

# Sample Project Description

The Principal does not warrant the accuracy of any content in this Project Description or that it is exhaustive. The Principal relies on each party to a contract with the Principal to have satisfied itself at the time of entering into the contract as to the requirements for satisfactory completion.

## The Trust

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The Ettamalong Sport Centre Trust (the Trust) is responsible for the development and operation of the Ettamalong Stadium (the “Stadium”). The Trust owns the Stadium.

## Scope

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The Project is to add a new grandstand and other facilities (“New Grandstand”) to the Stadium.

The New Grandstand will be a key addition, upgrading about 12,500 seats, and be fully integrated into the existing systems and facilities at the Stadium.

Works for the New Grandstand will include:

- relocating existing corporate boxes from the eastern side to the northern and southern ends of the Stadium,
- relocation of lighting towers to allow continuing use of the Stadium, relocation of the electronic scoreboard to the northern end of the Stadium, and
- removing existing timber seating from the concrete plats at the northern and southern ends and installing seats.

The New Grandstand must provide value for money on a whole-of-life cost basis, and meet the long-term operational needs, with the ability to be safely constructed, operated, maintained and upgraded. The design life for permanent structures will generally be 100 years. Some operating systems and parts will have shorter service lives, subject to the outcomes of whole-of-life value management analysis.

A concept design outline for the New Grandstand has been developed and is included in the “Drawings and Documents”. The concept design outline describes a preferred layout and alignment for the New Grandstand, with preliminary cost estimates.

## The site

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The New Grandstand will be on the eastern side of the Stadium. The Site will include some areas on the northern and southern ends of the Stadium needed for the relocation of corporate boxes. The location and layout of the Site are indicated in “Drawings and Documents”.

The Project Manager will coordinate the Project with continuing use of the Stadium for sporting and other activities.

## Objectives

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The principal purpose of the New Grandstand is to address the future needs of the Stadium by improving the spectator amenity for viewing Stadium events and activities.

Other purposes and objectives include:

- providing safe facilities that assist in improving integration between elements of the Stadium;

- ensuring safety for workers and the community during construction, operation and maintenance of the Stadium;
- minimising impacts on the existing Stadium and associated disruption to customers and the community during construction of the Stadium;
- providing quality assets with the Stadium that achieve the capacity, safety, reliability and accessibility performance requirements in a cost-effective manner;
- avoiding adverse environmental impacts through appropriate design and construction management and the use of appropriate technologies;
- managing risks and work using management plans; and
- completing construction for operation of the New Grandstand by mid 2004.

The Trust requires the development to allow the maximum Stadium use and crowd capacity during the 2003/2004 Ettamalong United soccer season and the Ettamalong Daze rugby league season.

## Project structure

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- The Trust and hence the Principal for the Contracts will be represented by the Principal's delegate.
- The Principal's delegate will be the formal link for the involvement of, and communication with the Trust, Service Providers, New Grandstand users and related stakeholder representatives.
- A Project Manager will be appointed to carry out all the services and work required for the management of the Contracts, and related Service Providers (including Consultants), and the carrying out of the services and works through the Contracts.
- The Project Manager will manage the processes required for the Principal to respond to the design under the Agreement. The Stadium management personnel and users will also be involved with the Principal's responses, including assisting in reviewing and assessing the compliance of the Consultant's design work with the Agreement. The Project Manager will assist with liaison in the New Grandstand design with these stakeholders.
- A Quantity Surveyor will advise the Principal.
- The relationships between the key stakeholders in the Project, including those involved in ensuring compliance with requirements, are shown diagrammatically in the Attachment: Project Relationships.
- Project Budget
- The Project Budget is the amount given in Item19 of the Agreement Information. The budget for the New Grandstand is \$17 million (excluding GST).

## Project Program

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The expected timing for the New Grandstand delivery is as follows.

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| • Invitation to submit consultant tenders              | 2 April 2003  |
| • Closing date for consultant tenders                  | 29 April 2003 |
| • Appointment of Consultant                            | 5 May 2003    |
| • DD&C Contract request for tender                     | mid June 2003 |
| • Development Application to Ettamalong City Council   | 19 June 2003  |
| • Completion of design/documentation sufficient to let | 1 August 2003 |

**DD&C Contract**

- Award DD&C Contract 1 August 2003
- Construction certification by Ettamalong City Council 8 August 2003
- Commencement of construction work 1 Sept 2003
- Completion of Consultant's design related work late 2003
- Completion of DD&C Contract by mid2004

The timing for the completion of construction is subject to change to suit the programs developed by the Project Manager and the DD&C Contractor.

## **Planning**

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Detailed planning for the Project to date includes:

- Confirmation a Statement of Environmental Effects (SEE) rather than an Environmental Impact Statement (EIS) will be required for the New Grandstand.
- Confirmation State Environmental Planning Policy No. ... applies to the Project.
- Confirmation Regional Environmental Plan No. ... applies to the Project.