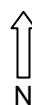




90 Boas Ave, Joondalup WA 6027  
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info@joondalup.wa.gov.au  
www.joondalup.wa.gov.au



Scale(A4):1:1899

Date: 2 August 2012

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**HAWKER PARK**

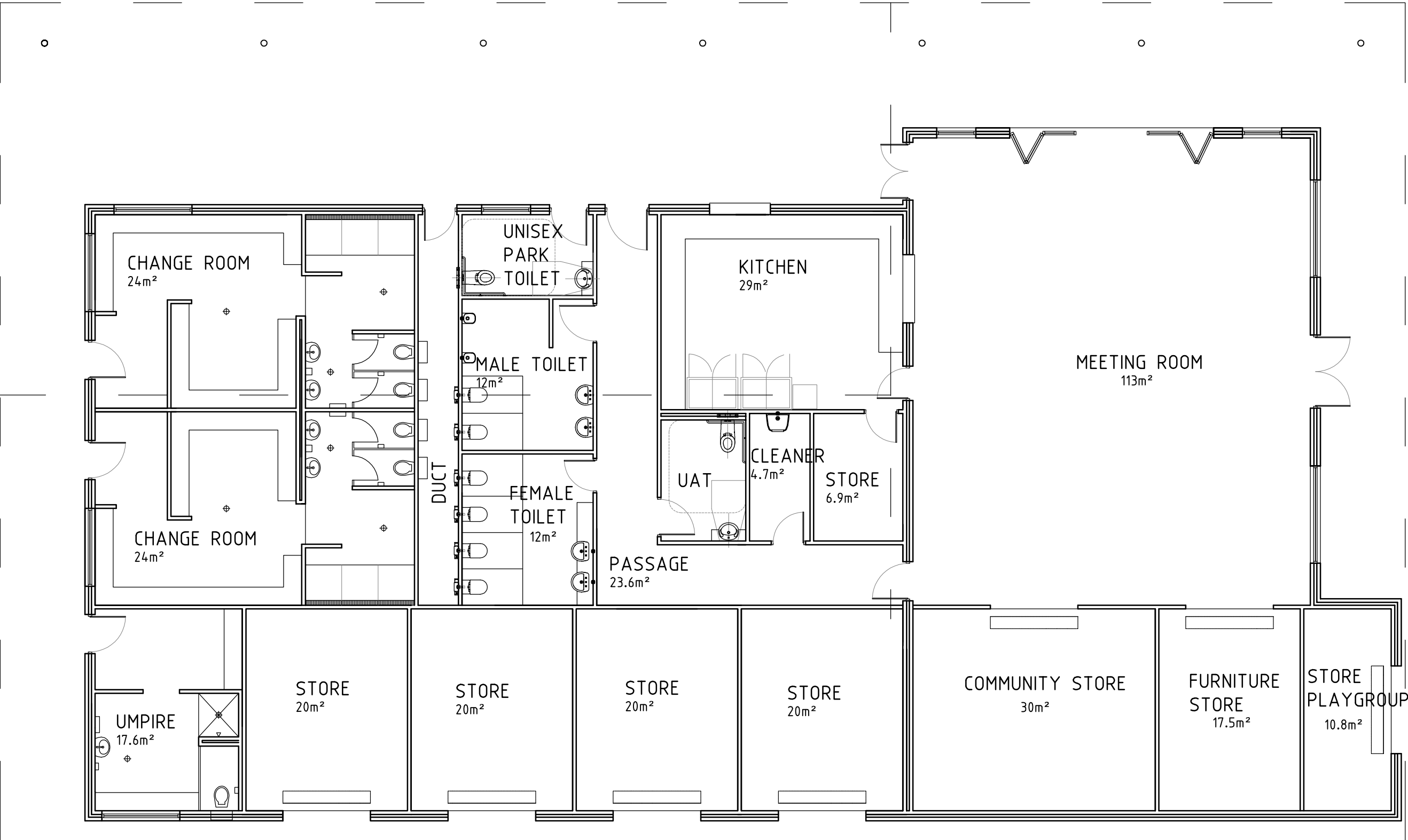




LEGEND

- 1 NEW COMMUNITY BUILDING
- 2 NEW PLAYGROUND
- 3 NEW DRINKING FOUNTAIN
- 4 NEW TENNIS HIT UP WALL
- 5 NEW 3 ON 3 BASKETBALL COURT
- 6 NEW QUAD CRICKET PRACTICE NETS
- 7 NEW FLOODLIGHTS





REV	DATE:	REMARKS:	REV	DATE:	REMARKS:	DRAWING TITLE:	PROJECT:	City of Joondalup Building Asset Mngmt	DATE: FEB13	BUILDING No:	BUILDING NAME:
A	11.02.13	CONCEPT DESIGN	E			FLOOR PLAN	DESIGN OF NEW COMMUNITY FACILITY AT HAWKER PARK	PO Box 21, Joondalup Western Australia, 6919	SCALE: 1:100	2045	HAWKER PARK COMMUNITY FACILITY
B	21.02.13	CONCEPT DESIGN AMENDED	F					Telephone: (08) 9400 4000	DRAWN: D.S	DRAWING No:	REV No:
C			G					Facsimile: (08) 9400 4501	APPROVED: C.D	A001	B
D			H								

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CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS

THIS DRAWING TO BE PLOTTED ON A3 SIZE PAPER - DO NOT  
SCALE, IF IN DOUBT ENQUIRE WITH ASSET MGT 94004340

## OPINION OF PROBABLE COST

**Project:** CoJ - Hawker Park Redevelopment  
**Building:** Community Facility & Park Redevelopment

**Details:** Budget Estimate

Item	Description			Rate	Total
	<b><u>EXECUTIVE SUMMARY</u></b>				
1	COMMUNITY FACILITY			1,772.36	846,920
2	EXTERNAL WORKS AND SERVICES			1,898.50	907,200
3	PROVISIONAL SUMS			265.15	126,700
	<b>Subtotal</b>			3,936.01	<b><u>1,880,820</u></b>
4	PRELIMINARIES (approx. 12%)	12	%	473.33	226,180
	<b>Subtotal</b>			4,409.33	<b><u>2,107,000</u></b>
5	DESIGN CONTINGENCY (approx 5%)	5	%	219.73	105,000
6	BUILDING CONTINGENCY (approx 5%)	5	%	234.38	112,000
7	BUILDING COST ESCALATION (up to June 2014 based on the CCIF)	4	%	192.53	92,000
8	PUBLIC ART (1%)	1	%	50.22	24,000
	<b><u>ESTIMATED TOTAL CONSTRUCTION COST (Excl GST)</u></b>			5,106.20	<b><u>2,440,000</u></b>
9	PROFESSIONAL FEES (approx 12%)	12	%	615.26	294,000
10	COUNCIL AND SURVEY FEES				6,000
	<b><u>ESTIMATED TOTAL COMMITMENT</u></b>			5,734.02	<b><u>2,740,000</u></b>
11	FECA	478	m <sup>2</sup>		
	<b><u>NOTES &amp; EXCLUSIONS</u></b>				
12	This Opinion of Probable Cost (OPC) is based on the scope of work as detailed on the pretender drawings and estimates received from the Services Consultants				
13	The rates used in this OPC are based on the works being procured via a conventional, competitive tendering process				
	<b><u>This OPC has been based on the following documentation and assumptions:</u></b>				
14	- Drawings received from the City of Joondalup: Architectural A.01, A1 sheets 1 - 4. Electrical E.01 and E.02.				
15	- Additional Architectural DWG 121-09-02 W01 - W08I, Structura DWG SI.01 - S2.03I and Specification 121-09-02&03from Seacrest Park Community Sporting Facility				
16	- All services connected to existing infra-structure pipework				
	<b><u>The following has been specifically excluded from this OPC for which separate provision should be made as required</u></b>				
17	- Works outside the site boundaries				
18	- Commercial Kitchen Equipment				
19	- Finance costs				
20	- External Fire Protection				
21	- Goods & Services Tax				