

6th February 2023

Shane Murray
Planning and Design Manager
c/- Newcastle Airport Pty Ltd
Level 1 (east)
Terminal Building
Williamtown Drive
Williamtown, NSW 2318

**RE: Capital Investment Value Assessment for Astra Aerolab – Lot 106 Commercial Facility
Building - Newcastle Airport**

On review of the Preliminary drawings as issued, our preliminary Capital Investment Value (Order of Magnitude) for the Astra Lot 106 Facility is \$29,068,761.00 (Twenty-nine million, sixty-eight thousand, seven hundred and sixty-one dollars [GST Excl] as per the trade break-up

Yours Faithfully

FADREL PTY LTD

Brad Drelincourt
Brad Drelincourt
Director
AIQS – Associate 4412

Full Estimate Summary

Job Name :	<u>LOT 106 NAP CIV</u>	Job Description
Client's Name:	Newcastle Airport Pty Ltd	Commercial Building

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Substructure	3.83		1,112,755		1,112,755
2	Columns	2.74		795,455		795,455
3	Upper Floors	8.98		2,610,550		2,610,550
4	Staircases	1.79		519,600		519,600
5	Roofing	5.35		1,555,458		1,555,458
6	External Walls	11.18		3,250,353		3,250,353
7	Windows	12.30		3,575,900		3,575,900
8	External Doors	0.24		71,000		71,000
9	Internal Walls	6.05		1,759,335		1,759,335
10	Internal Doors	0.74		214,150		214,150
11	Wall Finishes	0.94		272,570		272,570
12	Floor Finishes	0.79		229,310		229,310
13	Ceiling Finishes	2.02		586,240		586,240
14	Fitments and Joinery	1.14		330,650		330,650
15	Hydraulic Services	3.62		1,052,440		1,052,440
16	Electrical Services	5.33		1,548,350		1,548,350
17	Fire Services	2.21		642,150		642,150
18	Mechanical Services	7.83		2,277,492		2,277,492
19	Vertical Services	1.44		420,000		420,000
20	Stormwater & Detention Tank	0.57		165,000		165,000
21	Incoming Services	0.34		100,000		100,000
22	External Works	0.46		133,905		133,905
23	BWIC - Included within Services Trades					
24	TRADE TOTAL [Excluding GST]					<u>23,222,663</u>
25	Preliminaries	15.27		4,439,098		4,439,098
26	PROJECT TOTAL [GST Excl]					<u>27,661,761</u>
27	Consultants Fees	4.84		1,407,000		1,407,000
28	PROJECT TOTAL [GST Excl]					<u>29,068,761</u>
29						
30	Assumptions/Clarifications					
		100.00		29,068,761		29,068,761

Final Total : \$ 29,068,761