



Design: H+H Architects - CONCEPT ONLY



PROJECT STATUS

In November 2023 additional funding was received by the following project sponsors to address a project funding shortfall. The shortfall was due to current cost escalations in construction materials and labour.

- DLGSC: additional \$500K
- City of Albany: additional \$50K
- ASLSC: additional \$50K

The Construction Contract was awarded to Smith Construction at the 2023 November Ordinary Council Meeting.

Construction is due to commence in February 2024 and is expected to be completed in November 2024. During construction, the community will be regularly updated with progress and any expected or scheduled disruptions.

PROJECT VALUE

The total project budget is \$3.354M (funded)

Dept. Local Gov, Sport & Cultural Ind.	\$2.1M
Lotterywest	\$704,000
City of Albany	\$350,000
Albany Surf Life Saving Club	\$200,000

ALBANY SURF LIFE SAVING CLUB REDEVELOPMENT

BINALUP MIDDLETON BEACH, ALBANY, WA



Department of
Local Government, Sport
and Cultural Industries



PROJECT OVERVIEW

The Albany Surf Life Saving Club (ASLSC) provides a highly valued community service for Albany and the Great Southern in the delivery of lifesaving, emergency response, first aid, training and education, and intergenerational sport, recreation, and community events.

In response to the recent infrastructure upgrades within the Middleton Beach Precinct and growing memberships, ASLSC undertook a review of its strategic vision to address several pressing challenges and opportunities affecting its future. The redevelopment of the existing club house was identified as a key project to be delivered as part of the ASLSC Strategic Plan.



OBJECTIVES + OUTCOMES

- Address key safety risks related to the access and storage of motorised water safety equipment.
- Improve the safety, capacity and efficiency of core delivery areas – lifesaving, emergency services, training and education, surf sports and competition, community capacity building.
- Improving the quality, capacity and accessibility of community facilities and services.
- Meet growing community demand at Middleton Beach and support the Foreshore and Activity Centre redevelopment goals and community strategic plans.



PROJECT SCOPE

The scope of work comprises of:

- The expansion and separation of motorised water safety equipment and surf sports equipment.
- A centralised and dedicated lifesaving hub.
- New community meeting spaces to support community events and meeting activities. It is envisaged that community groups will be able to book this space at minimal cost – (as opposed to booking the whole venue).



PROJECT CHALLENGES

Unprecedented escalation in construction labour and material costs have, and continue to, occur since the project's inception and initial costings (2020).

Budget risk control measures include:

- Engagement of a Cost Planner to monitor costs at each project phase.
- Development and implementation of a budget contingency plan.
- Value engineering of design involving the reduction in scope.
- Review of possible project staging.