

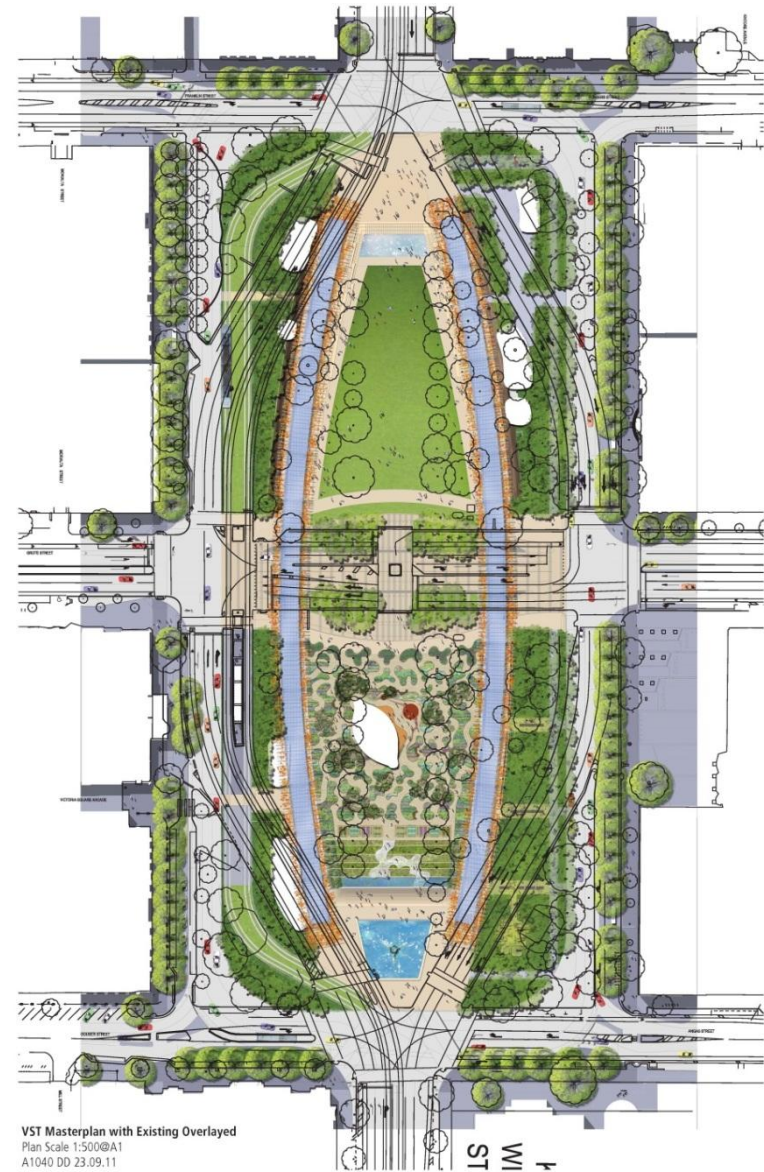
Victoria Square – Tarntanyangga

Adelaide's Heart



Masterplan

- Consultation – wishes for a retreat space, activation, visitation, improved ped and cycling accessibility
- Masterplan ~ \$120m vs Council budget \$24m
- Stage 1 to provide an event space at northern end
- Future stages to align roads and trams, develop the south, additional facilities ie cafes, harbours, etc subject to future budget



Stage 1 - project parameters

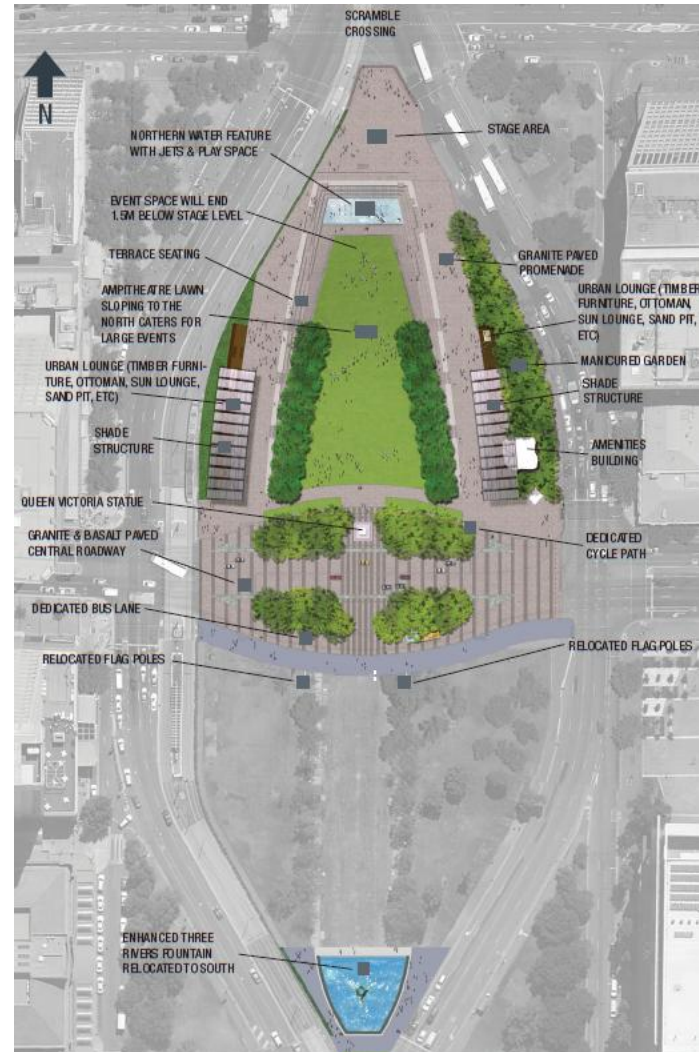
Client: Adelaide City Council

Value: \$28M (after scope increase)

The vision for the Square is to be

“an accessible and vibrant public square that is internationally recognised as a symbol of South Australia’s unique culture and lifestyle.”

Construction window between TDU events



Project stats - risks and logistics

- ~ 11,000m² paved area ~ 400,000 granite pieces laid on wet mortar/grout - Specialist trades required with up to 170 pavers on site
- ~100 shipping containers - 1,500 pallets > 2,700T
- Materials coming from China, quality issues, lead times
- > 3,000m³ of concrete to 133 bored piers, concrete paving and the two water features
- ~ 1,000T of reinforced steel
- ~ 3,000m² of turf and over 3,000T of sand and loam
- ~ 6000m of conduits etc permanent and temporary service provisions for future events
- 127 Marquee Tie down

Key project risks

- Time - Completion time set by TDU international events
- Stakeholder impacts and disruptions – dust, traffic, noise etc
- Budget tight
- The unknown – services / contamination
- Design limitations
- Contract challenges
- Quality issues
- Safety - logistics



Managing Risks



- Contracting
 - - damages
 - - securities
 - - defect liability period
 - - clauses – weather, design discrepancy
- Resourcing
 - - independent Super
 - - independent QS
 - - design advise / backup

Stakeholders, neighbours and comm's

- Premiers office
- EPA
- Advertiser
- SA Water
- Hilton
- Medina
- Central Market
- Retail associations
- Traffic
- Buses
- Emergency services
- Approval authorities eg Heritage



Targeted communications

- to limit interference
- to inform relevant stakeholder
- to conjure support

Scope and program changes



- Tree relocation, additional trees
- Expanded central roadway
- Minor improvements in southern end
- Fixed end date TDU, late start – compressed delivery
- Design change to the pavers – program, cost and resource impacts
- Relocate Queen Vic statue

Budget adjustment but TDU prevented a change to delivery time

Tree issues

50 trees had to be removed
1 ended up being relocated



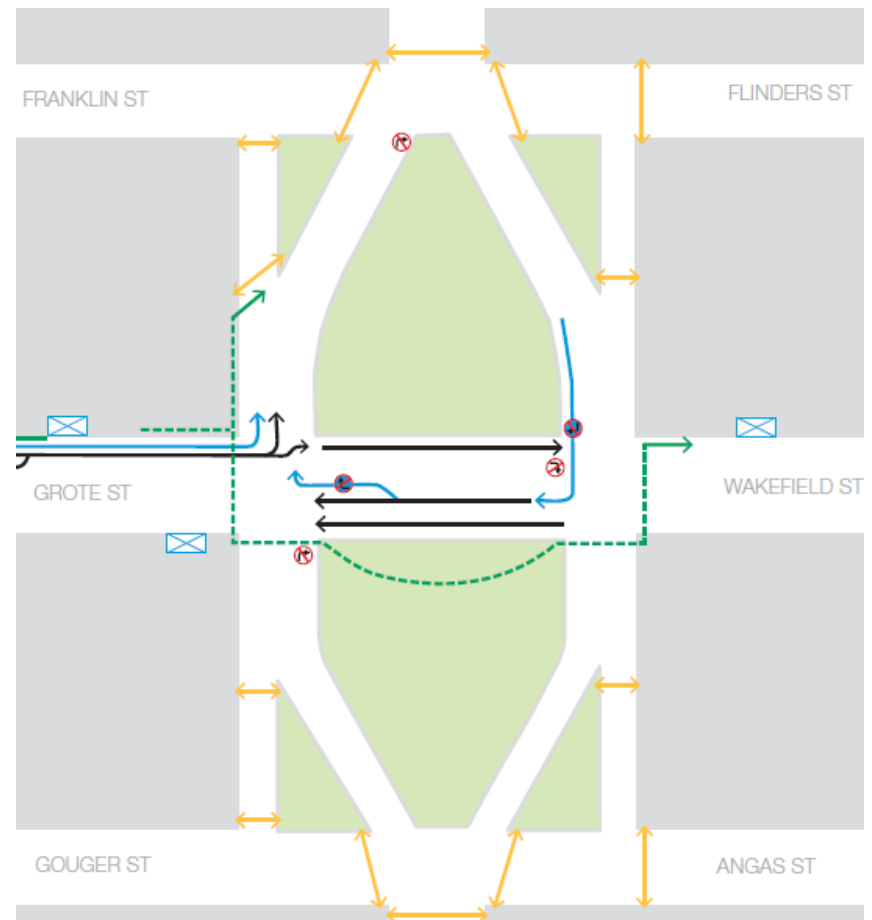
Weather impacts

- Wettest winter *in 80 years*
- Summer with most days over 40 degrees
- Safety issues



Traffic issues

- We were asked to keep the road open during construction
- We had to close the road – time, contamination, service clashes – specific communication strategy
- Buses and trams
- Access limitations - Drag out
- Pedestrians and cyclists
- Emergency services



In the beginning....



Trees stumps - Premier is upset



Lots of water – miles off



Half the road done – running out of time



Closed road - busy



Still a long way to go



Expectation to get the tree up.



The heat is on... Premier brings coke



Happy days - Separable Portion 1

PC



Question Time