

**OPINION OF PROBABLE COST
Weston Bears Master Plan (5.1 ha)**



Prepared for Cessnock City Council

Date: 06/03/2020 REV: B

ITEM	WESTON BEARS PARK	GENERAL NOTES	Qty	Unit	Rate	Subtotal
1.00	Surfaces					
1.01	Concrete Paving	110mm Thick reinforced concrete	1823.3	m2	\$ 200.00	\$ 364,668.40
1.02	Artificial Turf	Main football field	7632.2	m2	\$ 110.00	\$ 839,538.81
1.03	Gravel		2495.3	m2	\$ 40.00	\$ 99,812.12
2.00	Landscape					
2.01	Turf	Includes grass & imported top soil (Regraded embankment and training field)	3806.5	m2	\$ 40.00	\$ 152,261.92
2.02	Field Redevelopment	Includes irrigation system, turf and top soil to sporting fields	7632.0	m2	\$ 60.00	\$ 457,919.94
2.03	Planting	Includes plantings & imported top soil	1370.2	m2	\$ 70.00	\$ 95,913.51
2.04	Trees	Supply and install of new tree along boundary. Generally 400/500Lt.	45.0	PER/UNIT	\$ 1,000.00	\$ 45,000.00
2.05	Retaining Wall	Concrete retaining wall (To assists with the level changes with the proposed regrading)	127.1	lm	\$ 600.00	\$ 76,236.00
2.06	Raised Accessible spectator area		1.0	PER/UNIT	\$ 74,000.00	\$ 74,000.00
2.07	Boundary fencing	1800 high chainwire fencing, antivandal and anticlimb	277.0	lm	\$ 300.00	\$ 83,100.00
3.00	Carpark					
3.01	Asphalt Road & Car Park	6.0m width road, includes line markings, kerbs etc. Includes driveway upto bridge structure and 235 parking spaces	3172.2	m2	\$ 200.00	\$ 634,444.00
4.00	Construction of Amenities Building					
4.01	Demolish existing structure	Demolish, remove from site and earthworks	375.1	m2	\$ 500.00	\$ 187,562.50
4.02	Construction new amenities building		1	PER/UNIT	\$ 3,700,000.00	\$ 3,700,000.00
5.00	Furniture					
5.01	Bench Seating	Bench seat. DDA compliant	4	PER/UNIT	\$ 2,900.00	\$ 11,600.00
5.02	Spectator Bleacher		1	PER/UNIT	\$ 10,000.00	\$ 10,000.00
5.03	Additional Storage Options	Storage building	2	PER/UNIT	\$ 110,000.00	\$ 220,000.00
5.04	Bin Enclosure	Bin Enclosure. DDA compliant	2	PER/UNIT	\$ 5,900.00	\$ 11,800.00
5.05	Water bubbler	With drainage connections	1	PER/UNIT	\$ 10,000.00	\$ 10,000.00
6.00	Signage					
6.01	Welcome Signage	Sandstone block wall	1	PER/UNIT	\$ 8,000.00	\$ 8,000.00
7.00	Utility					
7.02	Lighting - Floodlighting	Total for all floodlighting, including power upgrade	1	PER/UNIT	\$ 900,000.00	\$ 900,000.00
8.00	Earthworks					
8.01	Regrading earthworks	Adjustments of levels as required. (Regrading of existing open drainage channel to accomidate the new sports field)	8752.8	m2	\$ 76.00	\$ 665,215.54
8.02	Hydraulics	Existing Storm water channel to be piped under embankment	131.1	lm	\$ 500.00	\$ 65,549.00
8.03	Other Demolition and waste costs	Removal of existing fencing, furniture, storage containers, tanks/gas tanks, cricket nets and waste removal	300.0	m2	\$ 250.00	\$ 75,000.00
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 \$ 8,787,621.74 10% Contingency \$ 878,762.17 TOTAL \$ 9,666,383.91