentals	<i>General supplies</i>	\$3,000
Cost to conduct programs	<i>Equipment and general supplies</i>	\$5,000
Sinking funding for building repairs/access management	<i>5% income in a larger repair for building</i>	\$8,000
Electricity	<i>Solar</i>	\$8,000
Insurances	<i>Building and activities</i>	\$15,000
Rates	<i>General rates and water rates</i>	\$6,000
Total		\$175,000



15.0 Risk Management



The following table identifies, assesses, and nominates treatments for risks associated with the development and construction of a Regional Indoor Sports Centre.

ORGANISATIONAL RISKS	LIKELIHOOD	CONSEQUENCE	LEVEL OF RISK	TREATMENT
Change in Management Committee and not understanding or committing to the project	Possible	Very High	Major	<ul style="list-style-type: none"> – Conduct regular updates until the next AGM – Document progress
Not having the skills and expertise to deliver on a comprehensive facility development	Likely	Very High	Major	<ul style="list-style-type: none"> – Establish a Facility Planning Group to include facility development experienced members and key stakeholders – Ensure all Project Management Team is highly skilled and experienced in facility development
Not sourcing funding for the facility	Possible	Catastrophic	Major	<ul style="list-style-type: none"> – Have strong documentation – Keep focused on the outcome – Be open to apply for all possible funding sources
Basketball not getting a return on the investment (e.g. time and effort into a multipurpose indoor facility)	Possible	Moderate	Significant	<ul style="list-style-type: none"> – GABA ensures they identify and articulate their needs – Nominate strong skilled representatives on the Regional Indoor Sports Centre Board
New facility hire fee too high for basketball	Possible	Moderate	Significant	<ul style="list-style-type: none"> – Attend regular meetings with Regional Indoor Sports Centre Board and Centre Manager – Ensure GABA budgets are reflective of hire costs
FACILITY DEVELOPMENT RISKS	LIKELIHOOD	CONSEQUENCE	LEVEL OF RISK	TREATMENT
Timeframes not met	Possible	Very High	Major	<ul style="list-style-type: none"> – Allow contingency plans for weather interruptions – Ensure project team meetings with contractors are regular – Arrange regular reporting back to the Facility Planning Group
Budget not sufficient	Possible	Very High	Major	<ul style="list-style-type: none"> – Qualified QS undertakes the cost analysis – Budgets are developed and regularly reviewed – Ensure Project Management Team meetings with contractors are regular to identify any issues – Arrange regular reporting from the Project Management Team to the Facility Planning Group
Project Management Team is not doing their job	Possible	Very High	Major	<ul style="list-style-type: none"> – Responsibilities are clearly defined and agreed to by the Project Management Team and the Facility Planning Group
Council approvals are not sourced	Possible	Very High	Major	<ul style="list-style-type: none"> – Ensure required approvals are defined by Project Management Team – Facility Planning Group to have a Council representative



Gladstone Amateur Basketball Association

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Gladstone's Future...

NFP HOUSE 
Not-For-Profit House

Document prepared by NFP HQ LTD t/a NFP HOUSE





*to play video click "enable content"