

Project management stages of becoming “shovel ready”



NORTHERN NSW
FOOTBALL



FOOTBALL
NSW

David Riddell
Aver



Valentine Sports
Park

Football NSW are, after a comprehensive facilities strategy and property search (undertaken by Aver) redeveloping their existing 12 Ha facility at Valentine Sports Park including upgrading 3 of their existing 5 grass playing fields to synthetic FIFA 2 Star all-weather fields, a new "Home of Football" including administration, spectator and player facilities, refurbishment of existing accommodation and an international standard indoor Futsal Court.



Allianz Stadium

The Sydney Cricket Ground & Sports Ground Trust (the Trust) are upgrading the Sydney Football Stadium (now known as Allianz Stadium). The works include wholesale demolition, extension and construction of new catering, hospitality and amenities areas on the eastern side of the Stadium. Works are schedule to be complete before the commencement of the Cricket World Cup in February next year.



Brookvale Oval

Brookvale Oval , home to NRL's Manly Warringah Sea Eagles. In 2013 the Sea Eagles prepared a master plan identifying a range of development opportunities at the ground including a mix of match day and community infrastructure. A \$10 million funding commitment has been provided by the Federal Government, however a funding shortfall exists to realise the master plan.



Rugby League
Central

NRL as part of the consolidation of the various entities managing the game (NRL, ARL, CRL, and NSWRL) were looking to procure, design and build a new office building which will be known as Rugby League Central (RLC).



Planning your Project

The Things that matter

Staging your Development

1. Stage 1 – Define your Scope & Stakeholders

- Spend time working out what you need, not what you think you want.Not everyone can be Manchester United!
- Who are your stakeholders?
- Who owns the land?
- Who are the key decision makers?
- What is your Governance? Board? Committee? Chairman?

2. Stage 2 - Understand your site, cost and programme:

- Do your research or hire the best designers and consultants you can to do the research for you.
- Engage Consultants on a staged basis- Concept, DA, Construction Certificate and Approved for Construction
- Engage a Geotech Consultant
- Engage a Contamination Consultant (combine?)
- Engage a Surveyor
- Engage a civil engineer that has a track record in similar projects
- Engage a Planner to work out the statutory pathway (DA or Exempt development)
- Engage a Quantity Surveyor and/or Project Manager who can clearly articulate your cost and programme.

Staging your Development

3. Stage 3 – Engaging with Council and Other Stakeholders

- Once you know your planning pathway engage with;
 - Council for DA
 - Council or PCA for an exempt and complying development.
 - Speak to the Council Engineers as well as the Planners.
 - Some Councils struggle with understanding water runoff and water quality of synthetic fields
 - Neighbours – Field Lighting, hours of use, traffic and noise will all be real or perceived issues for your Neighbours.
- Check your scope and costs still align after your stakeholder and statutory authority issues are understood and documented

4. Stage 4 – Engaging a Contractor

- Make sure you have enough time in your programme to prepare and run a Tender process.
- Issue a clear scope and brief with easy to respond and compare returnable schedules
- Work out and issue a Contract either Australian Standard or other Industry standard.
- Will it be Design and Construct (D&C) or fully documented.
- Make sure all allowances and scope items are covered before you engage
- Big risks are ground conditions (geotechnical), contamination who pays? Variations? Who is the Superintendent under the Contract?

5 Things not to do.....

1. Do not release a tender without a Contract attached and specific reference to any Contract changes must be declared in the Tender.
2. Do not pay anyone, put down a deposit or let a contractor onto your site without a signed Contract or Agreement.
3. The words “my brother in-law”, “my cousin,” “my dad” & “my brother” do not appear in any Quality Management System. Try not to employ relatives as consultants and contractors!
4. Do not accept any fill onto your site without a “VENM / ENM Certificate.
5. Do not assume or accept advice that all contaminated fill must go off site. Containment Cells can be very cost effective.



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