

# Shire of **Corrigin**



## **EXPRESSION OF INTEREST**

## **CORRIGIN COMMUNITY GYM**

## **SUBMISSIONS DUE**

Friday 22 March 2024



## Introduction

The focus on health and wellbeing has seen a growth in the fitness industry over the past decade.

Health and wellbeing services and facilities featured as a high priority in the Shire of Corrigin Community Survey in 2021. The need for facilities for improving health was also highlighted in the Public Health Plan consultation in 2022.

The flexibility and convenience of a 24/7 gym is expected to benefit local people throughout the day and sporting club members, business owners, employees, contractors, and visitors to town in the early morning and evenings.

The Shire of Corrigin purchased the former Jehovah's Witness Hall in December 2023 for the purpose of setting up a gym to operate in a similar way to many of the neighbouring shires.

The Shire of Corrigin seeks Expressions of Interest (EOI) from someone who is passionate about health and fitness to lease the facility and operate the Corrigin Community Gym.

**Expressions of Interest Form can be found at Schedule 1 and is to be submitted by 4pm on Friday 22 March 2024 to [ao@corrigin.wa.org.vau](mailto:ao@corrigin.wa.org.vau)**

## Site Details

17 Hill Street, Corrigin, WA 6375 (Corner of Hill and Lynch Street)

Site area - 2,002sqm

Building area - 270sqm

The building consists of a main rectangular hall, small kitchen, and storeroom. Male, female and accessible toilets as well as parent's' room are located off the main room. The building is structurally sound, carpeted and airconditioned so is suitable for immediate use.

The building is approved as a Public Building with a maximum capacity of 83 people.



## Proposed Gym Lease Details

A discounted lease is offered as an incentive to set up an affordable gym and maximise usage and community benefit for a range of abilities and fitness levels. Council has set a lease fee of \$1,100 per annum (GST inclusive), discounted by 50% for the 2024/25 year.

The shire will assist with promoting the gym its website and social media.

The specific terms of the building lease and gym service expectations will be negotiated with the successful applicant.

### Gym Equipment

The following indicative list of gym equipment is to be provided by the Shire of Corrigin subject to consultation with the successful gym operator, availability and budget constraints.

- Treadmill with LED console
- Upright Bike with LED console
- Recumbent Bike with LED console
- Ergo Rower
- Functional Trainer
- Seated Leg Press
- Lateral Pulldown / Seated Row
- Multi-Press (Chest / Incline / Shoulder)
- Kettlebells - 1 each of 4kg, 8kg, 12kg, 16kg, 20kg, 24kg
- Lifting Bar with Collars
- Bumper Plate Set (2 each of 2.5kg, 5kg, 10kg, 15kg, 20kg, 25kg)
- Rubber Hex Dumbbells and Rack 1-10kg, plus 12.5kg to 35kg
- Fit Balls - 1 each of 55cm and 65cm
- Exercise Mats
- Medicine Balls - 1kg, 2kg, 3kg, 4kg, 5kg

### Membership and Inductions

All income from membership fees and classes will be retained by the gym operator.

The Shire of Corrigin encourages the operator to offer a wide range of fitness classes, personal training sessions and club workouts.

The lessee would be responsible for

- Developing gym membership terms and conditions, usage policy and membership agreement is in consultation with the Shire of Corrigin.
- Ensuring members complete an induction and Pre-Exercise Screening prior to using the gym equipment in line with the Fitness Industry Code of Practice and the Local Government Insurance Scheme (LGIS) Risk Assessment.
- Setting affordable and flexible membership fees in consultation with the Shire of Corrigin to ensure maximum usage and community benefit for a range of abilities and fitness levels.
- Responding to enquiries and call outs
- Incident and accident reporting.

## **Maintenance and Cleaning**

The Shire is responsible for:

- Structural maintenance and repairs
- Cleaning gutters
- Fire extinguisher servicing
- Annual smoke alarm and RCD checks
- Annual pest control of spiders, termites and mice
- Garden maintenance and reticulation
- Public building compliance requirements such as ramps, exit doors, no smoking signage, etc
- Servicing shire owned gym equipment

The Lessee is responsible for:

- Building and gym equipment cleaning to maintain high standard of cleanliness and hygiene
- Minor maintenance of building and equipment including light globes, tap washers, door locks fly screens, etc.
- Cleaning supplies
- Consumables such as toilet paper, hand towels
- First Aid Kit refills & audits
- Follow up pest control if required
- Reporting gym equipment faults and arranging servicing.

## **CCTV and Digital Access System**

The Shire is responsible for:

- Installation of digital access lock.
- Installation of CCTV in main hall

The Lessee is responsible for:

- Digital door lock maintenance and software updates.
- New/Replacement Access Fob/Tags/Cards.
- Supplying a laptop and EFTPOS machine

## **Utilities**

The Shire is responsible for:

- water and sewerage rates.

The lessee is responsible for:

- Water consumption,
- Monthly internet charges for blue tooth door access
- Gas
- Electricity charges

## **Signage**

The Shire will provide directional sign from Brookton Highway

- Front Door x 2
- No smoking or food x 2
- Please wipe all equipment x 3
- CCTV in Use x 2 (if applicable)

## Insurance

The Shire of Corrigin is responsible for

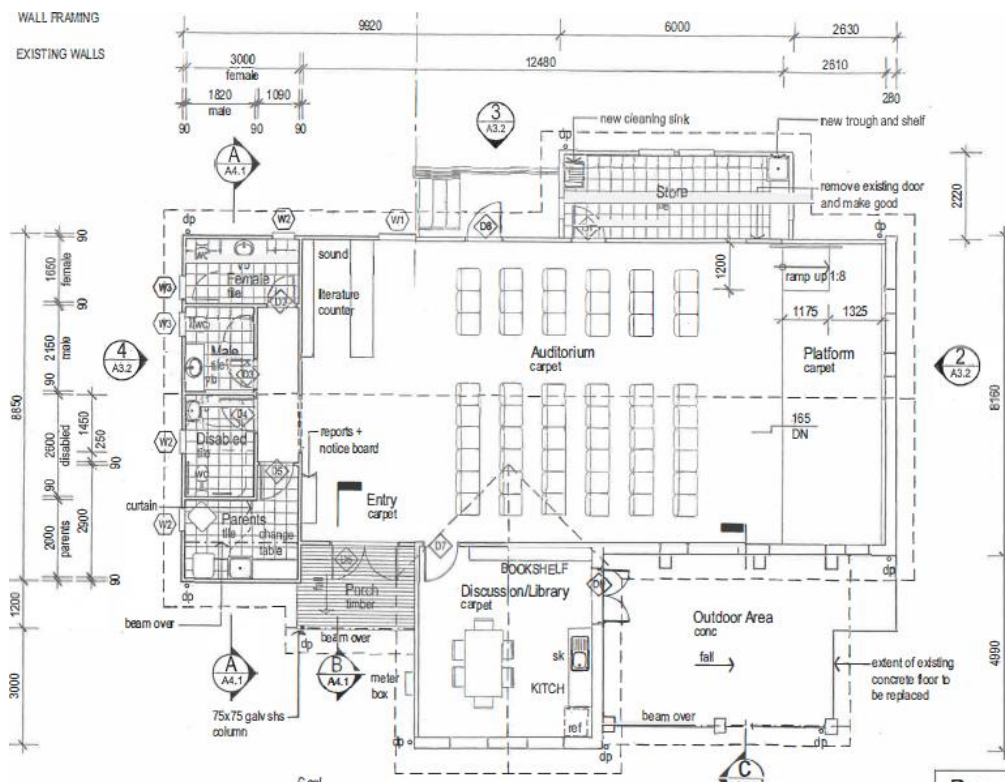
- Building and shire owned contents with Local Government Insurance Scheme (LGIS).

The Lessee is responsible for:

- Insurance of contents belonging to the lessee.
- Public liability insurance to the value of \$20,000,000.

A copy of insurance Certificate of Currency is to be provided to the Shire of Corrigin within 30 days of commencement of the lease and annually thereafter.

## Gym Floor Plan



Note: diagram of building layout includes furniture that has been removed.

## Further Information and Contacts

To arrange a site visit or for further information contact Regan Chester at the Shire of Corrigin on 9063 2203 or email [ao@corrigin.wa.gov.au](mailto:ao@corrigin.wa.gov.au) prior to closing date for Expressions of Interest on Friday 22 March 2024 at 4pm.

## Disclaimer

The opinions articulated or implied in this publication are presented in good faith and on the basis that the Shire of Corrigin, and its employees bear no responsibility for any loss which may arise from actions taken in connection to the information contained within this document. The responsibility for any investigations conducted in the preparation of the EOI lies within the applicant. Any due diligence undertaken rests with the applicant, and the associated costs are to be borne by them. It is important to note that the Shire of Corrigin is under no obligation to pursue any expressed interest

# Schedule 1 Expression of Interest Form

Please add information on separate sheet if additional space is required

<b>Applicant Details</b>	
Name	
Address	
Phone	
Email	

1. Outline your experience in health and fitness industry and/ or operating a gym, and provide any copies of qualifications if applicable.
2. What activities, training sessions or classes do you plan to hold to maximise usage of the gym?
3. How will the community benefit from the activities or classes you provide?
4. How will you make sure the gym is inclusive and accessible to a diverse range of community including age, genders, cultures and abilities such as seniors, people with disabilities, parents of small children, low-income earners?
5. How will you accommodate community groups and sporting clubs?