



MERICI COLLEGE
WISE STREET, BRADDON ACT 2612

MASTERPLAN PRESENTATION

26TH MARCH 2024



Empowering
Independence

PRESENTATION AGENDA

- 1 Masterplan Objectives
- 2 Masterplan Design Principles
- 3 Constraints & Opportunities
- 4 Masterplan Response
- 5 Next Steps & Discussion



01. MASTERPLAN OBJECTIVES



Explore site opportunities for the school to meet the projected increased student population



Exploring the feasibility of alternative and or additional learning structures such as junior campus or ELC



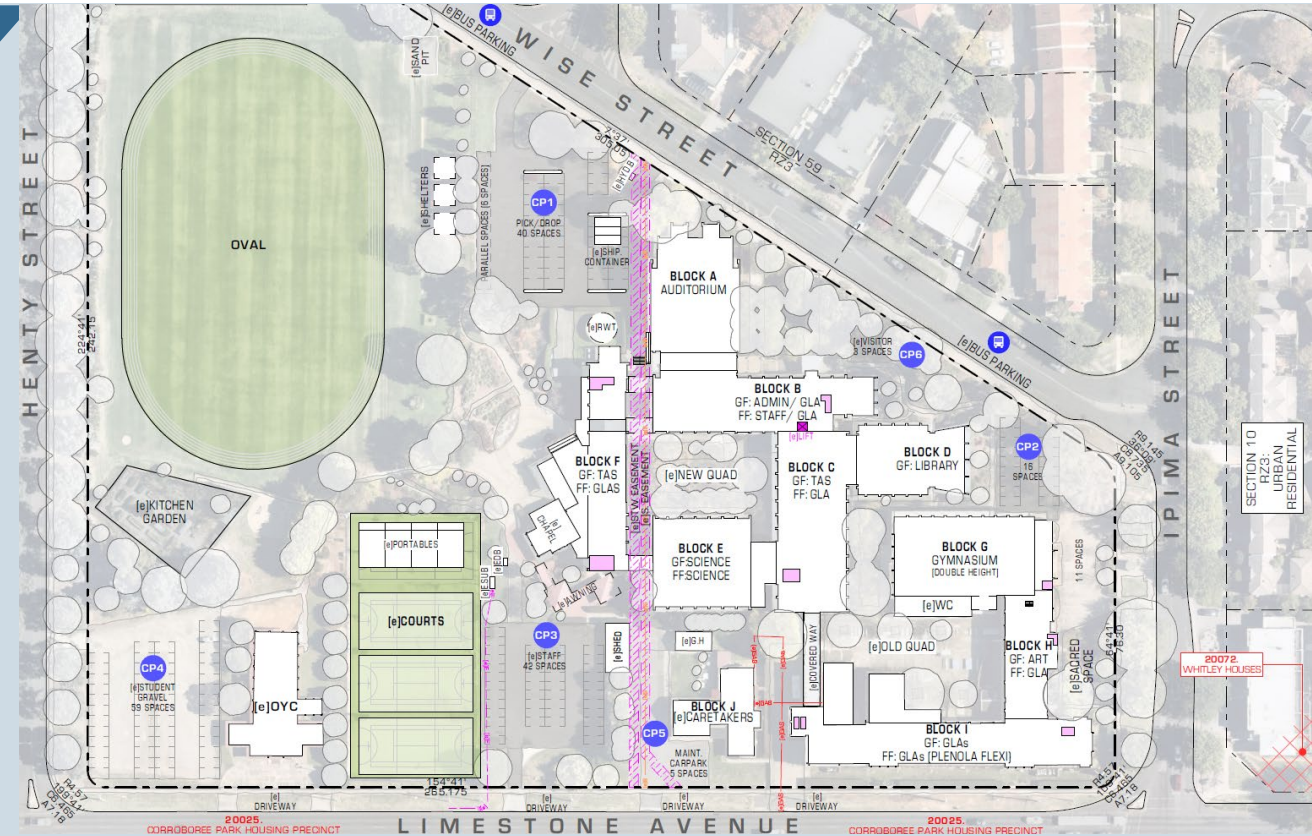
Explore opportunities for the upgrade of existing and creating of new learning spaces



Explore landscaping opportunities to enhance the interaction with the streetscape and facilitate outdoor learning areas



Explore opportunities for additional income generating community facilities.



02. MASTERPLAN PRINCIPLES



Upgrade or provide new facilities to meet current college needs



Improve the connection between indoor and outdoor spaces



Incorporate sustainable design practices



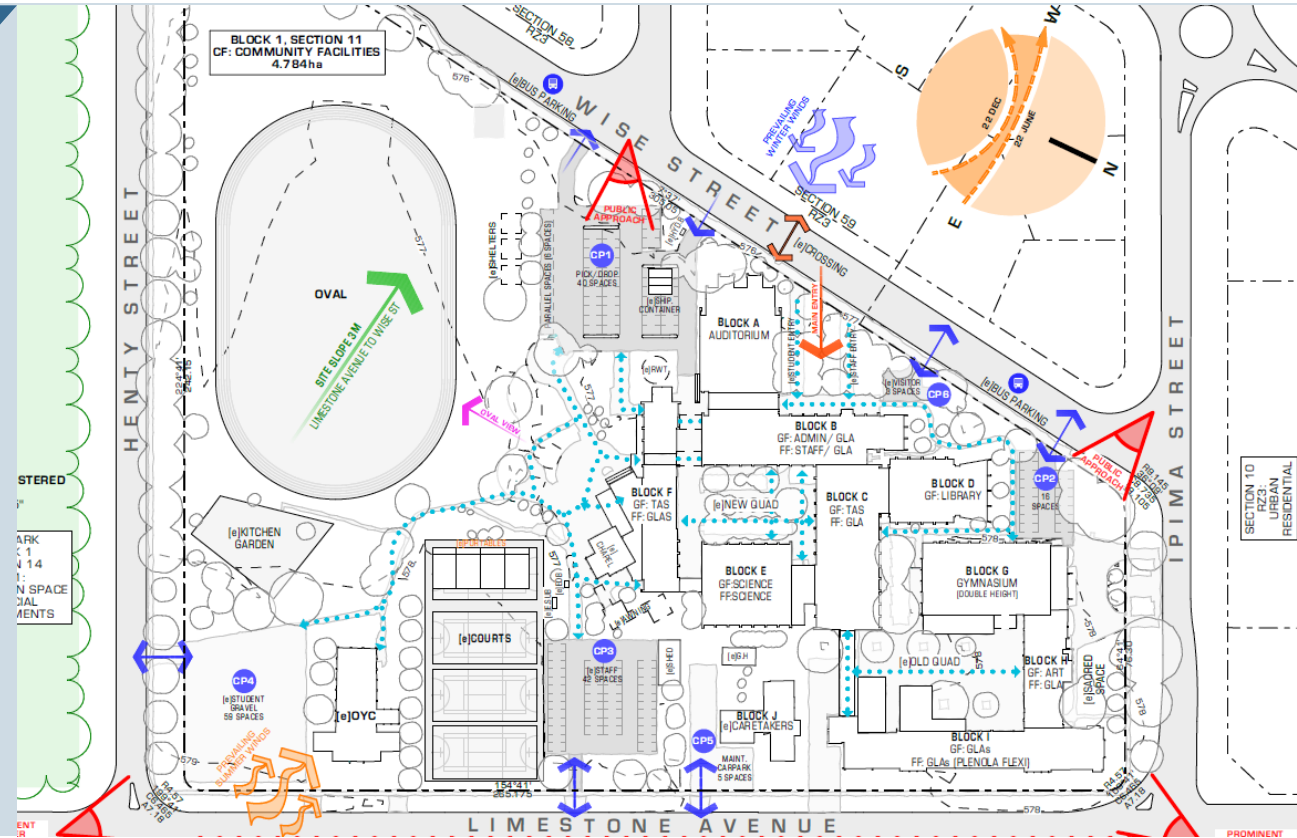
Improve existing building connections, accessibility and wayfinding



Improve pedestrian and vehicular safety



Improve the College's built-form identity

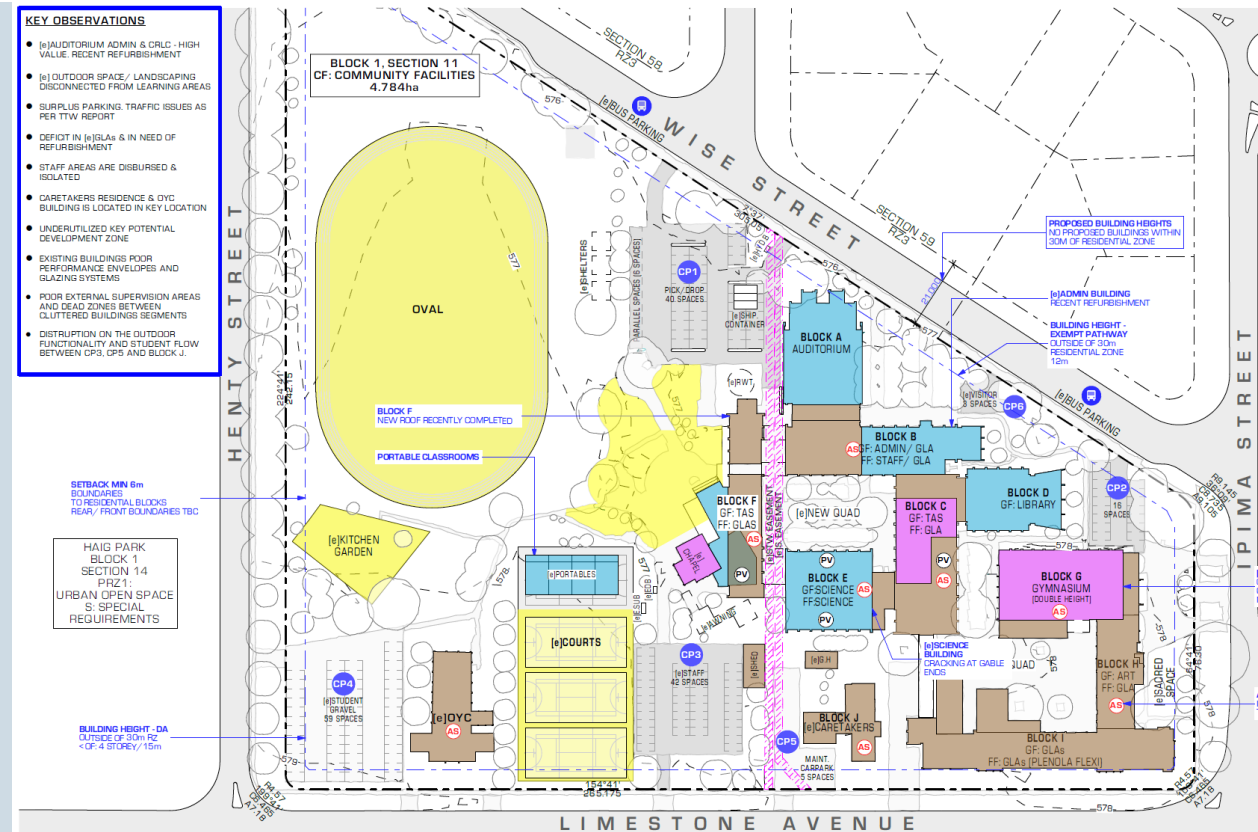


03 CONSTRAINTS

- Central SW easement
- Surplus Carparking
- Aging buildings
- Deficit of learning area
- Street Presence
- Clustered existing buildings
- Disconnection between spaces
- Key locations underutilised

OPPORTUNITIES

- Landscaping
- Staging
- Upgrade/Reconfiguration
- Semi/Permanent Buildings
- Prominent Locations
- Improve Site Identity
- Improve relationship to oval/courts
- Development Opportunities

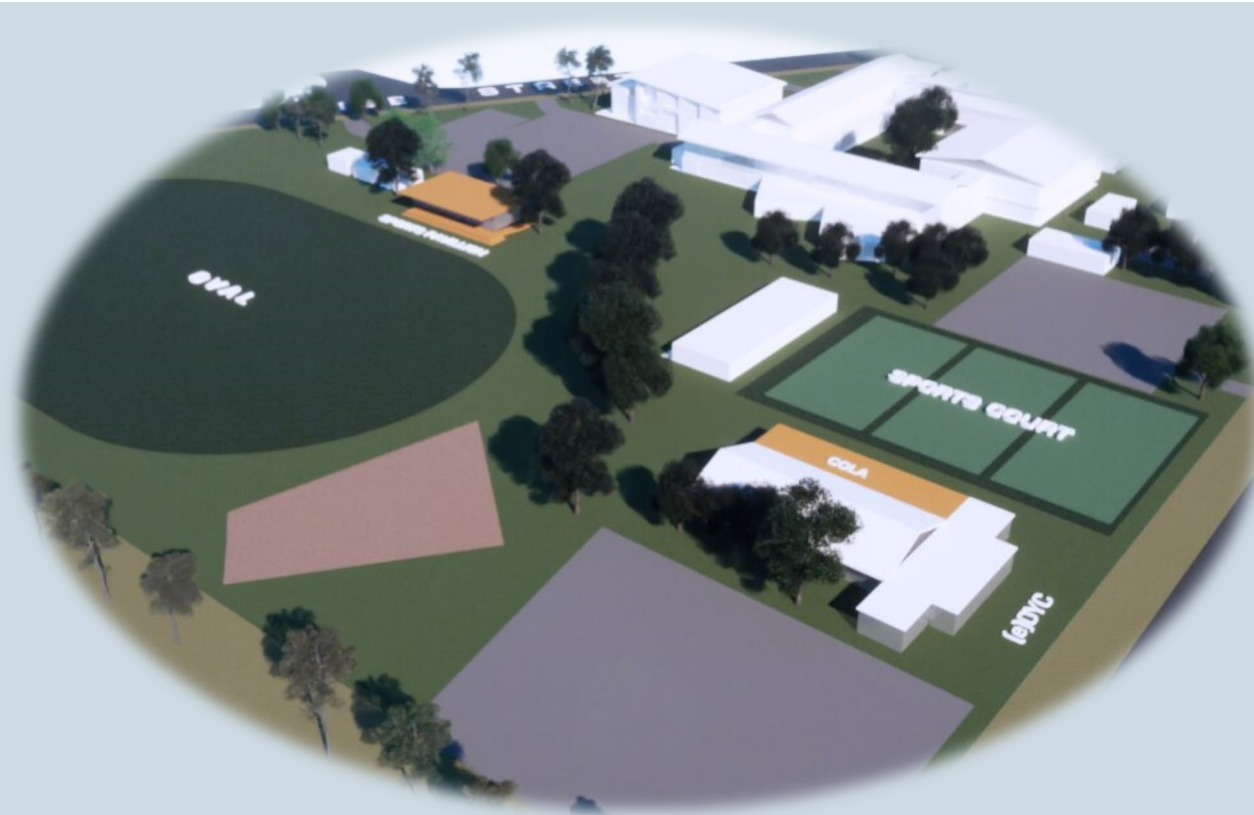


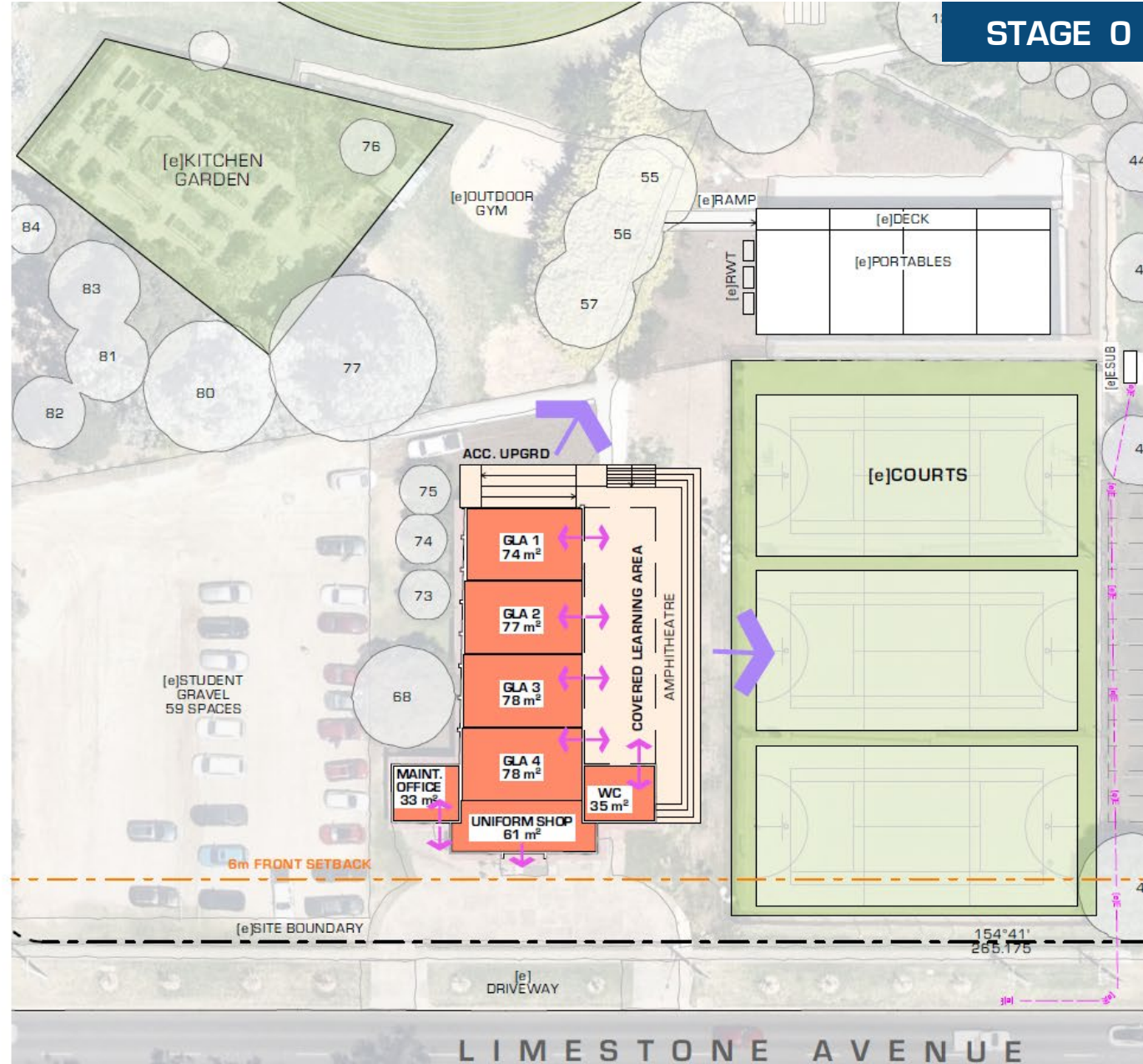
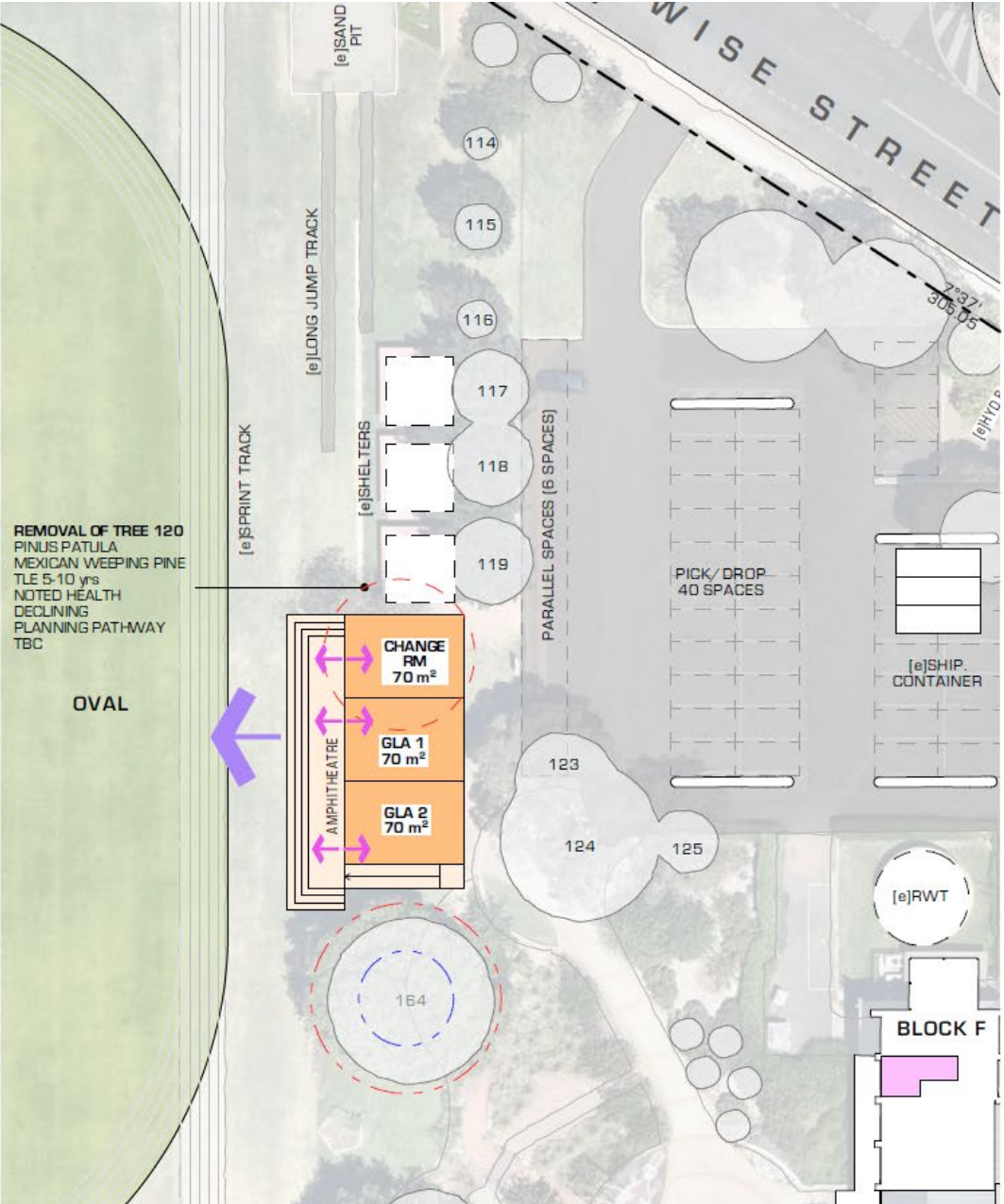
04. CONCEPT MASTERPLAN



STAGE 0 – EARLY WORKS

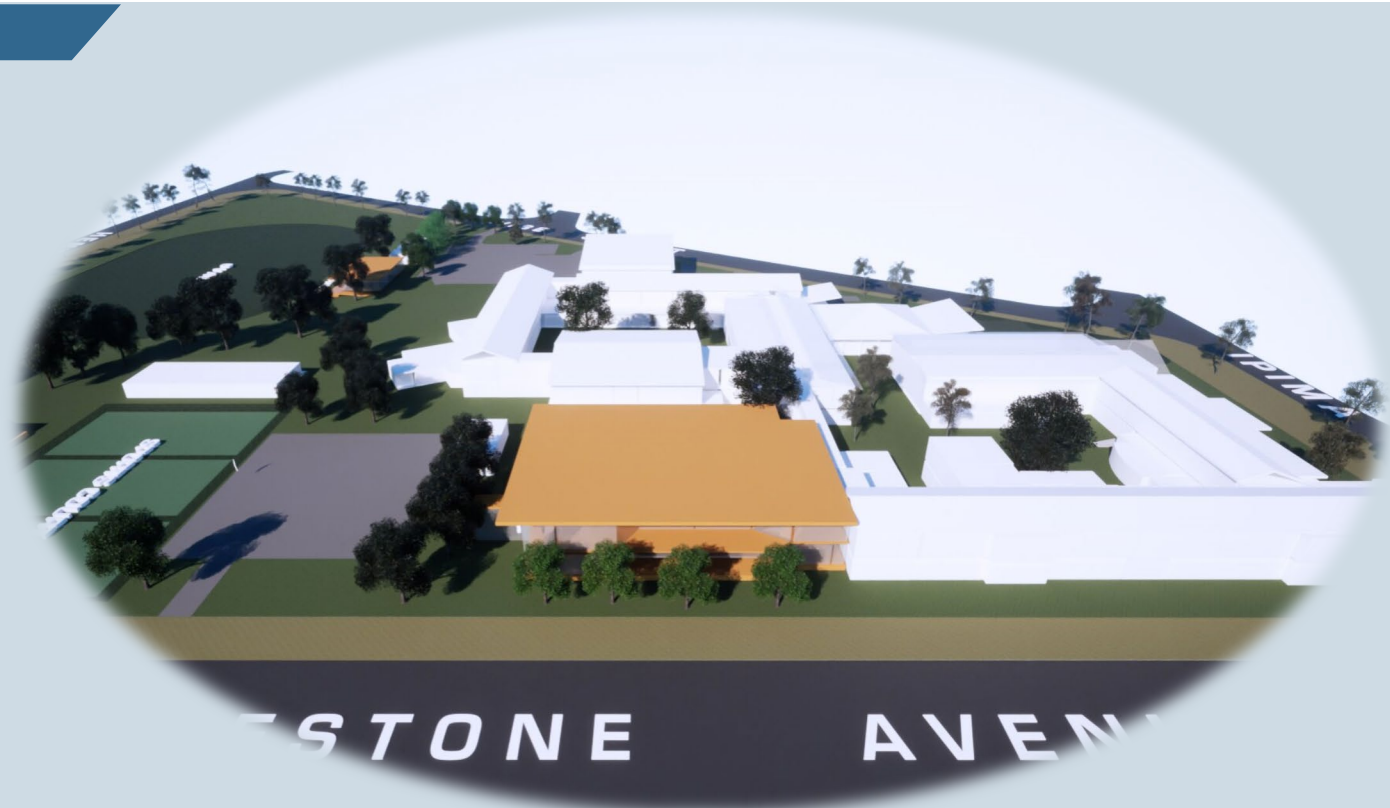
- Provide 4 additional learning spaces within the existing OYC building for 2025 to meet the immediate demand for learning space
- Retain the existing OYC building while refurbishing the existing bathroom facilities and providing a covered deck to be used as an outdoor learning area
- Relocate the uniform shop and maintenance offices to OYC to facilitate stage 1 demolition
- Provide a modular sporting pavilion adjacent to the oval, consisting of a change room and 2 additional learning spaces
- Likely exempt development pathway - TBC

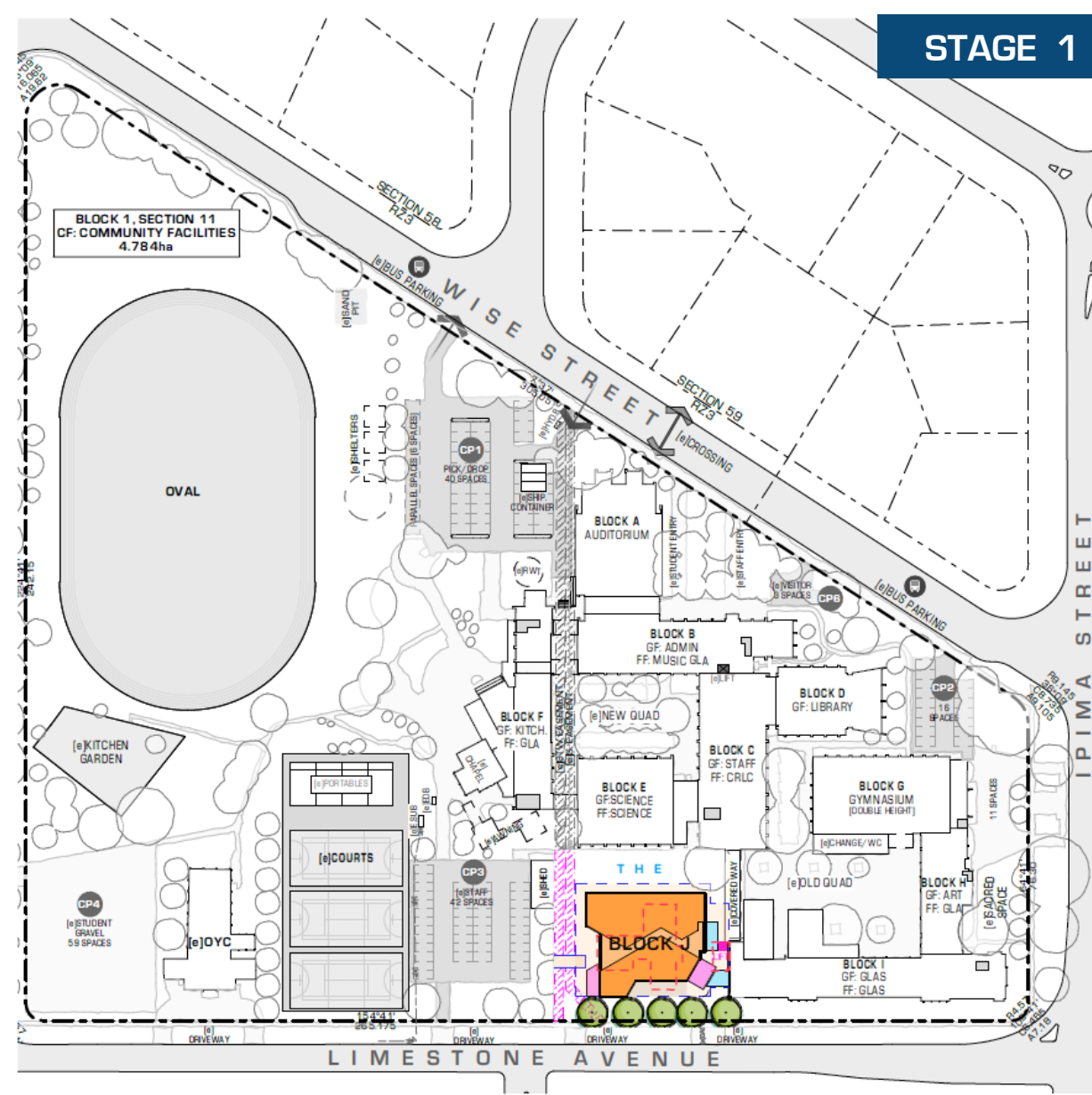
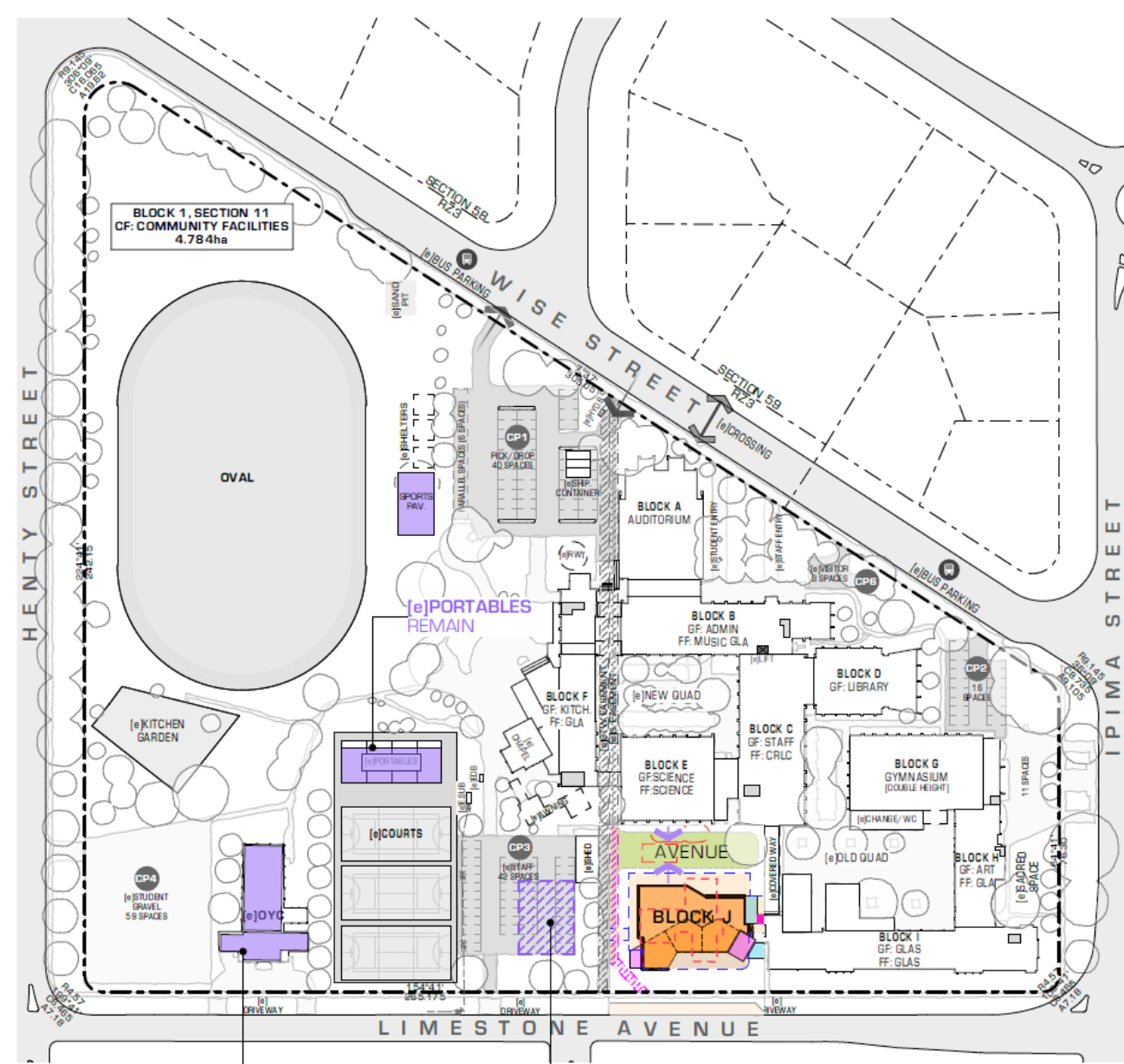


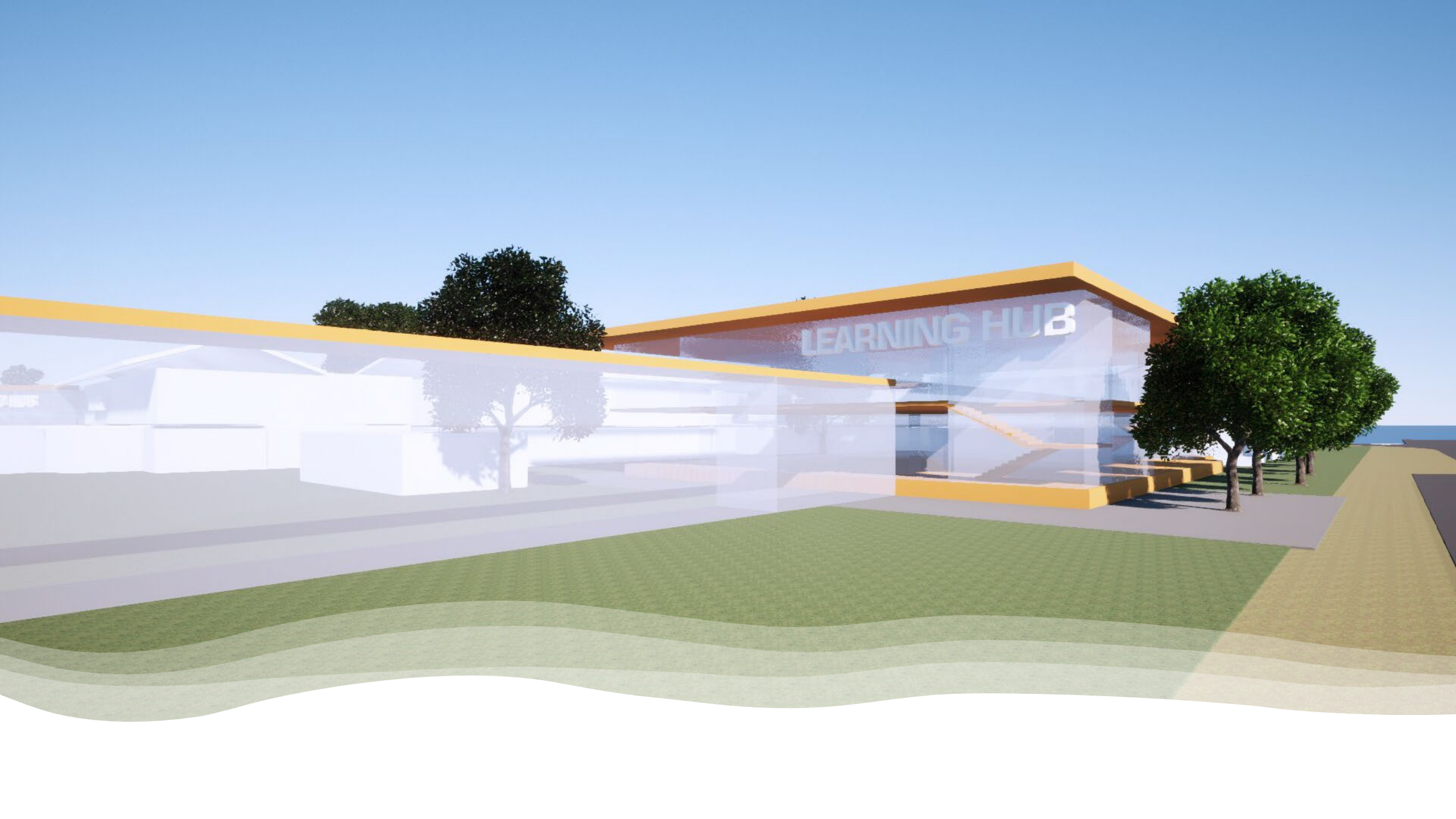


STAGE 1 – NEW LEARNING HUB

- Create a new learning hub to address current spatial deficit in learning area
- Providing purpose built learning spaces to support modern pedagogical approach.
- Increase campus accessibility and future proofing through the provision of a lift shared with Block I.
- Enhance the College's Street and public appearance along limestone avenue and improve the connection between Block E (Science)
- Create a landscaped avenue to offer functional outdoor spaces
- Likely exempt development pathway - TBC

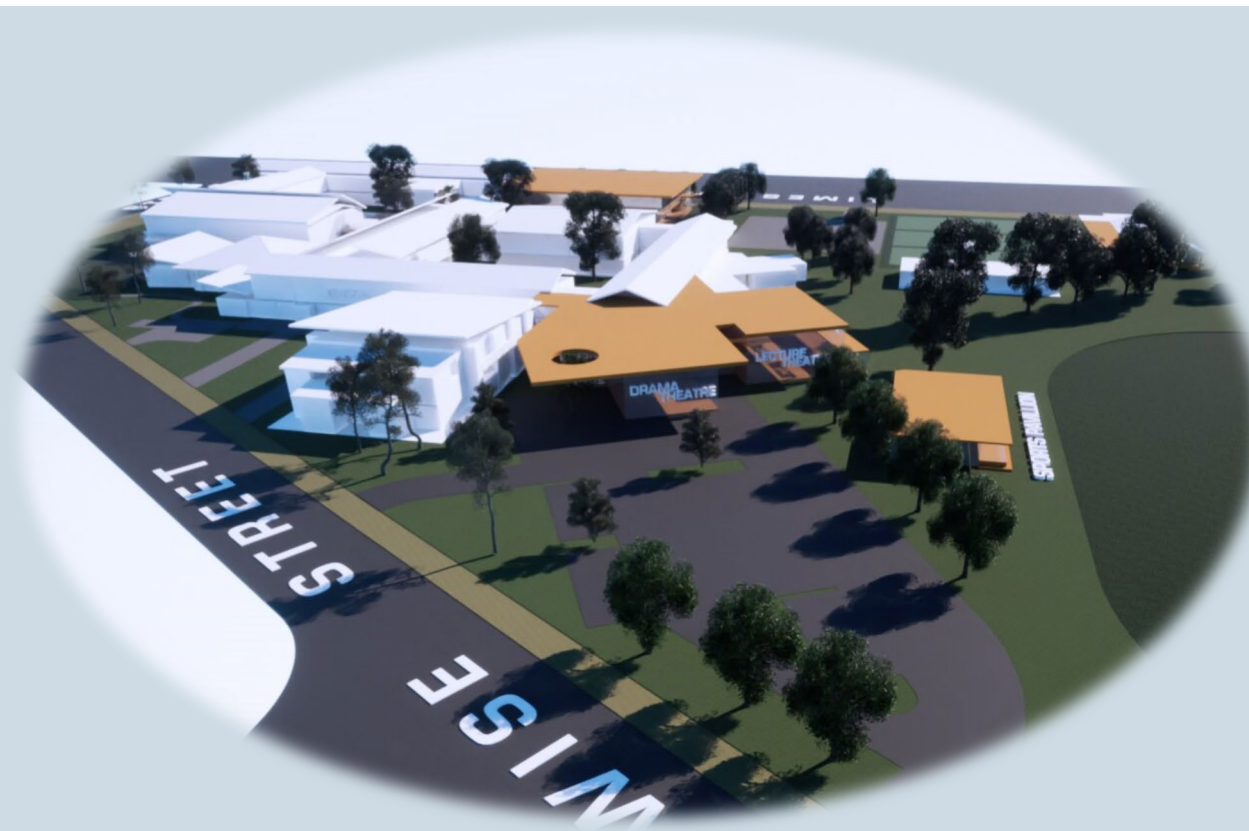






STAGE 2 – MUSIC DANCE DRAMA PRECINCT

- Addressing the site deficit of specialist learning areas.
- Establishing a two-storey Performing Arts Centre to cater to the growing student population.
- Increase campus accessibility and future proofing through the provision of a lift shared with Block F.
- Expand canteen facilities
- Establishing permanent building maintenance facilities
- Improving parking circulation and pick up and drop off
- Internal refurbishment works include: collocate staff study to first floor admin, expand and refurbish staff room and foyer through link from admin to MDD precinct







LECTURE THEATRE
RADIO HUB

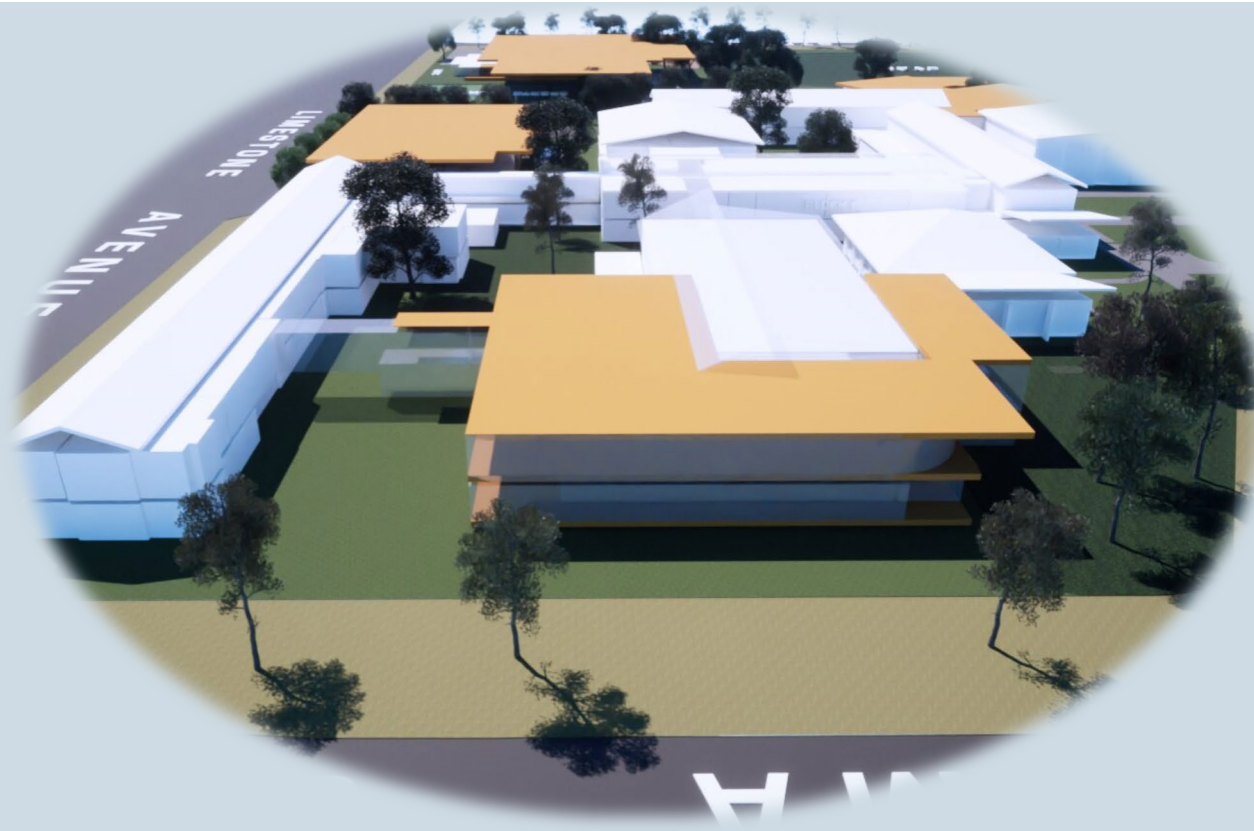
FACILITIES

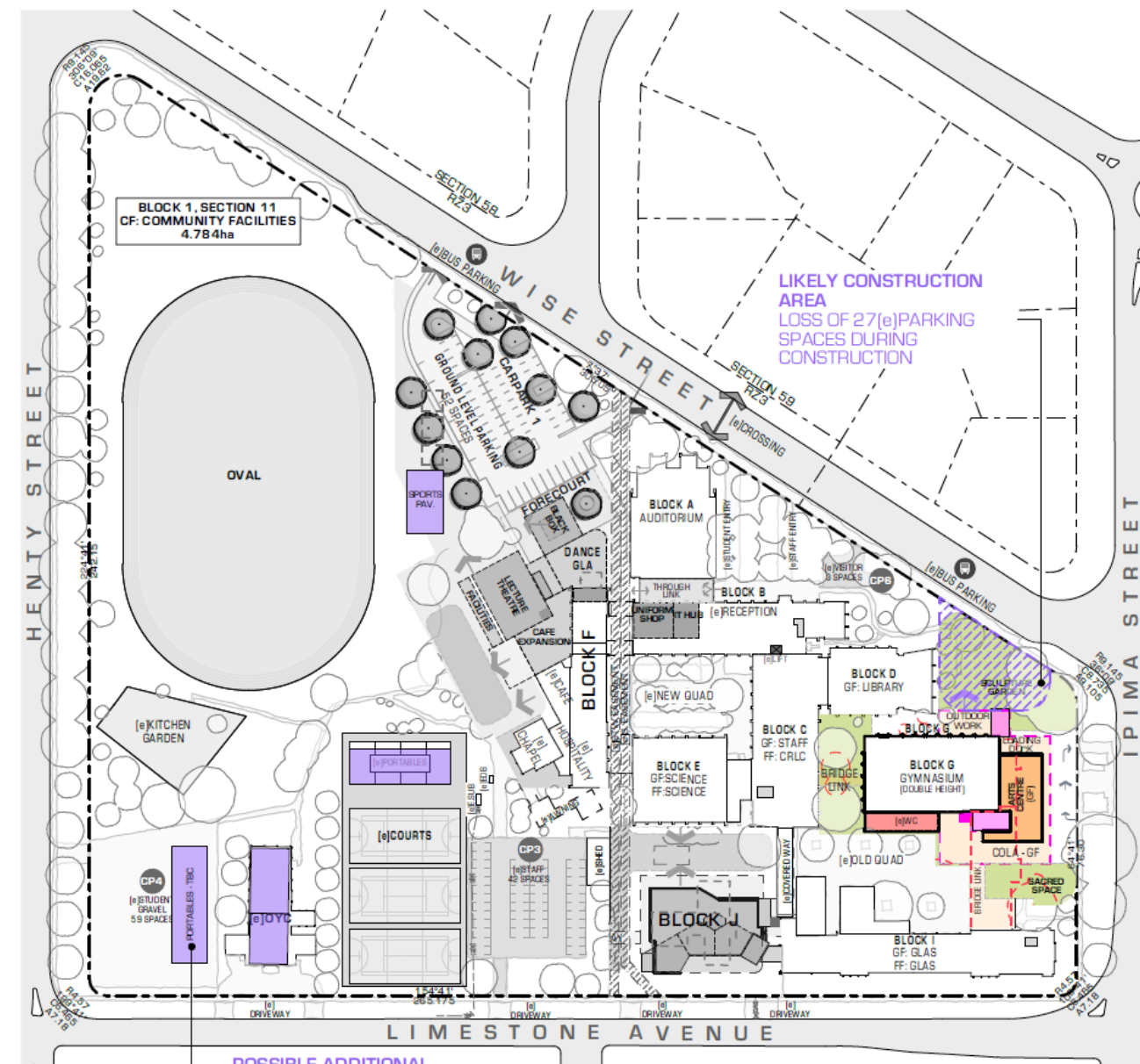
BLOCK F

CAFE & RESTAURANT

STAGE 3 –STEAM & TAS CENTRE

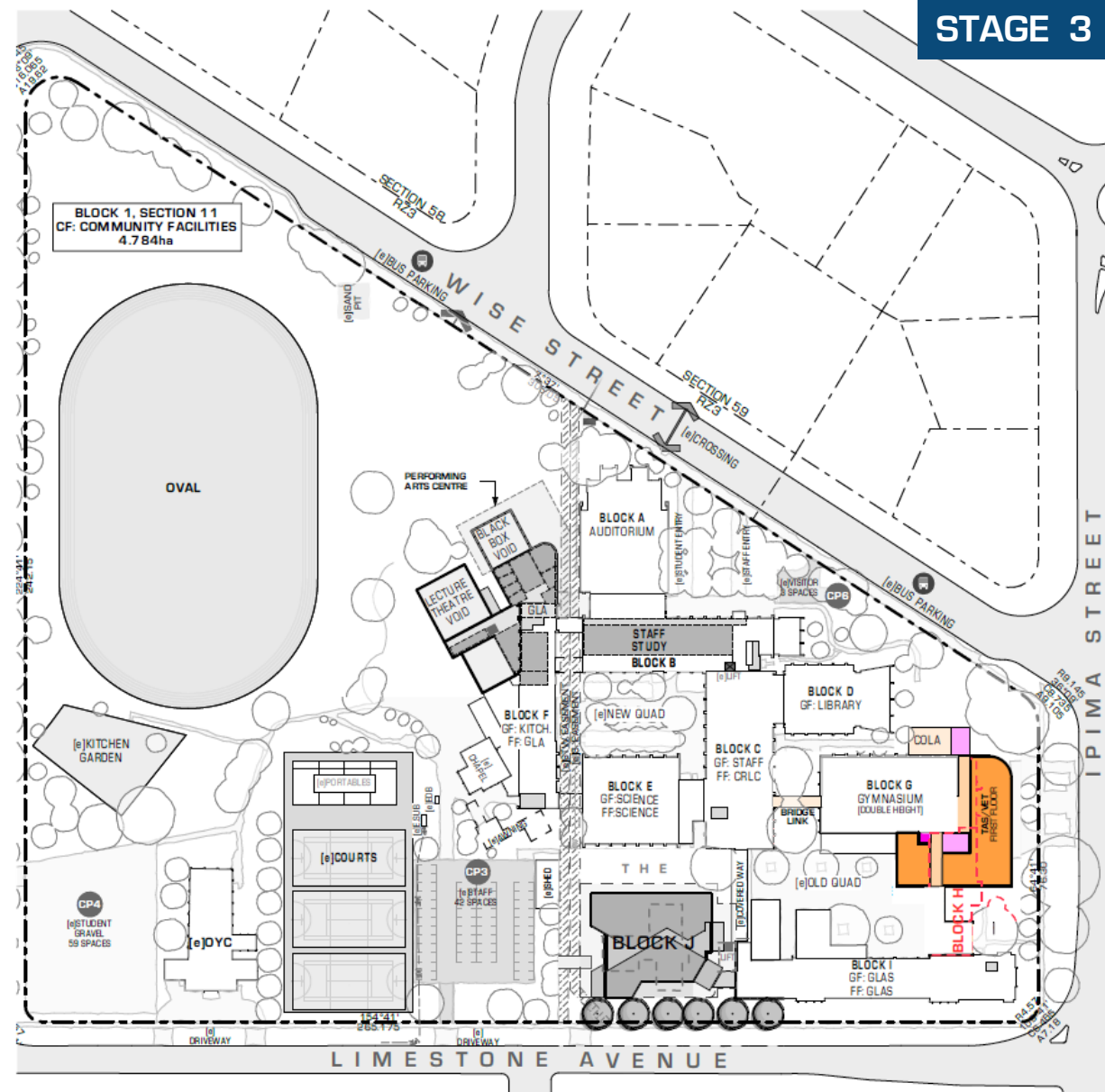
- Address site inadequacy of specialist maker spaces
- Facilitate the Adaptive reuse the existing Gym/Church space to allow future 2 storey connections
- Further develop Central Avenue to enhance the campus layout.
- Enhance street and public appearance along Ipima Street





POSSIBLE ADDITIONAL
PORTABLES - TBC
TO ALLOW BLOCK H DEMO

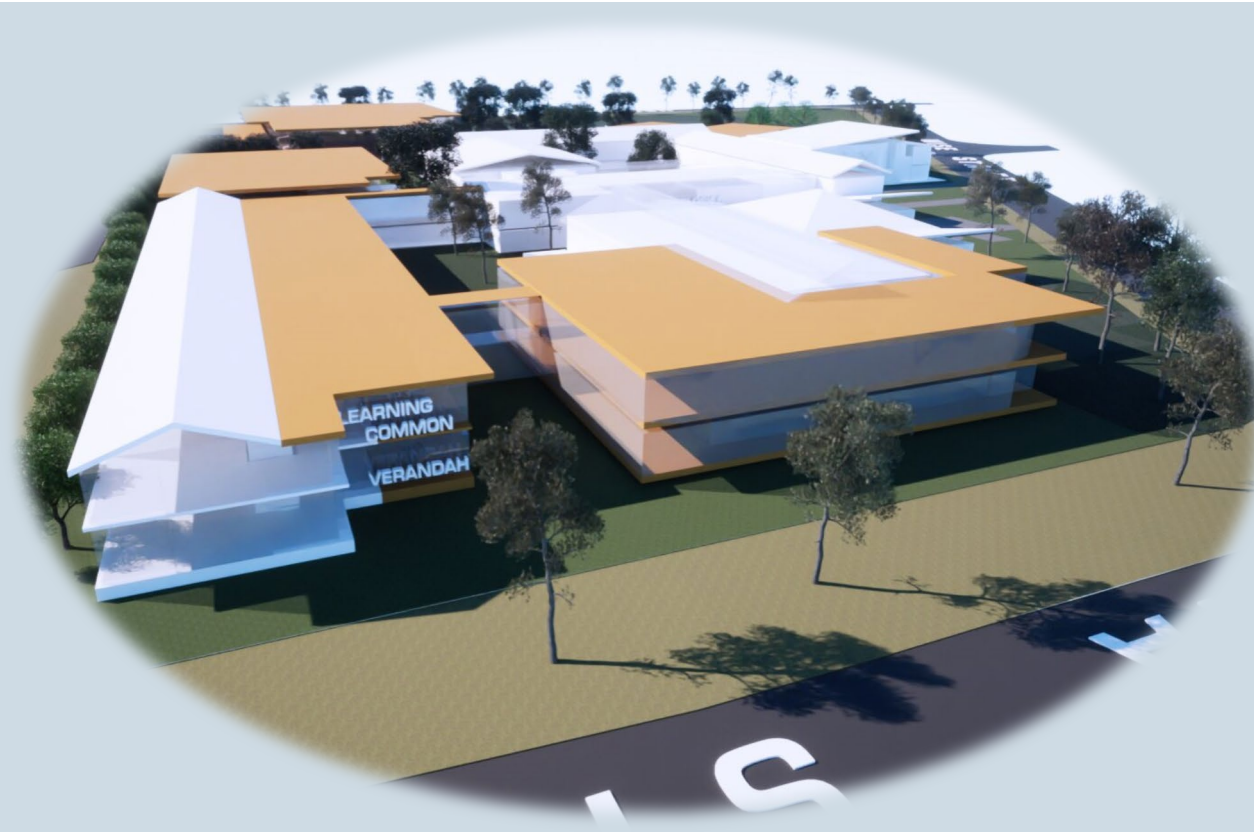
PROPOSED GYMNASIUM CONVERSION
GROUND FLOOR
1:1500

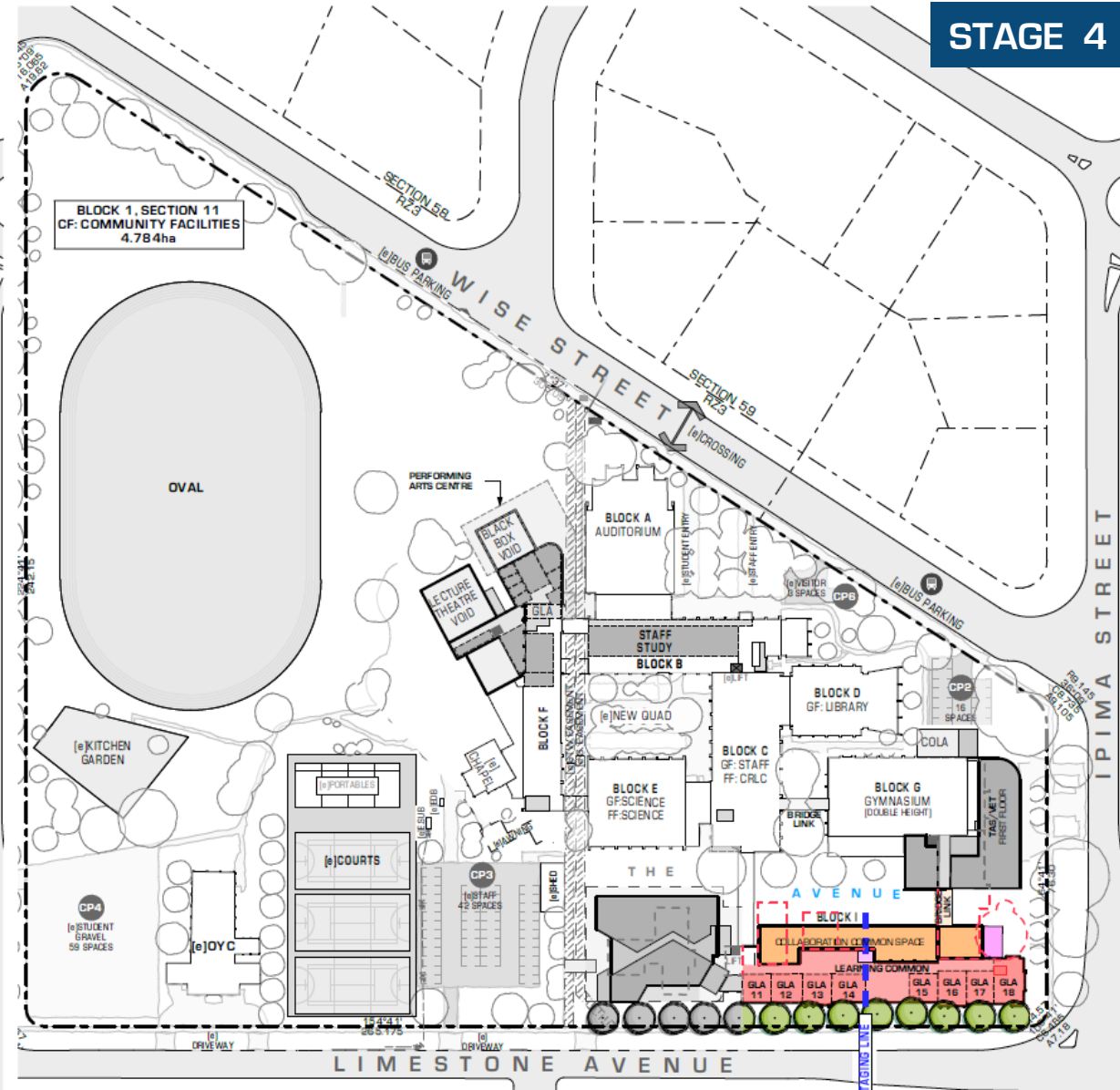
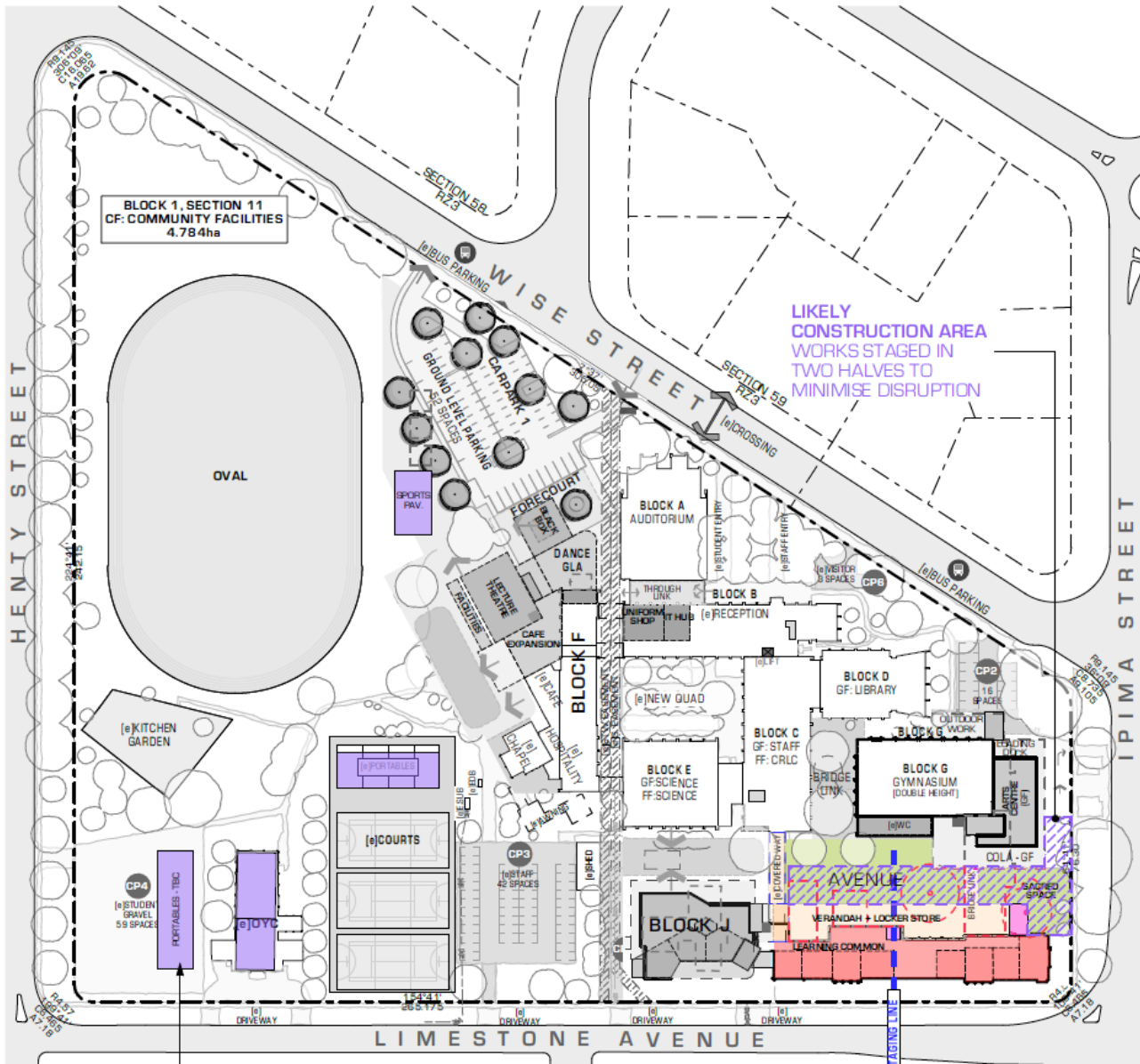


PROPOSED GYMNASIUM CONVERSION
FIRST FLOOR
1:1500

STAGE 4 – BLOCK I REFURBISHMENT

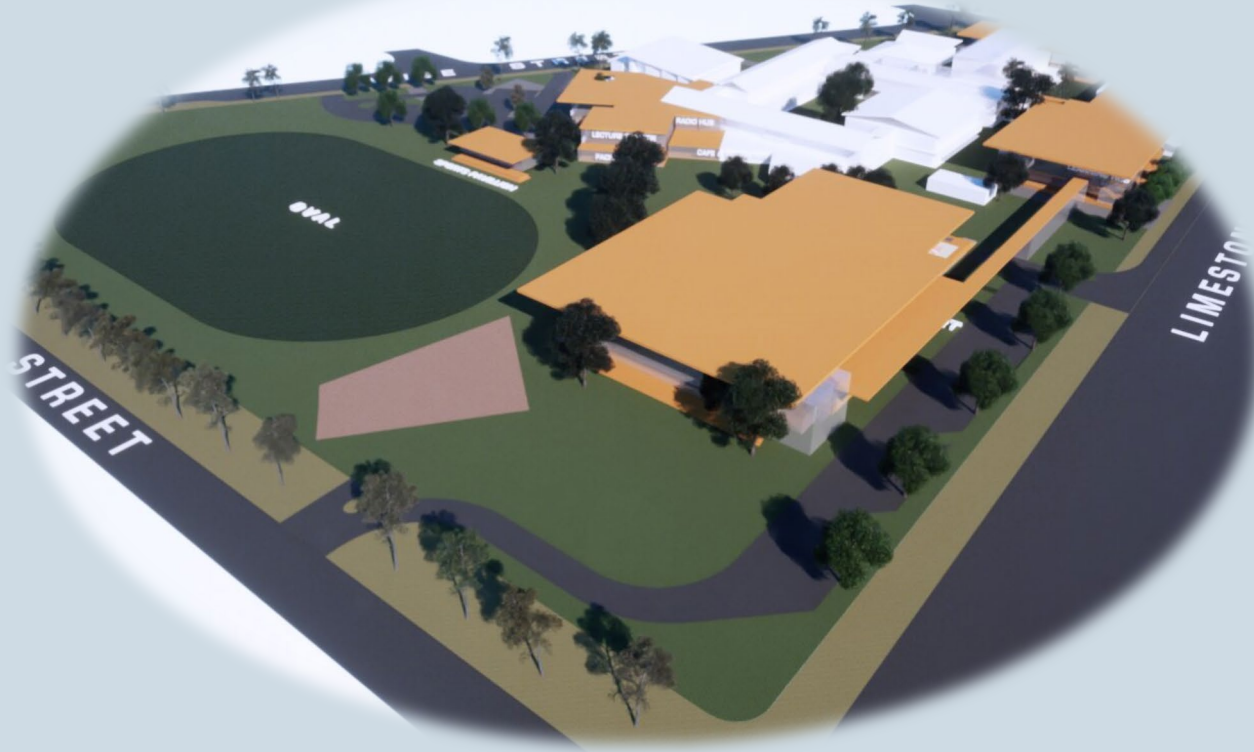
- Possibility to explore an expedited exempt development pathway
- Introduce a first-floor addition to Block I with a focus on a learning common and breakout areas.
- Establish an accessible link bridge connecting Block I and Block G.
- Implement adaptive reuse of existing (e)learning spaces.
- Advance the development of the central avenue landscaped area.

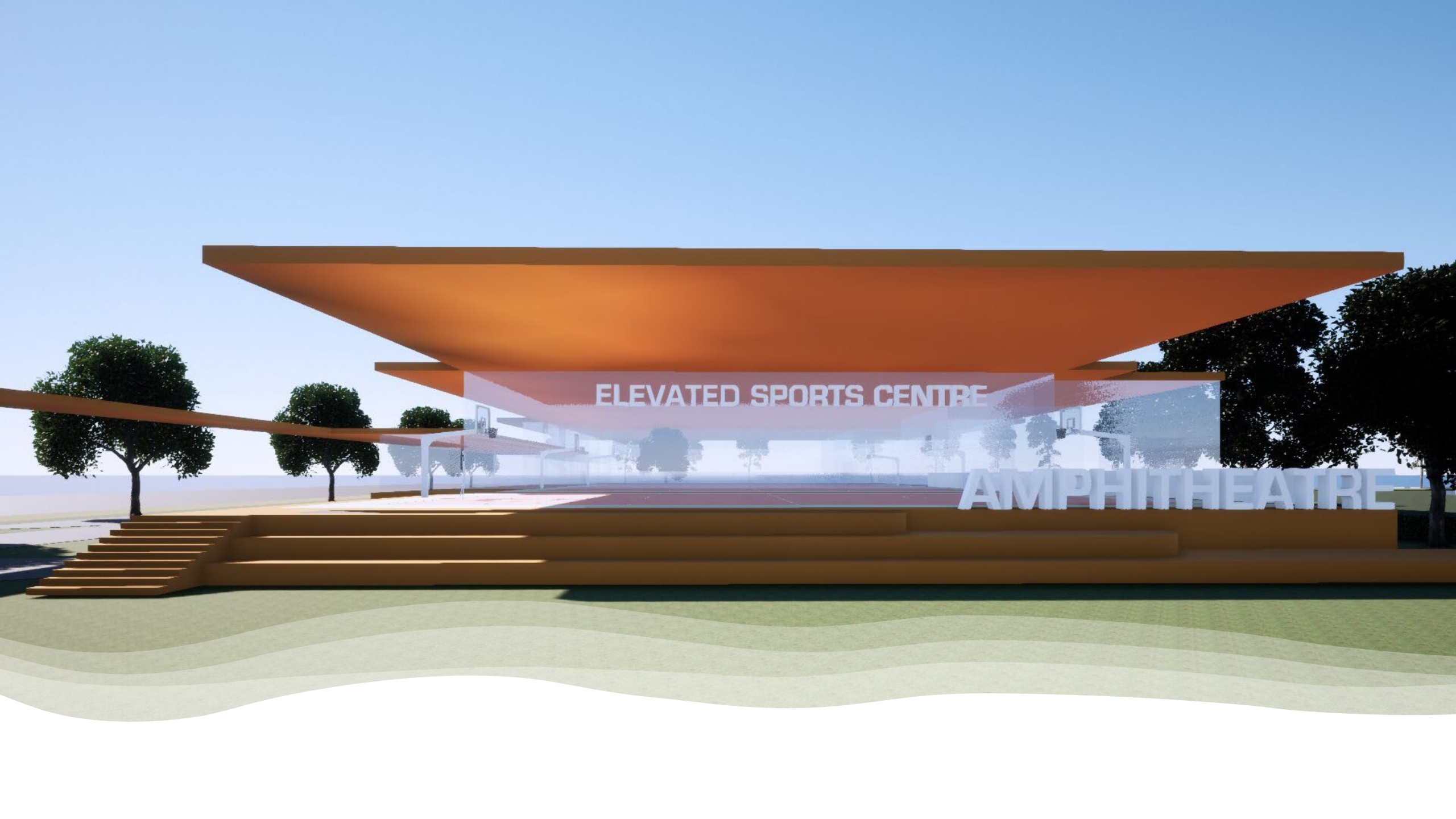




STAGE 5 – MULTIPURPOSE SPORTS CENTRE

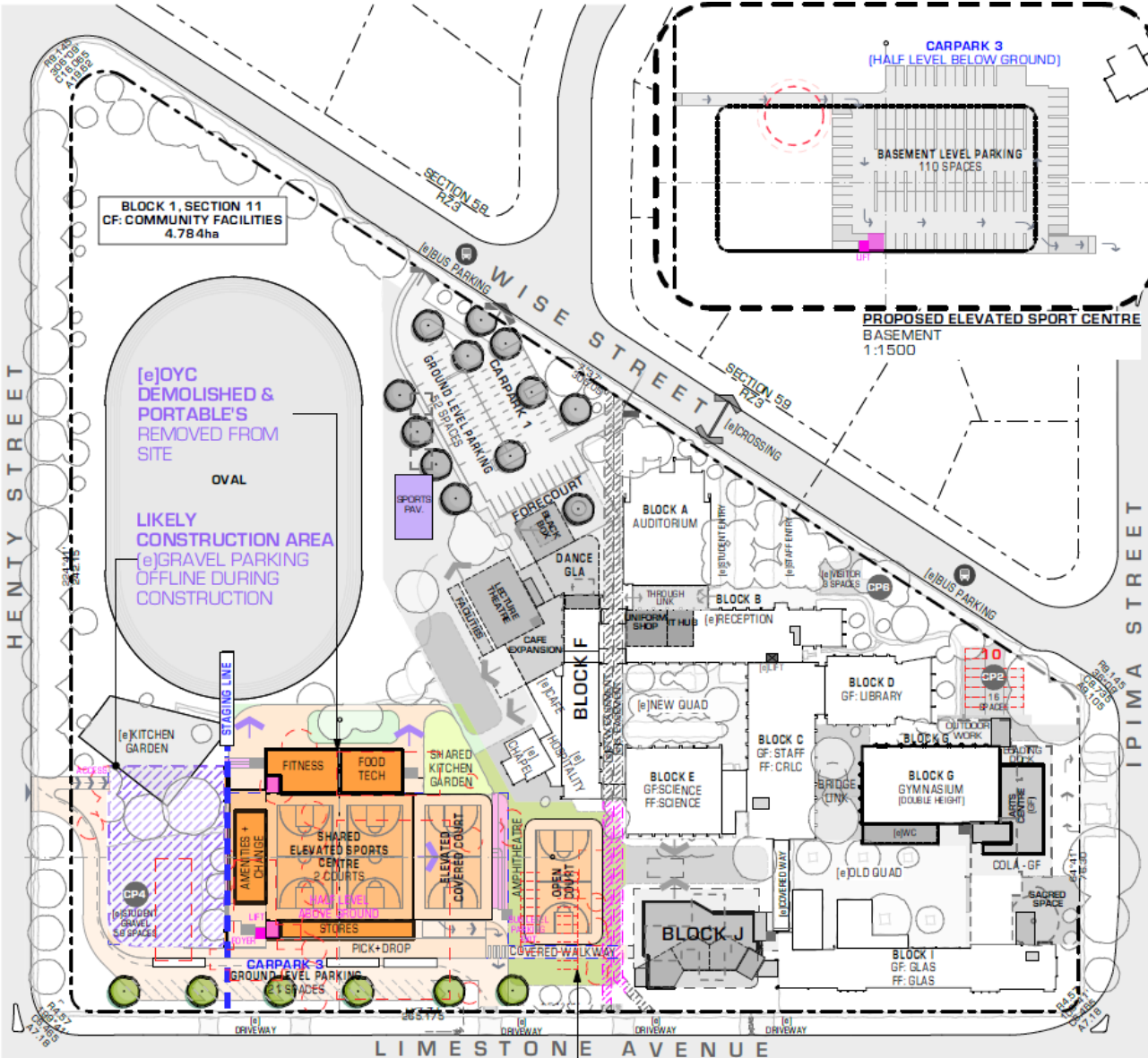
- Construct a versatile sports hall to accommodate the entire student population.
- Establish dedicated facilities for food technology and fitness to enhance overall school offerings.
- Explore opportunities for sub-lettable community infrastructure within the premises.
- Provide two internal sports courts, 1 covered and 1 open (4 total)
- Implement a covered link to Block J and create a landscape connection to the cafe and chapel
- Underground basement carparking (110 spaces)
- Allow for second stage - aquatic centre component.



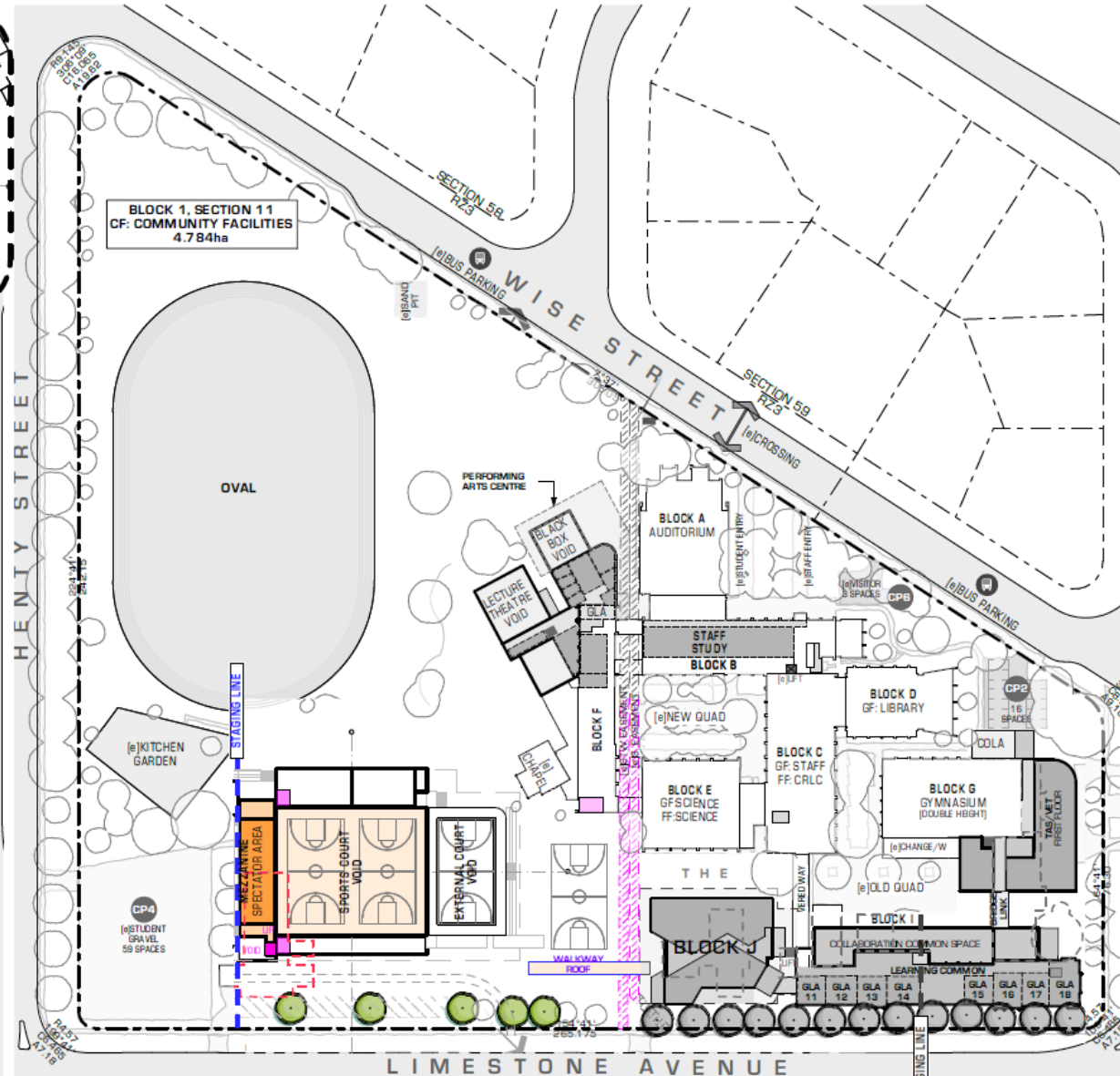


ELEVATED SPORTS CENTRE

AMPHITHEATRE



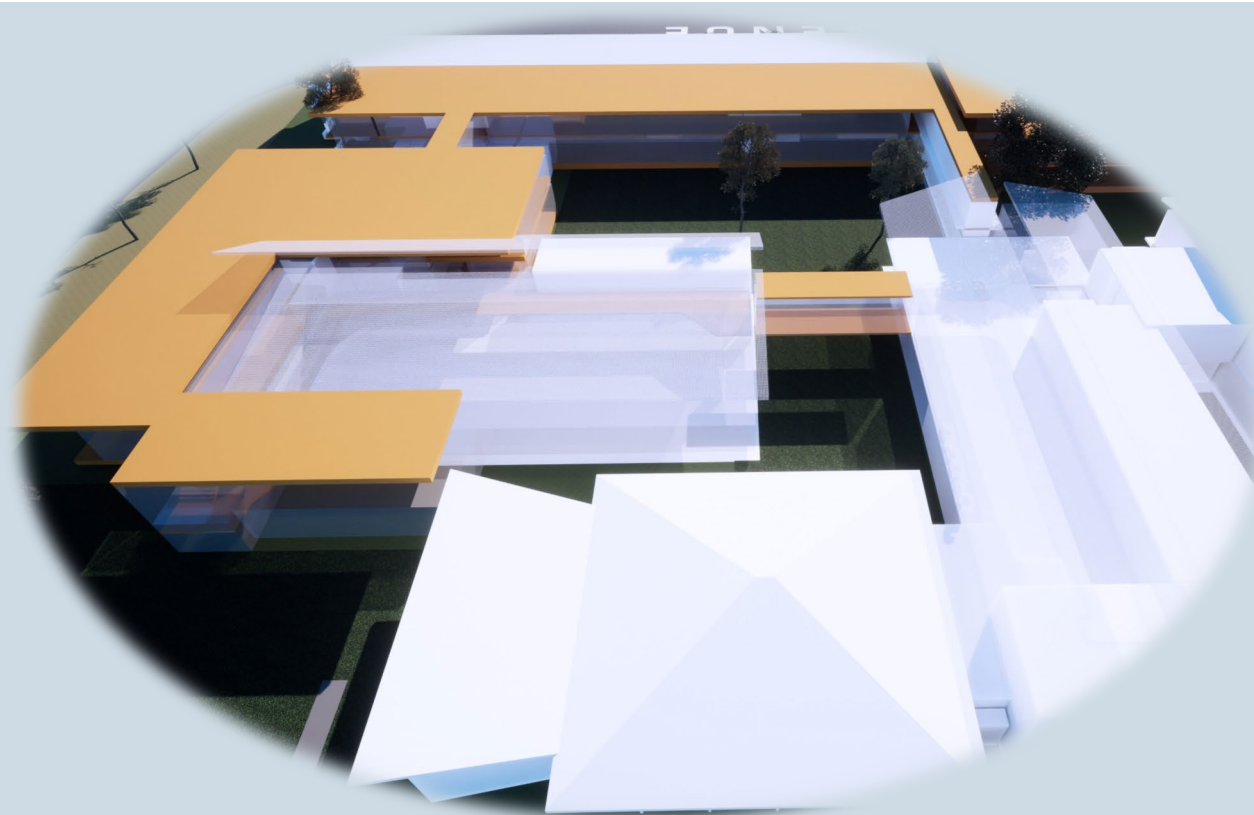
**PROPOSED MULTIPURPOSE SPORTS CENTRE
GROUND FLOOR
1:1500**

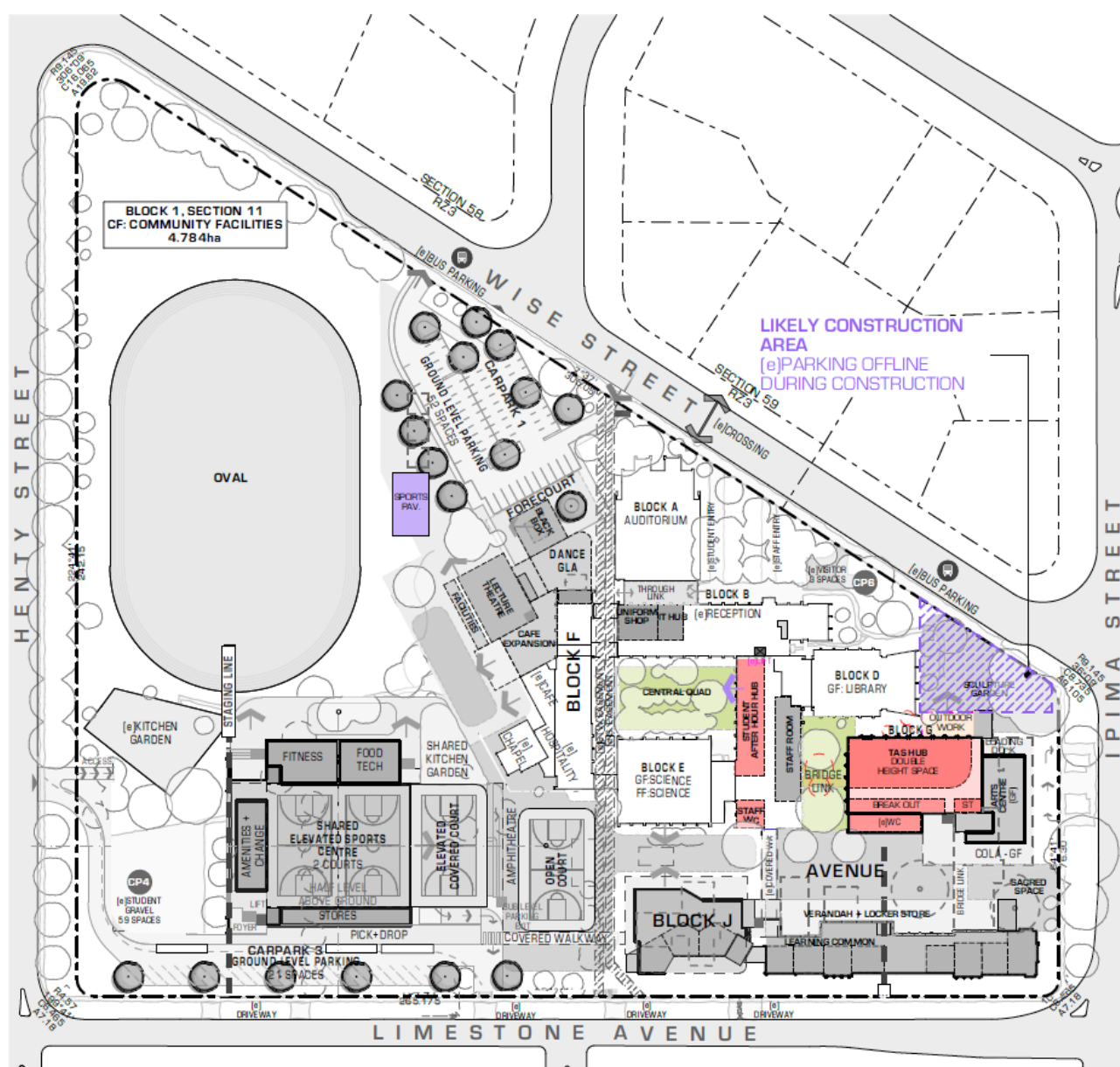


**PROPOSED MULTIPURPOSE SPORTS CENTRE
FIRST FLOOR
1:1500**

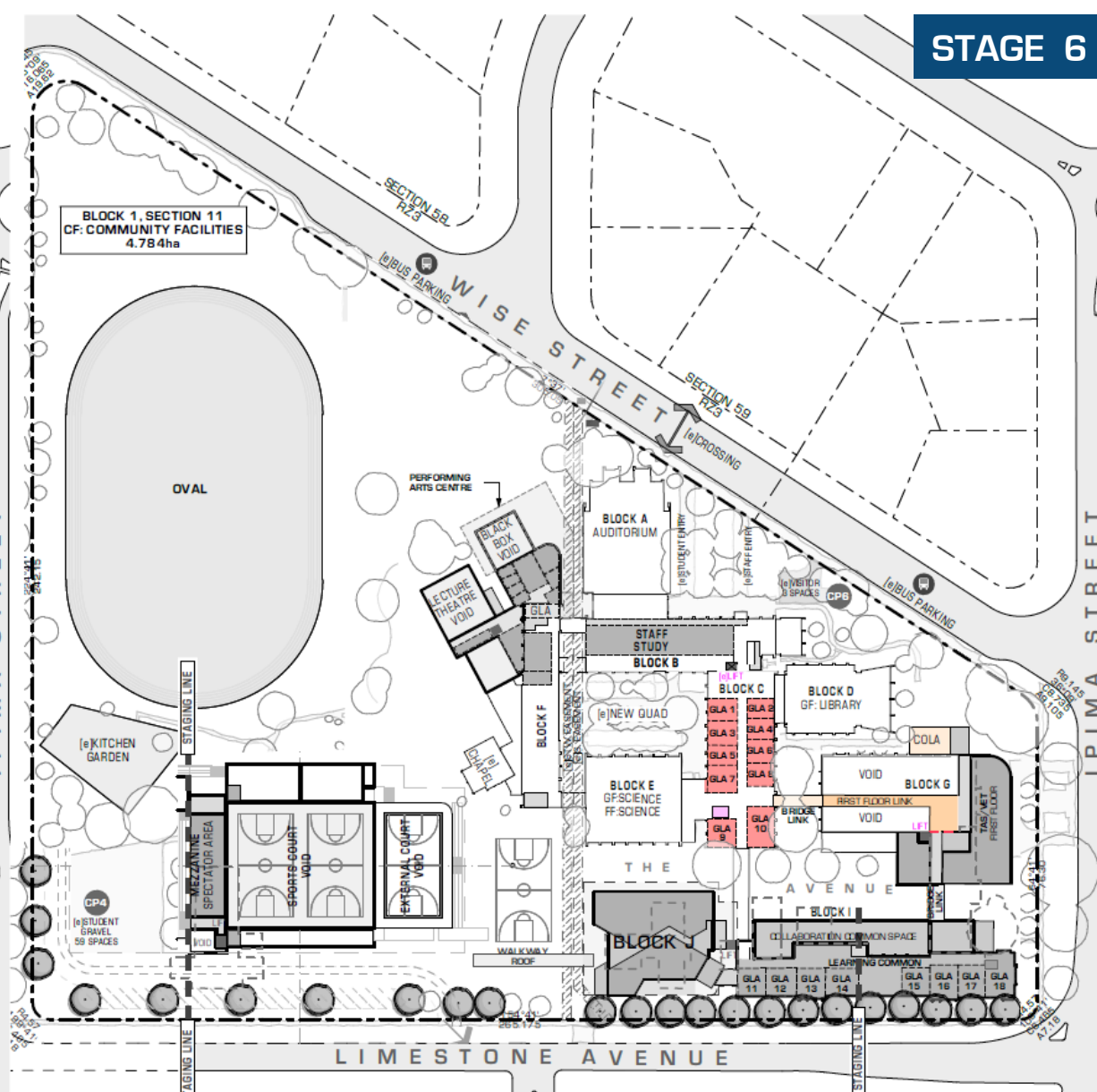
STAGE 6 – BLOCK C + G REFURBISHMENT

- Tackle the limitations of traditional learning spaces on-site to ensure adequacy and functionality.
- Align with the educational objectives outlined in the masterplan, specifically focusing on key learning areas.
- Centralize all TAS facilities in a unified location for improved cohesion and accessibility.
- Transform the underutilised CRLC into vibrant GLAs, equipped with learning commons and breakout areas.
- Establish a pedestrian link bridge connecting Blocks G and C to improve accessibility.
- Implement adaptive reuse strategies for existing buildings to promote sustainability and resource optimisation.





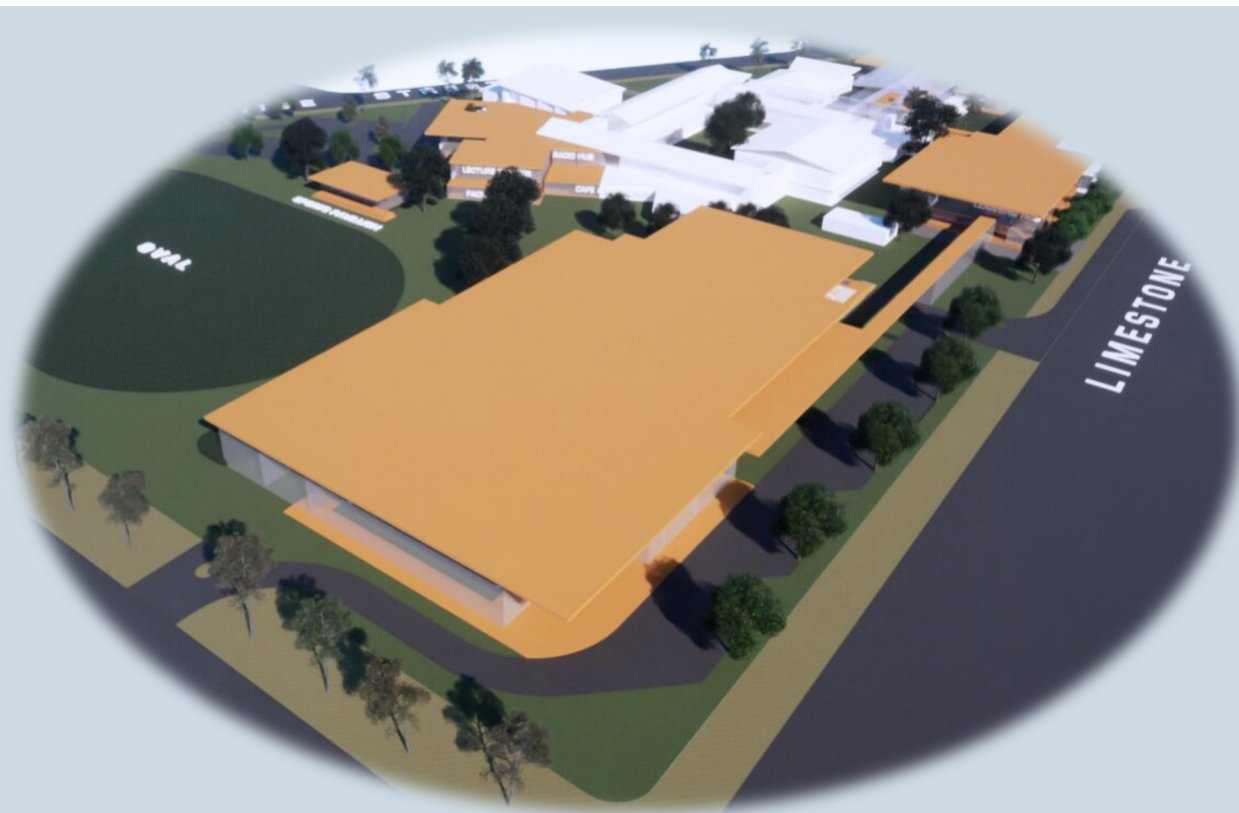
PROPOSED BLOCK I REFURBISHMENT
GROUND FLOOR
1:1500



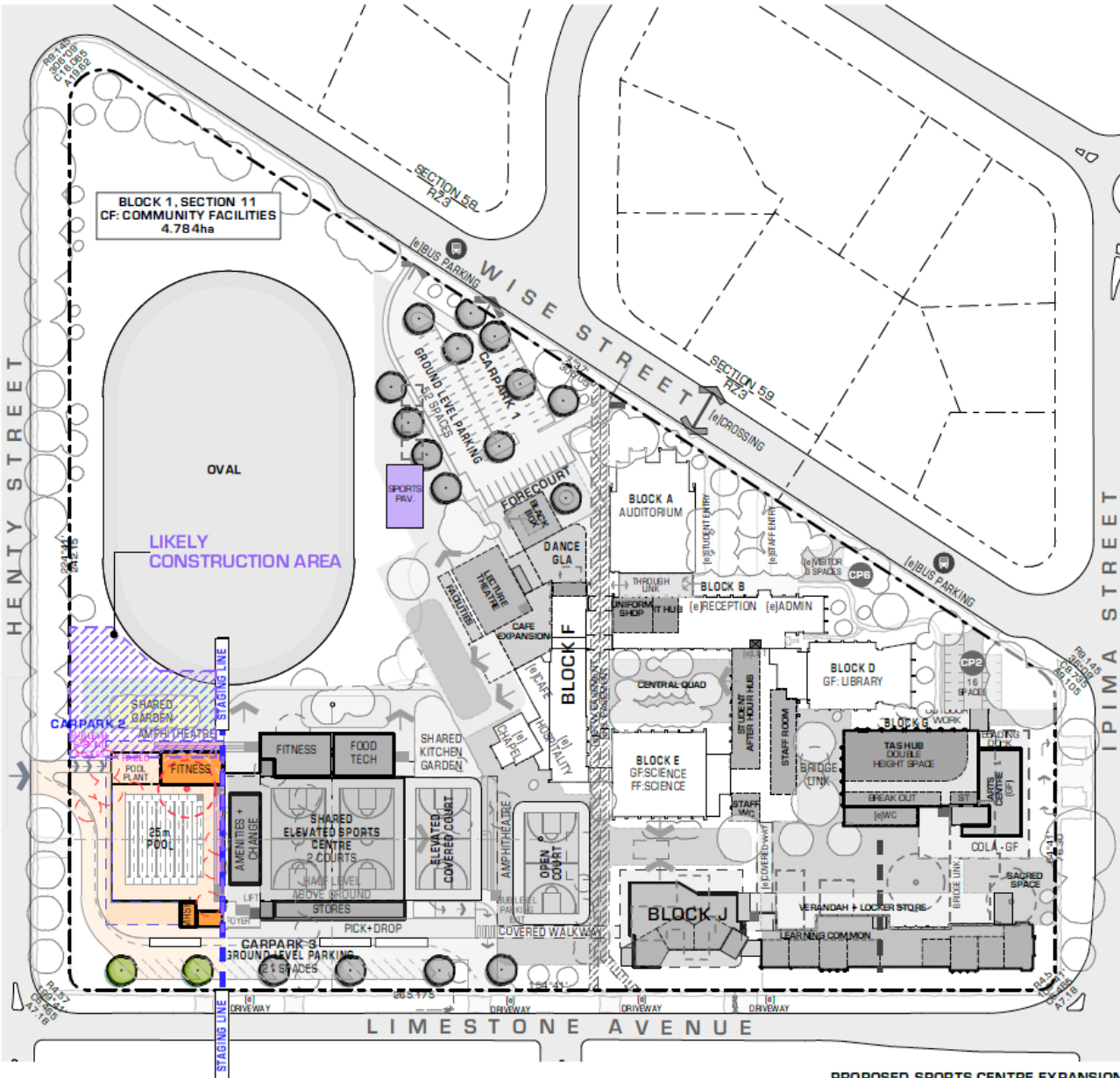
PROPOSED BLOCK I REFURBISHMENT
FIRST FLOOR
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STAGE 7 – AQUATIC CENTRE

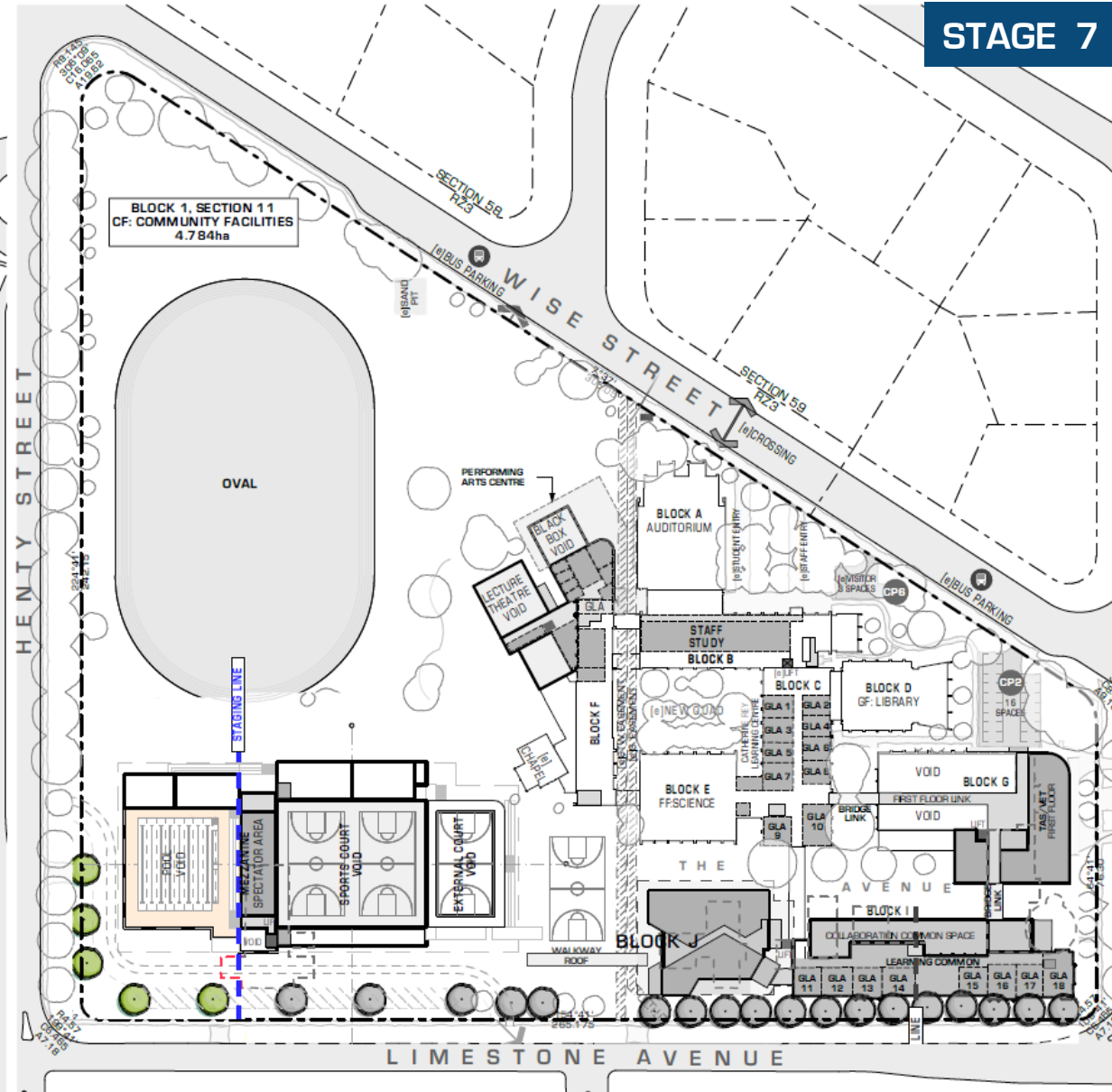
- Establish aquatic facilities to cater to the needs of Merici College students and enhance community engagement.
- Enhance the college's connection to Limestone Avenue and the broader community.
- Include provisions for water-based sports such as water polo or diving
- Introduce a new fitness facility accessible to both students and external management.
- Strategically maximise external sources of revenue to fully capitalise on the facilities' potential.





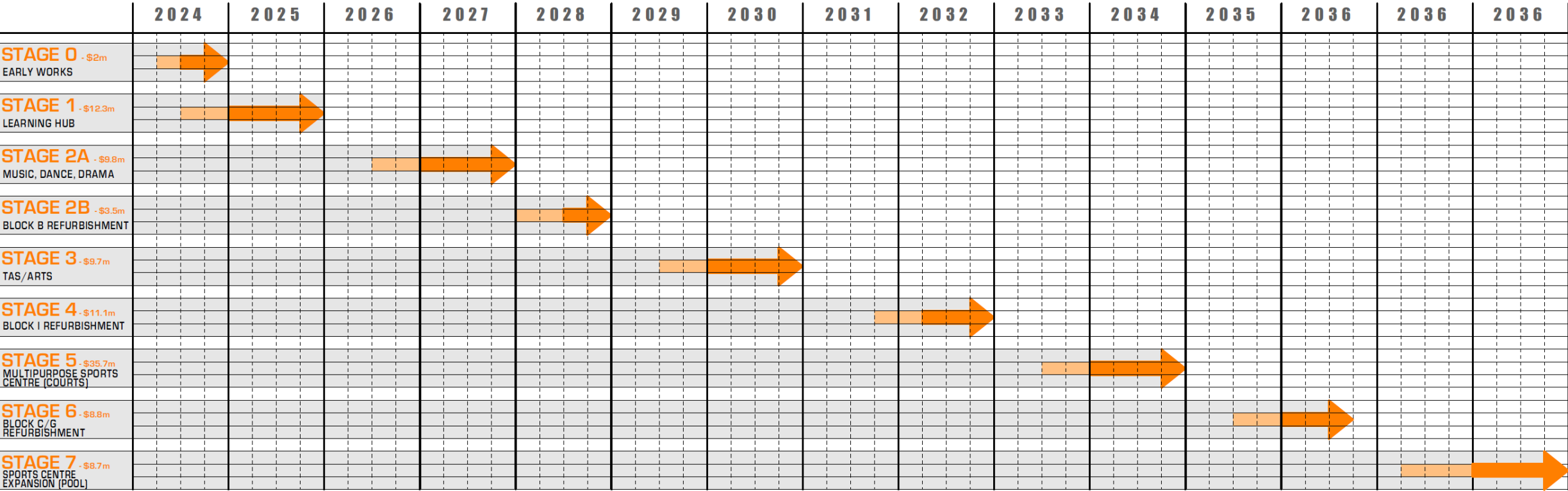


PROPOSED SPORTS CENTRE EXPANSION
GROUND FLOOR
1:1500



PROPOSED SPORTS CENTRE EXPANSION
FIRST FLOOR
1:1500

STAGING



KEY

INDICATIVE DESIGN DOCUMENTATION PERIOD

INDICATIVE CONSTRUCTION PERIOD

NOTE 1: ABOVE CONSTRUCTION COMMENCEMENT PERIODS ARE INDICATIVE ONLY AND DO NOT ALLOW FOR STATUTORY APPROVALS
NOTE 2: PLANNING ADVICE AND FUNDING APPLICATION MILESTONES ARE YET TO BE INCLUDED
NOTE 3: PROCUREMENT METHODOLOGIES ARE YET TO BE DETERMINED

COST ESTIMATE

MASTER PLAN COMPONENT	STAGE 0 - EARLY WORKS	STAGE 1 - LEARNING HUB	STAGE 2A - MUSIC, DANCE, DRAMA	STAGE 2B - BLOCK B REFURBISHMENT	STAGE 3 - TAS/ARTS	STAGE 4 - BLOCK I REFURBISHMENT	STAGE 5 - MULTIPURPOSE SPORTS CENTRE (COURTS)	STAGE 6 - BLOCK C/G REFURBISHMENT	STAGE 7 - SPORTS CENTRE EXPANSION (POOL)	TOTAL (EXCLUDING COST OPTIONS)
FORECAST CONSTRUCTION COMMENCEMENT	JUNE 2024	DECEMBER 2024	DECEMBER 2026	JUNE 2028	DECEMBER 2029	APRIL 2032	DECEMBER 2033	DECEMBER 2035	DECEMBER 2036	
CONTRACT WORKS INCLUDING BUILDERS OVERHEADS AND PROFIT	\$2,000,000.00	\$8,739,050.00	\$6,407,100.00	\$2,135,080.00	\$5,723,720.00	\$6,320,900.00	\$19,925,100.00	\$4,750,800.00	\$4,650,600.00	\$58,652,350.00
DESIGN CONTINGENCY	\$200,000.00	\$873,910.00	\$640,710.00	\$213,510.00	\$573,000.00	\$633,000.00	\$1,993,000.00	\$476,000.00	\$466,000.00	\$5,869,130.00
ESCALATION ALLOWANCE		\$590,000.00	\$1,170,000.00	\$660,000.00	\$2,040,000.00	\$2,600,000.00	\$8,850,000.00	\$2,430,000.00	\$2,380,000.00	\$20,720,000.00
CONTRACT CONTINGENCY	\$200,000.00	\$961,300.00	\$704,790.00	\$234,860.00	\$630,000.00	\$696,000.00	\$2,192,000.00	\$523,000.00	\$512,000.00	\$6,453,950.00
FF&E	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PROFESSIONAL FEES DOCUMENTATION	\$100,000.00	\$1,049,000.00	\$769,000.00	\$257,000.00	\$687,000.00	\$759,000.00	\$2,391,000.00	\$571,000.00	\$559,000.00	\$7,042,000.00
STATUTORY FEES	TBC	\$149,000.00	\$110,000.00	\$37,000.00	\$98,000.00	\$108,000.00	\$339,000.00	\$82,000.00	\$80,000.00	\$1,003,000.00
TOTALS - EXCLUDING GST.	\$2,500,000.00	\$12,362,260.00	\$9,801,600.00	\$3,537,450.00	\$9,751,720.00	\$11,116,900.00	\$35,690,100.00	\$8,832,800.00	\$8,647,600.00	\$99,740,430.00

Note 1: This Master Plan Estimate Summary has been prepared by Quinn O'Hanlon Architects, and references Master Plan Estimate Reports prepared by Hanna Newman Associates Pty Ltd Quantity Surveyors based on MP drawing package dated the **21/11/2023**.

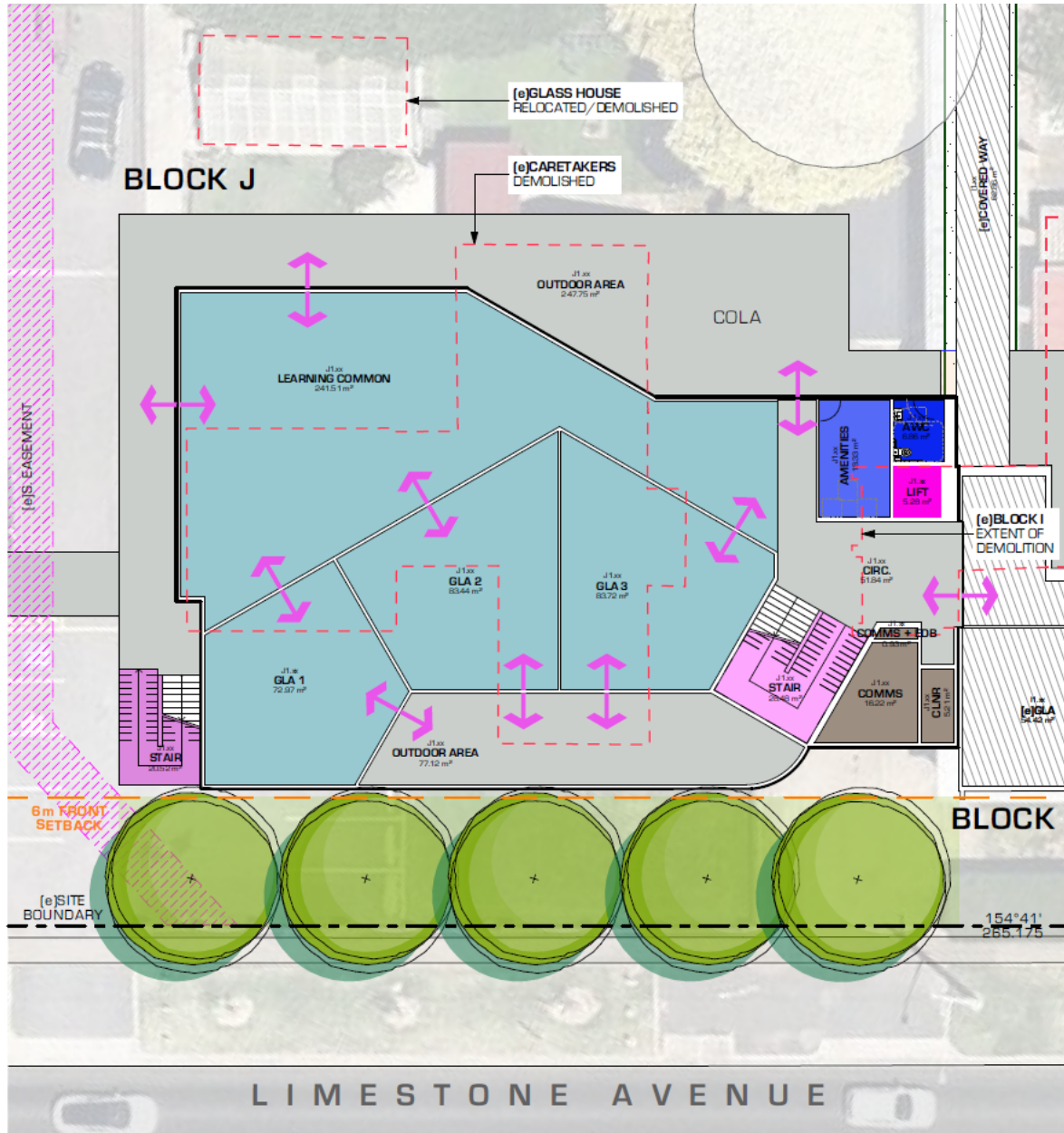
Note 2: Staging is indicative only and has been determined to minimise disruption to the college.

Note 3: Refer to QS detailed cost reports for information on inclusions, exclusions and detailed allowances.

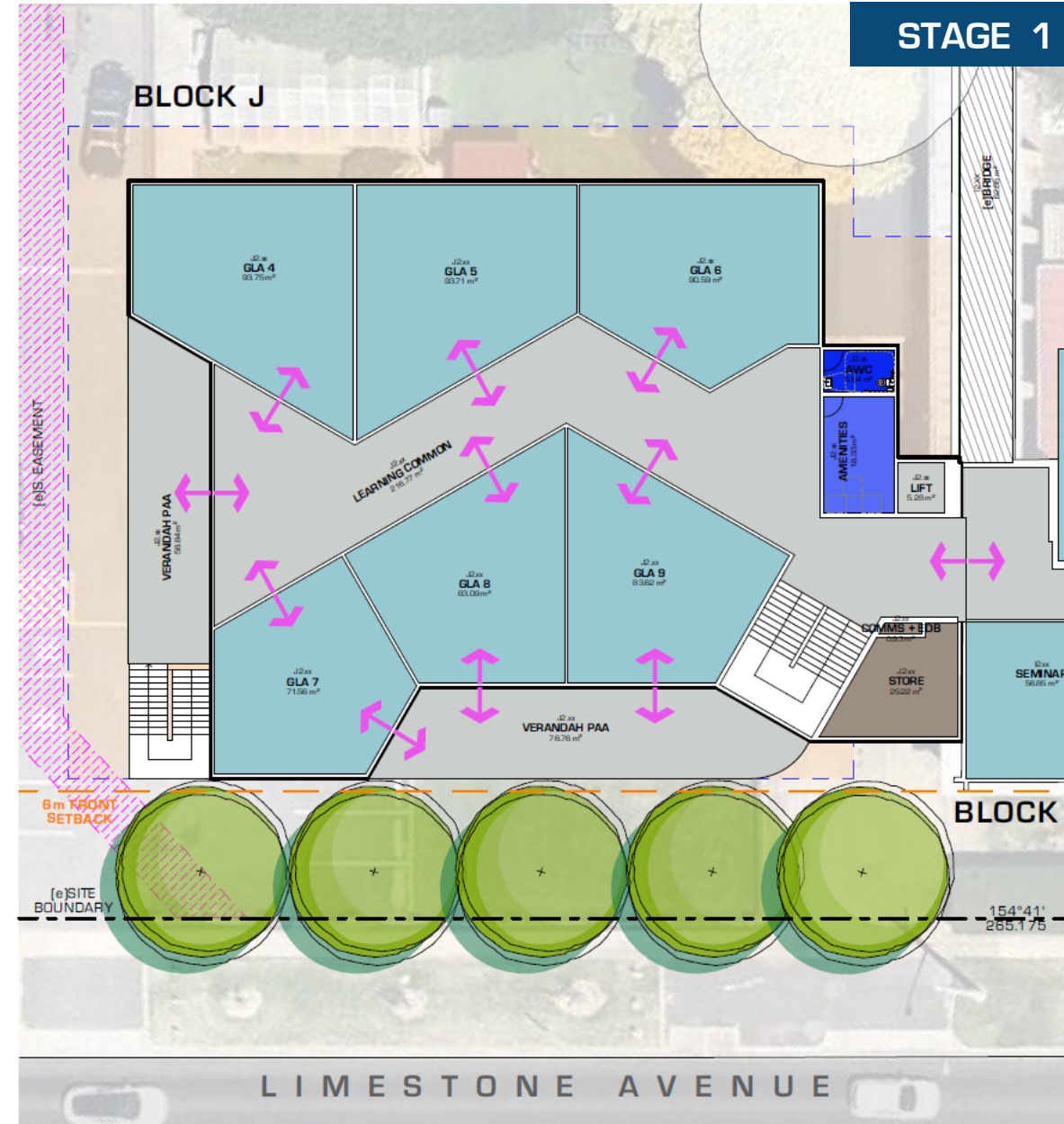
Note 4: Statutory fee assumptions are yet to be confirmed by a planner.

Note 5: FF&E has been excluded.

Note 6: Refurbishing the existing gymnasium into the TAS/Arts building results in a cost saving of approx \$2.7m versus the cost of a new building



GROUND FLOOR PLAN
1:250



FIRST FLOOR PLAN
1:250