



10 November 2021

Western Parkland City Authority
C/- Stephen Bloomer
Senior Development Manager
Level 2, 10 Valentine Avenue,
Parramatta NSW 2150
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Dear Stephen,

ADVANCED MANUFACTURING RESEARCH FACILITIES – FIRST BUILDING

CAPITAL INVESTMENT VALUE QUANTITY SURVEYOR'S REPORT

As requested, WT have prepared a Capital Investment Value (CIV) Report for the works at the above and advise that the estimated CIV at rates current in November 2021 is **\$39,653,773** exclusive of GST.

We refer you to the attached report which provides Main Summary of Costs together with Schedule of Information Used, Assumptions and Exclusions.

We trust the enclosure is in accordance with your requirements, however please do not hesitate to contact us should you require any further information or wish to discuss any aspect of the report.

Yours faithfully

KEVIN DAVIS

National Director

WT

WT REF: PR-012132



AMRF – FIRST BUILDING

CAPITAL INVESTMENT VALUE QUANTITY SURVEYOR'S REPORT

10 November 2021

CONTENTS

CONTACT	4
1 EXECUTIVE SUMMARY	5
2 SUMMARY OF COSTS	5
3 SCHEDULE OF INFORMATION USED	7
4 ASSUMPTIONS & EXCLUSIONS	7
5 EMPLOYMENT/ JOBS	8

APPENDICES

APPENDIX A
CIV ESTIMATE

CONTACT

DETAIL	DESCRIPTION
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Position	National Director
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DOCUMENT STATUS	NAME	DATE
PREPARED BY	Jeru Poobalasingam	10 November 2021
REVIEWED BY	Kevin Davis	10 November 2021
E-SIGNATURE APPROVED		

REVISION NO.	REVISION DATE	DRAFT.FINAL
0	4 November 2021	FINAL
1	10 November 2021	FINAL

1 EXECUTIVE SUMMARY

As requested WT have prepared this Capital Investment Value (CIV) of the project in accordance with the definition contained in the State Environmental Planning Policy (Major Development) 2005. Under this policy, the CIV has the same meaning as in the Environmental Planning Assessment Regulation 2000 amended 7 May 2010 to the following

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) amounts payable, or the cost of land dedicated, or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division
- b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval
- c) land costs (including any costs of marketing and selling land)
- d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

Based upon the above definition we estimate the CIV for the project to be **\$39,653,773** excluding GST, as summarised below.

2 SUMMARY OF COSTS

CIV ESTIMATE		\$ (EXCL GST)
1	SITE PREPARATION AND EARTHWORKS	190,857
2	SUBSTRUCTURE	1,162,362
3	COLUMNS	311,500
4	UPPER FLOORS	443,000
5	STAIRCASES	278,000
6	ROOF	5,730,850
7	EXTERNAL WALLS AND FACADE	3,941,500
8	INTERNAL WALLS AND SCREENS	1,423,590
9	INTERNAL DOORS	71,500
10	WALL FINISHES	101,830
11	FLOOR FINISHES	946,740

12	CEILING FINISHES	56,125
13	FIXTURES AND FITTINGS	1,258,500
14	HYDRAULICS SERVICES	882,453
15	ELECTRICAL SERVICES	2,321,788
16	AUDIO VISUAL EQUIPMENT & FITOUT	250,000
17	MECHANICAL SERVICES	1,764,905
18	FIRE SERVICES	352,981
19	LIFT SERVICES	250,000
20	EXTERNAL WORKS	4,336,364
21	EXTERNAL SERVICES AND INFRASTRUCTURE	2,960,630
SUBTOTAL (EXCL GST)		29,053,474
22	PRELIMINARIES	4,358,021
23	MARGIN	1,336,460
SUBTOTAL (EXCL GST)		34,747,955
24	LONG SERVICE LEVY	121,618
25	DESIGN CONSULTANT FEES	1,500,000
26	EQUIPMENT	3,284,200
TOTAL (EXCL GST)		39,653,773

3 SCHEDULE OF INFORMATION USED

The following information was used and or considered in the preparation of the estimate for CIV purposes:

- Drawings prepared by Hassell Ltd
 - 0001 Rev 1 - Cover Sheet
 - 0101 Rev 1 – Existing Site Plan
 - 0102 Rev 1 – Site Plan
 - 1101 Rev 1 – Lower Ground Plan
 - 1102 Rev 1 – Ground Floor Plan
 - 1103 Rev 1 – Level 1 Plan
 - 1104 Rev 1 – Roof Plan
 - 2001 Rev 1 – North/South Elevations
 - 2002 Rev 1 – East/West Elevations
 - 3001 Rev 1 - Sections

4 ASSUMPTIONS & EXCLUSIONS

The CIV estimate is subject to the following assumptions and exclusions in accordance with the NSW Government Planning Circular, PS 10-008, *New definition of capital investment*, issued 10 May 2010.

4.1 ASSUMPTIONS

- Assumed excavated materials are placed on site 100%
- CLT/Glulam timber framed construction
- 600mm piling, 5.00m deep
- Raised access floor to workspace areas
- Full depth asphalt pavement profile assumed as 300mm thick selected material, 145mm AC20 and 50mm AC14.
- New interlocked road pavement profile assumed as 80mm thick interlock, 30mm mortar and 200mm 32 MPA and SL92.
- Assumed 10% of landscape area covers under concrete footpath and the profile of the concrete footpath as 100mm Thick concrete slab on top of 150mm compact filling with Broom finish to the concrete surface - assumed 10% landscape area required footpath.
- Porous pavement profile in car park area assumed as 100mm thick crushed rock, Standard Filtapave Topping is a charcoal colour and is 50mm thick.

- Temporary all weather access road Assumed 300mm Thick selected material, 7mm C170 low cutter seal and 60mm AC20
- Temporary Road - Assumed 300mm Thick selected material and 7mm C170 low cutter seal
- Assumed proposed new trees are 400L
- Assumed 40% of landscaping area covers soft landscaping which includes 3 pots per/m2 including 300mm topsoil
- Assumed 50% of landscaping area covers turfing
- \$150,000 allowance has been included for interim pumping station
- \$250,000 allowance has been included for substation
- Assumed streetlight required at every 100m2 of the road surface area and for parking area
- Preliminaries at 15%
- Margin at 4%

4.2 EXCLUSIONS

- Site contamination/ remediation
- Sewer reticulation works
- Loose FF&E to general areas.
- Artwork
- Legal fees, taxes and duties
- Finance and related fees and charges
- Land purchasing and holding costs
- Latent conditions other than those included in the estimate
- Escalation beyond the base date
- Statutory fees and charges
- GST

5 EMPLOYMENT/ JOBS

We estimate the number of jobs created by the project to be approximately 150 No.



APPENDIX A

CIV ESTIMATE



WT ESTIMATE - CIV PURPOSES

**ADVANCED MANUFACTURING RESEARCH
(AMRF) FACILITIES**



WT ESTIMATE - CIV PURPOSES

AMRF FIRST BUILDING PBE - CIV - REV1



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	AMRF First Building - Preliminary Budget Estimate Rev 02 for CIV Estimate				
	Based on drawings dated 28 October 2021, Civil and External Services drawings recieved 01, 02 November 2021				
1/A	Site Preparation and Earthworks	4,291	m2	44	190,857
1/B	Substructure	3,427	m2	339	1,162,362
1/C	Columns	3,427	m2	91	311,500
1/D	Upper Floors	3,427	m2	129	443,000
1/E	Staircases	3,427	m2	81	278,000
1/F	Roof	3,427	m2	1,672	5,730,850
1/G	External Walls and Facade	3,427	m2	1,150	3,941,500
1/H	Internal Walls and Screens	3,427	m2	415	1,423,590
1/J	Internal Doors	3,427	m2	21	71,500
1/K	Wall Finishes	3,427	m2	30	101,830
1/L	Floor Finishes	3,427	m2	282	964,740
1/M	Ceiling Finishes	3,427	m2	16	56,125
1/N	Fixtures, Fittings & Equipment	3,427	m2	367	1,258,500
1/P	Hydraulic Services	3,427	m2	258	882,453
1/Q	Electrical Services	3,427	m2	677	2,321,788
1/R	Audio Visual Equipment & Fitout	3,427	m2	73	250,000
1/S	Mechanical Services	3,427	m2	515	1,764,905
1/T	Fire Services	3,427	m2	103	352,981
1/U	Lift Services	3,427	m2	73	250,000
1/V	External Works	3,427	m2	1,265	4,336,364
1/W	External Services and Infrastructure	3,427	m2	864	2,960,630
	Preliminaries, Supervision & Margin (15%)				4,358,021
	Margin (4%)				1,336,460
	Long Service Levy				121,618
	Design Fees				1,500,000
	Equipment				3,284,200
1/X	DEVELOPMENT BUDGET FOR CIV PURPOSES	3,427	m2	11,571	39,653,773
Total Cost					39,653,773

WT ESTIMATE - CIV PURPOSES

AMRF FIRST BUILDING PBE - CIV - REV1



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
<u>SITE PREPARATION AND EARTHWORKS</u>					
2/A	Site preparation, including topsoil stripping (assume 300mm deep)	4,291	m2	5.00	21,457
2/B	Cut to Fill across site	2,642	m3	20.00	52,840
2/C	Excavation for lower ground	110	m3	60.00	6,600
2/D	Excavation for tanks	106	m3	60.00	6,360
2/E	Removal of surplus spoil on site (assumed clean) - 100%	4,144	m3	25.00	103,600
Total - Site Preparation and Earthworks					190,857
<u>SUBSTRUCTURE</u>					
2/F	Allow for piling	2,641	m2	60.00	158,470
2/G	Allow for pile caps	2,641	m2	10.00	26,417
2/H	Allow for slab on ground lower ground	219	m2	200.00	43,830
2/J	Allow for slab on ground (public interface)	379	m2	200.00	75,726
2/K	Allow for slab on ground (manufacturing hall)	1,013	m2	400.00	405,195
2/L	Allow for slab on ground (plaza)	547	m2	200.00	109,400
2/M	Allow for slab on ground (entrance ramp)	281	m2	200.00	56,200
2/N	Allow for suspended slab (work place)	865	m2	325.00	281,125
2/P	Allow for lift pit	6	m2	1,000.00	6,000
Total - Substructure					1,162,362
<u>COLUMNS</u>					
2/Q	Circular CLT Columns	32	no		
2/R	Assume 600mm diam. in m3 (32no)	89	m3	3,500.00	311,500
Total - Columns					311,500
<u>UPPER FLOORS</u>					
2/S	Allow for timber framed floor including all associated primary and secondary members	886	m2	500.00	443,000
Total - Upper Floors					443,000
<u>STAIRCASES</u>					
2/T	Allow for interconnecting stair from Ground Floor to Level 1	4	m/rise	50,000.00	200,000
2/U	Allow for stairs between public interface and workspace (2no. 2m wide)	2	m/rise	15,000.00	30,000
2/V	Allow for core stairs	9	m/rise	4,000.00	36,000
2/W	Allow for stairs to Manufacturing Hall mezz	3	m/rise	4,000.00	12,000
Total - Staircases					278,000
<u>ROOF</u>					

WT ESTIMATE - CIV PURPOSES

AMRF FIRST BUILDING PBE - CIV - REV1



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
3/A	Allow for timber roof including green areas (no roof line drawn - assumed area) including allowance for integrated rooflights	3,594	m2	1,500.00	5,391,000
3/B	Allow for roof plumbing	3,594	m2	25.00	89,850
3/C	Allow for safety access system	1	item	25,000.00	25,000
3/D	Viewing platform	1	item	225,000.00	225,000
Total - Roof					5,730,850
<u>EXTERNAL WALLS AND FACADE</u>					
<u>Lower Ground</u>					
3/E	Masonry wall construction	364	m2	500.00	182,000
<u>Ground/Upper Floor</u>					
3/F	Glazed wall system	2,025	m2	1,750.00	3,543,750
<u>Roof</u>					
3/G	Walling system to roof accommodation	189	m2	750.00	141,750
<u>External Doors</u>					
3/H	Allow for double swing door	1	no	5,000.00	5,000
3/J	Extra for Manufacturing Hall access	12	m2	3,250.00	39,000
3/K	Extra over for automatic sliding doors	2	no	15,000.00	30,000
Total - External Walls and Facade					3,941,500
<u>INTERNAL WALLS AND SCREENS</u>					
<u>Lower Ground</u>					
3/L	Allow for masonry walls	251	m2	250.00	62,750
<u>Ground</u>					
3/M	Core walls	423	m2	500.00	211,500
3/N	Partition walls	174	m2	175.00	30,450
3/P	Glazed walls	472	m2	1,000.00	472,000
3/Q	Extra over for hinged single door	2	no	2,000.00	4,000
3/R	Balustrading	24	m	1,500.00	35,700
3/S	Allow for toilet partition incl doors	8	no	2,000.00	16,000
<u>Level 1</u>					
3/T	Core walls	225	m2	500.00	112,500
3/U	Partition walls	138	m2	175.00	24,150
3/V	Glazed walls	407	m2	1,000.00	407,000
3/W	Extra over for hinged single door	4	no	2,000.00	8,000
3/X	Balustrading	18	m	1,500.00	26,790
3/Y	Allow for toilet partition incl doors	3	no	2,000.00	6,000
<u>Roof</u>					
3/Z	Allow for masonry walls	27	m2	250.00	6,750
Total - Internal Walls and Screens					1,423,590

WT ESTIMATE - CIV PURPOSES

AMRF FIRST BUILDING PBE - CIV - REV1



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INTERNAL DOORS</u>				
	<u>Lower Ground</u>				
4/A	Single solid core doors	4	no	2,500.00	10,000
4/B	Double solid core doors	4	no	3,500.00	14,000
	<u>Ground</u>				
4/C	Single solid core doors	9	no	2,500.00	22,500
	<u>Level 1</u>				
4/D	Single solid core doors	8	no	2,500.00	20,000
	<u>Roof</u>				
4/E	Single solid core doors	2	no	2,500.00	5,000
4/F	Glazed doors included in Internal Walls and Screens		note		
	Total - Internal Doors				71,500
	<u>WALL FINISHES</u>				
	<u>Lower Ground</u>				
4/G	Painting to walls	501	m2	15.00	7,515
	<u>Ground</u>				
4/H	Plasterboard, framing and painting to inner face core walls	423	m2	70.00	29,610
4/J	Painting to partition walls	348	m2	15.00	5,220
4/K	Tiling to partition walls	117	m2	200.00	23,400
4/L	Splashbacks to tea points	6	m2	500.00	3,000
	<u>Level 1</u>				
4/M	Plasterboard, framing and painting to inner face core walls	225	m2	70.00	15,750
4/N	Painting to partition walls	276	m2	15.00	4,140
4/P	Tiling to partition walls	62	m2	200.00	12,400
	<u>Roof</u>				
4/Q	Painting to walls	53	m2	15.00	795
	Total - Wall Finishes				101,830
	<u>FLOOR FINISHES</u>				
	Allow for floor finishes to the following areas:				
4/R	Amenities	70	m2	250.00	17,500
4/S	Bike Store/Plant Areas/Core Areas	500	m2	40.00	20,000
4/T	Manufacturing Hall	932	m2	150.00	139,800
4/U	Manufacturing Hall AR/VR	82	m2	150.00	12,300
4/V	Public Interface	418	m2	150.00	62,700
4/W	Ground Floor Office area	718	m2	80.00	57,440
4/X	Allow for entry mat and tactile indicators	1	item	10,000.00	10,000
4/Y	Assumed raised access floor	1,290	m2	500.00	645,000

WT ESTIMATE - CIV PURPOSES

AMRF FIRST BUILDING PBE - CIV - REV1



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
5/A	Functional areas	3,313	m2		Note
	Total - Floor Finishes				964,740
	<u>CEILING FINISHES</u>				
	Assumed exposed ceilings throughout with exception of core areas				Note
5/B	Allow for moisture resistant plasterboard ceiling to Amenities	307	m2	175.00	53,725
5/C	Allow for access panels	12	no	200.00	2,400
	Total - Ceiling Finishes				56,125
	<u>FIXTURES, FITTINGS & EQUIPMENT</u>				
	<u>Bike Store</u>				
5/D	Allow for bike racks	13	no	500.00	6,500
	<u>WC</u>				
5/E	Allowance for fitments/vanity	3	no	5,000.00	15,000
	<u>Kitchens</u>				
5/F	Allowance for fitments/teapoints	2	no	10,000.00	20,000
	<u>End of Trip</u>				
5/G	Allowance for lockers/joinery	1	item	9,000.00	9,000
	<u>Offices/Meeting etc</u>				
5/H	Allowance for fit out	496	m2	1,000.00	496,000
5/J	Allowance for Board Room fit out	1	item	25,000.00	25,000
	Allowance for Independent Tenant fit out				Excluded
	<u>Multi Function</u>				
5/K	Allowance for fit out	1	item	50,000.00	50,000
	<u>Manufacturing Hall</u>				
5/L	Allowance for fit out	1,014	m2	500.00	507,000
5/M	Gantry	1	item	100,000.00	100,000
	<u>Sundries</u>				
5/N	Signage	1	item	25,000.00	25,000
5/P	Miscellaneous	1	item	5,000.00	5,000
	Total - Fixtures, Fittings & Equipment				1,258,500
	<u>HYDRAULIC SERVICES</u>				
5/Q	Allow for Hydraulic Services	3,427	m2	250.00	856,750
5/R	Allow for BWIC	1	item	25,703	25,703
	Total - Hydraulic Services				882,453
	<u>ELECTRICAL SERVICES</u>				
5/S	Allow for Electrical Services	3,427	m2	500.00	1,713,500
5/T	Allow for BWIC	1	item	51,405	51,405

WT ESTIMATE - CIV PURPOSES

AMRF FIRST BUILDING PBE - CIV - REV1



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
6/A	PV panels (assume 50% of roof) \$2000/kw including framing 100kw limit 250 watts typical panel @ 1.6m2	1,782	m2	312.50	556,883
Total - Electrical Services					2,321,788
AUDIO VISUAL EQUIPMENT & FITOUT					
6/B	Allowance for AV equipment & fitout	1	item	250,000.00	250,000
Total - Audio Visual Equipment & Fitout					250,000
MECHANICAL SERVICES					
6/C	Allow for Mechanical Services	3,427	m2	500.00	1,713,500
6/D	Allow for BWIC	1	item	51,405	51,405
Total - Mechanical Services					1,764,905
FIRE SERVICES					
6/E	Allow for Fire Sprinkler System Allow for Fire Hydrant & Fire Hose Reel Allow for Dry Fire Services	3,427	m2	100.00	342,700 Included Included
6/F	Allow for BWIC	1	item	10,281	10,281
Total - Fire Services					352,981
LIFT SERVICES					
	Allow for passenger lift, servicing 3 floors	1		250,000.00	250,000
Total - Lift Services					250,000
EXTERNAL WORKS					
6/G	Ramp	359	m2		Included
6/H	On grade slab for Plaza	533	m2		Included
6/J	Allowance for ramp and stair access to east <u>Site Clearance</u>	1	item	15,000.00	15,000
6/K	Site clearance <u>Earthworks</u>	36,629	m2	2.50	91,573
	Bulk excavation - cut to fill				Excl
6/L	Detailed excavation	7,683	m3	80.00	614,640
6/M	Removal of surplus spoil on site (assumed clean) - 100%	7,683	m3	25.00	192,075
<u>Pavement</u>					
6/N	New road pavement Assumed comprising 300mm thk selected material, 145mm AC20 and 50mm AC14	8,435	m2	160.25	1,351,683
6/P	New interlocking road pavement - 80mm thick interlock, 30mm mortar amd 200mm 32 MPA and SL92	1,627	m2	174.00	283,098

WT ESTIMATE - CIV PURPOSES



AMRF FIRST BUILDING PBE - CIV - REV1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
7/A	Concrete Footpath - 100mm Thick concrete slab on top of 150mm compact filling with Broom finish to the concrete surface - assumed 10% landscape area required footpath	2,033	m2	105.00	213,465
7/B	Porous Pavement - Assumed 100mm thick crushed rock, Standard Filtapave Topping is a charcoal colour and is 50mm thick	1,876	m2	160.00	300,160
7/C	Temporary all weather access road - Assumed 300mm Thk selected material, 7mm C170 low cutter seal and 60mm AC20	1,139	m2	75.00	85,425
7/D	Temporary Road - Assumed 300mm Thk selected material and 7mm C170 low cutter seal	866	m2	35.00	30,310
7/E	Concrete infill raised median	891	m2	170.00	151,470
7/F	Pavement marking	13,971	m2	5.00	69,855
7/G	Road kerb and Gutters	511	m	150.00	76,650
	<u>Landscaping</u>				
7/H	Proposed New Trees - Assumed 400L	95	No	1,000.00	95,000
7/J	Allowance for soft landscaping - 3 Pots per/m2 including 300mm topsoil (Assumed 30% landscaping area)	8,129	m2	60.00	487,740
7/K	Turfing (Assumed 40% landscaping area)	10,161	m2	20.00	203,220
	<u>Miscellaneous</u>				
7/L	Allowance for Signage	1	Item	25,000.00	25,000
7/M	Allowance for external road and landscaping furnitures	1	Item	50,000.00	50,000
	Total - External Works				4,336,364
	<u>EXTERNAL SERVICES AND INFRASTRUCTURE</u>				
7/N	Allow for services connections	1	Item		500,000
	<u>Potable Water</u>				
7/P	Proposed DN 200 pipe reticulation including fittings	504	m	350.00	176,400
7/Q	Allowance for external connections to main	1	Item	30,000.00	30,000
	<u>Recycled Water</u>				
7/R	Proposed DN 200 pipe reticulation including fittings	503	m	350.00	176,050
7/S	Allowance for external connections to main	1	Item	30,000.00	30,000
	<u>Sewer</u>				
7/T	Allowance for interim pumping station	1	Item	150,000.00	150,000
	Sewer pipe reticulation work				0
	<u>Electrical</u>				
	<u>Supply and installation</u>				
7/U	New Endeavour energy HV Under Ground	572	m	350.00	200,200
7/V	Connection to existing HV network	1	no	10,000.00	10,000
7/W	Allowance for HV kiosk, substation, pad mounted.	1	no	250,000.00	250,000
7/X	2x50mm and 8x125mm PVC conduits bank	572	m	550.00	314,600
7/Y	Allowance for street lights - assumed ever 100m2 need a light post	31	no	9,000.00	279,000
	<u>Gas</u>				
7/Z	Allowance for 1x 110mm PVC conduit	572	m	250.00	143,000
7/AA	Allowance for external connections	1	Item	25,000.00	25,000
	<u>Communication</u>				

WT ESTIMATE - CIV PURPOSES

AMRF FIRST BUILDING PBE - CIV - REV1



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
8/A	Connect Comms to existing	1	Item	20,000.00	20,000
8/B	4 x 50mm Conduit including cables	500	m	175.00	87,500
	<u>Stormwater Drainage</u>				
8/C	225mm Dia RCP pipe	88	m	250.00	22,000
8/D	300mm Dia RCP pipe	126	m	380.00	47,880
8/E	Manhole	6	No	4,000.00	24,000
8/F	Allowance fo temporary Grass Swale	1	Item	25,000	25,000
8/G	Allowance for onsite detention pond	1	Item	450,000	450,000
	Total - External Services and Infrastructure				2,960,630
	<u>DESIGN FEES</u>				
8/H	Allowance	1	item	1,500,000.00	1,500,000
	Total - Design Fees				1,500,000

