



BSRA Potential Building Upgrade Proposals

Background

The original BSRA 2 court facility was constructed in 1969; further extensions and modifications have taken place over the last 40 years leaving us with the current 4 court facility incorporating a modest gym.

The sport of squash in Bermuda has developed significantly from its initial beginnings and the BSRA plays host to various local and international tournaments and visiting teams throughout the year. The junior programme is one of the most successful in the world providing the opportunity for all of Bermuda's school children to experience the sport. However the demands of the success of the sport in Bermuda have necessitated a review of the current BSRA facility to ensure that the continued success can be maintained.

Discussion on the subject of a Long Term Plan for the current BSRA facility has taken place over a number of years with a variety of different options being considered, including locating a new site and the development of a nine court facility to discussions with the National Sports Centre and their plans to incorporate squash courts into the proposed "central core". Unfortunately none of these previous options have come to fruition for a variety of reasons; the current main focus has therefore reverted to the redevelopment of the existing BSRA facility.

The following details outline the various options that are currently being considered and identify indicative costs for their implementation. The current BSRA Committee is seeking membership feedback on the following proposals for the future development of the club. The timescale for review and discussion is intended to allow for feedback from the membership prior to the Annual General Meeting that will be held towards the end of June.

Option1

In this basic option there are no material changes to the club in terms of the number of courts or the size of the gym. The electrical wiring is upgraded and a general maintenance programme implemented including the replacement of some of the exercise machines.

Approximate cost = \$75,000-\$250,000

Option 2

Again there is no material change to the club in terms of number of courts or the size of the gym. This option includes the elements identified above together with refinishing the floors, redoing the bathrooms and offices and the replacement/upgrade of the exercise machines.

Approximate cost = \$250,000-\$400,000

Option 3

No additional courts are included in this option. The existing gym is expanded; a new office is constructed at the lower level to accommodate the coaching staff with an outdoor balcony/deck above accessed from the existing stair landing. The car and bike parking areas are redesigned and the number of spaces increased. The gym extension and new office could be constructed without major disruption to the existing club facility. See upper and lower floor plans attached.

Approximate cost = \$350,000-\$700,000.

Option 4

This option includes the addition of another glass back court behind the existing Court 1. There would be a limited seating area accessed along a new walkway constructed alongside the court sidewall. As in Option 3 the gym is extended, a new office is constructed at the lower level and a balcony/deck above, the car and bike parking areas are redesigned and the number of spaces increased.

The development of the new court would require part of the existing Court 1 sidewall to be demolished and rebuilt. The gym extension and new office could be constructed without major disruption to the existing club facility. See upper and lower floor plans attached.

Approximate cost = \$800,000-\$1,200,000.

Option 5

The final option includes the addition of 2 courts, incorporating a “game court” with moveable walls allowing the 3 adjacent singles courts to be converted to 2 doubles courts. An enlarged gym and reconfigured changing rooms would be constructed. An additional floor would be built incorporating new office space and a roof deck – the bar would be relocated and the club room/lounge would be enlarged. The car and bike parking areas are redesigned and the number of spaces increased.

The development process would require the demolition of both sets of existing courts; this can be accomplished in two phases but would mean there would only be 2 courts available during the construction process at any one time. See upper, middle and lower floor plans attached.

Approximate cost = \$3,000,000-\$3,500,000.

Notes

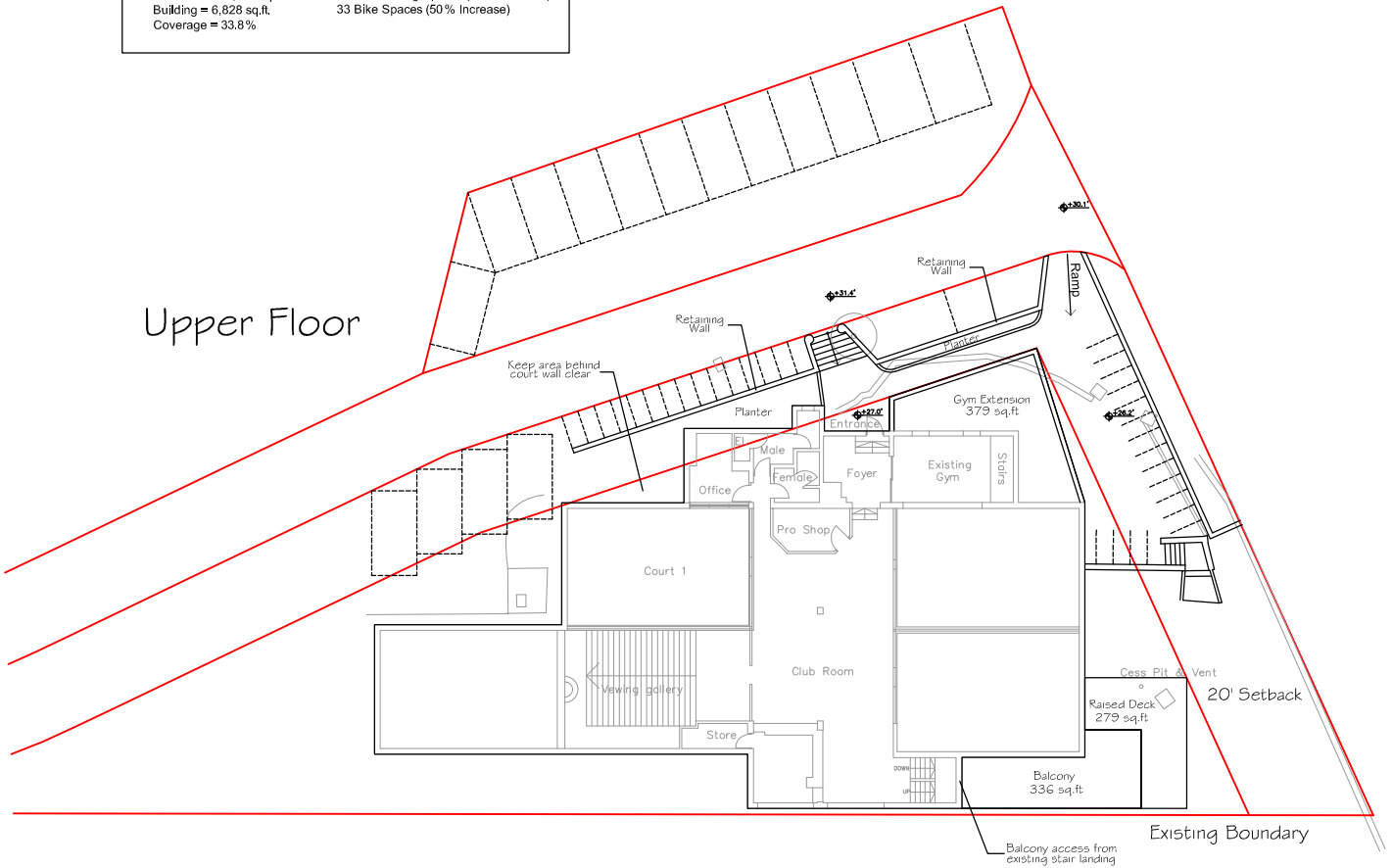
On the following floor plans the outline of the existing club facility is shown in grey, new construction is shown in black; the existing outline of the club boundary is indicated in red.

Any new construction in the setback along the Somersfield Academy boundary would require Somersfield’s prior agreement before planning approval could be granted.

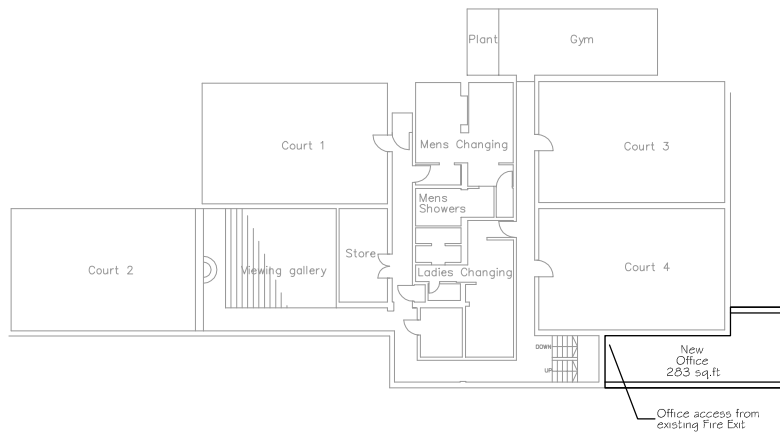
Option 3

| <u>Site Coverage</u> | <u>Parking Summary</u> |
|---------------------------|--------------------------------------|
| <i>Existing</i> | <i>Existing</i> |
| Site Area = 20,212 sq.ft. | 12 Car Parking Spaces |
| Building = 6,093 sq.ft. | 22 Bike Spaces |
| Coverage = 30.1% | |
| <i>Proposed</i> | <i>Proposed</i> |
| Site Area = 20,212 sq.ft. | 18 Car Parking Spaces (50% Increase) |
| Building = 6,828 sq.ft. | 33 Bike Spaces (50% Increase) |
| Coverage = 33.8% | |

Upper Floor



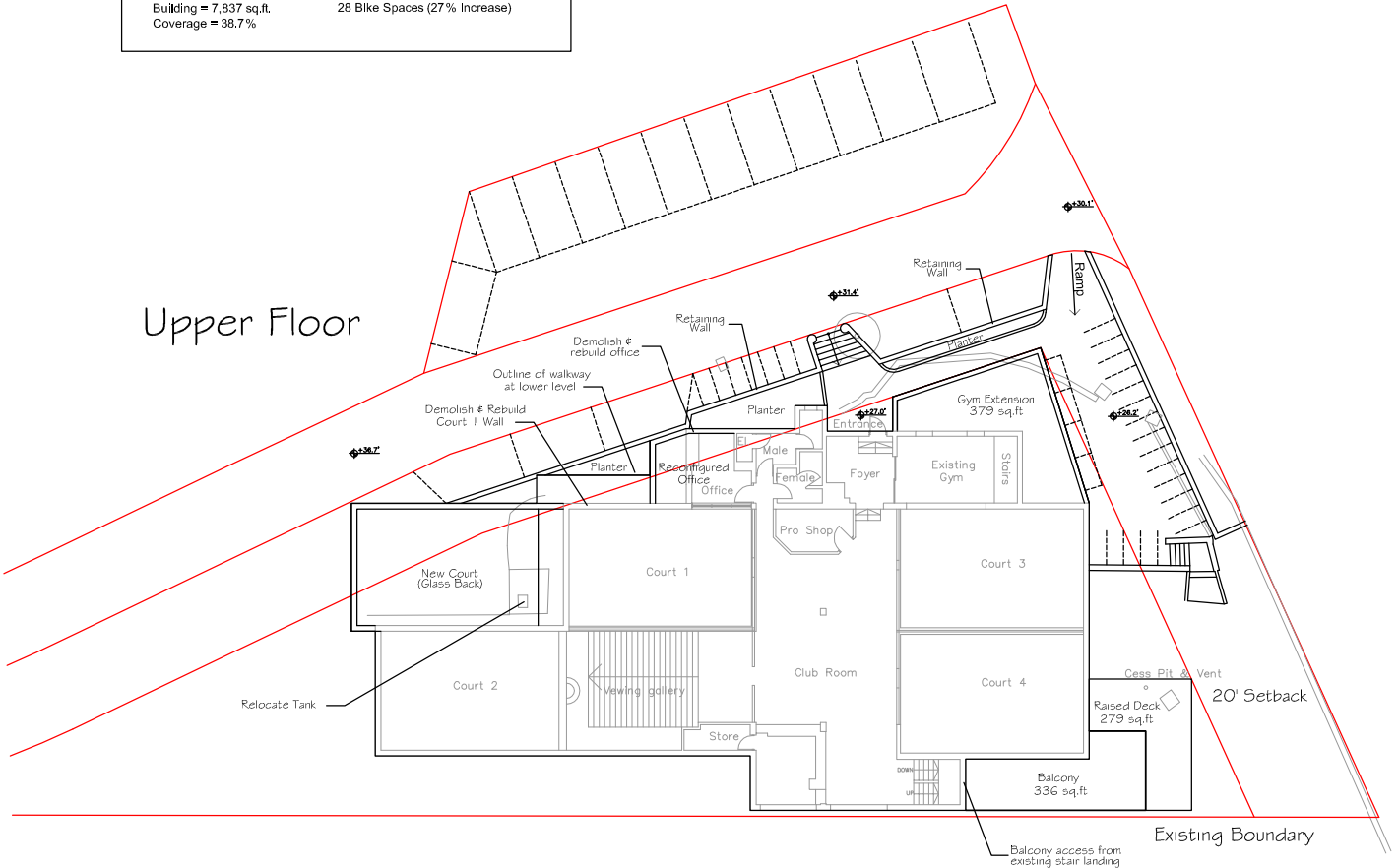
Lower Floor



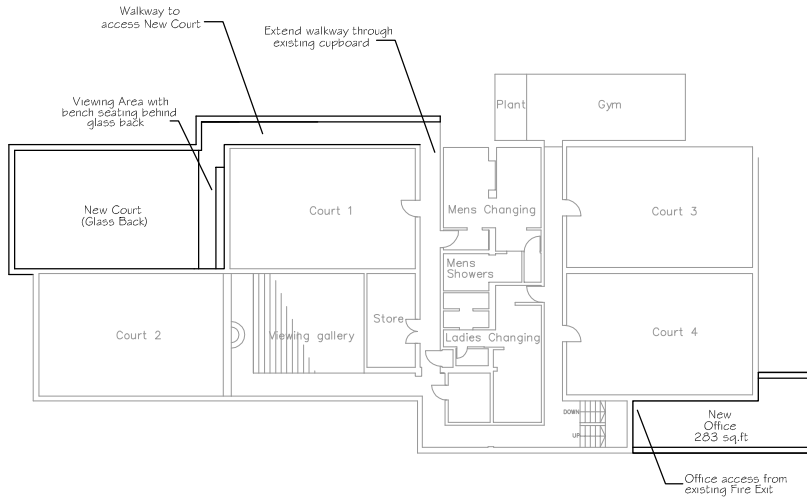
Option 4

| <u>Site Coverage</u> | <u>Parking Summary</u> |
|---------------------------|--------------------------------------|
| <i>Existing</i> | <i>Existing</i> |
| Site Area = 20,212 sq.ft. | 12 Car Parking Spaces |
| Building = 6,093 sq.ft. | 22 Bike Spaces |
| Coverage = 30.1% | |
| <i>Proposed</i> | <i>Proposed</i> |
| Site Area = 20,212 sq.ft. | 17 Car Parking Spaces (42% Increase) |
| Building = 7,837 sq.ft. | 28 Bike Spaces (27% Increase) |
| Coverage = 38.7% | |

Upper Floor

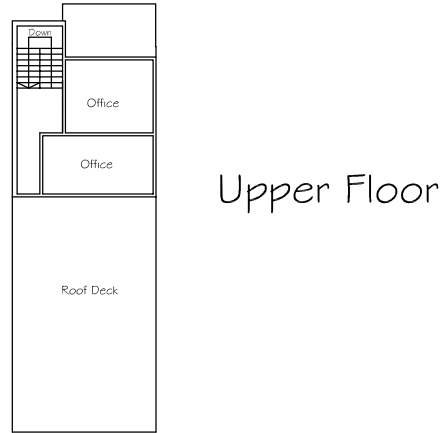


Lower Floor

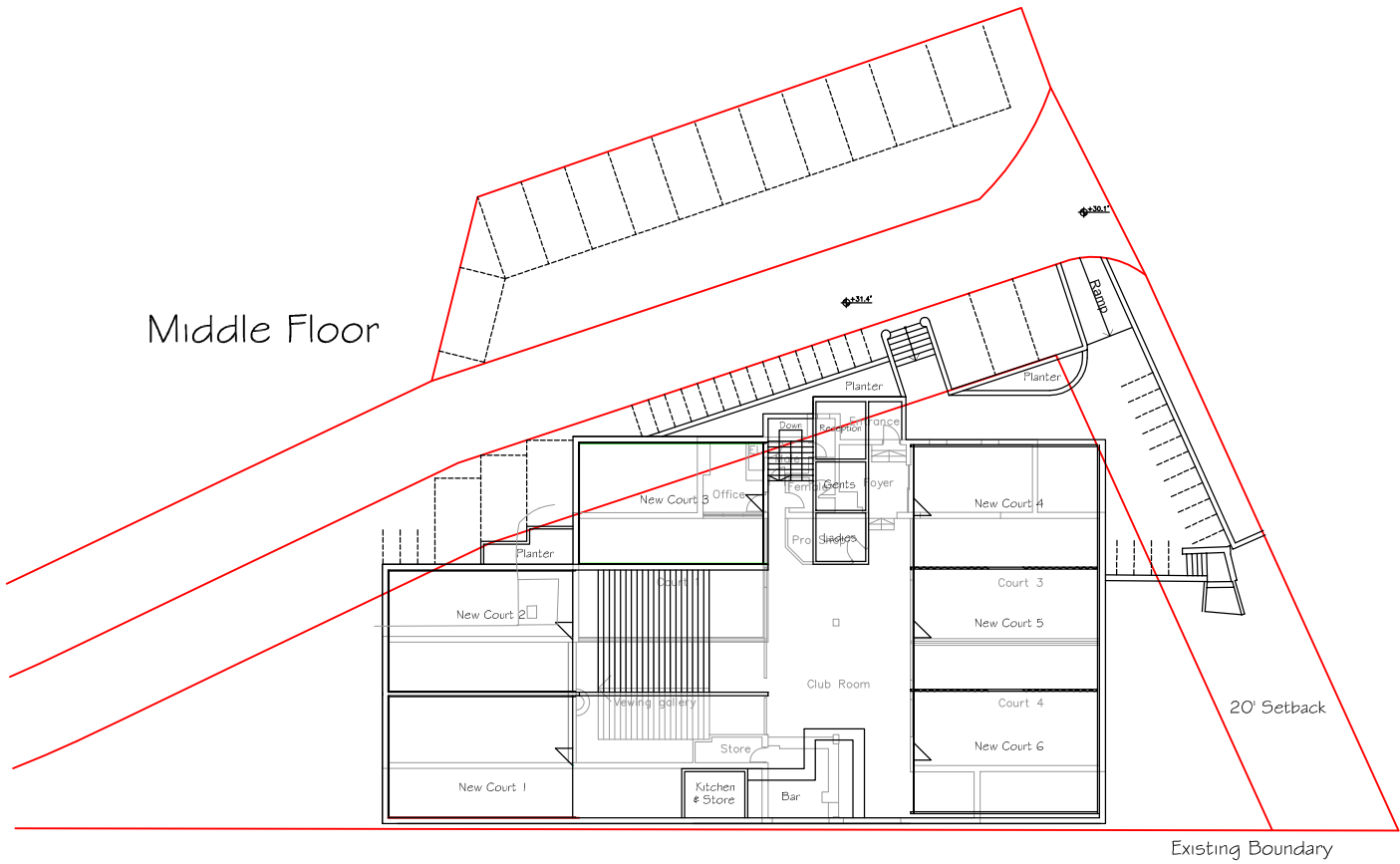


Option 5

| Site Coverage | Parking Summary |
|---------------------------|--------------------------------------|
| <i>Existing</i> | <i>Existing</i> |
| Site Area = 20,212 sq.ft. | 12 Car Parking Spaces |
| Building = 6,093 sq.ft. | 22 Bike Spaces |
| Coverage = 30.1% | |
| <i>Proposed</i> | <i>Proposed</i> |
| Site Area = 20,212 sq.ft. | 18 Car Parking Spaces (50% Increase) |
| Building = 7,883 sq.ft. | 33 Bike Spaces (50% Increase) |
| Coverage = 39.0% | |



Middle Floor



Lower Floor

