

Attachment 1. Grandstand Options

Option	Indicative Cost	Budget	Timeline for Physical Works	Pros	Cons
<b>1. Do Nothing</b>	\$ 0	\$400,000	N/A	<ul style="list-style-type: none"> <li>• Nil cost to Council</li> </ul>	<ul style="list-style-type: none"> <li>• All current risk and hazards remain on site</li> <li>• The Club continues to operate with reduced capacity and infrastructure</li> <li>• Opex funding earmarked for demolition is re-allocated</li> </ul>
<b>2. Full Demolition and disposal of all materials.</b>	\$330,000 Opex	\$ 400,000 Regional Opex budget in 2017/18 year	4-6 weeks	<ul style="list-style-type: none"> <li>• Cost efficient.</li> <li>• Clear site – includes all removal.</li> <li>• Quickest/fastest option.</li> <li>• Provides clear and open future reconfiguration land use opportunities.</li> <li>• Removes structurally impaired building and associated liabilities and seismic risks.</li> <li>• Opens up site, reduces shadow effect, improves visual amenity.</li> </ul>	<ul style="list-style-type: none"> <li>• Seating and toilets lost</li> <li>• Short term effects of demolition.</li> <li>• Requires an interim facilities and lease Variation.</li> <li>• Removes historically relied upon facility.</li> <li>• Changes noise contour to 80 dB to match existing.</li> </ul>
<b>3. Demolish top tier and strengthen remaining Grandstand.  (4-6 months)</b>	\$820,000 (291,719 Opex, \$528,281 Capex)	\$400,00 Regional Opex budget in 2017/18 year	4-6 Months	<ul style="list-style-type: none"> <li>• some risks and hazards.</li> <li>• Less impact on Club – retains some seating</li> <li>• Retains toilets</li> <li>• Less building, less operational costs to Council.</li> <li>• Remaining building useable.</li> </ul>	<ul style="list-style-type: none"> <li>• Second most expensive option.</li> <li>• Mix of Opex and Capex.</li> <li>• Reduces seating capacity by more than half.</li> <li>• Requires a lease variation.</li> <li>• Longer temporary impact on Club.</li> <li>• Significantly reduces reconfiguration and future land use options.</li> <li>• Strengthens building, does not</li> </ul>

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					<p>increase its life expectancy.</p> <ul style="list-style-type: none"> <li>• Doesn't improve toilet facilities or seating.</li> <li>• Requires significant financial resource to reduce seating capacity.</li> <li>• Requires on-going maintenance.</li> <li>• Noise contour increase by @2 dB.</li> </ul>
<p><b>4. Strengthen entire Grandstand.</b></p>	<p>1,450,000 Opex</p>	<p>\$400,00 Regional Opex budget in 2017/18 year</p>	<p>4-6 Months</p>	<ul style="list-style-type: none"> <li>• Brings building up to current seismic code.</li> <li>• Retains current seating capacity and toilets.</li> <li>• No change to noise contours.</li> <li>• Makes building useable.</li> <li>• Interim lease variation not required.</li> </ul>	<ul style="list-style-type: none"> <li>• Condition and appearance not improved – no change to seating or quality of toilet facilities.</li> <li>• Longer temporary impact.</li> <li>• reconfiguration or future land use opportunities lost</li> <li>• Most expensive option. Would have on-going maintenance costs.</li> <li>• \$1.45m cost doesn't increase life of building.</li> <li>• Doesn't arrest spalling and materials deterioration.</li> <li>• Least flexible option, high financial cost for status quo.</li> </ul>
<p><b>5. Demolish Grandstand leaving toilets in situ (ASSCC proposed Option).</b></p> <p>(4-6 weeks)</p>	<p>520,000 Opex</p>	<p>\$400,00 Regional Opex budget in 2017/18 year</p>	<p>6-8 Weeks</p>	<ul style="list-style-type: none"> <li>• Retains toilets.</li> <li>• More useable space around toilets.</li> <li>• Removes all seating risks and hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Third highest cost.</li> <li>• Leaves toilet block isolated from other facilities.</li> <li>• Loses all seating.</li> <li>• Requires an interim seating solution.</li> <li>• High financial cost to retain toilet block.</li> <li>• Increases noise contour</li> <li>• Doesn't improve quality of toilets</li> </ul>

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					<ul style="list-style-type: none"><li>• Limits utility and longer term reconfiguration options.</li></ul>
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