

**OPINION OF PROBABLE COST  
Carmichael Park Master Plan (8.7ha)**

Prepared for Cessnock City Council

Date: 27/10/2020 REV: C



ITEM	CARMICHAEL PARK	GENERAL NOTES	Qty	Unit	Rate	Subtotal
<b>1.00</b>	<b>Surfaces</b>					
1.01	Concrete Paving	110mm Thick reinforced concrete	3837.5	m2	\$ 200.00	\$ 767,509.60
1.02	Rubber Sports Court (multi-purpose court and hit up wall)	Wet pour sports surface, Earthworks, Formwork	708.0	m2	\$ 300.00	\$ 212,400.00
1.03	Gravel	Decomposed granite	950.0	m2	\$ 40.00	\$ 38,000.00
<b>2.00</b>	<b>Landscape</b>					
2.01	Field Redevelopment	Includes irrigation system, turf and top soil to sporting fields	35843.5	m2	\$ 60.00	\$ 2,150,610.06
2.02	Planting	Includes plantings & imported top soil	807.6	m2	\$ 70.00	\$ 56,534.80
2.03	Trees	Supply and install of new tree along boundary. Generally 400/500Lt.	203.0	PER/UNIT	\$ 1,000.00	\$ 203,000.00
2.04	BMX Track redevelopment		1.0	PER/UNIT	\$ 250,000.00	\$ 250,000.00
2.05	Boundary fencing	1800 high chainwire fencing, antivandal and anticlimb	385	lm	\$ 300.00	\$ 115,500.00
<b>3.00</b>	<b>Carpark and Roadways</b>					
3.01	Remove existing car park surface	Demolish & remove from site. Allowance for gravel surfaces to be removed and reused on site	661.2	m2	\$ 120.00	\$ 79,340.76
3.02	Asphalt Road & Car Park	6.0m width road, includes line markings, kerbs etc.	4183.9	m2	\$ 200.00	\$ 836,773.80
3.03	Foot bridge over drainage swale	Steel structure with concrete footings	5.00	lm	\$ 20,000.00	\$ 100,000.00
<b>4.00</b>	<b>Construction of Amenities Building</b>					
4.01	Demolish existing structure	Demolish, remove from site and earthworks	288.7	m2	\$ 300.00	\$ 86,610.00
4.02	Construction of new kiosk and amenities building		1.0	PER/UNIT	\$ 2,400,000.00	\$ 2,400,000.00
<b>5.00</b>	<b>Furniture</b>					
5.01	Picnic Shelter (Small)	Approx 4m x 4m	6	PER/UNIT	\$ 20,000.00	\$ 120,000.00
5.02	Picnic Table Setting	Timber & aluminium table and two bench seats. DDA compliant	6	PER/UNIT	\$ 4,400.00	\$ 26,400.00
5.03	Spectator Bleachers		3	PER/UNIT	\$ 10,000.00	\$ 30,000.00
5.04	Bench Seating	Bench seat. DDA compliant	4	PER/UNIT	\$ 2,900.00	\$ 11,600.00
5.05	Bin Enclosure	Bin Enclosure. DDA compliant	2	PER/UNIT	\$ 5,900.00	\$ 11,800.00
5.06	Water bubbler	With drainage connections and water supply	1	PER/UNIT	\$ 10,000.00	\$ 10,000.00
<b>6.00</b>	<b>Sporting Equipment</b>					
6.01	Basketball Hoop		2	PER/UNIT	\$ 5,000.00	\$ 10,000.00
6.02	Hit Up Wall		1	PER/UNIT	\$ 8,000.00	\$ 8,000.00
6.03	Cricket Nets		4	PER/UNIT	\$ 25,000.00	\$ 100,000.00
<b>7.00</b>	<b>Signage</b>					
7.01	Welcome Signage	Sandstone block wall	3	PER/UNIT	\$ 8,000.00	\$ 24,000.00
<b>8.00</b>	<b>Utility</b>					
8.02	Lighting - Floodlighting	Total for all floodlighting, including power upgrade	1	PER/UNIT	\$ 900,000.00	\$ 900,000.00
<b>9.00</b>	<b>Earthworks</b>					
	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

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	Subtotal	\$ 9,048,079.02
	10% Contingency	\$ 904,807.90
	<b>TOTAL</b>	<b>\$ 9,952,886.92</b>