



Ordinary Meeting of Council

28 November 2018

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEMS 12.23 AND 12.24

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 NOVEMBER 2018

ITEM 12.23 ELECTION PROJECTS

ATTACHMENT 1 SCHEDULE OF PROJECTS

12.23 Election Projects
Attachment 1 - Schedule of Projects (Continued)

Election Projects 2019						IDENTIFY	PLAN			DEVELOP		DELIVER		CLOSE			
Project Number	Description	Estimated Cost	NSW	Federal	Council	Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design	Planning Approvals	Design and Specification	Construction Procurement	Construction Delivery	Finalise Contracts	Close Out
Transport (NSW/ACT)																	
1	Integrated public transport network	\$ 10,000,000.00				Identify and Define											
2	Integrated bus/commuter lane network	\$ 10,000,000.00				Identify and Define											
3	Integrated ticketing (Action/ocity)	\$ 2,000,000.00				Identify and Define	Brief										
4	Commuter rail pilot BGD:QBN:CBR	\$ 250,000.00	\$ 250,000.00			Identify and Define											
5	Cycle path: Molongolo:QBN River	\$ 8,000,000.00	\$ 2,500,000.00			Identify and Define											
6	ParkRide QBN	\$ 5,000,000.00	\$ 5,000,000.00			Identify and Define											
Freight																	
7	Finalise MR92 corridor Nerriga/Oallan	\$ 63,000,000.00	\$ 23,000,000.00			Identify and Define	Brief	Management Plan	Options Study								
8	Rehabilitate MR79	\$ 7,000,000.00	\$ 7,000,000.00			Identify and Define	Brief	Management Plan									
9	Feasibility rail intermodal QBN	\$ 250,000.00	\$ 250,000.00			Identify and Define											
10	Pialligo Ave duplication	\$ 130,000,000.00				Identify and Define	Brief	Management Plan	Options Study	Site Assessment							
Town Centres																	
11	BGD carpark and amenities	\$ 3,500,000.00	\$ 2,500,000.00		\$1,000,000.00	Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design	Planning Approvals	Design and Specification	Construction Procurement	Construction Delivery		
12	BGD bypass concept design	\$ 1,500,000.00	\$ 1,000,000.00		\$500,000.00	Identify and Define	Brief	Management Plan									
13	BWD carpark and amenities	\$ 2,500,000.00	\$ 2,500,000.00			Identify and Define	Brief	Management Plan	Options Study								
14	BWD repurpose D&S Motors	\$ 500,000.00	\$ 500,000.00			Identify and Define											
15	BWD bypass options study	\$ 1,000,000.00	\$ 1,000,000.00			Identify and Define											
16	QBN Kings Hwy refurbishment	\$ 27,500,000.00	\$ 27,500,000.00			Identify and Define	Brief	Management Plan									
17	QBN government offices strata	\$ 7,500,000.00	\$ 7,500,000.00			Identify and Define	Brief	Management Plan	Options Study								
18	QBN CBD transformation works	\$ 35,000,000.00				Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design						
19	QBN smart hub	\$ 7,500,000.00		\$ 7,500,000.00		Identify and Define	Brief	Management Plan									
20	QBN defence work hub					Identify and Define	Brief	Management Plan									
21	Smart cities infrastructure	\$ 10,000,000.00		\$ 2,500,000.00		Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design	Planning Approvals	Design and Specification	Construction Procurement			
22	Southern Lights LED and smarts					Identify and Define	Brief										
Road Networks																	
23	Old Cooma Rd Stage 3 construct	\$ 12,000,000.00	\$ 5,500,000.00		\$6,500,000.00	Identify and Define	Brief	Management Plan									
24	Yass Rd roundabout upgrade	\$ 10,000,000.00				Identify and Define	Brief	Management Plan									
25	DCR corridor acquisition and concept design	\$ 10,000,000.00	\$ 10,000,000.00			Identify and Define											
26	Captains Flat Rd rehabilitation	\$ 12,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00		Identify and Define	Brief	Management Plan	Options Study	Site Assessment							
27	Tarago Rd intersection/widen	\$ 200,000.00				Identify and Define	Brief	Management Plan	Options Study	Site Assessment							
28	Foxlowe/Reschs bridges replace	\$ 6,000,000.00	\$ 5,000,000.00		\$1,000,000.00	Identify and Define	Brief	Management Plan	Options Study								
29	Captains Flat/BWD road seal	\$ 12,000,000.00				Identify and Define											
30	Complete Nerriga Road (MR 92) Upgrade	\$ 20,000,000.00	\$ 20,000,000.00			Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design						
31	Macrs Reef Road rehabilitation	\$ -	\$ -														
32	Regional Roads - increased mtce funding																
Recreation																	
33	QBN Regional Sports Complex	\$ 30,000,000.00	\$ 10,000,000.00	\$ 5,000,000.00	\$10,000,000.00	Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design						
34	QBN Bicentennial Stage 2/3	\$ 2,500,000.00	\$ 2,500,000.00			Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design						
35	QBN River Walk Stage 2	\$ 5,000,000.00	\$ 5,000,000.00			Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design						
36	BGD sports hub	\$ 10,000,000.00	\$ 10,000,000.00			Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design						
37	BWD skate facility	\$ 750,000.00	\$ 750,000.00			Identify and Define											
Economic																	
South Jerra Innovation Precinct																	
38	Enabling infrastructure	\$ 25,000,000.00	\$ 25,000,000.00			Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design						
39	Innovation hub	\$ 16,500,000.00		\$ 16,500,000.00		Identify and Define											
40	STEM school					Identify and Define											
41	BGD business hub	\$ 1,500,000.00		\$ 1,500,000.00		Identify and Define											
42	BWD smart hub/cultural centre	\$ 1,500,000.00	\$ 1,500,000.00			Identify and Define											
43	Telecoms blackspots					Identify and Define											
44	ABC666 emergency broadcast	\$ 250,000.00				Identify and Define											
Water and Wastewater																	
45	QSTP upgrade	\$ 110,000,000.00	\$ 30,000,000.00	\$ 5,000,000.00	\$30,000,000.00	Identify and Define	Brief	Management Plan	Options Study	Site Assessment							
46	BGD water source and treatment	\$ 10,000,000.00	\$ 5,000,000.00		\$5,000,000.00	Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design						
Programs																	
Capacity																	
47	Regional Subsidy cadets/apprentices per year	\$ 2,500,000.00	\$ 2,500,000.00			Identify and Define											
48	Regional project management office per year	\$ 2,500,000.00				Identify and Define	Brief										

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 NOVEMBER 2018

ITEM 12.23 ELECTION PROJECTS

ATTACHMENT 2 PROJECT MANAGEMENT FRAMEWORK

PROJECT FRAMEWORK - INFRASTRUCTURE & BUILDINGS



Phase	IDENTIFY					PLAN					DEVELOP		DELIVER		CLOSE						
Assurance Gates Approvals Milestones	Justification Gate ▶1					Strategic Gate ▶2					Business Case Gate ▶3		Planning Approval ▼1		Construction Gate ▶4		Council Tender Approval ▼2		Handover Gate ▶5		
Acquisitions	Identify and Define	Brief	Management Plan	Options Study	Site Assessment	Concept Design	Planning Approvals	Design and Specification	Construction Procurement	Construction Delivery	Finalise Contracts	Close Out									
Milestone Tasks	<ol style="list-style-type: none"> 1. Identify project need 2. Identify project sponsor 3. Obtain project code and set up project file in TRIM 4. Develop Project Definition (PF-1) 5. Complete Identify and Define Checklist (PF-2a) 	<ol style="list-style-type: none"> 6. Allocate project manager 7. Liaise with project sponsor to confirm requirements 8. Collect background material 9. Undertake project stakeholder analysis 10. Identify likely regulatory approvals processes 11. Determine Project Categorisation and Governance (PF-3) 12. Determine project sustainability requirements 13. Identify/secure potential funding sources 14. Prepare Project Brief (PF-4) 15. Gateway 1 - Justification Gate (PF-5) 16. Complete Brief Checklist (PF-2b) 	<ol style="list-style-type: none"> 17. Set up project in financial system (PF-6) 18. Convene inception meeting (PF-7) 19. Prepare Project Management Plan (PF-8) 20. Set up Management Tools and Templates 21. Complete Tasks 44 and 45 here if the selected project procurement model involves engaging a contractor at this stage 22. Complete Management Plan Checklist (PF-2c) 	<ol style="list-style-type: none"> 23. Prepare Options Report (PF-10) 24. Obtain regulatory endorsement 25. Gateway 2 - Strategic Gate (PF-11) 26. Review and revise Project Brief 27. Complete Tasks 44 and 45 here if the selected project procurement model involves engaging a contractor at this stage 28. Complete Options Study Checklist (PF-2d) 	<ol style="list-style-type: none"> 29. Obtain landowner access approval for investigations 30. Undertake preliminary technical and environmental investigations 31. Determine the need for further investigations (eg species impact statement) and undertake these 32. Consult with relevant authorities 33. Map planning and regulatory approvals process (PF-12) 34. Complete Site Assessment Checklist (PF-2e) 	<ol style="list-style-type: none"> 35. Develop Basis of Design (PF-13) 36. Identify, investigate, develop and assess alternative concept designs 37. Engage with the community and stakeholders on the concepts and prepare submissions report (PF-14) 38. Conduct safety in design, constructability, CHAIR, HAZOP and value engineering workshops to develop the preferred concept 39. Refine preferred concept design 40. Define property boundaries and confirm land acquisition / easement / land access requirements 41. Confirm procurement strategy 42. Obtain regulatory endorsement 43. Agree assets and information to be handed over to asset owners 44. Prepare Business Case and relevant attachments (PF-2f) 45. Gateway 3 - Business Case Gate (PF-16) 46. Complete Concept Design Checklist (PF-2g) 	<ol style="list-style-type: none"> 47. Review PMP and component plans 48. Commence land acquisition / easement / land access process 49. Confirm planning and regulatory approvals processes (PF-12) 50. Finalise the collection of all material for planning approvals 51. Where a Development Application or Consent is required: 52. Where an Environmental Assessment is required: 53. Where the development is exempt: 54. Obtain planning approval(s) 55. Complete Planning Approval Checklist (PF-2g) 	<ol style="list-style-type: none"> 56. Review and update the Basis of Design (PF-13) 57. Develop the design 58. Undertake stakeholder engagement on the design 59. Engage with asset owners on asset acceptance processes 60. Review Planning Approvals against design 61. Complete design 62. Update cost estimate, budget and cash flow 63. Update project risk register 64. Obtain regulatory endorsement/approvals (eg construction certificate) 65. Identify early works or long lead items 66. Gateway 4 - Construction Gate (PF-20) 67. Complete Design and Specification Checklist (PF-2h) 	<ol style="list-style-type: none"> 68. Review PMP and component plans 69. Plan and procure project/contract management resources and systems for delivery 70. Undertake early works / procure long lead items 71. Obtain Council approval for tender process (open/selective) 72. Update tender documentation 73. Run tender process 74. Prepare Contract Administration Plan (PF-22) 75. Finalise land acquisition / land access agreements 76. Award the contract 77. Complete Construction Procurement Checklist (PF-2i) 	<ol style="list-style-type: none"> 78. Initialise the contract delivery phase 79. Community and stakeholder engagement 80. Engage with asset owners 81. Administer the contract 82. Undertake internal and external audits 83. Commission assets (PF-2b) 84. Complete Construction Delivery Checklist (PF-2j) 	<ol style="list-style-type: none"> 85. Handover to relevant asset owner 86. Finalise contracts 87. Obtain regulatory approvals/licences/occupancy certificate 88. Complete Contractor and Consultant performance reports 89. Gateway 5 - Handover Gate (PF-27) 90. Complete Finalise Contracts Checklist (PF-2k) 	<ol style="list-style-type: none"> 91. Finalise all outstanding services, contracts and obligations 92. Finalise land acquisitions/easements/land access agreements 93. Handover asset data to Assets Team 94. Complete external funding completion reports 95. Complete Project Close Out Report (PF-28) 96. Complete Close Out Checklist (PF-2l) 97. Project closed 									
Key Deliverables	- Project Definition	- Project Brief	- Project Management Plan (PMP) - Project Management Tools and Templates	- Options Report / Masterplan / Feasibility Study - Revised Project Brief, incl.: - Strategic Cost Estimate - Initial Risk Assessment	- Site Investigation Reports - Regulatory Approvals Map	- Alternative Concepts Report - Preferred Concept Design - Business Case incl.: - Property Acquisition Plan - Updated Cost Estimate - Updated Risk Analysis	- Updated PMP - REF/EIS/DA Submission - Planning Approval Determination	- Reference Design for D&C delivery or Detailed Design for construction only - Regulatory Approval	- Updated PMP - Tender Documents - IFC Drawings and Specification - Tender Assessment Report - Tendering Checklist - Letter of Acceptance - Contract Admin. Plan	- IFC Drawings and Specification - Construction Mobilisation Checklist - Design and Specification for D&C - Asset Handover Plans - Commissioning Checklist - Commissioned Asset	- Regulatory Approval/Construction Certificate - Asset Handover Acceptance - WAE Drawings/Survey - Contractor and Consultant Performance Reports	- Project Close Out report incl. Lessons Learnt - Assets Data									
Scope Definition	Scope not defined	Scope defined by Project Definition	Scope defined by Project Brief	Scope defined by Project Brief	Scope defined by Revised Project Brief + Options Study	Scope defined by Revised Project Brief + Options Study	Scope defined by Business Case	Scope defined by Business Case	Scope defined by Business Case	Scope defined by Business Case	Scope defined by Business Case	Scope defined by Work as Executed									
Level of Design Documentation		Mud pad design including: - Project Definition signed off - Options sketches - Location maps - High level design details		- Options sketches - Map of each option location - Schematic details for processes		Concept design including: - Design criteria specified - Individual drawing for each concept option - High level specification - Process schematics		Design and specification including: - D then C: Fully detailed design - D&C: Reference design with performance specification	Design drawings and specification issued for tender (IFT)	Design drawings and specification issued for construction (IFC)	Work As Executed (WAE) drawings/survey										
Program		- Establish baseline program - Develop high level base program for project	Revise baseline program - Update program (monthly) and track progress against baseline - Detailed program for this phase	- Update program (monthly) and track progress against baseline	- Update program (monthly) and track progress against baseline	- Update program (monthly) and track progress against baseline	- Revise baseline program - Update program (monthly) and track progress against baseline - Detailed program for this phase	- Update program (monthly) and track progress against baseline	- Revise baseline program - Update program (monthly) and track progress against baseline - Detailed program for this phase	- Update program (monthly) and track progress against baseline	- Update program (monthly) and track progress against baseline	- Update program (monthly) and track progress against baseline									

PROJECT FRAMEWORK - INFRASTRUCTURE & BUILDINGS



Phase	IDENTIFY			PLAN			DEVELOP		DELIVER		CLOSE	
Assurance Gates	Justification Gate >1			Strategic Gate >2			Business Case Gate >3		Construction Gate >4		Handover Gate >5	
Cost	<ul style="list-style-type: none"> - Type: Order of Magnitude - Total Contingency: up to 100% - Escalation: 5% per annum to year of construction - "an intelligent guess" 	<ul style="list-style-type: none"> - Type: Order of Magnitude - Total Contingency: 30% - Escalation: 5% per annum to year of construction - P90 probabilistic estimate for Major projects - Benefit Cost Ratio >1 - 10% of budget allocated to sustainability - Funding model proposed - Estimate cost for Plan phase 	<ul style="list-style-type: none"> - Identify WBS/prod code structure (align with asset management system) - Update project cost status monthly 	<ul style="list-style-type: none"> - Type: Strategic - Total Contingency: 30% - Escalation: 5% per annum to year of construction - P90 probabilistic estimate for Major projects - Benefit Cost Ratio >1 - 10% of budget allocated to sustainability - Update project cost status monthly 	<ul style="list-style-type: none"> - Update project cost status monthly 	<ul style="list-style-type: none"> - Type: Preliminary - Total Contingency: 20% - Escalation: 5% per annum to year of construction - P90 probabilistic estimate for Major projects - Benefit Cost Ratio >1 - 10% of budget allocated to sustainability - Review funding model - Update project cost status monthly 	<ul style="list-style-type: none"> - Update project cost status monthly 	<ul style="list-style-type: none"> - Type: Detailed - Total Contingency: 10% - Escalation: 5% per annum to year of construction - P90 probabilistic estimate for Major projects - Benefit Cost Ratio >1 - 10% of budget allocated to sustainability - Update project cost status monthly 	<ul style="list-style-type: none"> - Type: Tender - Total Contingency: 10% - Tendered cost checked against tender cost estimate - Significant variances may indicate poor scoping or a lack of understanding by Tenderers - Update project cost status monthly 	<ul style="list-style-type: none"> - Reconcile final contract costs - Update project cost status monthly 	<ul style="list-style-type: none"> - Reconcile final project costs for project closure and capitalisation 	
Quality control	<ul style="list-style-type: none"> - Project Definition signed off - Follow GN-6 for review, acceptance, sign-off and approval - Identify and Define checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Project Brief signed off - Follow GN-6 for review, acceptance, sign-off and approval - Go/no go resubmit/hold direction from Gateway review documented - Brief checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - PMP signed off - Follow GN-6 for review, acceptance, sign-off and approval - Management Plan checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Options Report signed off - Follow GN-6 for review, acceptance, sign-off and approval - Go/no go resubmit/hold direction from Gateway review documented - Completed contractor/consultant performance reports - Options Study checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Site investigation reports reviewed and accepted - Regulatory approvals map reviewed and accepted - Follow GN-6 for review, acceptance, sign-off and approval - Completed contractor/consultant performance reports - Site Assessment checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Basis of Design signed off - Alternative Concepts Report reviewed and accepted - Preferred Concept Design reviewed and accepted - Business Case signed off - Follow GN-6 for review, acceptance, sign-off and approval - Go/no go resubmit/hold direction from Gateway review documented - Completed contractor/consultant performance reports - Planning Approvals checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Updated PMP reviewed and signed off - REF/EIS signed off - Follow GN-6 for review, acceptance, sign-off and approval - Planning approval determination issued - Completed contractor/consultant performance reports - Planning Approvals checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Design, specification and cost estimate reviewed and approved - Follow GN-6 for review, acceptance, sign-off and approval - Go/no go resubmit/hold direction from Gateway review documented - Completed contractor/consultant performance reports - Design and Specification checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Updated PMP reviewed and signed off - IFT drawings and specification reviewed and accepted - Legal review of tender documents - Procurement approval of tender documents - Tendering checklist completed - Council resolution to award tender documented - Contract Administration Plan signed off - Follow GN-6 for review, acceptance, sign-off and approval - Completed contractor/consultant performance reports - Construction Procurement checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - IFC drawings and specification reviewed and accepted - Construction Mobilisation Checklist completed - Design and specification for DGC reviewed and approved - Asset Handover Plans signed off - Commissioning Checklist completed - Follow GN-6 for review, acceptance, sign-off and approval - Finalise Contracts checklist completed - Construction Delivery checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Regulatory approval/construction certificate issued - WAE drawings/survey reviewed and accepted - Asset Handover Acceptance signed off - Follow GN-6 for review, acceptance, sign-off and approval - Completed contractor/consultant performance reports - Finalise Contracts checklist completed - All documents and correspondence stored in the TRIM project folder 	<ul style="list-style-type: none"> - Asset data given to Assets Team - Project Close Out Report signed off - Follow GN-6 for review, acceptance, sign-off and approval - Close Out checklist completed - All documents and correspondence stored in the TRIM project folder
Resources	<ul style="list-style-type: none"> - Identify and engage resources required to complete Brief - Early identification of critical resources required for Plan Phase where a long lead time may be required 	<ul style="list-style-type: none"> - Identify and engage resources required to complete Brief - Prepare and implement resource plan + timetable - Develop Work Plan (PF -) for each resource - Determine training requirements - Undertake team building 	<ul style="list-style-type: none"> - Identify resource needs then define role, authority, responsibility, competency and effort for each - Prepare and implement resource plan + timetable - Develop Work Plan (PF -) for each resource - Determine training requirements - Undertake team building 	<ul style="list-style-type: none"> - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building 	<ul style="list-style-type: none"> - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building 	<ul style="list-style-type: none"> - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building 	<ul style="list-style-type: none"> - Review and update resource plan - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building 	<ul style="list-style-type: none"> - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building 	<ul style="list-style-type: none"> - Review and update resource plan - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building 	<ul style="list-style-type: none"> - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building 	<ul style="list-style-type: none"> - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building 	<ul style="list-style-type: none"> - Utilise PF- for changes in resources - Monthly review of resource Work Plans - Review and implement training requirements - Undertake team building
Communications	<ul style="list-style-type: none"> - Internal - Monthly progress reports - Stakeholders - Identify stakeholders - Community - Identify affected community 	<ul style="list-style-type: none"> - Internal - Monthly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Prepare engagement plan - Community - Establish issues register - Monthly website updates - Prepare engagement plan 	<ul style="list-style-type: none"> - Internal - Monthly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Community - Utilise issues register - Monthly website updates 	<ul style="list-style-type: none"> - Internal - Monthly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Community - Utilise issues register - Monthly website updates - Quarterly progress pamphlet 	<ul style="list-style-type: none"> - Internal - Fortnightly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Community - Utilise issues register - Monthly website updates - Quarterly progress pamphlet 	<ul style="list-style-type: none"> - Internal - Fortnightly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Community - Utilise issues register - Monthly website updates - Quarterly progress pamphlet 	<ul style="list-style-type: none"> - Internal - Fortnightly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Community - Utilise issues register - Monthly website updates - Quarterly progress pamphlet 	<ul style="list-style-type: none"> - Internal - Fortnightly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Community - Utilise issues register - Monthly website updates - Quarterly progress pamphlet 	<ul style="list-style-type: none"> - Internal - Weekly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Community - Utilise issues register - Monthly website updates - Quarterly progress pamphlet - Opening ceremony 	<ul style="list-style-type: none"> - Internal - Weekly team meetings - Monthly PCG meetings - Monthly progress reports - Stakeholders - Check regulatory approvals requirements - Community - Utilise issues register - Quarterly progress pamphlet 	<ul style="list-style-type: none"> - Internal - Monthly team meetings - Stakeholders - Finalise regulatory approvals requirements 	
Risk	<ul style="list-style-type: none"> - Identify key project risks 	<ul style="list-style-type: none"> - Develop risk breakdown structure (both threats and opportunities) - Define consequence matrix - Develop risk management plan and risk register/assessment template - Undertake initial project risk assessment and prioritise risks - Develop risk response plan: <ul style="list-style-type: none"> - Avoid, transfer or mitigate threats - Exploit, share or enhance opportunities - Document response to be taken - Assign responsibility - Implement responses 	<ul style="list-style-type: none"> - Update risk breakdown structure and assessment based on the Options Report and the preferred option - Pass updated risk assessment to estimating team for determining contingencies or undertaking probabilistic estimation - Review and implement risk response plan 	<ul style="list-style-type: none"> - Update risk breakdown structure and assessment based on the site assessment - Pass updated risk assessment to estimating team for determining contingencies or undertaking probabilistic estimation - Review and implement risk response plan 	<ul style="list-style-type: none"> - Update risk breakdown structure and assessment based on the preferred concept design - Pass updated risk assessment to estimating team for determining contingencies or undertaking probabilistic estimation - Review and implement risk response plan 	<ul style="list-style-type: none"> - Update risk breakdown structure and assessment based on the approval conditions - Pass updated risk assessment to estimating team for determining contingencies or undertaking probabilistic estimation - Review and implement risk response plan 	<ul style="list-style-type: none"> - Update risk breakdown structure and assessment based on the design and specification - Pass updated risk assessment to estimating team for determining contingencies or undertaking probabilistic estimation - Review and implement risk response plan 	<ul style="list-style-type: none"> - Monthly - Review risk assessment to update risks and track treatment actions - Review and implement risk response plan - Quarterly - Update all of risk assessment to refine contingency - Pass the updated risk assessment to estimating team for undertaking probabilistic estimation 	<ul style="list-style-type: none"> - Monthly - Review risk assessment to update risks and track treatment actions - Review and implement risk response plan - Quarterly - Update all of risk assessment to refine contingency - Pass the updated risk assessment to estimating team for undertaking probabilistic estimation 	<ul style="list-style-type: none"> - Monthly - Review risk assessment to update risks and track treatment actions - Review and implement risk response plan - Quarterly - Update all of risk assessment to refine contingency 	<ul style="list-style-type: none"> - Monthly - Review risk assessment to update risks and track treatment actions - Review and implement risk response plan 	

PROJECT FRAMEWORK - INFRASTRUCTURE & BUILDINGS



Phase	IDENTIFY	PLAN	DEVELOP	DELIVER	CLOSE		
Assurance Gates	Justification Gate ▶1	Strategic Gate ▶2	Business Case Gate ▶3	Construction Gate ▶4	Handover Gate ▶5		
Procurement	Identify procurement method for project Develop procurement plan Identify procurement needs for phase/milestone Engage suppliers for milestone using Council's Procurement Procedure Utilise PF- , PF- for variations Utilise PF- , PF- for variations	Identify procurement needs for phase/milestone Engage suppliers for milestone using Council's Procurement Procedure Utilise PF- , PF- for variations	Identify procurement needs for phase/milestone Engage suppliers for milestone using Council's Procurement Procedure Utilise PF- , PF- for variations	Identify procurement needs for phase/milestone Engage suppliers for milestone using Council's Procurement Procedure Utilise PF- , PF- for variations	Identify procurement needs for phase/milestone Engage suppliers for milestone using Council's Procurement Procedure Utilise PF- , PF- for variations	Identify procurement needs for phase/milestone Engage suppliers for milestone using Council's Procurement Procedure Utilise PF- , PF- for variations	
WHS	Manage WHS in accordance with Council's Policy Suppliers approved by BNG Conserve Prepare WHS Management Plan	Manage WHS in accordance with Council's Policy Suppliers approved by BNG Conserve Implement WHS Management Plan WHS Inductions, toolbox talks, SWMS, SOPs, RAs	Manage WHS in accordance with Council's Policy Suppliers approved by BNG Conserve Implement WHS Management Plan WHS Inductions, toolbox talks, SWMS, SOPs, RAs	Manage WHS in accordance with Council's Policy Suppliers approved by BNG Conserve Implement WHS Management Plan WHS Inductions, toolbox talks, SWMS, SOPs, RAs	Manage WHS in accordance with Council's Policy Suppliers approved by BNG Conserve Implement WHS Management Plan Site Specific WHS Management Plan (SSWHSMMP) SSWHSMMP Induction, toolbox talks, SWMS, SOPs, RAs, inspection	Manage WHS in accordance with Council's Policy Suppliers approved by BNG Conserve Implement WHS Management Plan	
Environment		Prepare Environmental Management Plan (EMP) Implement EMP	Implement EMP	Implement EMP	Implement EMP	Implement EMP Prepare and implement Site Specific EMP (SSEMP) SSEMP site induction, RAs, inspection	
Sustainability	Contact the Infrastructure Sustainability Officer Refer to Sustainable Design Policy for Council Buildings and determine requirements Showcase project Major works or Minor works and refurbishments	For Showcase projects: Prepare Sustainability Implementation Plan (SIP) Document Sustainability Strategy Prepare third party scorecard (e.g. IS, Green Star) For Minor + Major Works: Commence Project Sustainability Design Assessment Checklist – Template A (C1779128) Set up Sustainable Design Assessment (SDA) checklist – Template B or C (C1779126 / C1779127)	For Showcase projects: Implement and update SIP Review SIP with development of Options Report Include sustainable design targets in design briefs For Minor + Major Works: Review SDA checklists with development of Options Report	For Showcase projects: Implement SIP Implement/update SIP Register project for external certification Create evidence database Validate reference case and scope out where required (IS projects) Update SIP For Minor + Major Works projects: Update SDA checklists Estimate cost of sustainability measures	For Showcase projects: Implement SIP Include sustainable design targets in contract specifications For Minor + Major Works: Complete SDA checklists Include sustainable design targets in design briefs Document sustainability requirements in the design and specification Populate evidence database Ensure adequate budgeting	For Showcase projects: Implement SIP Collect and collate evidence in evidence data base For Major and showcase projects, prepare: Building user guide Develop EMP with tenants to meet Green Licence Agreement and sustainable design targets	For Showcase projects: Implement/update SIP Submit for external certification For Minor + Major Works: Update SDA checklists Ensure effective operation of sustainability measures over 12 month period Train Asset owner/tenants/occupant/users/ operations
Land Acquisition		Refer NSW OFS Circular No 2015-01 Refer NSW DLG Guidelines for the Compulsory Acquisition of Land by Councils	Identify potentially affected land owners and discuss issues with them for consideration in options assessment	Refer also to IPWEA Water Directorate Land Matters Guidelines 2012 Document requirements for land acquisition to obtain approval at Gateway 3 to commence land acquisition process	Provide land owners with NSW OFS Land Acquisition Information Guide Follow guidelines	Finalise land acquisitions required to allow construction to commence	
Management Tools & Templates	(to be used over multiple phases)	PF-29 Resource Work Plan PF-30 Project Change Request Form PF-31 Project Change Register PF-32 Corrective Action Request / Issue Notification Form (I)	PF-33 Project Issue and Corrective / Preventative Actions Register PF-34 Cost Estimating Template PF-35 Budget - Cash Flow - Forecasting Template PF-36 Project Status / Progress Report	PF-37 Project Action Plan PF-38 Project Risk Assessment and Register PF-39 Internal Activity Brief PF-40 Handover Brief	PF-41 Document Register PF-42 Stakeholder Feedback and Complaints Register PF-43 Risk Breakdown Structure PF-44 Project Progress Meeting		
PF Application to Project Delivery Models	Identify Phase undertaken by Council	Construct only Design Development and Construct Design, Construct, Maintain/Operate Managing Contractor Construction Management Direct Managed Early Contractor Involvement Early Tenderer Involvement Alliance Public Private Partnership	Council prepares options study and concept design either in-house or using consultants Council prepares design brief (level of design completed by Council may vary from Preliminary Design) and then the Contractor takes over the design Council begins concept design. Council contract manages Contractor to finalise concept design Council prepares options study and concept design either in-house or using consultants Council prepares options study and concept design either in-house or using consultants Council prepares options study and concept design either in-house or using consultants Council prepares options study and concept design either in-house or using consultants Council prepares options study and concept design either in-house or using consultants Alliance coordinates design and then construction of the works	Council prepares detailed design and tender documents either in-house or using consultants Approvals may be the responsibility of Council or the contractor Council contract manages Contractor to coordinate design and then construction of the works Council prepares design and tender documents either in-house or using consultants Council prepares design and tender documents either in-house or using consultants Contractor finalises design Council prepares design and tender documents either in-house or using consultants	Council contract manages Contractor to construct the works Council procures Contractor before design development Council contract manages Contractor to construct the works Council procures Contractor before design development Council engages construction manager Council engages subcontractors to undertake the work under the direction of the Construction Manager Council undertakes construction of the works using in-house resources and/or subcontractors Council contract manages Contractor to construct the works Council contract manages Contractor to construct the works Council contract manages Contractor to construct the works Council contract manages Contractor to coordinate design and then construction of the works. Contract management of maintenance and operation passed to Asset Owner at construction completion	Council closes out project Council closes out project Council closes out project Council closes out project Council closes out project Council closes out project Council closes out project Council closes out project Council closes out project	

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 NOVEMBER 2018

ITEM 12.24 QPRC LOAN BORROWING PROGRAM 2018/19

ATTACHMENT 1 2018-19 PROPOSED LOAN SCHEDULE

Loan Amortization Schedule

Enter values	
Loan amount	\$50,400,000.00
Annual interest rate	3.85 %
Loan period in years	20
Number of payments per year	4
Start date of loan	1/01/2019
Optional extra payments	

Loan summary	
Scheduled payment	\$ 906,256.42
Scheduled number of payments	80
Actual number of payments	80
Total early payments	\$ -
Total interest	\$ 22,100,513.55

Lender name:

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/04/2019	\$ 50,400,000.00	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 421,156.42	\$ 485,100.00	\$ 49,978,843.58	\$ 485,100.00
2	1/07/2019	\$ 49,978,843.58	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 425,210.05	\$ 481,046.37	\$ 49,553,633.53	\$ 966,146.37
3	1/10/2019	\$ 49,553,633.53	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 429,302.70	\$ 476,953.72	\$ 49,124,330.83	\$ 1,443,100.09
4	1/01/2020	\$ 49,124,330.83	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 433,434.74	\$ 472,821.68	\$ 48,690,896.10	\$ 1,915,921.78
5	1/04/2020	\$ 48,690,896.10	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 437,606.54	\$ 468,649.87	\$ 48,253,289.55	\$ 2,384,571.65
6	1/07/2020	\$ 48,253,289.55	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 441,818.51	\$ 464,437.91	\$ 47,811,471.05	\$ 2,849,009.56
7	1/10/2020	\$ 47,811,471.05	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 446,071.01	\$ 460,185.41	\$ 47,365,400.04	\$ 3,309,194.97
8	1/01/2021	\$ 47,365,400.04	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 450,364.44	\$ 455,891.98	\$ 46,915,035.59	\$ 3,765,086.95
9	1/04/2021	\$ 46,915,035.59	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 454,699.20	\$ 451,557.22	\$ 46,460,336.39	\$ 4,216,644.17
10	1/07/2021	\$ 46,460,336.39	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 459,075.68	\$ 447,180.74	\$ 46,001,260.71	\$ 4,663,824.90
11	1/10/2021	\$ 46,001,260.71	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 463,494.29	\$ 442,762.13	\$ 45,537,766.42	\$ 5,106,587.04
12	1/01/2022	\$ 45,537,766.42	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 467,955.42	\$ 438,301.00	\$ 45,069,811.01	\$ 5,544,888.04
13	1/04/2022	\$ 45,069,811.01	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 472,459.49	\$ 433,796.93	\$ 44,597,351.52	\$ 5,978,684.97
14	1/07/2022	\$ 44,597,351.52	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 477,006.91	\$ 429,249.51	\$ 44,120,344.61	\$ 6,407,934.48
15	1/10/2022	\$ 44,120,344.61	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 481,598.10	\$ 424,658.32	\$ 43,638,746.50	\$ 6,832,592.80
16	1/01/2023	\$ 43,638,746.50	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 486,233.48	\$ 420,022.94	\$ 43,152,513.02	\$ 7,252,615.73
17	1/04/2023	\$ 43,152,513.02	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 490,913.48	\$ 415,342.94	\$ 42,661,599.54	\$ 7,667,958.67
18	1/07/2023	\$ 42,661,599.54	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 495,638.52	\$ 410,617.90	\$ 42,165,961.01	\$ 8,078,576.56
19	1/10/2023	\$ 42,165,961.01	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 500,409.04	\$ 405,847.37	\$ 41,665,551.97	\$ 8,484,423.94
20	1/01/2024	\$ 41,665,551.97	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 505,225.48	\$ 401,030.94	\$ 41,160,326.49	\$ 8,885,454.88
21	1/04/2024	\$ 41,160,326.49	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 510,088.28	\$ 396,168.14	\$ 40,650,238.21	\$ 9,281,623.02
22	1/07/2024	\$ 40,650,238.21	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 514,997.88	\$ 391,258.54	\$ 40,135,240.33	\$ 9,672,881.56
23	1/10/2024	\$ 40,135,240.33	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 519,954.73	\$ 386,301.69	\$ 39,615,285.60	\$ 10,059,183.25
24	1/01/2025	\$ 39,615,285.60	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 524,959.30	\$ 381,297.12	\$ 39,090,326.31	\$ 10,440,480.37
25	1/04/2025	\$ 39,090,326.31	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 530,012.03	\$ 376,244.39	\$ 38,560,314.28	\$ 10,816,724.76
26	1/07/2025	\$ 38,560,314.28	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 535,113.39	\$ 371,143.02	\$ 38,025,200.88	\$ 11,187,867.79
27	1/10/2025	\$ 38,025,200.88	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 540,263.86	\$ 365,992.56	\$ 37,484,937.02	\$ 11,553,860.35
28	1/01/2026	\$ 37,484,937.02	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 545,463.90	\$ 360,792.52	\$ 36,939,473.12	\$ 11,914,652.87
29	1/04/2026	\$ 36,939,473.12	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 550,713.99	\$ 355,542.43	\$ 36,388,759.13	\$ 12,270,195.30
30	1/07/2026	\$ 36,388,759.13	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 556,014.61	\$ 350,241.81	\$ 35,832,744.52	\$ 12,620,437.10
31	1/10/2026	\$ 35,832,744.52	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 561,366.25	\$ 344,890.17	\$ 35,271,378.27	\$ 12,965,327.27
32	1/01/2027	\$ 35,271,378.27	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 566,769.40	\$ 339,487.02	\$ 34,704,608.86	\$ 13,304,814.28
33	1/04/2027	\$ 34,704,608.86	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 572,224.56	\$ 334,031.86	\$ 34,132,384.30	\$ 13,638,846.14

12.24 QPRC Loan Borrowing Program 2018/19
Attachment 1 - 2018-19 Proposed Loan Schedule (Continued)

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
34	1/07/2027	\$ 34,132,384.30	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 577,732.22	\$ 328,524.20	\$ 33,554,652.08	\$ 13,967,370.34
35	1/10/2027	\$ 33,554,652.08	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 583,292.89	\$ 322,963.53	\$ 32,971,359.19	\$ 14,290,333.87
36	1/01/2028	\$ 32,971,359.19	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 588,907.09	\$ 317,349.33	\$ 32,382,452.10	\$ 14,607,683.20
37	1/04/2028	\$ 32,382,452.10	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 594,575.32	\$ 311,681.10	\$ 31,787,876.79	\$ 14,919,364.30
38	1/07/2028	\$ 31,787,876.79	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 600,298.11	\$ 305,958.31	\$ 31,187,578.68	\$ 15,225,322.62
39	1/10/2028	\$ 31,187,578.68	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 606,075.97	\$ 300,180.44	\$ 30,581,502.71	\$ 15,525,503.06
40	1/01/2029	\$ 30,581,502.71	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 611,909.46	\$ 294,346.96	\$ 29,969,593.25	\$ 15,819,850.03
41	1/04/2029	\$ 29,969,593.25	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 617,799.08	\$ 288,457.34	\$ 29,351,794.17	\$ 16,108,307.36
42	1/07/2029	\$ 29,351,794.17	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 623,745.40	\$ 282,511.02	\$ 28,728,048.76	\$ 16,390,818.38
43	1/10/2029	\$ 28,728,048.76	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 629,748.95	\$ 276,507.47	\$ 28,098,299.81	\$ 16,667,325.85
44	1/01/2030	\$ 28,098,299.81	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 635,810.28	\$ 270,446.14	\$ 27,462,489.53	\$ 16,937,771.98
45	1/04/2030	\$ 27,462,489.53	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 641,929.96	\$ 264,326.46	\$ 26,820,559.57	\$ 17,202,098.45
46	1/07/2030	\$ 26,820,559.57	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 648,108.53	\$ 258,147.89	\$ 26,172,451.04	\$ 17,460,246.33
47	1/10/2030	\$ 26,172,451.04	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 654,346.58	\$ 251,909.84	\$ 25,518,104.46	\$ 17,712,156.17
48	1/01/2031	\$ 25,518,104.46	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 660,644.66	\$ 245,611.76	\$ 24,857,459.80	\$ 17,957,767.93
49	1/04/2031	\$ 24,857,459.80	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 667,003.37	\$ 239,253.05	\$ 24,190,456.43	\$ 18,197,020.98
50	1/07/2031	\$ 24,190,456.43	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 673,423.28	\$ 232,833.14	\$ 23,517,033.15	\$ 18,429,854.12
51	1/10/2031	\$ 23,517,033.15	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 679,904.98	\$ 226,351.44	\$ 22,837,128.18	\$ 18,656,205.57
52	1/01/2032	\$ 22,837,128.18	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 686,449.06	\$ 219,807.36	\$ 22,150,679.12	\$ 18,876,012.93
53	1/04/2032	\$ 22,150,679.12	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 693,056.13	\$ 213,200.29	\$ 21,457,622.98	\$ 19,089,213.21
54	1/07/2032	\$ 21,457,622.98	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 699,726.80	\$ 206,529.62	\$ 20,757,896.19	\$ 19,295,742.83
55	1/10/2032	\$ 20,757,896.19	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 706,461.67	\$ 199,794.75	\$ 20,051,434.52	\$ 19,495,537.58
56	1/01/2033	\$ 20,051,434.52	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 713,261.36	\$ 192,995.06	\$ 19,338,173.15	\$ 19,688,532.64
57	1/04/2033	\$ 19,338,173.15	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 720,126.50	\$ 186,129.92	\$ 18,618,046.65	\$ 19,874,662.56
58	1/07/2033	\$ 18,618,046.65	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 727,057.72	\$ 179,198.70	\$ 17,890,988.93	\$ 20,053,861.26
59	1/10/2033	\$ 17,890,988.93	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 734,055.65	\$ 172,200.77	\$ 17,156,933.28	\$ 20,226,062.03
60	1/01/2034	\$ 17,156,933.28	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 741,120.94	\$ 165,135.48	\$ 16,415,812.34	\$ 20,391,197.51
61	1/04/2034	\$ 16,415,812.34	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 748,254.23	\$ 158,002.19	\$ 15,667,558.12	\$ 20,549,199.70
62	1/07/2034	\$ 15,667,558.12	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 755,456.17	\$ 150,800.25	\$ 14,912,101.95	\$ 20,699,999.95
63	1/10/2034	\$ 14,912,101.95	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 762,727.44	\$ 143,528.98	\$ 14,149,374.51	\$ 20,843,528.93
64	1/01/2035	\$ 14,149,374.51	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 770,068.69	\$ 136,187.73	\$ 13,379,305.82	\$ 20,979,716.66
65	1/04/2035	\$ 13,379,305.82	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 777,480.60	\$ 128,775.82	\$ 12,601,825.22	\$ 21,108,492.48
66	1/07/2035	\$ 12,601,825.22	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 784,963.85	\$ 121,292.57	\$ 11,816,861.37	\$ 21,229,785.05
67	1/10/2035	\$ 11,816,861.37	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 792,519.13	\$ 113,737.29	\$ 11,024,342.24	\$ 21,343,522.34
68	1/01/2036	\$ 11,024,342.24	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 800,147.13	\$ 106,109.29	\$ 10,224,195.11	\$ 21,449,631.63
69	1/04/2036	\$ 10,224,195.11	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 807,848.54	\$ 98,407.88	\$ 9,416,346.57	\$ 21,548,039.51
70	1/07/2036	\$ 9,416,346.57	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 815,624.08	\$ 90,632.34	\$ 8,600,722.49	\$ 21,638,671.84
71	1/10/2036	\$ 8,600,722.49	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 823,474.47	\$ 82,781.95	\$ 7,777,248.02	\$ 21,721,453.80
72	1/01/2037	\$ 7,777,248.02	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 831,400.41	\$ 74,856.01	\$ 6,945,847.61	\$ 21,796,309.81
73	1/04/2037	\$ 6,945,847.61	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 839,402.64	\$ 66,853.78	\$ 6,106,444.98	\$ 21,863,163.59
74	1/07/2037	\$ 6,106,444.98	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 847,481.89	\$ 58,774.53	\$ 5,258,963.09	\$ 21,921,938.13
75	1/10/2037	\$ 5,258,963.09	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 855,638.90	\$ 50,617.52	\$ 4,403,324.19	\$ 21,972,555.65
76	1/01/2038	\$ 4,403,324.19	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 863,874.42	\$ 42,382.00	\$ 3,539,449.77	\$ 22,014,937.64
77	1/04/2038	\$ 3,539,449.77	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 872,189.22	\$ 34,067.20	\$ 2,667,260.55	\$ 22,049,004.85
78	1/07/2038	\$ 2,667,260.55	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 880,584.04	\$ 25,672.38	\$ 1,786,676.52	\$ 22,074,677.23
79	1/10/2038	\$ 1,786,676.52	\$ 906,256.42	\$ -	\$ 906,256.42	\$ 889,059.66	\$ 17,196.76	\$ 897,616.86	\$ 22,091,873.99
80	1/01/2039	\$ 897,616.86	\$ 906,256.42	\$ -	\$ 897,616.86	\$ 888,977.29	\$ 8,639.56	\$ -	\$ 22,100,513.55