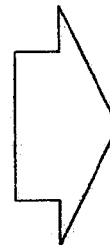


31 MAY 2005

PROFESSIONAL PROJECT MANAGEMENT LTD

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OUR REF: CDM/PMACK

YOUR REF:

26 May 2005

→ Please.

Infratil Airport Holdings Limited,
Prestwick,
Ayrshire,
KA9 2PL.

Dear Sirs,

GLASGOW PRESTWICK INTERNATIONAL AIRPORT RAILWAY STATION

I refer to your request for a cost estimate on the construction of a new railway station to the Airport based on current prices.

As you know we were the Project Managers for the existing railway station project but this exercise is being carried out from first principles utilising our detailed knowledge of the site. The following assumptions have been made:-

1. The cost exercise is based on the same location and configuration of the existing railway station. There was no evidence from either the initial study work or the construction phase that there was any benefit in making any change to these fundamental factors.
2. Due to the complex nature of the project and its interface with the railway system it has to be assumed that it would be designed as before with a full design team before proceeding to tender for a main contractor.
3. Costs include for a topographical survey and ground investigation work to reflect the nature of the site.
4. Costs do not include for land purchase and associated legal fees.

Contd/...

Director: M.J. ROONEY, B.Sc. (Hons), Ph.D., M.C.I.O.B.
Consultant: C.D. MacCALMAN, C. Eng., F.I.C.E., F.I.H.T., F.I.E.S., M.C.M.I.

Registered in Scotland No. 79423
V.A.T. Registration No. 552 4605 53

5. Costs include for Network Rail charges for Approvals, liaison, possessions and supervision of the work. They also include for works for signal and cable diversions.

Approval/Liaison	£ 40,000
Works	£ 48,000
Possessions	<u>£ 59,000</u>
Sub-total	£147,000

6. Costs include for the preparation of a Safety Case which is a requirement before the station can become operational.
7. Costs are based on a construction programme of 40 weeks with 26 weekend possessions.
8. Allowance has been made for design, project management and site supervision fees together with compliance with the CDM Regulations.

The breakdown of our estimate of costs is set out below:-

	£
1. Groundworks, founds and platforms	570,000
2. Piling	215,000
3. Steelwork	379,000
4. Cladding and glazing	485,000
5. Escalators and lifts	522,000
6. Services, including lighting	114,000
7. Signage	5,000
8. Terminal Finishes	59,000
9. Metalwork	133,000
10. Preliminaries 15%	<u>372,000</u>
Construction costs to sub-total	£2,849,000
Design fees 12½ %	£ 357,000
Project management and site supervision 5%	£ 143,000
Planning Supervisor	£ 5,000
Topographical Survey	£ 3,000
Ground Investigation	£ 20,000
Network Rail charges	£ 147,000
Safety Case	<u>£ 10,000</u>
Total	<u>£3,534,000</u>

The costs exclude Value Added Tax.

The above cost compares with the recently opened Gartcosh railway station which has a published cost of £3.5M.

We have undertaken an assessment on the likely lifetime of the components of the station bearing in mind its location which can be classified as a marine environment with severe exposure.

	Component	Life in Years
1.	Groundworks, Founds and Platforms	100
2.	Piling	100
3.	Steelwork	50
4.	Cladding and Glazing	25
5.	Escalators and Lifts	25
6.	Services, including Lighting	20
7.	Signage	15
8.	Terminal Finishes	15
9.	Metalwork	25

We trust the above meets with your requirements and look forward to hearing from you.

Yours faithfully,
PROFESSIONAL PROJECT MANAGEMENT LIMITED



CRAWFORD D. MACCALMAN
CONSULTANT