



# LM240.1 CHANGEROOM COMPLEX

<b>SIZE NOTES</b>	240.5m <sup>2</sup> TOTAL BUILD AREA
<b>VALUE</b>	\$TBC EXCL GST
<b>DESCRIPTION</b>	1 DUAL CHANGEROOM WITH AMENITIES, MASSAGE ROOMS, STORE FACILITIES, UMPIRE ROOMS, DISABLED AMENITIES AND CLEANERS ROOM*

\*Meets AFL Preferred Facility Guidelines

## FACILITIES

- 1 dual changeroom with operable wall (2 full changerooms x 46.5m<sup>2</sup> each)
- Amenities with instantaneous gas HWS (2 rooms x 25m<sup>2</sup> each)
- Massage/doctor rooms (2 rooms x 12m<sup>2</sup> each)
- Umpire rooms with separate amenity blocks (2 rooms x 12m<sup>2</sup> each)
- Unisex disabled amenities (1 room x 8m<sup>2</sup>)
- Store room (10.62m<sup>2</sup>)
- Cleaners room (5m<sup>2</sup>)

## DESIGN SPECIFICATIONS

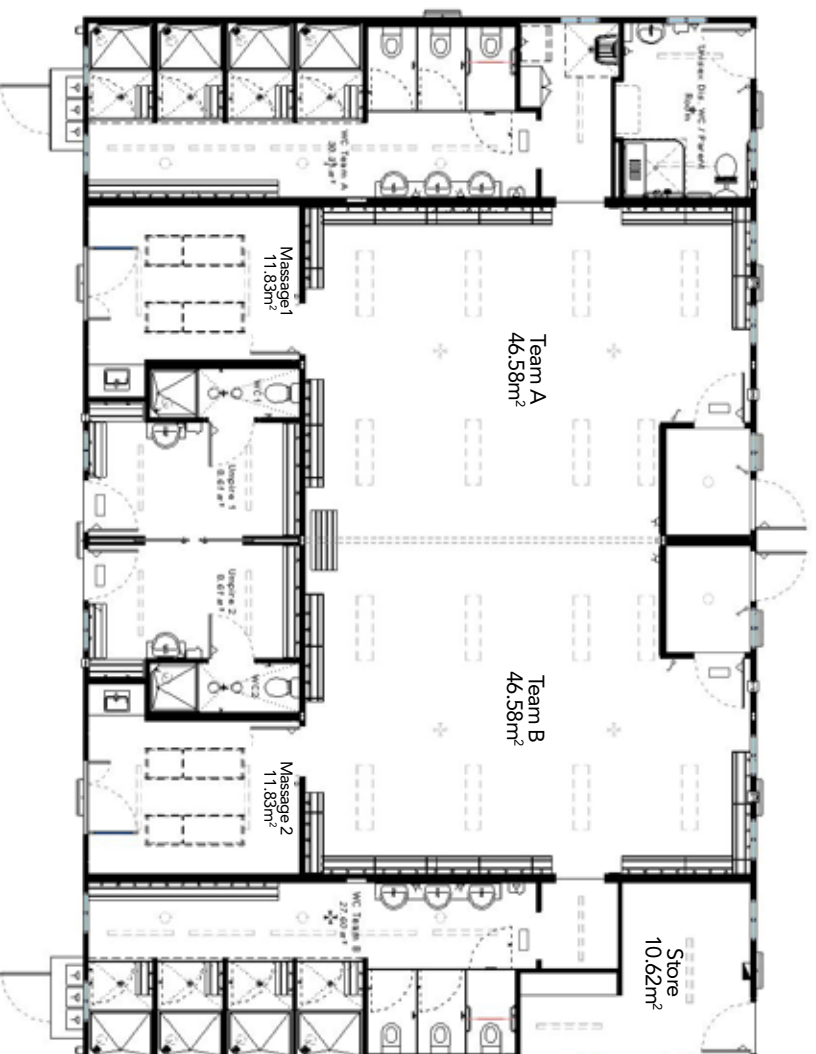
- Sound rated operable or fixed walls
- Perimeter chassis design for firm floor feel
- Closer floor joists for firm floor feel
- Internal ceiling and wall protection to prevent damage from ball impact
- 3.0m tall ceiling height throughout
- Modern and dynamic external building finishes

## FURTHER CLARIFICATIONS

- Design and drafting costs included
- Provisional sum of \$10,000 for civil works included
- Provisional sum of \$20,000 for surveying and site design services included
- Provisional sum of \$15,000 for site plumbing connections included
- No demolition works are included in the above costs



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