

# Built Asset Refurbishment

## Town of Victoria Park - Higgins Park Reserve

### Aim/Objective

To improve functionality of the multi-purpose clubrooms at Higgins Park Reserve, located in an area experiencing urban infill.

### Project Background

Higgins Park Reserve is used for football, cricket and softball with user groups primarily being youth sporting clubs. The existing 30 year old clubroom had reached the end of its functional or physical life. After critical examination of the built asset's performance, the Town of Victoria Park decided to renew the asset, rather than create a new asset. While the facility's basic structure was sound, internal building services such as ablutions, security and kitchen facilities were past a reasonable standard of provision. The completed project has improved access for people with disabilities, increased the size of storage and social areas; and upgraded the existing kitchen, changerooms and toilets at Higgins Park.

### Approach/Process

In 1998 a feasibility study was undertaken by the Town of Victoria Park into recreational and sporting activities provided within the Town. A project brief, schematic design and cost indication were developed which formed the basis of the CSRFF application. Once the CSRFF application was approved, a detailed cost estimate was prepared and sent to tender. Tenders were assessed on a value for money basis, also taking into considering previous experience of the tendering company. The project was managed by the Lands and Buildings Officer from the Town of Victoria Park.

### Project Partners

- Town of Victoria Park
- Lotterywest
- Department of Sport and Recreation
- Victoria Park South Perth Junior Football Club
- South Perth Junior Cricket Club
- Carlisle Cricket Club
- Warriors Softball Club

### Strengths

- Improved security of building, with external lighting installed, in response to societal concerns for personal safety.
- Increased shaded outdoor areas for both participants and spectators.
- Improved kitchen facilities and club room areas will allow local sporting groups to conduct social events such as fundraisers to increase their revenue.
- The Town erected a substantial children's play facility adjacent to the refurbished clubrooms which has increased passive recreational reserve use by families.
- The facility now encompasses the total playing needs of participants.

### Challenges

- Difficulties co-ordinating seasonal usage and out of season participation with the building contractor occurred during refurbishment.
- Vandalisation by graffiti.

### Further Opportunities

- Treatment of high target graffiti areas with anti-graffiti application will reduce asset maintenance costs to remove graffiti.
- Outside community hire may increase revenue streams.



Higgins Park Reserve Club Rooms Building viewed from the southwest. Shows open veranda to three elevations (east, south and west), new gable end facing south and Colorbond clad roofing which replaces the tiled roof which previously facilitated illegal entry to the building.

# case study

## Sustainability Principles

- Low maintenance/high durability finishes used in ablution areas.
- Minimal painted areas thus reducing long term maintenance costs.
- High maintenance timber floors were replaced with concrete.
- Spring loaded taps were installed to reduce water wastage.
- Low energy luminaires were installed.
- Naturally aspirated exhaust fans were installed.
- Roof insulation was installed to improve heating/cooling of the facility.

## Key Lessons

- The project was delayed to consider a late proposal to combine football and tennis club facilities. This did not eventuate, and should have been examined in the original feasibility study.
- A lack of responsibility for financial ownership of the project by user groups and poor organisation meant that voluntary labour, originally included in the project's budget, did not eventuate.
- A five year development plan, with an emphasis on renewing assets rather than creating new assets, forms the basis for a program of improvements to existing facilities, improving asset performance for the Town.



New female toilets showing low maintenance high durability finishes.

## Who to contact for further information

Facilities Branch

Department of Sport and Recreation

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or

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Team change rooms which have been refurbished.