



UTHUNGULU



uMhlathuze Multi-Purpose Sport Stadium



PROJECT STATUS & FUNDING

August 2008



OBJECTIVES

- ❑ Long term: Regional multi-purpose sports facility
 - The “Preferred Facility”
 - Use for provincial and national championships
 - To be owned and operated by uMhlatuze Municipality

- ❑ 1st priority (Pre-2010)
 - Training camp for 2010 soccer team
 - Compliance with applicable FIFA standards
 - Synthetic athletics track
 - Completion by end 2009



PRE-2010: ATHLETICS TRACK

WHY A SEPARATE ATHLETICS TRACK?

- ❑ Funding is secured & ring-fenced
- ❑ FIFA and PSL don't prefer encircling athletics track
 - Spectators removed from soccer experience
- ❑ Greater flexibility in use of facilities
- ❑ Retain concept of two existing fields



PREFERRED FACILITY (1/3)

Outdoor sports facilities

- ❑ One FIFA soccer field
 - 4 000 covered (west) and 9 000 open (north, south & east)
- ❑ Separate sports field with athletics track
 - 2 000 covered seats (east)
 - 2 000 on embankment seating (north & south)
- ❑ Outdoor sports codes
 - Soccer
 - Athletics (track & field)
 - Rugby
 - Hockey



PREFERRED FACILITY (2/3)

Indoor sports facility

❑ Indoor sports codes

- Basket ball
- Volley ball
- Gymnastics
- Badminton
- Amateur boxing
- Wrestling
- Volley ball

❑ Others uses

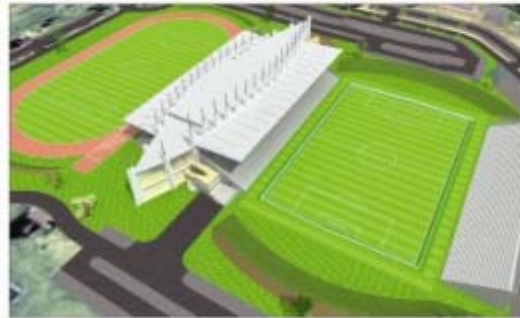
- Conference facility (2 000 people)
- Breakaway/meeting rooms



PREFERRED FACILITY (3/3)

- ❑ Car & bus parking
- ❑ Change rooms, ablutions and administrative offices
- ❑ Fences

- ❑ Other possibilities
 - Skateboard park
 - Soccer academy
 - Rugby academy



SIFISO SIBISI CONSORTIUM

- Sifiso Sibisi Consortium
- Vogels Project Management
- digi architectura
- Clern Architects
- EVP Quality & Projects
- SSI Engineers



LOCALITY PLAN
NTS
22 November 2007

1

UMHLATHUZE
Multi-Sports
Stadium



SIFISO SIBISI CONSORTIUM
 Vision Project Managers
 Agri Architects
 Gien Architects
 GYP Quantity Surveyors
 SSI SSI Engineers



SITE LAYOUT
 1:750
 22 November 2007

2

UMHLATHUZE
 Multi-Sports
 Stadium



PHASED APPROACH (1/3)

PHASE 1 (Pre-2010)

- ❑ Complete by Dec. 2009
- ❑ Soccer
 - FIFA Pitch (with irrigation & sub-surface drainage)
 - Open pavilion (4 000 seats)
 - Under-pavilion facilities
 - Flood lighting
- ❑ Athletics track with 2 000 embankment seat space
 - Basic sports field; No pavilion; Re-located flood lights
- ❑ Embankments
- ❑ Basic services



PHASED APPROACH (2/3)

PHASE 1 (Pre-2010) (ctd)

- ❑ Tenders currently being evaluated
- ❑ Due for award by end August 2008
 - RoD was issued on 15 Aug. 2008
- ❑ Contract sub-structure
 - Contract A (earthworks, piling, athletics track, soccer pitch)
 - Contract B (concrete works)
 - Contract C (in-fills, finishes, irrigation, comms systems)

- ❑ Separate tender later: Flood lighting



PHASED APPROACH (3/3)

PHASE 2 (Post-2010)

- ❑ Start construction after Soccer 2010
- ❑ Possible sub-phasing being considered
- ❑ Soccer
 - Roof over main pavilion
 - North, south & east open pavilions (9 000 seats)
- ❑ Athletics
 - Covered pavilion (2 000 seats)
 - Developed sports field
- ❑ Indoor sports facility
- ❑ Extended parking



KEY PROGRAMME MILESTONES

Phases 1 and 2

- | | |
|------------------------------------|------------|
| ❑ Commence prelim & details design | 1 Feb 08 |
| ❑ Tender invitation – Phase 1 | 12 June 08 |
| ❑ Tender award – Phase 1 | 25 July 08 |
| ❑ Environmental Record of Decision | 15 Aug 08 |
| ❑ Complete Phase 1 | 15 Oct 09 |
| ❑ Start Phase 2 construction | 1 Aug 10 |
| ❑ Complete Phase 2 (as one phase) | 30 Jun 12 |



STATUS QUO – August 2008 (1/2)

❑ Specialist studies completed

- Environmental RoD issued on 15 August 2008
- Geotechnical investigation
- Noise assessment
- Traffic assessment

❑ Business plans

- Submitted for approval
 - Marketing & operational sustainability
 - Disaster management
- Pending
 - Safety & security

❑ Phase 2 detailed design yet to commence



STATUS QUO – July 2008 (2/2)

□ Phase 1 (Pre-2010)

- Detailed design complete
- Tenders invited & closed on 11 July 2008
 - Award due by end August '08
- Cost re-estimate exceeds available budget
 - Additional funds required
 - Contract structure adjusted to accommodate this
 - Phase 1 (Contract A): Can commence

□ Phase 2 (Post-2010)

- Additional funding yet to be obtained
- Detailed design outstanding



SECURED FUNDING – July 2008

- ❑ Project and funding
 - Arranged by uThungulu District Municipality
- ❑ Confirmed funding
 - All facilities

○ KZN Dept. of Local Govt. & Traditional Affairs:	R25 000 000
○ City of uMhlathuze:	R10 000 000
 - Soccer field

○ uThungulu District Municipality:	R 500 000
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 - Athletics track

○ KZN Dept of Sport & Recreation:	R 2 000 000
○ City of uMhlathuze:	<u>R 2 500 000</u>
 - TOTAL FUNDING CONFIRMED (VAT incl.):

R40 000 000



COST ESTIMATES – June 2008 (1/2)

- ❑ Phase 1 – based on lowest tender prices received
- ❑ Phase 2 – Based on conceptual design
 - Order of magnitude cost estimates
 - -25% +75% accuracy
- ❑ Costing Includes
 - 14% VAT
 - Escalation & contingencies
 - Professional & specialist fees
- ❑ Costing Excludes
 - Bulk services external to the Veldenvlei Sports Complex

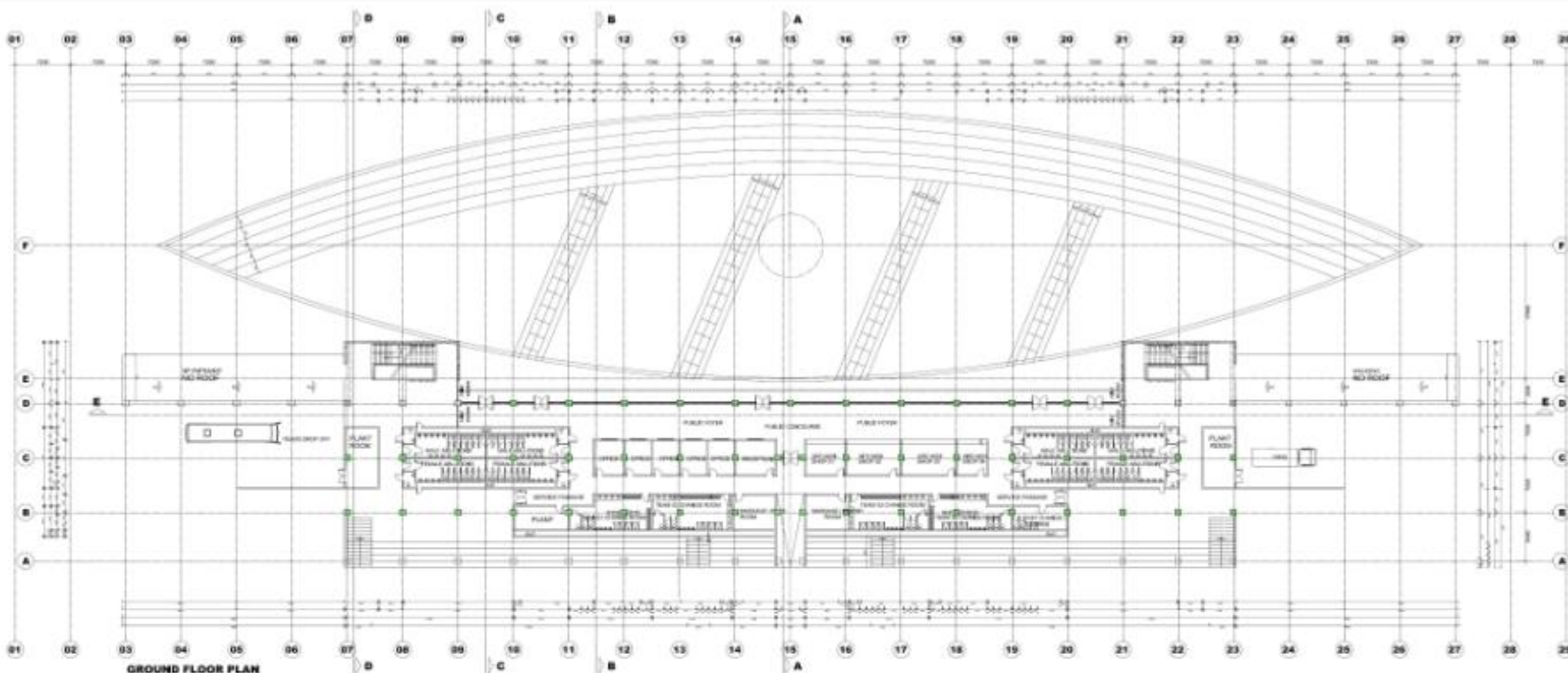


COST ESTIMATES – June 2008 (2/2)

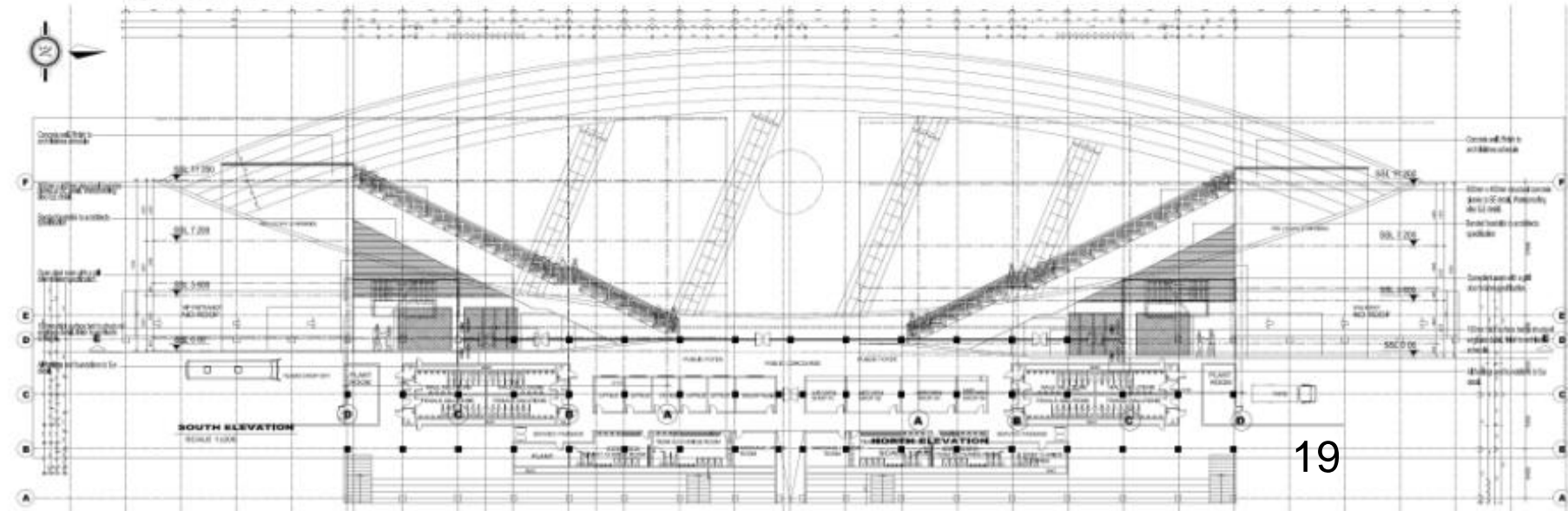
- ❑ Phase 1 (Pre-2010)
 - Complete construction by end 2009
 - R115,57 million
- ❑ Phase 2 (Post-2010)
 - Commence construction by August 2010
 - Completion planned for mid 2012
 - R421,30 million
- ❑ Total project cost estimate
 - R536,87 million



PHASE 1 (PRE-2010) Some Details



GROUND FLOOR PLAN



SOUTH ELEVATION

REVISED

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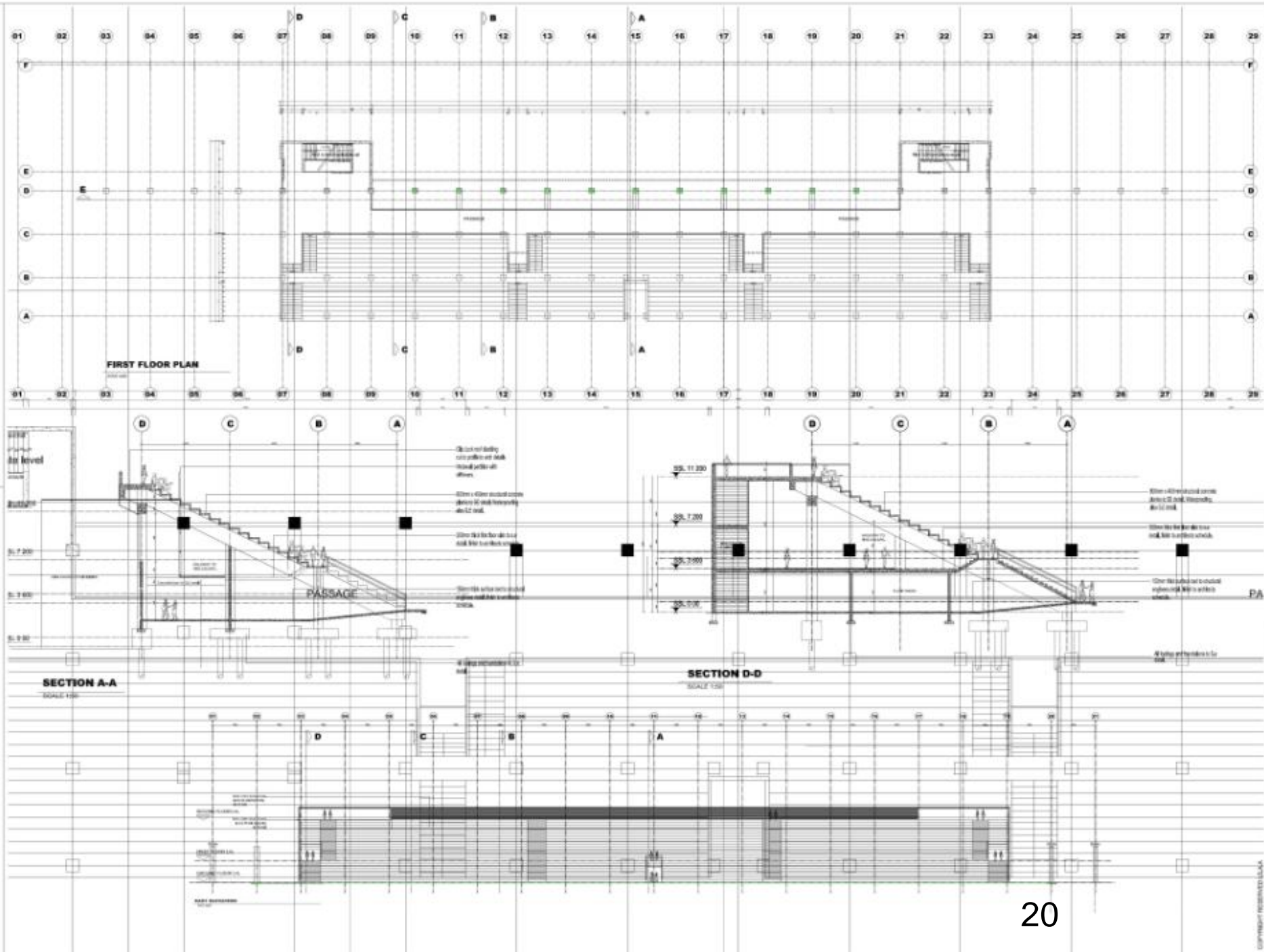
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TENDER DRAWINGS

FLOOR PLAN

SCALE	NTS
DATE	11/2019
DESIGNED BY	N Lange
CHECKED BY	I. Gama / T. Venter
PROJECT NO.	11/2019
PROJECT NAME	uMhlathuze Multi-Purpose Sports Stadium
PROJECT ADDRESS	Lot 11621 Richards Bay
PROJECT NO.	11/2019
PROJECT NAME	uMhlathuze Multi-Purpose Sports Stadium
PROJECT ADDRESS	Lot 11621 Richards Bay



APPROVALS

NO.	NAME	DATE
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NO.	REVISION	DATE
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Logos: SSI, LithiumGulu, uMhlathuze

Logos: LithiumGulu, uMhlathuze

S² CONSORTIUM

PROJECT

uMhlathuze
Multi-Purpose Sports Stadium
on Lot 11621 Richards Bay

TENDER DRAWINGS

PLANS

NO. 1/15

DATE: 15/11/2015

DESIGNED BY: N. Langa

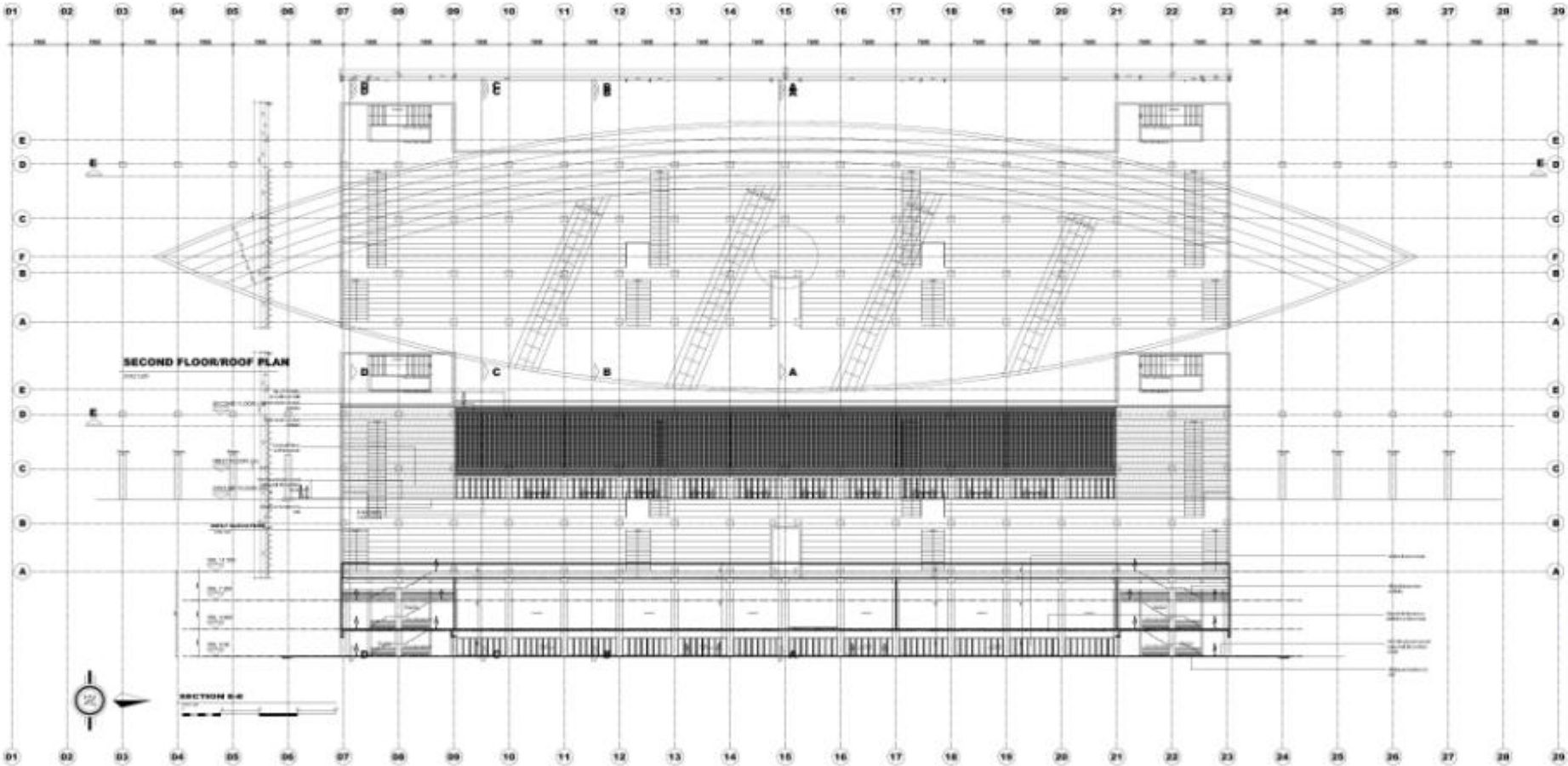
DRAWN BY: N. Langa

CHECKED BY: N. Langa

APPROVED BY: N. Langa

SCALE: 1:50

PROJECT NO: 11621/01/01/01/01/01



APPROVALS			
1	Author		
2	Checker		
3	Reviewer		
4	Approver		
5	Client		
6	Contractor		
7	Other		
8	Final		

REV. NO.	DATE	DESCRIPTION	REV. BY



TENDER DRAWINGS			
PROJECT			
uMhlatuze Multi-Purpose Sports Stadium on Lot 1521 Richards Bay			
TENDER DRAWINGS			
FLOOR PLAN			
SCALE	N.T.S.		
DESIGNED BY	N. Langa	CHECKED BY	L. Gomo / T. Venter
DRAWN BY	N. Langa	DATE	
PROJECT NO.		DATE	
14/2019-037(1)A-013			



COSTS: PHASE 1 (Pre-2010) (1/2)

- Assuming that
 - Building contract going ahead
 - Tenders have been submitted and are being evaluated
 - Need additional funding to complete Phase 1, comprising:
 - Building contract
 - Soccer flood lights
 - Building contract: Fund requirements based on tendered values



COSTS: PHASE 1 (Pre-2010) (2/2)

Building Contract

- ❑ Excluding contingencies, escalation & fees

- ❑ Lowest tender received, with 8GB grading (11 JULY '08)
 - Contract A: R29,881 m (funds already secured*)
 - Contract B: R28,445 m (R4,454 m already secured*)
 - Contract C: R20,307 m
 - Total: R78,634 m (incl. VAT)

* R40 million secured, including allowance for fees & specialists



PHASE 1 (PRE-2010): Project Budget

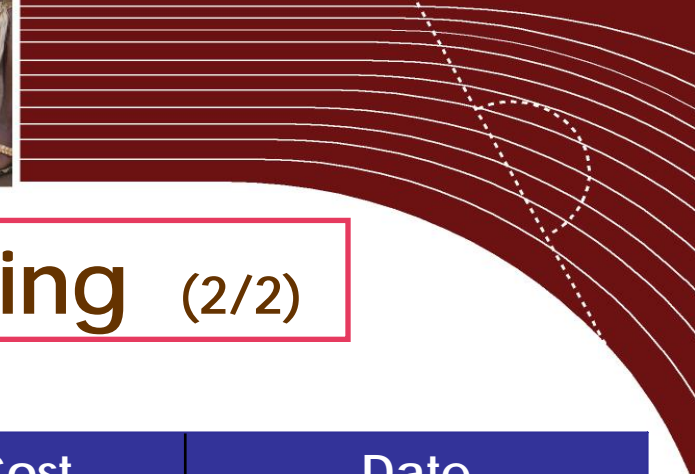
❑ VAT included

Building contract tender value	R 78 634 907
5% Contingencies	3 931 800
Escalation	6 002 900
Sub-total: Building contract	R 88 569 607
Soccer pitch flood lighting (all inclusive cost estm.)	10 633 000
Sub-total: Ph1 Construction costs	R 99 202 607
Professional fees & specialists	16 368 420
Phase 1 funding requirement	R 115 571 027



PHASE 1 (PRE-2010): Fund Timing (1/2)

- Cost estimate for Phase 1: R 115,57 m (VAT & fees incl.)**
- Funds in-hand: R 40,00 m**
- Require an additional: R 75,57 m as follows**
 - **Including escalation & contingencies**



PHASE 1 (PRE-2010): Fund Timing (2/2)

Component	Cost (incl. VAT)	Date required
Building: Contract A	R 29,881 m	Funds secured
Building: Contract B	One contract 28,445 m	Dec. '08*
Building: Contract C	20,307 m	Feb. '09
Soccer flood lights	10,633 m	Feb. '09
Indirect costs (escalation & contingencies)	9,935 m	Feb. '09
Professional fees & specialists	16,368 m	Dec. '08

* R4,454m already secured



PHASE 2 (POST-2010) Funding Requirements



PHASE 2 (Post-2010): COST MODULES (1/4)

Based on Facility Components

(Including contingencies & escalation; Excluding fees)

- ❑ Soccer: Roof for 4 000 seat pavilion
 - R25,90 m

- ❑ Athletics: 2 000 seat pavilion & roof
 - R63,35 m

- ❑ Fully developed sports field (at athletics track)
 - R3,64 m



PHASE 2 (Post-2010): COST MODULES (2/4)

Based on Facility Components

(Including contingencies & escalation; Excluding fees)

- ❑ Soccer: 4 000 seat open pavilion +under-pavilion facilities
- ❑ East
 - R102,42 m
- ❑ Soccer: 2 500 seat pavilion (North & south)
 - R26,91 m each



PHASE 2 (Post-2010): COST MODULES (3/4)

Based on Facility Components

(Including contingencies & escalation; Excluding fees)

- ❑ Indoor sports facility/conference centre
 - R91,38 m



PHASE 2 (Post-2010): COST MODULES (4/4)

Funds assumed to be provided by municipalities

- ❑ Provided all the above facilities are built

- ❑ Phase 2 design and supervision fees
 - R59,67 m (Fees, disbursements & specialists)

- ❑ All supporting infrastructure
 - R21,12 m
 - Incl. contingencies & escalation



PHASE 2 (Post-2010): Budget Summary

- ❑ VAT included
- ❑ July 2008 estimate based on conceptual design
- ❑ Funds need to be secured, as yet

Construction costs (incl. escalation & contingencies)	R 361,63 m
Professional, disbursements & specialists(16,5%)	59,67 m
Phase 2 Cost estimate:	R 421,30 m



PHASE 2 (Post-2010): Fund Timing (1/2)

❑ Assumption

- All Phase 2 modules constructed in 2010 to 2012

❑ Cost estimates based on conceptual design

- Escalated assuming construction
 - Commencement by August 2010
 - Completion by mid 2012

❑ Phase 2 development can be spread over longer term

- Affected cost modules would then require re-estimation
 - To allow for additional escalation



PHASE 2 (Post-2010): Fund Timing (2/2)

Component	Cost (incl. VAT)	Date required
Professional fees: Design & tender (60%)	R 35,80 m	Dec. '09
Professional fees: Construction (40%)	23,87 m	Jul. '10
Soccer: Roof for 4 000 seat grand stand	25,9 m	Jul. '10
Athletics: 2 000 seat grand stand with roof	63,4 m	Jul. '10
Athletics: Fully developed sports field	3,6 m	Jul. '10
Soccer: 4 000 seat open pavilion (east)	102,4 m	Jul. '10
Soccer: 2 500 seat open pavilion (north)	26,9 m	Jul. '10
Soccer: 2 500 seat open pavilion (south)	26,9 m	Jul. '10
Indoor sports facility	91,4 m	Jul. '10
Supporting infrastructure	21,1 m	Jul. '10



THANK YOU !!