

Project Brief: North Ipswich Stadium Strategic Business Case and Concept Design

City of Ipswich: Office of Economic Development

Ipswich City Council (ICC) is seeking a suitably qualified consultant or consortium of specialists under the management of a lead consultant to develop a Business Case for a sporting and recreational precinct including a rectangular stadium at North Ipswich Reserve, to be developed in accordance with Building Queensland's, Infrastructure Australia's and Queensland Treasury's Business Case and Project Assessment Frameworks.

Introduction

North Ipswich Reserve is central to Ipswich's sporting landscape, and has been subject to investigations pertaining to its development into a rectangular stadium since 2000. Such a stadium would provide significant economic and social benefit to Ipswich, providing a platform to attract elite sporting events and major non-sporting events such as concerts. This project requires further investigations to determine Council's potential commitment to the progression of a sporting and recreational precinct which includes a rectangular stadium. The development of North Ipswich Reserve into a multi-use sporting and recreational precinct which includes a stadium is considered to be integral to achieving the vision of an invigorated Ipswich Central precinct.

Background

Ipswich City Council is taking a precinct approach in the development and reinvigoration of the Ipswich Central area. North Ipswich Reserve is an important piece of community infrastructure which recent reports have highlighted as a potential catalyst to positive public engagement and cross-river connectivity if developed into a stadium.

A multi-use, rectangular stadium would be integral to supporting the Greater Ipswich Expansion Bid Team's requirements for future inclusion in an expanded Hyundai A-League and Westfield W-League. Ipswich City Council believes that a stadium as part of a multi-use sporting and recreational precinct would provide additional value proposition and an additional range of services and experiences to both residents and visitors, and would assist Ipswich in attracting elite sporting and major non-sporting events. Additionally, the South East Queensland Council of Mayor's (COMSEQ) investigations into the 2032 Olympic bid provide an opportunity to examine the feasibility of integral infrastructure for the Ipswich region. Ipswich City Council views this as a parallel opportunity to Council's own enquiries into sporting and recreational infrastructure at North Ipswich Reserve.

Ipswich City Council is seeking to progress investigations to determine the full scope of options, benefits and costs of a multi-use sporting and recreational precinct. As such, Ipswich City Council is seeking a suitably qualified consultant or consortium of specialists under the management of a

single experienced lead consultant to develop a Business Case for such a precinct, including a stadium.

This Business Case is required to be developed in accordance with Building Queensland's Business Case Framework, Queensland Treasury's Project Assessment Framework, and Infrastructure Australia's Assessment Framework, specifically drawing on Strategic Business Case and Preliminary Business Case requirements.

This Business Case is to allow Council to determine if funding a precinct, inclusive of stadium of this scale is supported by analysis. Future progression of the project is reliant upon the following considerations:

- A commitment of at least equivalent funding by both the state and Commonwealth governments towards the first stage of the development
- An agreement that tenure of the stadium will be transferred from Council to the State, with all subsequent capital and operating costs of the stadium being met by the State
- Support for sports codes (i.e. A League Football or NRL) to obtain a licence of have a commitment to obtain a licence from the relevant sports administrative body

As such, these are required to be considered as part of the Business Case development.

North Ipswich Stadium has been the subject of several planning and scoping activities over the past 20 years, the most recent of which was the North Ipswich Reserve Stadium Feasibility and Project Definition report produced by Cox Architects. (*see attached*) All relevant materials will be provided to the successful consortium in order to inform the development of the Business Case.

Scope of Works

The key objective of this project is to undertake a preliminary assessment of the capital and operating costs associated with the preferred community development of a multi-use sporting precinct and stadium.

In Scope:

- Broad community consultation on possible options taking into consideration community aspirations and demand assessments
- Preliminary designs and costings
- Market demand analysis of potential events
- Infrastructure design to meet likely demand and its costing
- Project economic and financial assessment
- Governance required for possible options
- Staging options

At a minimum, the options analysis that Council is requesting must outline two options:

- Minimum works at North Ipswich Reserve to meet the venue compliance specifications of A-League and NRL, including costings, timeframes and long term sustainability of use
- Stadium construction, including costings, timeframes and long term sustainability of use

A full outline of expected methodology inclusions is included in Attachment 1.

Out of Scope:

- Detailed Design
- Detailed economic and financial analysis
- Detailed environmental investigations and relevant approvals

Project Budget	circa \$175,000
Requirements	<p>Project requirements include:</p> <ul style="list-style-type: none"> • Review existing options in the broader strategic context and prepare concept and preliminary infrastructure designs with consideration of community input • Quantify expected (P50) capital and operating costs • Prepare suitable economic and financial models to assess the viability of the proposal • Review sensitivity to changes in key variables • Recommend governance options • Review and recommend option to fund and finance these options considering contributions from a broad range of relevant stakeholders, and where appropriate, potential funding programs • Must align with the Strategic and Preliminary Business Case requirements of Building Queensland, Queensland Treasury and Infrastructure Australia. • All options must meet the minimum level of development required to be NRL and A-League compliant • Must include considerations of staged approaches and how this may impact NRL and A-League compliance <p>All proposals should:</p> <ul style="list-style-type: none"> • Respond to the requirements of the brief; • Provide details of relevant knowledge and experience; • Provide details of staff to be involved in the project, their roles, and experience; • Propose detailed costs (including by task, staff rates, and time) and timeline; • The consultant must demonstrate an ability to commence work immediately.

Key Dates	10 September 2019:	RFQ issued
	11 October 2019:	RFQ close
	18 October 2019:	Project award
	1 November 2019:	Consultants detailed briefing and final deliverables
	7 February 2020:	Draft Document
	6 March 2020:	Final Document

Selection Criteria

Proposals will be evaluated based on the following criteria:

- Addresses the proposal requirements
- Demonstrates competency and relevant experience
- Gives clear project cost breakdown and demonstrates value for money
- Demonstrates an ability to deliver the project in the desired timeframe and within budget
- Indicates a capacity to begin work immediately upon appointment

Project Sponsor

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Attachment 1

Strategic Business Case Requirements	BQ SBC	TMR SASR	IA PIP
Stakeholder engagement	✓	✓	✓
Methodology	✓		
Context and background	✓		
Vision and strategic objectives		✓	
Service need (including ILM)	✓	✓	✓
Define the business case			✓
Cost and timing of the problem			✓
Stakeholders	✓		✓
Benefits sought	✓	✓	✓
Strategic response and business changes	✓	✓	✓
Potential initiatives	✓	✓	
Alignment with policy	✓		✓
Options generation		✓	
Options short list		✓	
Options for further development		✓	
Further work and governance proposal	✓		
Assurance	✓		
Recommendation	✓		
Benefits register	✓		
Risk register	✓		
Stakeholder engagement plan	✓		

Preliminary Business Case Requirements	BQ PBC	TMR PE	IA IIOD
Stakeholder engagement	✓	✓	
Market sounding	✓	✓	
Project governance	✓	✓	
Context and background	✓		
Strategic rationale	✓	✓	
Alignment with policy	✓	✓	
Options analysis	✓	✓	✓
Benefits management plan	✓	✓	
Legal and regulatory requirements	✓	✓	
Public interest considerations	✓	✓	
Sustainability	✓		
Social impact	✓		
Environment assessment	✓		
Reference design	✓	✓	
Transport demand modelling	✓		
Economic analysis	✓	✓	✓
Benefits register	✓	✓	
Financial and commercial analysis	✓	✓	
Delivery and operating model	✓	✓	
Risk analysis	✓	✓	
Risk register	✓	✓	
Recommendation	✓	✓	
Assurance	✓		
Stakeholder engagement plan	✓		