

MULLER *partnership*

BORG CONSTRUCTION  
- BARK & TIMBER FACILITY  
26 ENDEAVOUR STREET, OBERON

CAPITAL INVESTMENT VALUE ESTIMATE

*Newcastle :: Sydney :: Melbourne*

*15 March 2019*



15 March 2019

Jackson Environment and Planning Pty Ltd  
Suite 102, Level 1, 25 Berry Street  
**NORTH SYDNEY NSW 2060**

**ATTENTION: MARK JACKSON**

Dear Mark,

**RE: BORG CONSTRUCTION – BARK & TIMBER FACILITY  
26 ENDEAVOUR STREET, OBERON  
CAPITAL INVESTMENT VALUE ESTIMATE**

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As per your request dated 22 February 2019, Muller Partnership has prepared a Capital Investment Value Estimate for the abovementioned project totalling **\$11,130,000 Excl. GST** and enclose our report.

*The purpose of this assessment is to determine the current construction cost value of the proposed development for information only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.*

Muller Partnership are able to provide quotations separately for any of the above services if required.

Should you have any queries or require any further information please do not hesitate to contact the undersigned.

Yours faithfully

**MULLER PARTNERSHIP**



**CAMERON BEARD –Director**

CB:CB – 19074 - Borg Construction - Bark & Timber Facility - Capital Investment Value

**Disclaimer**

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Mark Jackson from Jackson Environment and Planning Pty Ltd.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by the Jackson Environment and Planning Pty Ltd and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for Jackson Environment and Planning Pty Ltd, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should Jackson Environment and Planning Pty Ltd require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

**Document history & status**

Revision	Date	Description	By	Review	Approved
1	15/03/2019	Capital Investment Value Estimate	CB	CB	CB

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### **Glossary of Key Terms**

<i>Preliminaries &amp; Margin</i>	The Preliminaries and Margin Allowance is an allowance for the builder margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, crange, site cleaning, OH&S management, QA, etc.
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## 1.0 EXECUTIVE SUMMARY

### Project Description

The project involves the creation of a bark and timber facility to be located at 26 Endeavour Street, Oberon with the scope to include the following:-

- Construction of access driveway (concrete)
- Parking areas adjacent to office
- Office and workshop at front of site
- 18m pit style weighbridge
- Truck wheel wash
- Construction of a full reinforced concrete hardstand across the operation pad of the site
- Retaining walls to protect stand of pine trees at centre of site
- 2.5m timber noise barrier fence along front of site
- Awning, bunding, underground spill tank and a 55,600L self bunded diesel fuel tank refueling area
- Stormwater infrastructure, including 5m wide perimeter bioswales, three Baramy Gross Pollutant Traps and a stormwater detention pond structure
- Concrete block storage bays for waste materials and processed landscaping products
- 10m high earthen mound structures across the western, northern and eastern boundaries of the development;
- Installation of firewater tanks;
- Mobile plant and equipment for operation of the development,

## 2.0 SCHEDULE OF INFORMATION

The information used in compiling our Capital Investment Value Estimate includes the following:

- Jackson Environment & Planning Pty Ltd's plan dated 31 January 2019 and numbered DA02 Issue B
- Correspondence with Mr. Mark Jackson of Jackson Environment and Planning Pty Ltd in relation to scope (numerous);

All rates used within our Capital Investment Value Estimate have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.

### 3.0 ASSUMPTIONS

The following assumptions have been made in the preparation of the attached Capital Investment Value Estimate:-

#### Generally

1. The works will be competitively tendered to a suitable number of qualified contractors under a fixed lump sum contract;
2. Assumed works to construction site are to be complete in normal working hours;
3. Assumed builder will have clear access to the work area;
4. Assumed existing service connections are sufficient (NB: Unless noted otherwise in our foregoing estimate);
5. Assumed no hazardous material to be removed from site;

#### Specifically

6. No allowance for roadworks to the front entry;
7. A single fire ring main to the perimeter of the site has been allowed;
8. An 1800 high security fence has been assumed to the perimeter;
9. No new electrical services are required to the rear of the site;
10. Supply of equipment has been adopted as per Jackson Environment & Planning advice;

## 4.0 EXCLUSIONS

Within the following Capital Investment Value Estimate the acronym 'EXCL' means work that has not been included in our estimate. We specifically note the following exclusions from the estimated cost:

### General

1. Land costs and legal fees [NB: Unless noted otherwise];
2. Holding costs and interest charges;
3. GST;
4. Escalation;
5. Removal of contaminated / hazardous materials;
6. Authority's fees and charges;
7. Design & Consultant costs (Pre Construction costs);
8. Soil remediation;
9. Delay costs;
10. Cost of finance;

### Project Specific Exclusions

11. Demolition;
12. Spoil removal off site;
13. Services Relocations/ replacements [NB: Unless otherwise noted];
14. Out of hours work;



APPENDIX A – CAPITAL INVESTMENT VALUE ESTIMATE

**Borg Construction - Bark & Timber Facility**  
**Capital Investment Value Estimate**  
**26 Endeavour Street, Oberon**

**MAIN COST SUMMARY**

<b>Ref</b>	<b>Description</b>	<b>%</b>	<b>Cost/ m2</b>	<b>Sub Total</b>	<b>Total</b>
1.0	SITWORKS	0.69		77,216	77,216
2.0	BULK EARTHWORKS	18.91		2,104,420	2,104,420
3.0	HARDSTANDS & STORAGE BAYS	27.44		3,053,942	3,053,942
4.0	BUILDINGS & AWNINGS	5.60		623,461	623,461
5.0	SITE SERVICES	6.92		769,722	769,722
6.0	LANDSCAPING	1.88		209,412	209,412
7.0	PRELIMINARIES AND MARGIN	9.81		1,091,827	1,091,827
8.0	<b>SUBTOTAL [EXCL GST]</b>				<u>7,930,000</u>
9.0	PLANT & EQUIPMENT	28.75		3,200,000	<u>3,200,000</u>
10.0	<b>TOTAL [EXCL GST]</b>	<b>100.00</b>		<b>11,130,000</b>	<b><u>11,130,000</u></b>

**Borg Construction - Bark & Timber Facility**  
**Capital Investment Value Estimate**  
**26 Endeavour Street, Oberon**

## ESTIMATE DETAILS

<i>Ref</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount</i>
<b>1.0 SITEWORKS</b>					
1	Large tree removal	1.00	No	900.00	900.00
2	Allowance for site clearance and stripping of topsoil	50,877.00	m2	1.50	76,315.50
<b>Total :</b>					<b>77,215.50</b>
<b>2.0 BULK EARTHWORKS</b>					
1	Bulk cut to fill earthworks across site to achieve required falls (NB: Assumed 300 thick across site on average)	15,263.00	m3	15.00	228,945.00
2	Allowance to form max 10m high earth berm to perimeter of site using imported material	71,235.00	m3	25.00	1,780,875.00
3	Max 1500 high retaining wall including reinforced concrete footing and blockwork complete	172.00	m	550.00	94,600.00
<b>Total :</b>					<b>2,104,420.00</b>
<b>3.0 HARDSTANDS &amp; STORAGE BAYS</b>					
<u><b>Hardstands</b></u>					
1	Reinforced concrete slab to operational pad	17,484.00	m2	120.00	2,098,080.00
2	Reinforced concrete hardstand to entry and carpark	1,783.00	m2	110.00	196,130.00
3	150 thick gravel hardstand to remaining facility area	4,371.00	m2	18.00	78,678.00
<u><b>Storage Bays</b></u>					
4	4000 high concrete block storage bay wall	457.00	m	800.00	365,600.00
<u><b>Miscellaneous</b></u>					
5	Allowance for the supply & installation of a truck wheel wash complete	1.00	No	100,000.00	100,000.00
6	Allowance for the supply & installation of a single lane 18m pit style weighbridge complete	1.00	No	150,000.00	150,000.00
7	Automatic sliding gate to main entry	1.00	No	45,000.00	45,000.00
8	Allowance for Private access road to rural land	974.00	m2	21.00	20,454.00
<b>Total :</b>					<b>3,053,942.00</b>
<b>4.0 BUILDINGS &amp; AWNINGS</b>					
<u><b>Entry Building</b></u>					
1	Allowance for office and workshop to front entry including reinforced concrete slab, portal frame and cladding complete	351.00	m2	900.00	315,900.00
2	Extra over for amenities and office fitout to last	35.00	m2	3,000.00	105,000.00
3	Structural steel awning to office building	52.00	m2	325.00	16,900.00
<u><b>Diesel Tankstand Awning</b></u>					

**Borg Construction - Bark & Timber Facility**  
**Capital Investment Value Estimate**  
**26 Endeavour Street, Oberon**

**ESTIMATE DETAILS**

<i>Ref</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount</i>
<b>4.0 BUILDINGS &amp; AWNINGS</b>					<i>(Continued)</i>
4	Allowance for a diesel tankstand awning including reinforced concrete bunded slab on ground, portal frame and roof sheeting complete	90.00	m2	450.00	40,500.00
5	Extra over allowance for underground spill tank to last	1.00	No	35,000.00	35,000.00
6	55,600ltr diesel tank and stand	1.00	No	110,161.00	110,161.00
				<b>Total :</b>	<b>623,461.00</b>
<b>5.0 SITE SERVICES</b>					
<b><u>Stormwater</u></b>					
1	Allowance for form swale drain including detailed excavation and jute mesh lining complete	7,218.00	m2	18.50	133,533.00
2	Gross pollutant traps	3.00	No	75,000.00	225,000.00
3	Allowance to form and line the nominated pond	793.00	m2	123.00	97,539.00
4	Extra over last for pond outlet culvert	50.00	m	355.00	17,750.00
5	1200 x 1200 Stormwater pit	1.00	No	3,500.00	3,500.00
6	600 dia RCP stormwater pipe to last	38.00	m	450.00	17,100.00
<b><u>Fire</u></b>					
7	Allowance for fire ring main to site (Provisional)	626.00	m	150.00	93,900.00
8	Fire hydrants (NB: Assumed at 50m intervals)	13.00	m	2,800.00	36,400.00
9	Allowance for water supply tanks and pump to last (NB: Provisional - No details provided)	1.00	Item	115,000.00	115,000.00
<b><u>Electrical</u></b>					
10	Allowance for electrical connection to mains (NB: Assumed at front boundary)	1.00	Item	15,000.00	15,000.00
<b><u>Water</u></b>					
11	Allowance for water connection to mains (NB: Assumed at front boundary)	1.00	Item	5,000.00	5,000.00
<b><u>Sewer</u></b>					
12	Allowance for sewer connection to mains (NB: Assumed at front boundary)	1.00	Item	10,000.00	10,000.00
				<b>Total :</b>	<b>769,722.00</b>
<b>6.0 LANDSCAPING</b>					
<b><u>Hard Landscaping</u></b>					
1	Perimeter chain wire security fence	1,005.00	m	90.00	90,450.00
2	2500 high timber noise barrier fence to the front of the site	50.00	m	210.00	10,500.00
<b><u>Soft Landscaping</u></b>					
3	Protection of existing trees	3.00	No	1,500.00	4,500.00

**Borg Construction - Bark & Timber Facility**  
**Capital Investment Value Estimate**  
**26 Endeavour Street, Oberon**

**ESTIMATE DETAILS**

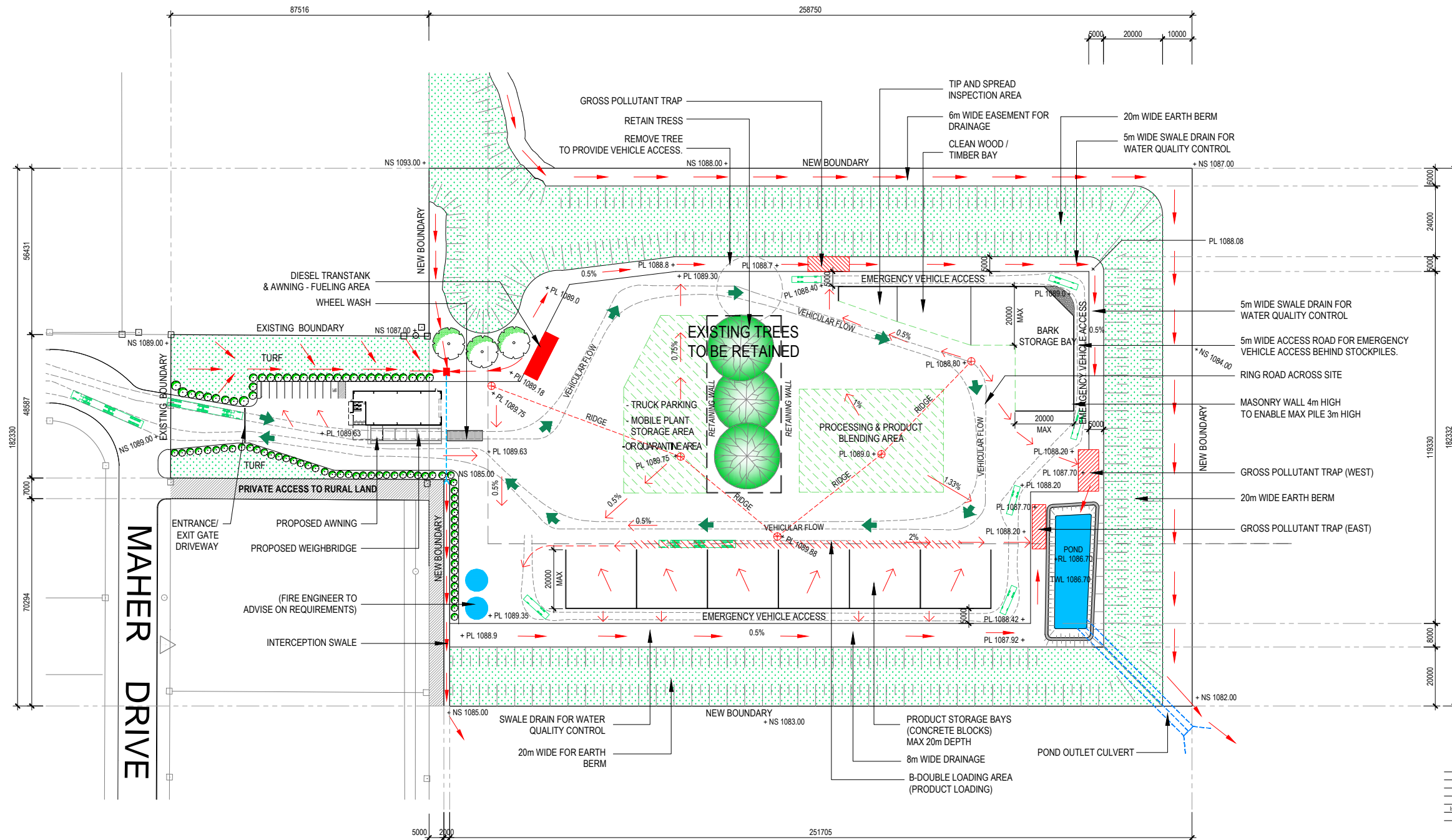
<i>Ref</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount</i>
<b>6.0 LANDSCAPING</b>					<i>(Continued)</i>
4	Turf areas including placement of stockpiled topsoil complete	2,049.00	m2	25.00	51,225.00
5	Mass planting to areas nominated for screening	754.00	m2	45.00	33,930.00
6	Spray seed to perimeter earth berm	15,672.00	m2	1.20	18,806.40
<b>Total :</b>					<b>209,411.40</b>
<b>7.0 PRELIMINARIES AND MARGIN</b>					
<b>Total :</b>					
<b>8.0 SUBTOTAL [EXCL GST]</b>					
<b>1</b>					
<b>Total :</b>					
<b>9.0 PLANT &amp; EQUIPMENT</b>					
1	Volvo L150 Front End Loader	3.00	No	400,000.00	1,200,000.00
2	CAT 329F Excavator	1.00	No	300,000.00	300,000.00
3	Hammel 950 D/E Primary Wood Shredder	1.00	No	650,000.00	650,000.00
4	Hammel NZS 1000 Secondary Wood Shredder	1.00	No	600,000.00	600,000.00
5	Hammel HZ 52 Trommel Screen including magnet separator	1.00	No	450,000.00	450,000.00
<b>Total :</b>					<b>3,200,000.00</b>
<b>10.0 TOTAL [EXCL GST]</b>					
<b>Total :</b>					

**APPENDIX B – DRAWINGS USED**

**SITE STATISTICS**

<b>LOT 34 DP 1228591</b>	
<b>TOTAL SITE AREA:</b>	50,885m <sup>2</sup>
<b>BUILDING FOOTPRINT AREAS</b>	
<b>TOTAL FOOTPRINT AREA:</b>	347m <sup>2</sup>
<b>SITE COVERAGE:</b>	0.68%
<b>BUILDING BREAK UP AREAS</b>	
PROPOSED MAINTENANCE SHED	313.9m <sup>2</sup>
PROPOSED OFFICE	33.1m <sup>2</sup>

<b>PARKING REQUIREMENTS</b>		
DESCRIPTION	AREA	SPACES
MAINTENANCE SHED	313.9m <sup>2</sup>	1
OFFICE	33.1m <sup>2</sup>	1
<b>TOTAL CAR PARKING SPACES REQUIRED</b>		2
<b>TOTAL CAR PARKING SPACES PROVIDED</b>		8
<b>TOTAL CAR PARKING FOR DISABLED</b>		1



**1 PROPOSED SITE PLAN**  
SCALE: 1:800

**LEGEND:**

- PL PROPOSED LEVEL
- NS NATURAL SURFACE
- RL REFERENCE LEVEL
- TWL TOP OF WATER LEVEL
- ➔ TRAFFIC FLOW

B	Issued for Review (Amended Vehicle Movement)	31-01-2019	JGS	MD
A	Issued for Review	24-01-2019	JGS	MD
Issue	Description	Date	Drawn	Auth



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Project  
**CONCEPT BARK**

Location  
26 ENDEAVOUR STREET, OBERON  
NEW SOUTH WALES

Drawing  
**NEW PROPOSED SITE PLAN**

Scale  
1:800 @ A1

Drawing Number  
**DA02**

Issue  
**B**