

The Proposed Works

Need

- 2.1 The proposed redevelopment of the AIS is necessitated by the fact that many of the facilities at Bruce are over 20 years old and are no longer adequate for their purpose. Specifically,
- many of the AIS's training facilities are outdated and no longer provide athletes with a competitive advantage in international competition;
 - much of the office and residential accommodation is sub-standard, can not accommodate current technologies or work practices, is inefficient and, in some cases, does not meet occupational health and safety requirements; and
 - the ad hoc nature of some past construction and refurbishment has decreased the amenity and efficiency of the facilities.¹
- 2.2 It is also intended that the proposed works will equip the Commission to deliver the Federal Government's ten-year plan for Australian Sport *Backing Australia's Sporting Ability – A More Active Australia*, which was announced in April 2001.²

1 Appendix C, Submission No. 1, Paragraphs 25 - 27

2 ib id, paragraphs 21 - 22

Scope

- 2.3 Works required to meet the Commission's objectives comprise:
- new residential, dining and study facilities for athletes;
 - an AIS Service Hub comprising:
 - ⇒ strength and conditioning gymnasium;
 - ⇒ new indoor testing facility;
 - ⇒ new indoor training facility;
 - ⇒ hydrotherapy recovery centre; and
 - ⇒ coaches' services centre;
 - upgrade of technology and air-conditioning of training halls and the AIS Arena;
 - extension of the gymnastics hall;
 - new combat sports facility;
 - aquatic testing and training facility;
 - improvements to the existing pool complex;
 - new sports development and education centre;
 - modernisation of the Commission building;
 - upgrade of campus trunk engineering and support infrastructure as required;
 - any necessary demolition and landscaping works associated with the redevelopment project; and
 - improvements to the AIS Rowing Centre at Yarralumla, ACT.³

AIS Rowing Centre Medium Work

- 2.4 In February 2003, the Commission wrote to the Committee requesting that the proposed improvements to the AIS Rowing Centre be approved as a separate medium work⁴ prior to the referral of the remainder of the project. The works, comprising improvements to

3 see Appendix C, Submission No. 1, Attachment 4 for details of works proposed for each component of the refurbishment

4 that is, a work estimated to cost between \$2 and \$6 million

athletes' testing, training, recovery and ablutions facilities, were estimated to cost \$0.5 million.⁵

- 2.5 Prior approval for this project element was sought so that rowers may have access to the upgraded facilities upon return from European competitions in September 2003, in order to enhance training for the 2004 Olympic Games.
- 2.6 On 10 March 2003, having considered the Commission's request, the Committee granted approval for the Yarralumla Rowing Centre works to proceed prior to the referral of the remainder of the redevelopment works.

Purpose and Suitability

- 2.7 The primary aim of the proposed works is to provide facilities at Bruce capable of providing training for elite athletes and, more generally, to enable the Commission to fulfil its statutory role in developing Australian sport.
- 2.8 The Commission wishes to maintain and develop its reputation and capabilities in the following areas:
- as a world leader in sports development;
 - as a national centre of excellence in elite sports development, training and education;
 - as a national leader in the development of Australian sport; and
 - in the delivery and expansion of sports training and development services.⁶
- 2.9 The project also represents an opportunity for the ACS to fund and implement a long-term investment strategy at Bruce that will address shortcomings in the existing facilities and provide a basis for future development.⁷

5 Letter from Australian Sports Commission, 14 February 2003

6 Appendix C, Submission No. 1, paragraphs 8 - 19

7 ib id, paragraph 24

Cost

- 2.10 The total estimated output cost of the proposed works is capped at \$65.4 million. This figure includes:
- management fees;
 - design fees;
 - capital works;
 - fit-out;
 - information technology and communications equipment; and
 - contingency allowances.⁸

Value for Money

- 2.11 Having examined a number of options, the Commission believes the redevelopment proposal presented to the Committee to be the most efficient and cost-effective solution to address shortcomings in its existing facilities.
- 2.12 The Commission's written evidence explains that relocation, or wholesale demolition and reconstruction of the AIS would not be economically viable, while a 'do nothing' approach would not
- "...overcome functional, operational, operating cost or OH&S issues."⁹

Nor would it enable the AIS to meet the requirements of *Backing Australia's Sporting Ability – A More Active Australia*.¹⁰

- 2.13 The Commission outlines a number of operational and cost efficiencies expected to arise from the current proposal including:
- opportunities for refurbishment and adaptive re-use of existing facilities;
 - rationalisation of facilities assets;

8 ib id, Executive Summary and paragraph 68

9 Appendix C, Submission No. 1, paragraph 31

10 ib id, paragraphs 28 - 31

- collocation of functions in a smaller number of larger, but more efficient buildings; and
- implementation of energy-efficient design to minimise building service costs.¹¹

2.14 In terms of broader public value, the Commission expects that the project will generate significant short-term employment for sub-contractors and unskilled labourers, with approximately 100 persons to be employed on-site during peak construction period.¹² It is also anticipated that further job opportunities will be generated off-site by the manufacture and supply of construction materials.¹³

2.15 If approved, the works will enable the Commission to foster and promote sporting excellence and participation in Australia, from the community recreational level to elite international competition.

11 *ib id*, paragraphs 30 and 36 - 38

12 *ib id*, paragraph 67

13 Appendix D, Official Transcript of Evidence, p. 2

