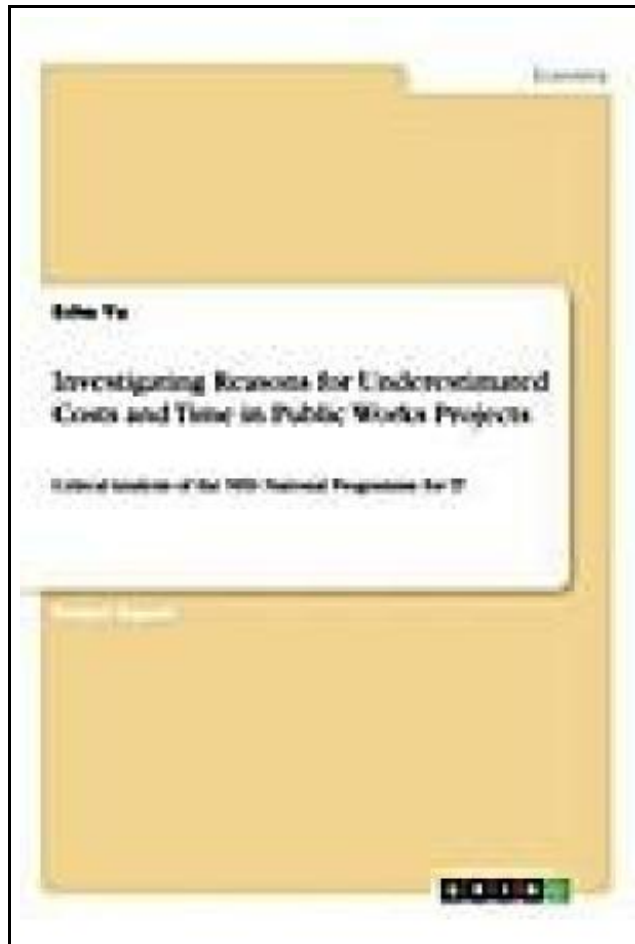


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INVESTIGATING REASONS FOR UNDERESTIMATED COSTS AND TIME IN PUBLIC WORKS PROJECTS



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