



WORKSHOP SHED BUILDING SUBCOMMITTEE

WORKSHOP SHED BUILDING BOARD PRESENTATION

February 2025

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diagrams completed by Nathan Divall and working group

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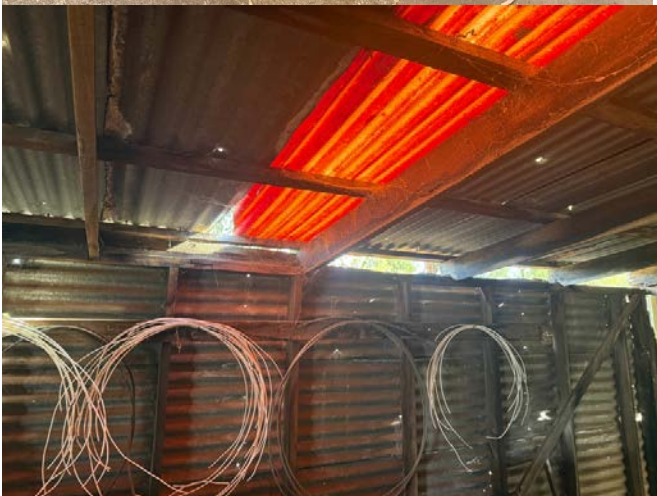
SECTION 2: Workshop shed building design, location proposals, costings and conclusion

SECTION 1: Background

Due to the current condition of the existing workshop shed, the board of the Hamilton Golf Club formed a working group to investigate the potential of a new workshop shed for the grounds staff.

As shown, in the attached photos the existing workshop is in disrepair. The building has been in its current location for over 50 years with small up grades being tacked on to help grow the building over the years.

The original part of the building is on a timber raised subfloor, to the side of that there is an area with only a dirt floor and then the most recent part has a concrete floor.



The working group has identified that the existing state and working conditions for the clubs ground staff is non-compliant with WorkSafe requirements. The existing shed does not have compliant storage facilities for the storage of dangerous chemicals, nor does it have a dedicated chemical shower for the staff to wash off in the event of an emergency. The building has also been inspected by a qualified building inspector, the findings of this inspection showed that the north end of the existing shed is not structurally sound.

Extensive consultation with the club's superintendent and ground staff was undertaken in relation to possible locations to site the new shed. With in these discussions all unused areas of the golf course were considered, it was concluded that most areas would be too expensive to provide services to or not suitable for the staff's needs. In section two of this presentation, you will see that the working group concluded that there were only two suitable and achievable sites to construct the new shed.

The working group developed a clear 'scope of works' that would be required for the two proposed, (see apendix 1).

A mimimum of two quotes from different local providers was sought for all required items. These items included; the new shed, concrete floor, all services connections, internal fit out of shed, access and chemical storage.

In mid 2024 the board agreed and approved the construction of a new green keeper shed, subject to final costs and an approved location from the outcome of a vote of members.

SECTION 2: Workshop shed building design, location proposals and costings

The two proposed locations are:

Site 1: In the existing green keepers shed location.



SITE PLAN

1: 5000



PROPOSED SITE ONE

1: 1000



Site 2: At the southern end of the dam, members may know it as the old turf nursery



LOCALITY PLAN

1: 5000



PROPOSED SITE TWO

1: 1000



Site 1: In the existing green keepers shed location.



PHOTO 1



PHOTO 1 - RENDER



PHOTO 2



PHOTO 2 - RENDER

Site one is in the existing location of works shed. The working group has consulted with the staff of the club and held several meetings to discuss pros and cons for this site. The working group believes the following will allow all members to be informed on the advantages and disadvantages of this location.

Advantages:

- The location is established and staff, contractors and our members are familiar with the location.
- The location is not in direct line of site from any golf holes.
- The location is safer for the staff as no golf ball should hit the shed or staff.
- The location already has access to power and water.
- The location is central to all holes for staff.
- The location may allow for reuse of some existing infrastructure in the new build.
- The location is closer to the connection for sewer.
- The site allows for discreet locations of new sand and rock storage bunkers.
- The site allows for staff parking away from golf balls.

Disadvantages:

- The location is close to residential land.
- The club would need to assess construction of the new shed and where staff would locate during construction.
- The location may devalue future blocks of land for sale by the club on Fyfe Street, (please note, there is no way to measure this point).

The existing inground fuel tank will need to be decommissioned, not removed but filled with sand or concrete.

This site will continue to allow traffic to travel through course, the board will need to look at how to restrict private vehicles passing through course.

This site would not allow the club to explore the sale of additional lots of land for sale.

The location of new entrance to the existing site will move west on Fyfe Street, this may have some traffic implications.

The below table shows the external contractors costings, The quotes include the shed kit, erection, concrete floor, internal fit out, plumbing, flooring in staff office and toilets, painting, external earth works, drainage, connection to sewer and power.

Hamilton Golf Club New Work Shed.

Site 1 costings

Item	Provider	Existing Site 1
Colourbond Shed	Sheds Galore	\$106,731
Construction internal works, inc: Plumbing, flooring and painting.	Ultra Build	\$74,168
Duro Tank for fuel	Liquid Victoria With electric pump	\$7,000
Workshop drainage	Finchetts	\$5,690
Pipe and Poly tank		\$2,920
Concrete shed floor	Ross Fitzgerald	\$43,692
Internal fit out of Power	Look Cabling	\$11,287
Power supply external		\$5,439
Sewer	Finchetts	\$35,470
Colourbond fence 2m high	John Raymond	\$8,420
New driveway Fyfe Street & shed pad	Butch Walker	\$23,150
Earth works		
	Site1 Total:	\$323,967 INC GST

Note: All above figures are a worst-case assessment of all quotes provided, to show members what the industry rate of construction would be for a work shed if the club were to engage all external trades to build the project. The working group and the board once a site has been chosen will reassess the quotes and work hard to reduce the total cost. This may be done by using own members skill sets to complete the project. The board will also negotiate with providers to get the best prices or donation.

Quotes do not include permits from SGSC required on Fyfe Street, works with in road reserve and a crossover, both will be less than \$500. Shane Kenny has included costings of culvert and end settings. The building will be provided with the scope to add solar panels at a later date.

The board will need to allow 20-25% in the construction, for unknow expenses or price increases during construction.

Site 2: Sothern end of dam, new works shed location.



PHOTO 1



PHOTO 1 - RENDER



PHOTO 2



PHOTO 2 - RENDER

Site two is the site at the southern end of the large dam, some members will know this site as the old turf nursery. The working group has consulted with the staff of the club and held several meetings to discuss pros and cons for this site. The working group believes the following will allow all members to be informed on the advantages and disadvantages of this location.

Advantages:

The construction of new shed can take place with no disruption to existing staff conditions.

The location provides the club option with the existing shed location, the existing shed could be repurposed for additional golf cart storage, with some upgrades to the safe part of the shed. The existing shed could also be demolished, and the site could be sold as another block of land.

The location is central to all holes for staff.

The location utilizes a piece of vacant land within the club.

Disadvantages:

The location will need to be provided with power and water

The location will need to be provided with vegetation or screening to protect the shed from golf ball.

Staff car parking will be in the open and may be affected by golf balls.

The below table shows the external contractors costings, The quotes include the shed kit, erection, concrete floor, internal fit out, plumbing, flooring in staff office and toilets, painting, external earth works, drainage, connection to sewer and power.

Hamilton Golf Club New Work Shed.

Site 2 costings

Item	Provider	Dam Site
Colourbond Shed	Sheds Galore	\$106,731
Construction internal works, inc Plumbing, flooring and painting.	Ultra Build	\$74,168
Duro Tank for fuel	Liquid Victoria With electric pump	\$7,000
Workshop drainage & pipe Poly tank	Finchetts	\$5690 \$2,920
Concrete shed floor	Ross Fitzgerald	\$43,692
Internal fit out of Power	Look Cabling	\$11,287
Power supply external		\$11,297
Sewer	Finchetts	\$39,658
Landscaping and screening	Club	\$2,000
New driveway Fyfe Street & shed pad	Butch Walker	\$38,750
	Site 2 Total:	\$343,193 INC GST

Note: All above figures are a worst-case assessment of all quotes provided, to show members what the industry rate of construction would be for a work shed if the club were to engage all external trades to build the project. The working group and the board once a site has been chosen will reassess the quotes and work hard to reduce the total cost. This may be done by using own members skill sets to complete the project. The board will also negotiate with providers to get the best prices or donation.

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Appendix 1

HAMILTON GOLF CLUB

NEW WORKSHOP SCOPE OF WORKS	Existing Site 1	Dam site 2
Permits and fees. (SGSC Etc.)	✓	✓
Temporary fencing	✓	✓
Demolition	✓	
Site preparation	✓	✓
Obtain Shed (quotes from Sheds Galore , Action Steel.)	✓	✓
Shed floor concrete (Fitzgerald, Fitzsimmons.)	✓	✓
Storm water (Shed only.)	✓	✓
Electrical (inc. Sewer pumps.)	✓	✓
Plumbing Inc. Sewer, pumps, rising main.)	✓	✓
Plumbing – Water supply	✓	✓
Builder - (toilet and mess room & office.)	✓	✓
Builder – (Electrical, plumbing, air con, floor coverings)	✓	✓
Course sprinkler connection alterations.	✓	✓
Road works for access and egress.	✓	✓
Fuel tanks (1000 lt. diesel. 500 lt. Uld.)	✓	✓
Solar to roof.	✓	✓
Underground fuel tank	?	NA
Rainwater tanks. 2 x 10,000lt.	✓	✓
Chemical storage provision.	✓	✓
Safety Shower	✓	✓
<p>Suggested contractors: Rob Fitzsimmons. Fitzgerald Concreters, Mal Groves, Creek Electrical, Cowlands Shane Kenny, Butch Walker. Raymonds, Finchetts. David Bench, Ultra Build.</p>		

Appendix 2 Floor plan:

Note: Site 1 lay out, Site 2 Floor Plan is mirrored

Floor Plan

