

TBA Clubroom Extensions – Q & A

What is being proposed?

The proposal is to build an extension to the South end of the clubrooms and to modify the internal layout of the clubrooms to provide two separate playing areas. The extension will include a member's lounge area, a more capable kitchen, storage and an office/workroom.

Why are these changes being proposed?

The changes are intended to improve the facilities for the members and provide greater flexibility in conducting bridge sessions and lessons. The changes to the playing area will increase the overall capacity of the playing area, but this is not the prime reason for doing it.

Where are we at in the process?

The TBA has been working on this project since about 2017. This has included developing initial plans for an extension, getting a geophysical survey done of the ground, seeking funds for the project and getting an initial planning application approved. This original design was not implemented due to cost issues.

We now have a proposal from a building company that is practical, affordable and meets the objectives of the project. This proposal is not a final contract and there are some details of the design that will be finalised before a contract is signed (e.g. Ethernet cabling for PCs in the extension, specific appliances for the kitchen). The proposal is sufficiently detailed to give us confidence about the overall affordability of the work and to provide a basis for seeking membership approval to proceed with finalising the design and contact.

Where did this idea come from?

The idea of extending or upgrading the clubrooms has been discussed since before the COVID-19 period. The idea came

TBA Clubroom Extensions – Q & A

up after consultation with the members and discussions with the Committee and the Directors. In 2019 we surveyed our club to ascertain member priorities regarding the proposed extension. Members prioritised in this order; separate teaching area for Sue, better kitchen facilities, member relaxation area and extra storage.

Is this just Julie's idea?

No. The original idea did not come from Julie, but she has been a tireless proponent of the idea through her periods as TBA President.

As Julie has previous experience with lodging Planning Applications, she took on the responsibility for doing it in the first instance to save the club money. As a result Julie developed the relationships with HCC and knowledge of all the associated issues with the project and has provided continuity ever since.

Are the changes being proposed just because we have the bequest from Ron Spencer?

No. The original proposal to look at upgrading the clubrooms pre-dates Ron's generous bequest. Ron was aware that the club was seeking funds for the project, mainly from government grants, and made the bequest to support the project.

What work has already been done?

Over the last 5+ years quite a lot of preparatory work has been done. This included a geophysical survey of the ground, engagement of an architectural firm to draw up the original proposed modifications and gaining Council planning permission. TasBuilt has also been engaged to do preliminary planning of the revised proposal.

TBA Clubroom Extensions – Q & A

Why are we not proposing to proceed with the original plan?

For the last several years architectural plans for an extension have been on the notice board by the toilets. This original plan involved a similar extension but fully integrated into the fabric of the existing building. With the increases in building costs since 2020 this approach has become prohibitively expensive and would include significant disruption to the club.

How is the current proposal different to the original plan?

The main difference is the approach to actually building the extension. The current proposal would have the extension build off-site and then transported to the site and integrated with the existing building. This approach significantly reduces the cost and disruption to the club. It also results in a much lighter building which has advantages for the foundations (as discussed below).

How would the playing area be changed?

The plan is to remove the walls between the Vera Houdek room and the playing area and the kitchen. New walls will then enclose the Vera Houdek room area, the kitchen area and some of the adjacent playing area. This would extend into the existing playing area to point of the peak of the ceiling. This would provide a quite large, approximately square playing area.

Do we really need two playing areas?

We have been operating successfully with one playing area and the Vera Houdek room for some small lesson groups, but this has meant some constraints and compromises.

The addition of a reasonably sized second room will provide great flexibility for the club. Beginners or Youth lessons could be run when the club is in session (unlike now). Two sessions could be run simultaneously. For example, State events are often run on Saturday afternoons and could be run without

TBA Clubroom Extensions – Q & A

impacting the normal Saturday afternoon session. We are leaving a remnant of the existing kitchen in this room, so that players in this room can be self-sufficient for their tea and coffee.

Do we need to make these changes if our membership is not growing?

The proposal is about increased amenities for our members and flexibility in our operations, it is not being driven by the size of our membership.

Why build a new kitchen?

We will have a much better kitchen both for members getting their tea/coffee and for anyone organising food when we have a “feast” event. We will have a commercial dishwasher which will save a lot of time for Directors and Members – we generate a lot of dishes at our club! We will have an extra oven for warming food at those “feast” events. We will have an area to share our food which will minimise the possibility of food being dropped on the carpet and then ground into it. We will have tables and chairs for eating food to reduce the necessity for people to eat at the bridge tables.

What will happen to the existing kitchen?

The plan is to leave portions of the existing kitchen in place within the new playing area. In particular this would include coffee and tea making facilities for use by players in this room.

What will happen to the library?

The library shelves will remain where they are, and will be within the new playing room.

What will be in the member's lounge area?

We will have a lovely area for members to relax before or after sessions or during a sit-out where they can talk freely to each

TBA Clubroom Extensions – Q & A

other without disturbing play. The lounge area will also include coffee and tea making facilities, and a PC for member's use.

How will the extension impact parking?

The extension would impact the existing parking spots between the south wall of the clubrooms and the fence. The storage container that is currently located in this area would be moved to the other side of the building and would take up one parking spot on that side.

Can the TBA afford the project?

The Club has been putting money aside for many years to contribute towards the building project and the fund was substantially enhanced by the \$200,000 bequest from Ron Spencer. We have also earned \$100,000 in interest over the last five years to give us a total in excess of \$500,000 in our Building Fund.

When we were contemplating building a matching extension (ie bricks and matching roof line), the estimated cost was in excess of \$800,000. Tasbuilt has provided a different building solution with a fixed price quote which is affordable to the club and will provide most of the functionality we need. In addition, we have an estimation for the internal renovation which is being managed by us. The Committee is confident that the club can afford to proceed with the extension with our existing funds.

Will the TBA need to borrow to fund the project?

No. As discussed above the club already has sufficient funds on deposit to cover this project.

Will the TBA need to increase membership fees or table money to fund the project?

No. As discussed above the club already has sufficient funds on deposit to cover this project. Membership fees and table

TBA Clubroom Extensions – Q & A

money are driven by ongoing operational costs, including changes in ABF affiliation and Masterpoint costs. The club is running on a sustainable basis with respect to its day to day operations.

Will the club's ordinary programs be impacted?

There is bound to be some disruption from the actual building works. We are going to try to minimise this by getting the bulk of the work done during July next year when we are hosting the ANC and will have to close the club in any case.

However, we may need to close the club for a bit longer if work is not finished. If this was for any significant period we would look at options for running sessions at another venue (e.g. the rowing centre) to minimise impact.

What about the foundations?

Because our building is on the old tip, there are particular issues with regard to construction – we have all seen the subsidence occurring around our building. Some members will remember the issues with building the foundations for the current clubroom and be understandably concerned that this might be an issue with the extension.

Tasbuilt is fully aware of the issues with our site and they have experience with building on old tips, including doing work on the neighbouring Taswater site. They have also been supplied with the results from the geophysical survey which was done as part of this project. The lighter building structure that Tasbuild uses also changes the approach and requirements for the foundations.

Based on this experience and information Tasbuilt have designed the piers accordingly. As an extra assurance for our club, they have specifically stated that there will be no additional costs associated with the piers. They also have a

TBA Clubroom Extensions – Q & A

ten year warranty so that if any issues emerge they will be rectified by Tasbuilt under our warranty with them.

What about Council planning permission?

The previous planning permission has lapsed. Tasbuilt will manage the council planning approval process as part of their work. From discussions with the Council and the approval of the previous plan we do not anticipate any issues with getting a new approval.

Will the extension use the existing air conditioning system?

No. The plan is to have separate reverse cycle air conditioning in the extension.