

## The Highland Council

### Planning, Development and Infrastructure Committee 4 November 2015

Agenda Item	5
Report No	PDI 60/15

#### Capital Expenditure Monitoring – 1 April 2015 to 30 September 2015

#### Report by Director of Development and Infrastructure

##### Summary

This report invites Members to approve the capital expenditure monitoring position for the period from 1 April 2015 to 30 September 2015 and to approve acceleration of the replacement of the B9090 White Bridge.

#### 1. Background

- 1.1 This report is produced in support of the Council's corporate governance process, which in turn is designed to support the Council's overall delivery of all of its obligations in terms of the Single Outcome agreement.

#### 2. New Style Monitoring Statement

- 2.1 To provide clearer clarity on the capital programme a new style of monitoring report has been developed. There is no longer a split of gross expenditure and gross income shown on the statement, instead only the net financial position is shown. Columns for estimated year end outturns and year end variance are retained, however columns have been added to further analyse the year end variance.
- 2.2 To inform Members of the current status of projects, the year end variance is further analysed between slippage/acceleration and under/over spends. Previously where a project was delayed or brought forward, this was shown as an underspend or overspend respectively. This did not reflect the correct financial status of the project. Any delayed or brought forward projects will now be shown in the slippage/acceleration column. Real cash (budget targets exceeded or not required) under and over spends on projects will now be shown in the anticipated year end (under)/over column.
- 2.3 A new monitoring statement **Appendix B** is now included for all projects with a budget of over £1million. The statement will show the whole life budget and costs of each project with a value exceeding £1million. To baseline, a starting date for reporting purposes, the capital programme approved at Highland Council on 12 March 2015 is to be used. The purpose of the statement is to report the initial budget approved; subsequent approved budget adjustments; total project costs to date; forecasted total expenditure; and forecasted end of project variance. Also included are columns for estimated and project completion dates.

2.4 The new statement will give clarity on the status and progress of all major projects over £1million, and will satisfy the requirements as highlighted in Audit Scotland's Report to Members to Highland Council on 29 October 2015. To supplement the statement, the narrative report will include a separate paragraph for each project in excess of £1million.

### **3. Capital Programme 2015-16**

3.1 The summary of capital expenditure against current programme and estimated outturn is included in **Appendix A**. The "Revised Net Budget" column is that approved by the Highland Council on 12 March 2015, amended to include the 2014/15 underspend of £6.761m.

### **4. Current Position**

4.1 After 6 months of the financial year the net expenditure is £10.714m representing 26.1% of the 2015/16 programmed figure.

4.2 Progress on capital projects, (projects with a total estimated cost less than £1million) is as reported in the notes column on **Appendix A**.

### **5. Estimated Outturn and Variances**

5.1 The projected outturns for net expenditure is £36.879m leading to a net variance of £4.187m. The net variance is represented by slippage of £7.441m; accelerated expenditure of £2.223m; and a net overspend on projects of £1.031m.

5.2 The major overspends are at Stromeferry (£0.526m) for ongoing stabilisation works to the rockface; additional works to the retaining wall at Achnasheen (£0.165m); and an anticipated compensation payment due on the South West Inverness Storm Relief Channel. The overall Service capital programme will have to be adjusted to take account of these net overspends, and will be reported as part of the capital outturn report for 2015/16.

### **6. Major Issues**

#### **6.1 B9090 White Bridge, Cawdor**

6.1.1 The White Bridge carries the B9090 road over the River Nairn, just south of the community of Clephanton. The road narrows down to a single lane across the bridge and as a result, traffic signals have had to be introduced to control vehicle flow across the bridge. The width of roadway on the existing bridge is approximately 3.9 metres.

6.1.2 As a result of a recent inspection of the bridge, the oldest structure in the Council's estate, it was recommended that a 18t weight limit be put in place. This is a strategic bridge for the local farming community, estates and forestry in the area, and businesses in the surrounding area. The potential impact on the fore mentioned will have a detrimental impact on their livelihoods. Consequently this is now seen as a priority.

- 6.1.3 A preliminary design report was compiled by the Council's structural engineers in August 2015 and recommends developing a proposal to construct a new bridge, with a single span of about 35 metres and an overall width of 10 metres, some 85 metres upstream of the existing bridge. The proposal includes approximately 650 metres of approach roadworks on a new road alignment, west of the property known as East Lodge, and rejoining the existing road between Whitebridge Cottage and Newton of Budgate Farm. The road width would be 6 metres, with verges of width 2 metres.
- 6.1.4 The estimated cost is £2.250m, with a programme for construction completion between 2 to 3 years. Currently White Bridge features in the Council's capital programme in future years, however as this bridge is now seen as a priority, it is proposed the replacement bridge is brought forward in the Development and Infrastructure capital programme. The Service capital programme for 2016/17 onwards will have to be reprofiled to accommodate the replacement of the White Bridge.
- 6.1.5 Consultation is already underway with the local community, and public meetings have already taken place. An early start to topographical survey, ground investigation, land acquisition and preliminary design is recommended.

## **7. Projects Updates**

### **7.1 Inverness West Link**

Highland Council at the meeting of 12 March 2015 approved the costs for the Inverness West Link project. The Advance Works Contract for tree removal and services diversions is well advanced and water main diversion works remains as the major element of the works to be completed by March 2016. Design development work for the Inverness West Link Stage 1 and Canal Parks Enhancement continues ahead of a tender issue in early November to allow a works start in April 2016.

### **7.2 Inshes Roundabout**

Design work is ongoing and being coordinated with Transport Scotland work on the East Link, now entitled the A9/A96 Connectivity Study. Flood alleviation for the Dell Burn is part of the project assessment work. Transport Scotland will select a preferred route in 2015/16. Design work on short term improvements to the approaches to Inshes Roundabout are well advanced and proposals for introducing a third lane across Inshes Overbridge are ongoing.

### **7.3 Kinnairdie Link Road**

Design work is ongoing. Flooding issues also being addressed to ensure that where opportunities arise, flood mitigation can be provided. The project was granted planning consent at a North Planning committee on 17 February 2015. The first phase of the project, the County Building Junction Improvements, was tendered and awarded to Pat Munro (Alness) Ltd and works commenced on 19 October with an 18 week duration.

- 7.4 Muir of Ord Railway Bridge  
All necessary consents have been approved and the contract was awarded to George Leslie Ltd in September 2015.
- 7.5 Ruthven (Spey) Bridge  
Construction work nearing completion. Part-funding approved from the Timber Transport Fund.
- 7.6 Torvean Golf Course  
Detailed plans for a new 18 hole golf course, clubhouse and maintenance facility were progressed and detailed planning consent was granted in April 2015. A ground investigation has been carried out. Design development work continues ahead of a tender issue in early January 2016 to allow works start in May 2016. The tender at this stage is for the Golf Course only and the adjacent Highland Council housing site land preparation works.
- 7.7 Canal Parks Enhancement  
Detailed plans for an International Rugby Board standard artificial pitch, regrading of two grass pitches and a clubhouse and 8 room changing facility are being progressed, together with associated fencing, car and bus parking. The planning process for an application was progressed with a Public Display of the proposals held on 27 January 2015 at the Inverness Sports Centre. The detailed Planning application was taken to the 18 August 2015 Inverness South committee and planning consent granted. All of the proposals are being included in the West Link Stage 1 tender which is due to be issued in early November.
- 7.8 River Ness Flood Scheme  
Phase 1, the upper part of the river between the Ness Bridge and Friars Bridge, is now complete. Phase 2, the lower section of the river, is substantially complete. The final works started in September and consist of works at Young Street/Bridge Street junction, including a Toucan crossing, and replacement of a joint at Ness Bridge. The works are due for completion in November. The remaining land and other compensation payments are still to be paid. On completion, a final report will be presented to this Committee, and will include the final costs of the project.
- 7.9 Wick Office  
All staff are now relocated from Girnigoe Street to the new office building. The contractor will replace the faulty external cladding and this will take place from March to May 2016.
- 7.10 Fort William Office Rationalisation  
Final production information has been completed and billing of fees started with a tender expected to go out in the middle of November 2015. Discussions are underway with potential project partners. Works are scheduled for start early 2016/17 and should be completed in Autumn 2017.
- 7.11 Kingussie Office Rationalisation  
Work is ongoing and is due for completion in May 2016.

## **8. Implications**

8.1 Resource implications are discussed in the report.

8.2 There are no legal, equality, climate change/carbon clever, risk, Gaelic and rural implications arising as a direct result of this report.

### **Recommendations**

Members are invited to approve:

- the capital expenditure monitoring position for the period 1 April 2015 to 30 September 2015; and
- the acceleration of the replacement of the B9090 White Bridge at an estimated cost of £2.250m.

Designation: Director of Development & Infrastructure

Date: 26 October 2015

Author: Mike Mitchell, Service Finance Manager

Background Papers: Monitoring Statements 30/09/15 and the Highland Council Financial Ledger

## MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2015 TO 30TH SEPTEMBER 2015

## SERVICE: DEVELOPMENT &amp; INFRASTRUCTURE SERVICES

Project Description	Actual Net	Revised Net	Year End	Year End	(Slippage)/	Anticipated	COMMENTS
	Year to Date	Net Budget	Estimated Net	Net	Acceleration	Year End	
	£000	£000	£000	£000	Net	(Under)/Over	
<b>ROADS AND BRIDGES</b>							
<b>Major Road Improvements</b>							
The Inverness West Link	535	1,611	1,611	0	0	0	
Inshes Roundabout	36	0	300	300	300	0	
Kinnairdie Link Road, Dingwall (Incl Junction at County Buildings)	82	699	750	51	51	0	
Stromeferry Rockface	446	224	750	526	0	526	Site works commenced July 2015, Georope - works tender assessment £209K, works now complete tender final contractor payment certificate £650K increase due to Rock face inspections increasing scope during works , Network Rail BAPA cost estimate £60K + design and supervision costs (estimate £40K) Outrun £750K
A890 Stromeferry Bypass	11	0	40	40	40	0	Reporting of Stage 2 Options Appraisal to aid Council decision on preferred route option. Committee Report in November 2014 - external source of funding to be sought. Further public meeting in May 2015. Returned to Committee in June 2015. Ongoing consultation on funding with Transport Scotland. AECOM provide business case update in Consultation with Transport Scotland (£40K est).
Tower Road / Barn Church Road	54	0	0	0	0	0	Works to be carried out August/September 2015. No net cost to Council (Developer, Hitrans, Sustrans funded)
Grampian Road - Junction Improvements	4	0	0	0	0	0	Design to be complete by March-15. Works 2016/17 at no net cost to Council (developer contributions)
A890 Balnacra to Lair	35	75	75	0	0	0	Review previous preliminary design, options appraisal and environmental statement. Update design and environmental statement and progress through approval and planning application process.
A832 Slattadale to Kerryside	1	0	20	20	0	20	Preliminary design studies and survey will be carried out this financial year

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Project Description	Actual Net Year to Date	Revised Net Budget	Year End Estimated Net Outturn	Year End Net Variance	(Slippage)/Acceleration Net	Anticipated Year End (Under)/Over	COMMENTS
	£000	£000	£000	£000	£000	£000	
<b>Minor Roads</b>							
A99 Keiss to North of Keiss Widening	95	407	407	0	0	0	DLO has completed footpath, fencing & drainage. 2 months work remains to complete surfacing. Weather permitting the project should be complete by the end of 2015.
B851/B862 South Loch Ness Road Improvements	1,472	369	369	0	0	0	Major project at Sockichs now complete (Jul-15) . For remainder of year Council spend will be on land acquisition, fencing and accomodation works. SSE and wind farms continue to fund ongoing mitigation works.
A832 Slattadale Widening	24	1,047	400	(647)	(647)	0	Contract now awarded to UB civils after retender.Lowest tenderer in first tender withdrew. Delay will move over half of spend into 2016/17.
B9091 Clephanton Bends Improvement	11	71	40	(31)	(31)	0	Environmental survey and ground investigation site work complete. Design and land purchase to be completed by Mar-16. Committee approval to be sought prior to planning application.
Achnasheen Road Restraint System	120	235	400	165	0	165	Tender returned at £309K outturn cost with site supervision circa £400K. Project awarded to Macgregors, site works in progress, completion in November 2015
B876 Killimster Moss Road Improvements	31	0	40	40	40	0	Options appraisal work on target for completion by Mar-16
Portree Link to A855	0	0	5	5	0	5	Reviewing previous preliminary design and land requirements.
<b>Lifeline Roads</b>							
A855 - Portree to Staffin	8	0	8	8	0	8	Works complete on strip widening scheme. Monitoring being carried out of deformation at one location arising from peat under existing road.
A861 Drynie Hill - ERDF	0	52	5	(47)	0	(47)	Works completed and in maintenance. Open to traffic at ceremony on 26 June 2012. Income due.
A890 Strathcarron Widening / Junction to Balnacro - ERDF	32	(231)	(181)	50	0	50	Complete - no further spend . See also TC965 below. ERDF final grant awaited.
Laxford Bridge North Approach	(45)	0	(45)	(45)	0	(45)	Works are now complete and final retention has been paid to the contractor.
<b>Major Bridge Works</b>							
A862 Muir of Ord Railway Bridge	70	2,170	1,220	(950)	(950)	0	Construction contract awarded.
A836 Naver Bridge, Bettyhill, Sutherland	0	100	10	(90)	(90)	0	Preliminary Design
B863 Invercoe Bridge, Lochaber	1	46	46	0	0	0	Design in Progress.
B9090 White Bridge	17	0	50	50	50	0	Consulting Engineer appointed.
B970 Ruthven (Spey) Bridge	584	896	896	0	0	0	Funding Approved from STTS. Construction work nearing completion.
Wick Harbour Bridge	0	10	10	0	0	0	Preliminary Design
Newhall Bridge (January Storms 2015)	14	400	200	(200)	(200)	0	Preliminary Design started
B861 Ness Bridge Refurbishment	1	0	10	10	10	0	Investigation
B863 Kinlochleven Viaduct	0	0	10	10	10	0	Investigation
<b>Lifeline Bridges</b>							
A986 Chada - Lifeline Bridges	6	101	105	4	0	4	Design in Progress
B8005 Bridge Replacements - Lifeline Bridges (5)	0	37	5	(32)	0	(32)	Works Complete - In Maintenance
B8007 Glenmore Bridge - Lifeline Bridges	20	172	128	(44)	0	(44)	Design in Progress
C1112 Innis An Droighinn - Lifeline Bridges	0	0	5	5	0	5	Works Complete - In Maintenance
A855 Leasgary Bridge - Lifeline Bridges	0	25	25	0	0	0	Preliminary Design
U1074 Ruthven (Abersky) Bridge - Lifeline Bridges	4	135	135	0	0	0	Design complete
Dulsie Bridge - Lifeline Bridges	0	30	30	0	0	0	Preliminary Design starts in 2015
A837 Inveran Refurbishment - Lifeline Bridges	1	0	125	125	125	0	Design not yet started
A831 Comar Refurbishment - Lifeline Bridges	0	25	25	0	0	0	Design not yet started
<b>Structural Road Works</b>							
A861 Glenuig - Storm Damage	35	10	35	25	0	25	Scheme Complete.

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	£000	£000	£000	£000	£000	£000	
<b>ACTIVE TRAVEL</b>							
ERDF - Green & Active Travel - Millburn Road	207	(401)	(251)	150	150	0	Millburn Road work complete November 2014. Prepare H and S file and as built drawings, Road Safety Audit identified works May 2015 £21K. Retention due November 2015 £11,600
Park & Ride and Bus Priority Measures	0	30	0	(30)	0	(30)	
<b>LEISURE FACILITIES</b>							
Torvean Golf Course	37	3,126	3,126	0	0	0	
Canal Parks Enhancement	173	50	250	200	200	0	
<b>FLOOD PREVENTION</b>							
<b>Flood Prevention Schemes</b>							
River Ness Flood Prevention - Tidal Section (Incl Streetscaping)	5,776	9,293	7,522	(1,771)	(1,771)	0	
South West Inverness Storm Water Relief	17	0	332	332	0	332	Works complete. Anticipated compensation payment settlement included this FY
Acharacle Flood Prevention	1	51	26	(25)	0	(25)	Retention £4K - August 2015. Additional detail instructed at headwalls CE £11,500 August 2015.
Smithton / Culloden Flood Alleviation	108	751	570	(181)	(181)	0	Planning of Phase 4 ongoing. GI contract awarded and FPS consultation due in New Year.
<b>Major Flood Schemes</b>							
River Enrick FPW / NFMS	10	133	37	(96)	(96)	0	JBA appointed to progress flood protection scheme for Drumadrochit and Kilmichael. £30K estimated outrun
Dell Burn	0	20	0	(20)	(20)	0	Design Work ongoing.
Caol FPW	141	113	250	137	137	0	Design work ongoing on Land & Utilities. JBA appointed to re-assess flood mapping and finalise flood levels for various return periods. Scheme development ongoing. Ground Investigation contract in September £80K. Submit FPO to committee in November for approval. Published in Jan 2016 - formal objection period.
Mill Burn FPS	9	116	10	(106)	(106)	0	Ongoing assessment of survey results and scheme options. Progressing construction consents.
Feabuie Culvert Replacement	3	39	41	2	0	2	Design work ongoing. Commissioning utility diversions this year. May be possibility to accelerate BT diversion work (£160k) if necessary/ permitted.
River Gynack FPS / NFMS	6	22	22	0	0	0	Pitmain Estate developing scheme. Expect to be invoiced for remaining fee before year end. Works planned for next FY
Scalesburn, Wick - Flooding	4	0	50	50	50	0	Design work ongoing.
River Peffery - FPS / NFMS	2	112	75	(37)	(37)	0	Design commission due for tender. Expect to appoint prior to Christmas with some design development before year end.
Auldearn Burn FPS / NFMS	0	0	10	10	10	0	Design work ongoing.
Golspie - FPS / NFMS	1	0	50	50	50	0	Not yet commissioned initial study into breakwater. Hope to award before Christmas.
<b>WASTE MANAGEMENT</b>							
<b>Landfill Extensions</b>							
Landfill Capacity Extensions - Ph B & C Seater - Cell 9 & 10	59	347	80	(267)	(267)	0	Jones Bros contract - £958K. (Outrun £987K). Works complete. Health and Safety file, CQA report and record drawings. £15k retention due March 2016. Preparation for works contract for Cell 11 and continued restoration of cap - works contract planned 16/17.
<b>Landfill Restorations</b>							
Seater Landfill Restoration Programme	0	247	247	0	0	0	Future cell development under design.

## MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2015 TO 30TH SEPTEMBER 2015

## SERVICE: DEVELOPMENT &amp; INFRASTRUCTURE SERVICES

Project Description	Actual Net	Revised Net	Year End	Year End	(Slippage)/	Anticipated	COMMENTS
	Year to Date	Net Budget	Estimated Net	Net	Acceleration	Year End	
	£000	£000	£000	£000	Net	(Under)/Over	
Croftaugh Remedial Works to Landfill Site	10	8	54	46	0	46	Site investigations works in April await contamination report results from lab. Short contract in preparation. Site works anticipated in Feb / March 2016 < £50K.
<b>Waste Management Strategy</b>							
Plant, Infrastructure & Banks	0	500	275	(225)	(225)	0	Programme of requirements currently being developed.
<b>FERRIES AND HARBOURS</b>							
Sconser Ferry Terminal	1	(41)	(41)	0	0	0	Construction works now complete and fully operational. ERDF grant to be received.
<b>Parks and Play Areas - Development</b>							
Inshes Park (Phases 1 to 3)	(160)	(18)	(18)	0	0	0	Phase1 Work complete.
<b>STRATEGIC ASSET MANAGEMENT</b>							
Health & Safety & Statutory Compliance	1,007	2,560	3,560	1,000	1,000	0	Urgent additional health & safety and compliance works required across the Council's property portfolio.
Starter Business Units Inverness	(14)	(376)	(376)	0	0	0	The overall funding requirement for new industrial units Phase 2 is £1,458,770, funded by prudential borrowing of £886,862 (repaid through rental stream), and ERDF grant funding of £571,908. The units are on site and due for completion in May 2015.
<b>Office Rationalisation</b>							
Wick Office	244	499	499	0	0	0	
Academy Cottage Dingwall	63	0	63	63	0	63	
Dingwall Office Rationalisation	3	0	3	3	0	3	
Fort William Office Rationalisation	73	2,761	761	(2,000)	(2,000)	0	
Kingussie Office Rationalisation	499	1,739	1,439	(300)	(300)	0	
Energy Management	187	2,598	2,598	0	0	0	Budget on track to fully spend by end of the financial year.
CEEF	102	0	0	0	0	0	

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## SERVICE: DEVELOPMENT &amp; INFRASTRUCTURE SERVICES

Project Description	Actual Net	Revised Net	Year End	Year End	(Slippage)/	Anticipated	COMMENTS
	Year to Date	Net Budget	Estimated Net	Net	Acceleration	Year End	
	£000	£000	£000	£000	Net	(Under)/Over	
<b>HOUSING (NON HRA)</b>							
National Housing Trust Advances	0	2,506	2,506	0	0	0	Commitments indicate spend will be achieved in current year.
Private Sector Housing Grants	722	3,009	3,009	0	0	0	Commitments indicate spend will be achieved in current year.
<b>PLANNING &amp; DEVELOPMENT</b>							
Town & Countryside Regeneration	64	771	501	(270)	(270)	0	Delays with town regeneration in Nairn and Wick; underspend on Chanonry Point work to be tendered; Ballachulish project funding secured, scheme to be completed in 2015/16.
Visitor Management	93	841	766	(75)	(75)	0	Schemes being developed and progressed this financial year.
Misc Assets, Bridges & Structures	4	450	450	0	0	0	Schemes being developed and progressed this financial year.
Glen Brittle Footbridge Replacement	32	239	139	(100)	(100)	0	Community Access Critical - Funded by Planning & Development - Delayed by land negotiations.
Green Networks, Core Paths & Long Distance Routes	22	255	180	(75)	(75)	0	Schemes being developed and progressed this financial year.
Vacant & Derelict Land Fund	(2,498)	0	0	0	0	0	Grant Funded. Projects deliverability currently under review.
<b>OVERALL TOTAL</b>	<b>10,714</b>	<b>41,066</b>	<b>36,879</b>	<b>(4,187)</b>	<b>(5,218)</b>	<b>1,031</b>	

## MONITORING OF CAPITAL EXPENDITURE - Projects Over £1m

## SERVICE: DEVELOPMENT &amp; INFRASTRUCTURE SERVICES

Project Description	Approved Budget March 2015	Current Approved Budget	Total Project Spend to Date	Forecast Total Project Spend	Forecast End of Project Variance	Project Completion Dates	
	£000	£000	£000	£000	£000	Planned at March 2015	Current Estimate
<b>ROADS AND BRIDGES</b>							
<b>Major Road Improvements</b>							
The Inverness West Link	43,352	43,352	1,314	<b>43,352</b>	<b>0</b>	2020/21	<b>2020/21</b>
Inshes Roundabout	6,975	6,975	206	<b>6,975</b>	<b>0</b>	2019/20	<b>2019/20</b>
Kinnairdie Link Road, Dingwall (Incl Junction at County Buildings)	7,258	7,258	162	<b>7,258</b>	<b>0</b>	2018/19	<b>2018/19</b>
<b>Major Bridge Works</b>							
A862 Muir of Ord Railway Bridge	5,360	5,360	256	<b>5,360</b>	<b>0</b>	2017/18	<b>2017/18</b>
B970 Ruthven (Spey) Bridge	1,150	1,150	711	<b>1,150</b>	<b>0</b>	2015/16	<b>2015/16</b>
<b>LEISURE FACILITIES</b>							
Torvean Golf Course	8,227	8,227	406	<b>8,227</b>	<b>0</b>	2018/19	<b>2018/19</b>
Canal Parks Enhancement	4,144	4,144	354	<b>4,144</b>	<b>0</b>	2017/18	<b>2017/18</b>
<b>FLOOD PREVENTION</b>							
<b>Flood Prevention Schemes</b>							
River Ness Flood Prevention - Tidal Section (Incl Streetscaping)	34,708	34,708	32,509	<b>34,708</b>	<b>0</b>	2016/17	<b>2016/17</b>
<b>STRATEGIC ASSET MANAGEMENT</b>							
Wick Office	8,500	8,500	8,245	<b>8,500</b>	<b>0</b>	2015/16	<b>2015/16</b>
Fort William Office Rationalisation	5,801	5,801	170	<b>5,801</b>	<b>0</b>	2016/17	<b>2017/18</b>
Kingussie Office Rationalisation	1,994	1,994	754	<b>1,994</b>	<b>0</b>	2015/16	<b>2016/17</b>
<b>OVERALL TOTAL</b>	<b>127,469</b>	<b>127,469</b>	<b>45,087</b>	<b>127,469</b>	<b>0</b>		