



OPINION OF PROBABLE COST Baddeley Park Master Plan (14ha)

Prepared for Cessnock City Council

Date: 27/10/2020 REV: D

ITEM	BADDELEY PARK	GENERAL NOTES	Qty	Unit	Rate	Subtotal
1.00	Surfaces					
1.01	Concrete Paving	110mm Thick reinforced concrete	2899.5	m2	\$ 200.00	\$ 579,905.00
1.02	Artificial Turf	To Hockey Field Surface	5628.6	m2	\$ 110.00	\$ 619,145.89
1.03	Rubber Half Court		50	m2	\$ 720.00	\$ 36,000.00
1.04	Gravel		4376	m2	\$ 40.00	\$ 175,040.00
2.00	Landscape					
2.01	Turf	Includes grass & imported top soil	204.7	m2	\$ 30.00	\$ 6,141.12
2.02	Field Redevelopment	Includes irrigation system, turf and top soil to sporting fields	29722.4	m2	\$ 60.00	\$ 1,783,342.50
2.03	Planting	Includes plantings & imported top soil	3607.7	m2	\$ 70.00	\$ 252,539.00
2.04	Trees	Supply and install of new tree along boundary. Generally 400/500Lt.	118.0	PER/UNIT	\$ 1,000.00	\$ 118,000.00
2.05	New Boundary Fencing	1800 high chainwire fencing, antivandal and anticlimb	695.0	lm	\$ 300.00	\$ 208,500.00
2.06	Upgrade koppers log fencing	chainmesh fencing	253.0	lm	\$ 200.00	\$ 50,600.00
2.07	Informal Trail	1m wide gravel trail	700.0	lm	\$ 35.00	\$ 24,500.00
3.00	Carpark					
3.01	Rejuvenation of existing car park	Rejuvenation of existing road base in preparation for new surface.	3682.3	m2	\$ 60.00	\$ 220,940.58
3.02	Asphalt Road & Car Park	6.0m width road, includes line markings, kerbs etc	4701.2	m2	\$ 200.00	\$ 940,232.00
4.00	Construction of Amenities Building					
4.01	Demolish existing structure	Demolish & remove from site	588.0	m2	\$ 300.00	\$ 176,395.80
4.02	Construction of new amenities building		1	PER/UNIT	\$ 1,200,000.00	\$ 1,200,000.00
4.03	Construction of new amenities building (dog club)		1	PER/UNIT	\$ 660,000.00	\$ 660,000.00
5.00	Furniture					
5.01	Picnic Shelter	Approx 4m x 4m	4	PER/UNIT	\$ 23,200.00	\$ 92,800.00
5.02	Cessnock Sportsground viewing shelter	Approx 4m x 12m	2	PER/UNIT	\$ 29,600.00	\$ 59,200.00
5.03	Picnic Table Setting	table and two bench seats. DDA compliant	1	PER/UNIT	\$ 4,400.00	\$ 4,400.00
5.04	Bench Seating	bench seat. DDA compliant	4	PER/UNIT	\$ 2,900.00	\$ 11,600.00
5.05	Terraced Seating	Insitu concrete	102.3	m2	\$ 800.00	\$ 81,841.60
5.06	Bin Enclosure		2	PER/UNIT	\$ 5,900.00	\$ 11,800.00
5.07	Water bubbler	With drainage connections	1	PER/UNIT	\$ 15,000.00	\$ 15,000.00
6.00	Sporting Equipment					
6.01	Basketball Hoop		1	PER/UNIT	\$ 5,000.00	\$ 5,000.00
6.02	Cricket Sight Screens		2	PER/UNIT	\$ 5,000.00	\$ 10,000.00
6.03	Cricket Nets		4	PER/UNIT	\$ 25,000.00	\$ 100,000.00
7.00	Signage					
7.01	Welcome Signage	Sandstone block wall	1	PER/UNIT	\$ 8,000.00	\$ 8,000.00
7.02	Entrance Sculpture/Artwork		1	PER/UNIT	\$ 20,000.00	\$ 20,000.00
8.00	Utility					
8.01	Lighting - Floodlighting	Total for all floodlighting, including power upgrade	1	PER/UNIT	\$ 1,500,000.00	\$ 1,500,000.00
8.02	Picket Fencing	Powder coated aluminium	420.0	lm	\$ 300.00	\$ 126,000.00
9.00	Earthworks					
9.01	Regrading / trim earthworks	Adjustments of levels as required	500.0	m2	\$ 10.00	\$ 5,000.00
9.02	Other Demolition and waste costs	Removal of existing fencing, furniture, storage containers, tanks/gas tanks, cricket nets, tennis courts and waste removal	2000.0	m2	\$ 250.00	\$ 500,000.00

<p>This opinion of probable cost (OPC) has been prepared by GROUP GSA. All rates applied have been sourced by general market assumptions. For more detailed costing we recommend a quantity surveyor is engaged to prepared a cost plan</p>	Subtotal \$	9,601,923.49
	10% Contingency \$	960,192.35
	TOTAL \$	10,562,115.84