

Integrated Planning - Linking Asset Provision to an Organisation's Strategic Goals

Leeman Bowling Club

Aim/Objective

To replace Leeman Bowling Club's existing natural grass bowling green (seven rinks) with a synthetic surface (ten rinks) to reduce maintenance costs, maximise community usage of the facility and allow for year round competition.

Project Background

The coastal township of Leeman (population 750), 295 kilometres north of Perth, is growing rapidly due to an influx of seniors and retirees. The Leeman Bowling Club, part of the Leeman Country and Sporting Club, is located adjacent to the town's indoor recreation centre. As a small community Leeman has a limited number of sport and recreation opportunities available for seniors. The local bore water supply was of poor quality with an increasing level of dissolved solids. The green was becoming more stressed, resulting in increased costs associated with maintaining the bowling surface. This meant it was becoming more difficult for club volunteers to maintain the existing bowling surface. It also limited the availability of the bowling green to casual users and club members.

Approach/Process

The President, Vice President and Secretary of the bowling club, with assistance from the Shire of Coorow, acted as project managers. A performance specification was prepared and quotations were sought from suppliers of the preferred product. The supply and installation of the selected playing surface was procured from these quotations. Club members undertook the demolition works and removal of fencing. The Shire provided plant and equipment for the installation of the synthetic surface. A club sponsor provided free accommodation for the successful contractor, reducing the overall project cost. Voluntary labour, from both club and community members, was used to complete brick paving and to install the bowling green surrounds, shade structures and fencing. The finished project saw a ten rink synthetic bowling green installed, with the club self-funding the additional cost to increase the number of rinks from seven to ten.

Project Partners

- Leeman Country and Sporting Club
- Lotterywest
- Department of Sport and Recreation
- Shire of Coorow

Strengths

- The club can now host inter-club competition days.
- Greater community use of the facility has been achieved.
- Primary school usage has resulted in an additional revenue stream for the club.
- The Shire assisted both in kind and financially, providing staff assistance and plant and equipment to the club, which made the project achievable.
- The club integrated asset provision with its strategic goals when it considered the needs of the club's user groups and the capacity of its current assets to meet those needs.

Challenges

- Asset life could be impacted on by coastal (salt) conditions, resulting in a shorter asset replacement period.
- The club needs to service a low interest loan, in addition to maintaining a sinking fund for the asset's replacement.

Further Opportunities

- Corporate bowls competitions.
- Attract bowlers from nearby town of Greenhead.

Budget Implications

- Budget - \$148,540. NB - this amount included site preparation, subsurface drainage, the supply and installation of the playing surface and associated ditch works.
- Actual - \$180,000. NB - this amount includes fencing, additional drainage, approaches, shade structures and paving not included in the proposed budget for the project.

case study

Sustainability Principles

The club has been able to establish a \$10,000/year sinking fund for the replacement of the bowling surface, once the asset reaches the end of its functional life.

Key Lessons

- Close coordination between the bowling club, the contractor and the Shire of Coorow's works department ensured the project was delivered in a timely manner, minimising the length of time that the bowling surface was unavailable.
- A guarantee of financial and in-kind support from the Shire of Coorow mitigated the inherent risks usually associated with a small community club undertaking a moderate to large scale project.
- To successfully deliver a project within the proposed budget it is critical that itemised costs for each of the individual components are included in the planning and design phase. Additionally, the proposed budget should include regional building cost index estimates, cost escalation and contingency fees.

Who to contact for further information

Facilities Branch

Department of Sport and Recreation

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Leeman Country & Sporting Club: The sporting club building in the background with the bowling green in the foreground.