

## Nemo Rangers FC, Cork



Nemo Rangers  
External Views

### Team for visit:

Kevin Lynch DDA  
Paul Ryder IDSA  
Frank Murray Project Manager  
Liam O'Dwyer CIDP

### Dates of visits:

20<sup>th</sup> November 2008

### Contacts at facility:

George Walshe



Ground Floor



**Description of services provided at the facility:**

Gym, changing areas, sauna and steam room, hall with all weather indoor facility, 4 football fields and 1 outdoor all weather pitch divided into 4 smaller 5 a side pitches, bar lounge function room, storage rooms, card room, meeting and conference rooms, children party room, large reception and shop, baby changing facilities and a physiotherapist room.

**Description of the facility itself:**

4500 square metre facility with good indoor sporting and social facilities. The facility is on three levels with separate football / hurling dressing rooms at level under facility. Social facilities on ground floor. Special dressing rooms for indoor sports (1000 sq metres) and gym facility 180 sq metres).

**Exterior:**



A number of square buildings with a circular bar and lounge wrapped around the building facing the football pitches. Good car parking facilities surrounding facility.

**Interior:**

Mixture of green and brown colours make the building dated. The bar and social facilities are excellent. The sports facilities seem to be the correct size for the facility CIDP is planning apart from additional community hall and the swimming pool required by CIDP.



## Environment:

Well maintained white building with pitches in good condition – no shrubbery or trees clearly for easy maintenance but leaves the centre exposed and unfinished looking.



## Lessons for Village Project:

Costs in line with CIDP – €10million

Gym franchised out

Kids party and funerals big money spinner

Needs staff of 10 – 15

All weather pitches good money spinner €60 per hour

Ability to cut off hired out areas with separate access this is very important

Semi circular bar is good idea

**Positives for inclusion:**



Physio and treatment rooms in facility  
Social facilities can be sectioned off into three areas with their own access  
Semi circular bar  
Use of glass very positive facing the outside  
Solar panels for heating  
All wet areas have underfloor heating  
Glass walls looking into gym from dressing room entrance, so no balcony

**Negatives to be avoided:**

Lack of storage space  
Colour scheme  
Need for specialist aerobic room  
Need for central restaurant and kitchen

Watch for VAT, water charges, rates and electric / plumbing expertise

**Summary:**

Great facility about the size of CIDP should aim at the management of the building contractors critical, 15 staff is a minimum without the kitchen and swimming pool. Dressing rooms need to be easy to clean.

## **Other Comments from the group:**

### **Environment:**

Good bars/lounge and function rooms

Good atmosphere when on arrival in reception

Friendly atmosphere there

Bright all around

**Lessons for Village Project:**

The following need to be addressed.:

Clear mission statement, what do we want to deliver?

Approach the project on the basis that it is a commercial project with a business plan to be adhered to.

Constantly evolving ideas.

Need bars / function room

Huge space around reception and have trophy cabinet

Put steam and sauna in between man and ladies change rooms

Car park space

Flood light for outdoor pitches

Good building, just right for our social and sporting needs

**Positives for inclusion:**

Pool

Multi purpose sports hall

Plenty of glass structures in many rooms

Café near reception

**Negatives to be avoided:**

Overly ambitious plans and including marginal activities that are not commercial or are too high a risk.

**Summary:**

I liked the GAA facility and if CIDP could add swimming pool, café together with what is there, it would be first class facility at the Deaf Village.

Highly impressed

Really high class facilities