

Spanbild case study: Cashmere Technical Football Club

WOOLSTON CLUB'S NEW PAVILLION A WORLD-CLASS FACILITY



Project: \$1.6 million community sports facility

Key deliverable: four-month project to create quality, affordable players' facility with durable, lightweight materials

Spanbild Projects involvement: purpose-designed community facility and nine new dressing rooms

Success measures: delivered new, unique designs; demonstrated range of capabilities to design challenges; achieved all project requirements in short time-frame

Damage assessed at millions of dollars was inflicted on the Woolston Club when the earthquakes of 2010 and 2011 devastated Christchurch. After a successful fundraising campaign and extensive local support, the rebuild of the community facility has been a major post-earthquake project in hard-hit Eastern Christchurch, which showcased some of Spanbild Projects unique capabilities when the new club officially opened on 1st August 2015.

Facing a constrained budget and a significant fundraising target, New Zealand's role as host for the FIFA U20 World Cup provided the catalyst for the development of the Garrick Park facilities as a training venue for the visiting international teams.

With the site's future secured, the new focus created its own challenges. When the funding was confirmed, just a handful of months remained to create a new sports facility before Woolston Club were to play host to some of the best developing players in the world.

Spanbild Projects General Manager Tim Blake says his organisation had to concentrate a wide range of its resources on getting the project completed on time.

"One of the unique advantages Spanbild Projects has, is the ability to bring together the resources of the whole Spanbild Group. This includes a dedicated team of designers and engineers, our Christchurch based manufacturing facility and our experienced local builders - as well as a broad variety of local suppliers."

"To complete a project on this scale to the standard required, in just a few short months, underscored the real advantages of the Spanbild Projects model."

A centre for the community

After the damage wrought by the earthquakes, the Woolston Club's buildings, playing fields, floodlights and carparks required major reconstruction. As part of their rebuild planning, the Club committed to becoming a multi-purpose sports and cultural hub serving the southeast area from the city boundaries to Sumner.

Alongside the redevelopment of the playing fields and car park, the Club elected to replace an old and damaged players' facility with a new, purpose-built pavilion, which could accommodate the requirements FIFA specified for its teams while also leaving a lasting legacy for the area.

The new pavilion development consists of a new community room and nine modern dressing rooms – including space for both visiting teams and referees. The community room, which looks out across the Park – offering an ideal all-weather venue for spectators – seats around 100 people and features a large, functional kitchen and bathroom. The kitchen area also provides an outdoor servery and the whole complex offers full disability access.

The purpose-built, contemporary features and clean design of the community room also enables it to be used as a multi-purpose venue, with the ability for the Club to hire the space for all types of functions.

As part of the total upgrade, the Club also developed two new, cutting-edge sand-based football fields and floodlit training area.



World-class facility

Based at Garrick Park in Woolston, Cashmere Technical Football Club is a combination of three local football clubs, Cashmere Wanderers, Woolston and Christchurch Technical – the oldest of which dates back to 1923. After the clubs merged in 2012, Cashmere Technical became the biggest sports club in the South Island.

Senior President of Cashmere Technical Football Club, Bill Cowen, who spearheaded the fundraising campaign, says due to the ground conditions at Garrick Park, he knew they would need a lightweight structure to replace the existing players' facility.

“This area of Christchurch was originally swamp, and it wasn't just about the buildings – we needed to rebuild the pitches. It's pointless having quality buildings if you haven't got a quality surface to play on. We needed to come up with a first-class solution.”

The club lost six of its eight senior fields after the earthquake. “Three of those were at Garrick Park, so that venue became our main priority.”

Mr Cowen got in touch with Spanbild Project's General Manager, Tim Blake, about the project. “Tim has a strong sporting background at many levels and he had immediate empathy with our situation. He also presented Spanbild's capabilities extremely well and projected a genuine desire to be involved. We trusted Tim and Spanbild Projects and we were absolutely correct with our choice.”

The club needed new sports fields and training facilities with a high degree of engineering incorporated into the design, he says. “The technology and engineering of the new sports fields and training facilities required were needed to optimise the considerable projected usage.”

In order for the CCC to invest in the space, the club made a guarantee to provide international-sized dressing rooms – the minimum requirement for local participation in the World Cup. “FIFA understandably has very high expectations,” says Mr Cowen.

The CCC then funded two new sand-based turfs at Garrick Park. To complete the rest of the facility, the Cashmere Technical Football Club and the Woolston Club managed to raise the funds just before Christmas, he says. “The fact that we were able to collectively deliver world-class football fields and world-class buildings is quite remarkable given the restricted time frame.”





“Another unique aspect of the building is the mono pitch roofing, which has three angles. These features really demonstrate the flexibility we have with the kind of products we are working with.”

THE DESIGN CHALLENGE

For Spanbild Projects, this wasn't the company's first experience of delivering a major public project in a short timeframe. Spanbild has been involved in a number of large-scale commercial and residential projects in the region, including the housing village at Rangers Park and the players' facility and VIP boxes at Christchurch Rugby Stadium.

Spanbild Projects Project Manager Geoff Newman says the biggest challenge of the Woolston Club development was the piling. “Because of the ground conditions, we had to use piles – 152 of them – to get right down to solid ground, at an average of between four and eight metres in depth.”

Another obstacle to overcome was the schedule, he says. “It should have been a seven or eight month build, but we managed it in four months. There were a few little bits and pieces to finish off after that, but not much.”

Despite the challenging programme, there was no compromise on quality, with several features making the project a real stand-out for the development team.

One of these is the raised, covered viewing area at the front of the player's facility, which Geoff says happened organically. “The raised stand is a fantastic feature that really just sort of came upon us, because of the fact that the building had to be high off the ground to accommodate the driven piles and provide flood protection. It was a bonus to get it at that height because it gives the club a unique, covered vantage point from which to watch the games.

“Another unique aspect of the building is the mono pitch roofing, which has three angles. These features really demonstrate the flexibility we have with the kind of products we are working with.”

Spanbild projects – SUCCESSFUL RESULT



Although the project was initially driven to support the use of Garrick Park as a training base for the FIFA U20 World Football Cup, says Woolston Club vice-president Ian Brook, the facility has delivered a long-term legacy for the community. "The club wishes to acknowledge the project team from Spanbild, Tim Blake, Geoff Newman and the whole build team, which worked tirelessly to very tight and demanding timelines to have the building ready for the tournament."

Spanbild Projects General Manager Tim Blake says the Spanbild Projects team is very happy with the result – and extremely impressed with the dedication and commitment of the Cashmere Technical Football Club and the Woolston Club.

"This has been a real community effort to create a fantastic new sporting facility in an incredibly short space of time," says Tim. "We were very pleased to be a part of it, and to deliver what will be an excellent asset for the community for many years to come."

