

CAPITAL IMPROVEMENTS ELEMENT

I. GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY SHALL UTILIZE SOUND FISCAL POLICIES THROUGH THE USE OF A CAPITAL IMPROVEMENTS PROGRAM TO PROVIDE ADEQUATE PUBLIC FACILITIES TO ALL CITY RESIDENTS CONCURRENT WITH, OR PRIOR TO DEVELOPMENT, IN ORDER TO ACHIEVE OR MAINTAIN THE LEVEL OF SERVICE STANDARDS AND GOALS, OBJECTIVES AND POLICIES IDENTIFIED IN THIS PLAN.

Objective 1.1: The City shall provide needed capital improvements to eliminate existing deficiencies, to repair or replace obsolete or worn out facilities and to meet the needs of future development and redevelopment resulting from previously issued and new development orders.

Policy 1.1.1: The City shall provide, or arrange for others to provide, all public facilities identified in the other Plan Elements and, as identified in the Capital Improvements Element.

Policy 1.1.2: All capital improvements shall be consistent with the goals, objectives and policies of the Elements of this Comprehensive Plan and shall incorporate maintenance initiatives for the City's infrastructure to ensure a sustainable environment.

Policy 1.1.3: All projects of relatively large scale and high cost (\$25,000 or greater) shall be identified as capital improvements for inclusion in the Capital Improvements Schedule of this Element while all projects less than this amount shall be included in the annual operating budget.

Policy 1.1.4: The City shall update the Capital Improvements Schedule annually during the budget review process.

Policy 1.1.5: The City shall be permitted to amend the Capital Improvements Schedule two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small-scale development activities pursuant to Florida Statutes 163.3187.

Policy 1.1.6: Pursuant to Florida Statutes 163.3177, the Capital Improvements Schedule may be adjusted by ordinance for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the Capital Improvements Schedule and not be deemed to be an amendment to the Comprehensive Plan.

Policy 1.1.7: Any act, or failure to act, that causes any project listed in the Capital Improvements Schedule of this Comprehensive Plan to be scheduled for completion in a fiscal year later than the fiscal year indicated in the Capital Improvements Schedule shall be effective only if the act causing the delay is subject to one of the following:

- 1) Projects providing capacity equal to, or greater than the delayed project are accelerated within, or added to the Capital Improvements Schedule, in order to provide capacity of public facilities in the fiscal year at least equal to the capacity scheduled prior to the act

which delayed the subject project.

- 2) Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule.
- 3) Amendment of the Plan to reduce the adopted standard for the level of service for public facilities until the fiscal year in which the delayed project is scheduled to be completed.

Policy 1.1.8: The City shall include in the capital appropriations of its annual budget all the capital improvement projects listed in the Capital Improvements Schedule for expenditure during the appropriate fiscal year, except that the City may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year.

Policy 1.1.9: The City shall determine, prior to the issuance of development orders, whether there is sufficient capacity of public facilities to meet the standards for levels of service identified in Policy 1.3.4.

Policy 1.1.10: “Concurrent with” shall be defined as the issuance of a final development order, after May 31, 1990, if sufficient capacity of public facilities is available to meet the standards for levels of service for the existing population and for the proposed development according to the following:

- 1) The building permit may be issued if the level of service standard for potable water, sanitary sewer and solid waste and drainage are met concurrent with the impacts of development.
- 2) The building permit may be issued if the level of service standards for parks are met within 12 months and the level of service standard for roads are met within 3 years.

Policy 1.1.11: The applicant for a preliminary development order may request a determination of the capacity of the mandatory public facility as part of the review and approval of the preliminary development order provided that:

- 1) The determination that such capacity is available shall apply only to specific uses, densities and intensities based on information provided by the applicant, and
- 2) The determination that such capacity is available shall be valid for development that is completed within a period not to exceed two years.
- 3) The determination that such capacity is available shall be valid for development that is completed within any period of time acceptable to the City and the applicant, provided that:
 1. The period of time is explicitly set forth in a binding development agreement as authorized by Florida Statutes, and
 2. The applicant provides one or more of the following assurances, acceptable to the City

in form and amount, to guarantee the applicant's pro rata share of the City's financial obligation for public facilities which are constructed by the City for the benefit of the subject property:

- a. performance bond
 - b. irrevocable letter of credit
 - c. prepayment of impact fees
 - d. prepayment of capacity, or
 - e. formation of a Community Development District pursuant to Chapter 190, FS.
3. Whenever an applicant's pro rata share of a public facility is less than the full cost of the facility, the City shall do one of the following:
- a. contract with the applicant for the full cost of the facility, including terms regarding reimbursement of the applicant for costs in excess of the applicant's pro rata share, or
 - b. obtain assurances similar to those in Subsection 2 above from other sources.
- 4) Pursuant to subsections (1), (2) and (3), no further determination of capacity for the subject property as required by Policy 1.1.10 shall be required prior to the expiration of the determination of capacity for the preliminary development order, and the subject property shall be vested with the right to obtain final development orders subject to the requirements of this section.

Policy 1.1.12: As an alternative to Policy 1.1.11, the applicant for a preliminary development order may also elect to request approval of a preliminary development order without a determination of the capacity of the mandatory public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development order that:

- 1) Final development orders for the subject property are subject to a determination of capacity of the mandatory public facilities as required by Policy 1.1.10, and
- 2) No rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by the City's approval of the preliminary development order without determining the capacity of public facilities.

Policy 1.1.13: The City shall adopt a Five Year Capital Improvement Program as part of the annual budget process and assure it's accordance with the Capital Improvement Element of the Comprehensive Plan.

Objective 1.2: The City shall protect the coastline and avoid loss of life and property by limiting public expenditures within the Coastal High Hazard Area to those improvements identified in the Coastal Management Element.

Policy 1.2.1: The City shall expend funds within the Coastal High Hazard Area only if the expenditure is for the restoration or enhancement of natural resources, recreational facilities or public access, the improvement of existing infrastructure facilities, or the reconstruction or development of existing seawalls and bulkheads.

Objective 1.3: The City shall utilize the land development process to insure that public facility level of service standards are provided for all existing and future development.

Policy 1.3.1: The City shall integrate its land use planning and decisions with its plans for public facility capital improvements by using the implementation programs described in this element.

Policy 1.3.2: The location of, and Level of Service provided by, projects in the Capital Improvements Schedule and individual land use decisions shall maintain adopted standards for Levels of Service for existing and future development in a manner consistent with the Future Land Use Element of this Plan.

Policy 1.3.3: The City shall identify “mandatory” public facilities as roads, drainage, potable water, sanitary sewer, solid waste, parks and recreation facilities owned and operated by the City.

Policy 1.3.4: The City shall adopt standards for levels of service for mandatory public facilities as follows:

- 1) City streets shall operate at a policy level of service standard for motor vehicles of “E.”
- 2) County, State, or FIHS facilities (within West Palm Beach) shall operate a policy level of service standard for motor vehicles of “D,” or as identified by their respective agencies.
- 3) Utility facilities shall operate at the following level of service standards:

Water

	Average Water Consumption Rate (gpd)
West Palm Beach Service Area	272

Sewer

Single Family	350	gallons per day/Dwelling Unit
Multifamily	250	gallons per day/Dwelling Unit
Commercial	0.20	gallons per day/Square Feet
Industrial	0.15	gallons per day/Square Feet
Hotel	100	gpd/room

- 4) Solid waste facilities shall operate at the following level of service standards:

Collection

The City shall adhere to the Franchise Agreement of the Solid Waste Authority by providing a minimum level of service for residential garbage collection of twice per week, bulk trash collection of once per week, vegetation collection of once per week, and

recyclable collection of once per week.

Disposal

The City shall ensure delivery of solid waste material collected to the Solid Waste Authority (SWA) North County Landfill and shall continue to seek annual certification from the SWA that it has sufficient disposal capacity to accommodate the solid waste generated for both the five (5) year and ten (10) year planning periods. The SWA certification letter shall constitute compliance with the City’s Solid Waste LOS standard.

5) Drainage facilities shall operate at the following level of service standards:

Storm sewer systems:	3-year, 1-hour storm
Canal systems:	25-year, 24-hour storm

6) Level of service standards for Parks shall be as reflected below:

Community/Neighborhood Parks	2.5 acre/1,000 persons
Regional Parks	1.5 acre/1,000 persons
Total	4.0 acre/1000 persons

Policy 1.3.5: The standards for levels of service will not be the exclusive determinant of the need for a capital improvement when pertaining to the Coastal High Hazard Area, as reflected in Policy 1.2.1, when a repair, remodeling, renovation, and replacement of an obsolete or worn out facility, as determined by the Mayor, is necessary or when capital improvements are provided in excess of the standards adopted in this Plan based upon the following criteria:

- 1) The capital improvement does not make financially infeasible any capital improvement of the same type that is needed to achieve or maintain the standards for levels of service adopted in this Comprehensive Plan, and
- 2) The capital improvement does not contradict, limit or substantially change the goals, objectives and policies of any element of this Plan,
- 3) The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service, or
- 4) The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date,
- 5) The asset acquired is land that is environmentally sensitive, or designated by the City as necessary for conservation, recreation or protection of coastal high hazard areas, or
- 6) The excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

Policy 1.3.6: Any capital improvement that is determined to be needed as a result of any of the factors mentioned in the previous policy shall be included in the regular Capital Improvements Schedule contained in this Element.

Policy 1.3.7: Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the priority listed below:

- 1) A repair, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Plan.
- 2) New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand.
- 3) New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five fiscal years, as updated by the annual review of this element, in the following priority order to serve a) previously approved orders permitting redevelopment, b) previously approved orders permitting development, c) new orders permitting redevelopment and d) new orders permitting new development.
- 4) New public facilities, and improvements to existing public facilities, that eliminate public hazards not otherwise eliminated by improvements prioritized according to Subsections 1 through 3 above.
- 5) Improvements to existing facilities, and new facilities that significantly reduce the operating costs of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.
- 6) New facilities that exceed the adopted levels of service for growth during the next five fiscal years by either 1) providing excess public facility capacity that is needed by future growth beyond the next five fiscal years, or 2) providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.
- 7) Facilities not described in Subsections 1 through 6 above but which the City is obligated to complete, provided that such obligation is evidenced by a written agreement the City executed prior to adoption of this Plan.

Policy 1.3.8: The issuance of development orders and permits shall be contingent upon meeting the mandatory level of service standards established in Policy 1.3.4.

Objective 1.4: Future development shall be required to bear a proportionate share of the facility improvements necessitated by the development in order to maintain the level of service standards identified in Policy 1.3.4.

Policy 1.4.1: Existing development shall pay for some or all of the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or

worn out facilities, and may pay a portion of the cost of capital improvements needed by future development.

Policy 1.4.2: Future development shall pay for some or all of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities.

Policy 1.4.3: Development payments may take the form of, but not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes. Future development shall not pay impact fees for the portion of any capital improvement that reduces or eliminates existing deficiencies.

Policy 1.4.4: Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

Objective 1.5: The City shall provide only those public facility requirements that are within its funding capabilities or within its authority to require others to provide.

Policy 1.5.1: The estimated costs of all needed capital improvements shall not exceed the conservative estimates of revenues from sources available to the City as identified in this element.

Policy 1.5.2: Public facilities financed by City enterprise funds (i.e. potable water and sanitary sewer) may be financed by debt to be repaid by user fees and charges for enterprise services, current assets or a combination of the two.

Policy 1.5.3: Public facilities financed by non-enterprise funds shall be financed from current assets: revenue, equity and/or debt. Specific financing of specific capital projects shall consider which asset, or group of assets, will be most effective, consistent with prudent asset and liability management, appropriate to the useful life of the project(s) to be financed, and efficient use of the City's debt capacity as reflected in this Plan.

Policy 1.5.4: Debt financing shall not be used to provide more capacity than is needed within the Capital Improvements Schedule for non-enterprise public facilities unless any of the factors identified in Policy 1.3.7 (3 through 6) are met.

Policy 1.5.5: The City shall not provide a public facility nor shall it accept the provision of a public facility by others, if the City or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

Policy 1.5.6: In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to no greater than 10% of the property tax base.



5 Year Capital Improvement Program

FY 17 – FY 21



Executive Summary

West Palm Beach provides its residents with many services including basic necessities such as roadways, parks, garbage collection, public safety, potable water collection and treatment, stormwater conveyance and treatment, and sanitary sewer collection and treatment. Those basic necessities are included in the City's Capital Improvement Program (CIP), which is a short-range plan identifying capital projects and equipment purchases needed to maintain the minimum Level of Service, funding sources for those items, and provides an implementation schedule.

Capital Improvements listed in the CIP are physical assets (constructed or purchased) or services that are capitalized under Generally Accepted Accounting Principles and exceed \$25,000. They normally have an expected life of 10 or more years. Capital Improvements with values less than \$25,000 are listed each department's operating budget.

Per Chapter 163, Florida Statutes, local governments are required to annually review their CIP schedules to ensure funding of capital projects is available to maintain the Level of Service (LOS) standards outlined in the Comprehensive Plan. The schedule must extend at least five years.

As part of the annual budget preparation, each department determines the needed Capital Improvements based on a Level of Service analysis including the current demand, projected population growth, both existing and projected deficiencies, and facility obsolescence. The departments then submit Capital Improvement Project Request Forms for funding consideration. Engineering Services Department staff work with each department to estimate project costs for each of the requested projects. The CIP Committee; comprised of City Department Directors, City Administration and Budget Division staff; reviews and prioritize the projects. The Finance Department suggests funding options for the CIP. The CIP Committee then presents the CIP schedule to the Commission for approval.

Both the Finance and Engineering Services Departments monitor of the CIP performance. Finance prepares monthly reports on the capital project funds. Engineering tracks the project schedules, scope and progress toward completion. Completed projects are certified as complete by the Engineering Department CIP Manager and remaining project funds are transferred to reserves.

EXPENDITURES ON NEW OR MODIFIED PROJECTS

Department	FY17	FY18	FY19	FY20	FY21
Parks & Recreation	\$4,889,808	\$3,023,200	\$978,000	\$284,000	\$50,000
Transportation	\$11,457,425	\$15,023,480	\$5,361,000	\$2,435,000	\$1,651,000
IT	\$3,612,492	\$3,000,000	\$0	\$0	\$0
Library Services	\$110,000	\$94,000	\$150,000	\$115,000	\$86,000
Other	\$650,000	\$1,739,000	\$250,000	\$250,000	\$250,000
Public Safety	\$10,918,000	\$4,919,000	\$1,139,000	\$1,068,000	\$234,000
Utilities	\$12,423,000	\$12,924,130	\$13,341,000	\$14,295,000	\$14,854,000
TOTAL	\$44,060,725	\$40,722,810	\$21,219,000	\$18,447,000	\$17,125,000



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Introduction

West Palm Beach provides its residents with many services including basic necessities such as roadways, parks, garbage collection, public safety, potable water collection and treatment, stormwater conveyance and treatment, and sanitary sewer collection and treatment. Those basic necessities are included in the City's Capital Improvement Program (CIP), which is a short-range plan identifying capital projects and equipment purchases needed to maintain the minimum Level of Service, funding sources for those items, and provides an implementation schedule. Per Chapter 163, Florida Statutes, local governments are required to annually review their CIP schedules to ensure funding of capital projects is available to maintain the Level of Serviced (LOS) standards outlined in the Comprehensive Plan. The schedule must extend at least five years.

Capital Improvements are defined by the City's Comprehensive Plan as "physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement may be recurring or nonrecurring and may require multi-year financing. ... Physical assets, which have been identified as existing or projected needs in the individual comprehensive plan elements, shall be considered capital improvements."

Policy 1.1.3 of the Capital Improvement Element of the Comprehensive Plan defines high cost as \$25,000 or greater. Capital Improvements with values less than \$25,000 are listed each department's operating budget.

Project Development

As part of the annual budget preparation, each department submits Capital Improvement Project Request Forms (green sheets or project charters) for funding consideration. Engineering Services Department staff works with each department to estimate project costs for each of the requested projects.

Projects are categorized into one of the following areas.

- Parks and Recreation – Improvements within park boundaries including facilities, playgrounds, courts, parking and lighting.
- Transportation – Includes roadway and path resurfacing, reconstruction and reconfiguration along with associated landscaping and lighting.
- IT – Significant maintenance programs and large scale software purchases.
- Public Safety- Replacement Fire Stations
- Library – Furniture and equipment replacements
- Utilities – Improvements to potable water, sanitary sewer, storm water systems as well as Grassy Waters, water treatment plant and the City's portion of the East Central Reclamation facility (waste water).

A committee, comprised of City Department Directors, City Administration and Budget Division staff; reviews and prioritize the projects based on City priorities. The Finance Department suggests funding options for the CIP. The CIP committee then presents the 5-year CIP to the Commission for approval.

Project schedules and budgets fall into four phases.

1. Project Development – Project scope and requirements are identified. This phase may include costs for feasibility studies, permitting requirements, public outreach meetings, project impact assessment, estimates of probable cost and alternatives evaluation.
 2. Design – Design professionals are assigned or hired to move the project from concept to reality. This phase will result in documents (contract, specifications, plans) sufficient to allow a contractor to bid and build the project.
 3. Acquisition – Land or easements are obtained if project occurs or involves land now owned by the City.
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4. Construction – Project is actually built and put into service.

Projects are prioritized based on the following.

Priority 1 – Projects needed to protect public health and safety.

Priority 2 – Projects needed to maintain the minimum Levels of Service.

Priority 3 – Projects needed to replace existing facilities and assets which are near excepted life, no longer reliable, repair or refurbishment cost exceed life cycle cost of replacement, or technologically obsolete.

Priority 4 – Projects needed to implement Climate Change Adaption Plan, optimize efficient use of existing public facilities, or promote infill and redevelopment projects.

The minimum levels of service established in the City’s Comprehensive Plan are as follows:

- ✓ City Streets: LOS E

Exception for Downtown Transportation Concurrency Exception Area (TCEA)

- ✓ County or State Roads: LOS D

- ✓ Potable Water: average water consumption = 272 gallons per day (gpd)

- ✓ Sewer:

Single Family	350 gpd/dwelling unit
Multifamily	250 gpd/dwelling unit
Commercial	0.20 gpd/square foot
Industrial	0.15 gpd/square foot
Hotel	100 gpd/room

- ✓ Solid Waste:

Residential: Garbage collection twice per week, bulk trash once per week, vegetation once per week

- ✓ Drainage:

Storm sewer systems	3-year, 1 hour storm
Canal systems	25-year, 24 hour storm

- ✓ Parks:

Community Parks	2.5 acres/1,000 persons
Regional Parks	1.5 acres/1,000 persons

- ✓ Public Education: Established by Public Education Facility Element and monitored by School District of Palm Beach County.





Funds and Revenue Sources

Certain funding sources may only be utilized for specific activities. Some of the CIP project are funded from more than one source. For more detail, please see the City of West Palm Beach FY16/17 Budget Book.

GENERAL FUND (001)

Used for CIP projects with values less than \$25,000. Projects are line item detailed in each department's budget.

GAS TAX FUND (101)

Revenue from the county gas tax is restricted for use on road and street related infrastructure (streets, sidewalks, streetlights, etc.). Projects must be located within the right-of-way.

COMMUNITY REDEVELOPMENT AGENCY - CRA (105, 107)

The CRA is an independent agency within the City with defined boundaries. Funds may be used on enhancing CIP projects but not for project elements required to meet the minimum LOS. Projects utilizing CRA funds must have executed interlocal agreements from both the CRA and the City.

FIRE ASSESSMENT FEE FUNDS (131)

Revenue from this fee may only be used for fire protection. In the next five years, revenue from the fees will help in paying for repairs and replacement of fire stations and a portion of the Western Community Public Safety Complex.

CAPITAL ACQUISITION FUND (304)

The fund includes various capital improvements over \$25,000.

2016B BOND (329)

The funds from this bond are used for projects detailed in Resolution 233-16(F).

GRANT CAPITAL PROJECTS FUND (399)

The funds are from various local, state and federal grants such as Florida Inland Navigation District (FIND), Florida Recreation Development Assistance Program (FRDAP), Florida Department of Transportation (FDOT) Local Agency Program (LAP), FDOT Safe Routes to School, and Palm Beach Metropolitan Planning Organization (MPO) funding.

PUBLIC UTILITIES FUNDS (450 - 488)

Public Utility Renewal & Replacement accounts are enterprise funds. The revenues may only be used on renewal, replacement, or improvement of the utility system (potable water, sanitary sewer, storm water). CIP projects are in the following funds.

- o 451 – Fleet Replacement
- o 453 – Utilities Capital Fund
- o 454 – Water/Sewer Renewal & Replacement
- o 457 – Town of Palm Beach Water Renewal & Replacement
- o 458 – Wetlands Mitigation Project Fund
- o 471 – ECR Renewal & Replacement Fund
- o 473 – ECR Construction Fund
- o 478 – WPB AWT Renewal & Replacement Fund
- o 479 – PBCO Reuse Facility Renewal & Replacement Fund
- o 483 – Stormwater Fleet Replacement Fund
- o 485 – Stormwater R&R Improvement Fund

CEMETERY SINKING FUND -(601)

Funds from proceeds from the sale of cemetery lots. To be used for care and maintenance of the Woodlawn Cemetery.



Summary by Category

**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
EXISTING AND NEW PROJECTS**

CATEGORY		TOTAL PROJECT COST	FY17	FY18	FY19	FY20	FY21
Parks and Recreation	TOTAL	\$9,225,008	\$4,889,808	\$3,023,200	\$978,000	\$284,000	\$50,000
Transportation	TOTAL	\$35,927,905	\$11,457,425	\$15,023,480	\$5,361,000	\$2,435,000	\$1,651,000
IT	TOTAL	\$6,612,492	\$3,612,492	\$3,000,000	\$0	\$0	\$0
Library Services	TOTAL	\$555,000	\$110,000	\$94,000	\$150,000	\$115,000	\$86,000
Other	TOTAL	\$3,139,000	\$650,000	1,739,000	\$250,000	\$250,000	\$250,000
Public Safety	TOTAL	\$18,278,000	\$10,918,000	\$4,919,000	\$1,139,000	\$1,068,000	\$234,000
Public Utilities	TOTAL	\$67,837,130	\$12,423,000	\$12,924,130	\$13,341,000	\$14,295,000	\$14,854,000
TOTAL	All Projects	\$141,574,535	\$44,060,725	\$40,722,810	\$21,219,000	\$18,447,000	\$17,125,000



Summary by Department

**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
Parks and Recreation (1 of 3)**

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
1 - Moffett	Boys and Girls Club - Northwood	\$190,000	\$190,000	---	---	---	---	---
3 - Ryan	Centennial Fountain Repairs	\$1,000,000	\$1,000,000	---	---	---	---	---
2 - Neering	Chillingworth Park Improvements	\$530,000	\$530,000	---	---	---	---	---
1 - Moffett	Currie Park – Boat Access	\$655,000	\$655,000	\$327,500	\$327,500	---	---	---
5 - Materio	Dreher Park Misc Improvements	\$760,000	\$760,000	---	---	---	---	---
5 - Materio	Dreher Park Maintenance Bldg Replacement	\$250,000	---	---	\$250,000	---	---	---
1 - Moffett	Division Linear Park	\$150,000	---	---	\$150,000	---	---	---
1 - Moffett	Echo Lake Park Improvements	\$190,000	\$190,000	\$95,000	\$95,000	---	---	---
1 - Moffett	Flagler Trellis Replacement	\$74,250	\$74,250	\$74,250	---	---	---	---
1 - Moffett	Flagler Waterfront Walking Park	\$94,000	---	---	---	---	\$94,000	---
1 - Moffett	Fogleman Park	\$188,000	---	---	---	\$188,000	---	---
1 - Moffett	Gaines Park - Pavilion	\$150,000	\$150,000	---	---	\$150,000	---	---
1 - Moffett	Gaines Park Impr.	\$1,000,000	\$1,000,000	---	\$500,000	\$500,000	---	---
1 - Moffett	Gateway Park	\$48,058	\$48,058	\$48,058	---	---	---	---



2 - Neering	City Baseball Park Upgrades	\$40,000	---	---	---	---	\$40,000	---
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**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
Parks and Recreation (2 of 3)**

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
5 - Materio	Hillcrest Playground (Bill Moss Hillcrest Paseo)	\$95,700	\$95,700	---	\$95,700	---	---	---
5 - Materio	Hillcrest Parking Lot Expansion	\$40,000	---	---	---	\$40,000	---	---
5 - Materio	Howard Park Improvements	\$480,000	\$480,000	\$240,000	\$240,000	---	---	---
3 - Ryan	Meyer Amphitheater Electrical Upgrades	\$150,000	---	---	\$150,000	---	---	---
3 - Ryan	Meyer Amphitheater Step Replacement	\$75,000	\$75,000	---	\$75,000	---	---	---
5 - Materio	Palmetto Park Impr.	\$140,000	---	---	---	---	\$140,000	---
5 - Materio	Parks and Recreation Parking Lot	\$115,000	---	---	\$115,000	---	---	---
1 - Moffett	Pleasant City / Blum Park Improvements	\$200,000	\$200,000	\$100,000	\$100,000	---	---	---
5 - Materio	South Olive Park Misc Improvements	\$1,050,000	\$1,050,000	\$525,000	\$525,000	---	---	---
1 - Moffett	Sullivan Park Impr.	\$170,000	\$170,000	---	\$170,000	---	---	---
1 - Moffett	Sunset Park Impr.	\$80,000	\$80,000	---	\$80,000	---	---	---
2 - Neering	Village Paws Impr.	\$50,000	\$50,000	\$50,000	---	---	---	---

CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
Parks and Recreation (3 of 3)

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
1 - Moffett	Westward Park Pump and Waterfall Repair	\$120,000	\$120,000	\$120,000	---	---	---	---
5 - Materio	Woodlawn Cemetery Fence Replacement	\$400,000	\$400,000	\$400,000	---	---	---	---
5 - Materio	Woodlawn Cemetery Internal Road Resurfacing	\$300,000	---	\$300,000	---	---	---	---
5 - Materio	Woodlawn Cemetery Irrigation Upgrades	\$40,000	---	\$40,000	---	---	---	---
City Wide	Misc Parks Fence Repairs	Recurring	---	---	\$100,000	\$100,000	\$50,000	\$50,000
City Wide	Irrigation Upgrades	\$100,000	\$100,000	\$50,000	\$50,000	---	---	---
TOTAL		\$9,225,008	\$7,758,008	\$4,889,808	\$3,023,200	\$978,000	\$284,000	\$50,000

CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
Transportation (1 of 4)

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
1 - Moffett	29th Street End Treatment	\$45,000	\$45,000	\$45,000	---	---	---	---
1 - Moffett	36th Streetscape (Windsor to Greenwood)	\$200,000	---	\$200,000	---	---	---	---
1 - Moffett	45th Street Landscaping	\$250,000	\$250,000	\$250,000	---	---	---	---
3 - Ryan	Banyan: Tamarind to Olive	\$1,770,000	\$1,770,000	---	\$1,770,000	---	---	---
3 - Ryan	Banyan: Australian to Tamarind	\$1,000,000	---	---	---	\$500,000	\$500,000	---
3 - Ryan	Belvedere Road Gateway, Phase 2 (Olive to Dixie)	\$160,000	---	\$160,000	---	---	---	---
2 - Neering	Chillingworth Neighborhood	\$1,290,000	\$1,290,000	---	\$200,000	\$1,090,000	---	---
2 - Neering	Cumberland Round About @ Saratoga / Villages	\$150,000	\$150,000	---	\$150,000	---	---	---
3 - Ryan	Fern Street Signal				Funded by All Aboard Florida			
3 - Ryan	Fern Street: S Tamarind to Flagler	\$922,541			\$922,541			
5 - Materio	Flamingo Park Neighborhood	\$2,500,000	---	\$200,000	\$600,000	\$600,000	\$600,000	\$500,000
5 - Materio	Georgia Ave Streetscape: Forest Hill to Southern	\$3,450,000	\$3,450,000	\$400,000	\$3,050,000	---	---	---

CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
 Transportation (2 of 4)

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
1 - Moffett	Lakeside Court: N Dixie to Flagler	\$190,000	\$190,000	\$190,000	---	---	---	---
3 - Ryan	Lakewood/Edmore Rd Ph II	\$8,398,129	\$8,398,129	\$5,878,690	\$2,519,439	---	---	---
City Wide	Mobility Study	\$275,000			\$275,000			
3 - Ryan	Northwest Area	\$1,500,000	\$1,500,000	---	---	\$1,500,000	---	---
3 - Ryan	Olive Island: 6th to Quadrille	\$300,000	\$300,000	---	\$300,000	---	---	---
5 - Materio	Pamela Lane Pedestrian Lighting	\$100,000	\$100,000	\$100,000	---	---	---	---
5 - Materio	Pioneer Traffic Circle Center Sculpture	\$25,000	\$25,000	\$25,000	---	---	---	---
3 - Ryan	Presidential Way: N Congress to Embassy	\$78,000	\$78,000	\$78,000	---	---	---	---
3 - Ryan	Providencia Park Neighborhood Lighting	\$350,000	\$350,000	---	\$350,000	---	---	---
5 - Materio	S Dixie Improvements	\$825,000	---	---	\$135,000	\$240,000	\$230,000	\$220,000
1 - Moffett	Spruce Street Resurfacing	\$1,070,000	\$1,070,000	---	\$1,070,000	---	---	---
1 - Moffett	Tamarind Safety Improvements: PBL to Flagler	\$25,000	\$25,000	\$25,000	---	---	---	---
1 - Moffett	Tamarind Streetscape – II: Banyan to PBL	\$844,235	\$844,235	\$844,235	---	---	---	---

CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
 Transportation (3 of 4)

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
3 - Ryan	Wildermere Rd Improvements: Dixie to Olive	\$490,000	\$490,000	---	\$490,000	---	---	---
1 - Moffett	Windsor Ave: 29 th to 36 th	\$400,000	---	\$400,000	---	---	---	---
City Wide	ADA Transition Plan and Phase 1 construction	\$575,000	\$575,000	---	\$575,000	---	---	---
City Wide	Bicycle Master Plan design and Phase 1 Construction	\$2,567,000	\$2,567,000	\$1,008,500	\$1,558,500	---	---	---
City Wide	Bicycle Master Plan Ph. 2	\$150,000	\$150,000	---	\$50,000	\$50,000	\$50,000	---
City Wide	FDOT Grant Matches	Recurring	---	\$100,000	\$250,000	\$250,000	\$250,000	\$250,000
City Wide	FEC Railroad Maintenance	Recurring	\$1,275,000	\$300,000	\$300,000	\$300,000	\$300,000	\$75,000
City Wide	Roadway Evaluations - GASB	Recurring	\$82,500	\$28,000	\$27,000	\$28,000	\$27,000	\$28,000
City Wide	Roadway Improvements - GASB Alleys	Recurring	\$250,000	\$125,000	---	\$125,000	\$125,000	\$125,000
City Wide	Roadway Improvements - GASB Roads	Recurring	\$1,640,000	\$628,000	\$228,000	\$228,000	\$228,000	\$328,000
City Wide	Street Lighting	\$100,000	\$100,000	\$100,000	---	---	---	---
City Wide	Traffic Calming Devices - Restoration	\$150,000	\$150,000	\$150,000	---	---	---	---
City Wide	Traffic Sign Replacement	Recurring	\$125,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
 Transportation (4 of 4)

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
City Wide	Roadway Safety/Traffic Calming	\$250,000	\$250,000	---	---	\$50,000	\$100,000	\$100,000
City Wide	Walkability Projects	\$750,000	---	\$375,000	\$375,000	---	---	---
TOTAL		\$35,927,905	\$28,412,405	\$11,457,425	\$15,023,480	\$5,361,000	\$2,435,000	\$1,651,000

IT (1 of 1)

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
City Wide	Security Camera Replacement Phase 1	\$316,500	\$316,500	\$316,500	---	---	---	---
City Wide	Security Camera Replacement Phase 2	\$225,000	---	\$225,000	---	---	---	---
City Wide	Security Camera Replacement Phase 3	\$70,992	\$70,992	\$70,992	---	---	---	---
City Wide	IT Infrastructure	\$6,000,000	\$6,000,000	\$3,000,000	\$3,000,000	---	---	---
City Wide	Replacement Plan	Recurring	---	---	---	---	---	---
TOTAL		\$6,612,492	\$6,612,492	\$3,612,000	\$3,000,000	\$2,441,000	\$2,435,000	\$5,776,000

**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
Library Services(1 of 1)**

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
3 - Ryan	Replace carpet/furniture on 1st / 2nd Floor	\$115,000	---	---	---	---	\$115,000	---
3 - Ryan	Audio Visual Equipment Replacement	\$150,000	---	---	---	\$150,000	---	---
3 - Ryan	increMental U Space Build Out	\$110,000	---	\$110,000	---	---	---	---
3 - Ryan	KidsSpace Carpet/ Furniture Replacement	\$94,000	---	---	\$94,000	---	---	---
3 - Ryan	Meeting Room Carpet/ Furniture Replacement	\$86,000	---	---	---	---	---	\$86,000
TOTAL		\$555,000	---	\$110,000	\$94,000	\$150,000	\$115,000	\$86,000

**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
Other (1 of 1)**

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
City Wide	Gateway Signs	\$100,000	\$100,000	\$100,000	---	---	---	---
City Wide	Street Light LED Conversion			---	---	---	---	---
City Wide	Building/Facilities Rehabilitation	Recurring	---	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
3 - Ryan	AmTrack Tri-Rail Platform Canopy Replacement	\$470,000	\$470,000	\$100,000	\$370,000	---	---	---
3 - Ryan	Quadrille Irrigation Replacement	\$300,000	\$300,000	---	\$300,000	---	---	---
3 - Ryan 5 - Materio	Flagler Seawall Repairs / Replacement	Recurring	---	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
5 - Materio	Maintenance Complex Improvements	\$213,000	\$213,000	---	\$213,000	---	---	---
5 - Materio	Maintenance Complex Master Plan and Phase 1 Improvements	\$806,000	\$806,000	\$200,000	\$606,000	---	---	---
3 - Ryan	City Center Gas Generator							
City Wide	P-25 Radio System Replacement							
TOTAL		\$3,139,000	\$1,889,000	\$650,000	\$1,739,000	\$250,000	\$250,000	\$250,000

**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
Public Safety (1 of 1)**

COMM. DISTRICT	PROJECT	TOTAL PROJECT COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
5 - Materio	Replace Fire Station #4	\$5,000,000	\$5,000,000	\$3,000,000	\$2,000,000	---	---	---
4 - James	Replace Fire Station #8	\$5,000,000	\$5,000,000	\$3,000,000	\$2,000,000	---	---	---
4 - James	Western Communities Public Safety Complex	\$500,000	\$500,000	\$500,000	---	---	---	---
City Wide	Fire Stations 4, 5, and 8	\$2,500,000	\$2,500,000	\$1,000,000	\$500,000	\$500,000	\$500,000	---
3 - Ryan	PD: Bldg Roof Replacements	\$800,000	\$800,000	\$800,000	---	---	---	---
3 - Ryan	PD: Generator Repl	\$1,500,000	\$1,500,000	\$1,500,000	---	---	---	---
3 - Ryan	PD: Bldg Improvements	\$700,000	\$700,000	\$700,000	---	---	---	---
3 - Ryan	PD: Vehicles	\$832,000	---	---	\$180,000	\$252,000	\$200,000	\$200,000
3 - Ryan	PD: Vehicles Rentals	\$232,000	---	---	\$89,000	\$68,000	\$41,000	\$34,000
3 - Ryan	Re-roof Fire Station #2	\$220,000	---	\$220,000	---	---	---	---
4 - James	Re-roof Fire Station #7	\$198,000	---	\$198,000	---	---	---	---
City Wide	Command Vehicle Replacement	\$319,000	---	---	---	\$319,000	---	---
City Wide	Rescue Truck	\$327,000	---	---	---	---	\$327,000	---
City Wide	WIFI FS's, 1,2,3,6,7	\$150,000	---	---	\$150,000	---	---	---
TOTAL		\$18,278,000	\$16,319,000	\$10,918,000	\$4,919,000	\$1,139,000	\$1,068,000	\$234,000

CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN
 Public Utilities Water and Sewer Renewal & Replacement - Fund 454 (1 of 2)

COMM. DISTRICT	PROJECT	TOTAL COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
City Wide	Water Meter Replacements	Recurring	---	\$770,000	\$700,000	\$700,000	\$700,000	\$700,000
4 - James	Wetland Hydration Improvement Projects	\$1,000,000	---	\$1,000,000	---	---	---	---
3 - Ryan	Tamarind Ave South	\$350,000	---	\$350,000	---	---	---	---
4 - James	Roebuck FM/WM Relocation (Jog to Haverhill)	\$312,500	---	\$312,500	---	---	---	---
Town of Palm Beach	Town of Palm Beach Conflicts	Recurring	---	\$67,000	\$69,000	\$71,000	\$73,000	\$75,000
City Wide	Water main Impr.	Recurring	---	\$1674,693	\$4,013,780	\$4,698,830	\$3,228,750	\$2,318,250
City Wide	Developer Coordination	\$500,000	---	\$500,000	---	---	---	---
3 - Ryan	Water Treatment Plan Improvements	\$150,000	---	\$150,000	---	---	---	---
3 - Ryan	Valve Repl. Pumps & Motors	\$910,000	---	\$290,000	\$185,000	\$250,000	\$185,000	---
3 - Ryan	Repl. APA6000 Mono Chloramine Ammonia Anal.	\$500,000	---	\$250,000	\$250,000	---	---	---
3 - Ryan	Sludge Press Rehab	\$426,000	---	\$213,000	\$213,000	---	---	---
3 - Ryan	Repl. 48" Finished Water Flow Meter HL#1	\$200,000	---	\$200,000	---	---	---	---
3 - Ryan	VFD's for HSP 1 & 2	\$600,000	---	\$600,000	---	---	---	---

CITY OF WEST PALM BEACH

FIVE YEAR CAPITAL IMPROVEMENT PLAN

Public Utilities Water and Sewer Renewal & Replacement - Fund 454 (2 of 2)

COMM. DISTRICT	PROJECT	TOTAL COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
3 - Ryan	Repump SCADA Communication Antenna	\$110,000	---	\$110,000	---	---	---	---
3 - Ryan	Insertion Flow Meter 36"	\$20,000	---	\$20,000	---	---	---	---
5 - Materio	South Lobe Impr.	\$200,000	---	\$200,000	---	---	---	---
City Wide	Lift Station Impr.	Recurring	---	\$980,000	\$750,000	\$750,000	\$750,000	\$750,000
3 - Ryan	Tamarind Ave South	\$56,250	---	\$56,250	---	---	---	---
4 - James	Roebuck FM/WM Relocation (Jog to Haverhill)	\$100,000	---	\$100,000	---	---	---	---
5 - Materio	501 Palm St Sanitary Sewer Jack & Bore under FEC RR	\$500,000	---	\$500,000	---	---	---	---
City Wide	Sanitary Sewer & FM Impr.	Recurring	---	\$1,639,557	\$4,743,220	\$4,754,170	\$7,131,250	\$8,704,750
City Wide	Developer Coordination	\$500,000	---	\$290,000	---	---	---	---
	Big Mound Bridge Repaving	\$150,000		\$150,000				
	TOTAL	\$57,397,000		\$10,633,000	\$10,924,000	\$11,224,000	\$12,068,000	\$12,548,000

**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN**

Public Utilities Stormwater Renewal & Replacement Fund - Fund 485 (1 of 3)

COMM. DISTRICT	PROJECT	TOTAL COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
City Wide	Stormwater Impr.	Recurring	---	\$1,037,000	\$485,900	\$472,000	\$37,000	\$356,000
1 - Moffett	Flagler Dr Storm (35 th St), Configuration 3	\$35,000	---	\$35,000	---	---	---	---
1 - Moffett	N Flagler Impr, Phase 1	\$50,000	---	\$50,000	---	---	---	---
5 - Materio	Omar Rd Green Streets Pilot Project	\$13,000	---	\$13,000	---	---	---	---
5 - Materio	Omar Rd Drainage Impr, Configuration 1	\$45,000	---	\$45,000	---	---	---	---
5 - Materio	Avenida Drainage Impr, Configuration 1	\$30,000	---	\$30,000	---	---	---	---
3 - Ryan	Andrews Rd Drainage Impr, Configuration 1	\$70,000	---	\$70,000	---	---	---	---
3 - Ryan	Outfall Rehab at Greenwood Dr	\$95,000	---	\$95,000	---	---	---	---
3 - Ryan	Outfall Rehab at Arkona Ct and Intracoastal	\$45,000	---	\$45,000	---	---	---	---
5 - Materio	Outfall Rehab at S Dixie and C51	\$75,000	---	\$75,000	---	---	---	---
3 - Ryan	Outfall Rehab at Sunset Rd and S Flagler	\$40,000	---	\$40,000	---	---	---	---
1 - Moffett	Storm sewer rehab at 59 th and Broadway	\$75,000	---	\$75,000	---	---	---	---

**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN**

Public Utilities Stormwater Renewal & Replacement Fund - Fund 485 (2 of 3)

COMM. DISTRICT	PROJECT	TOTAL COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
3 - Ryan	Storm sewer rehab at Sunset Rd and S Dixie	\$50,000	---	\$50,000	---	---	---	---
5 - Materio	Storm sewer rehab for Georgia Ave	\$80,000	---	\$80,000	---	---	---	---
3 - Ryan	Storm sewer rehab for Fern St	\$35,000	---	\$35,000	---	---	---	---
5 - Materio	Storm sewer rehab for Alabama Ave	\$15,000	---	\$15,000	---	---	---	---
5 - Materio	Nottingham and Miller Intersection Impr, Conf 1	\$355,350	---	---	\$355,350	---	---	---
5 - Materio	Andrews Rd Drainage Impr, Conf 3	\$133,900	---	---	\$133,900	---	---	---
3 - Ryan	Russlyn Dr Outfall Impr	\$309,000	---	---	\$309,000	---	---	---
	Caroline Industrial Area ROW Impr	\$319,300	---	---	\$319,300	---	---	---
5 - Materio	Miramar Way Drainage Impr, Config 1	\$396,500	---	---	\$396,500	---	---	---
5 - Materio	Alhambra Pl Storm Sewer	\$215,000	---	---	---	\$215,000	---	---
1 - Moffett	Flagler Dr Storm Sewer (35 th St) Config 1	\$730,000	---	---	---	\$730,000	---	---
1 - Moffett	16 th St Drainage Impr	\$580,000	---	---	---	\$580,000	---	---
5 - Materio	Gregory Place east drainage impr, Opt 2	\$120,000	---	---	---	\$120,000	---	---

**CITY OF WEST PALM BEACH
FIVE YEAR CAPITAL IMPROVEMENT PLAN**

Public Utilities Stormwater Renewal & Replacement Fund - Fund 485 (3 of 3)

COMM. DISTRICT	PROJECT	TOTAL COST	PRIOR FUNDING	FY17	FY18	FY19	FY20	FY21
3 - Ryan	East Clematis Drainage Improvements	\$280,000	---	---	---	---	\$280,000	---
1 - Moffett	Sophia Drive Paving and Drainage Impr Opt 2	\$400,000	---	---	---	---	\$400,000	---
5 - Materio	Alt 5 Ext Enhanced Impr on Elizabeth Ave	\$930,000	---	---	---	---	\$930,000	---
5 - Materio	Forest Court Outfall	\$580,000	---	---	---	---	\$580,000	---
5 - Materio	Washington Rd and Pine Terrace Paving and Drainage Impr	\$330,000	---	---	---	---	---	\$330,000
3 - Ryan	Washington Rd south drainage impr	\$540,000	---	---	---	---	---	\$540,000
3 - Ryan	Gregory Pl eastern drainage impr	\$125,000	---	---	---	---	---	\$125,000
5 - Materio	Avenida drainage impr, configuration east	\$440,000	---	---	---	---	---	\$440,000
5 - Materio	Selkirk St Storm Sewer	\$515,000	---	---	---	---	---	\$515,000
TOTAL		\$10,440,130	---	\$1,790,000	\$2,000,130	\$2,117,000	\$2,227,000	\$2,306,000