

CHARTER TOWNSHIP OF ELMWOOD

Park and Recreation Committee

Special Meeting

September 10, 2024 at 6:00 PM

Location: Elmwood Township Hall (10090 E. Lincoln Road, Traverse City, MI)

Proposed Agenda

- a) Call to Order – 6:00PM
- b) Roll Call
- c) Public Comment
- d) Agenda Modifications/Approval
- e) Minutes
- f) New Business
 - 1. Cherry Bend Park Discussion including Cherry Bend Park Preliminary Concept Plans
 - 2. Staff Updates
- g) Old Business
- h) Comments from Committee Members and/or Staff
- i) Public Comment
- j) **POSSIBLE BREAK, with meeting reconvening for a walk from Township Hall to Cherry Bend Park Playground and then back to Township Hall**
- k) Adjourn

CHARTER TOWNSHIP OF ELMWOOD
10090 E LINCOLN ROAD
TRAVERSE CITY, MI 49684 231-946-0921

NOTICE OF SPECIAL PARKS AND RECREATION COMMITTEE MEETING

PLEASE TAKE NOTE that the Parks and Recreation Committee of the Charter Township of Elmwood will hold a special meeting on September 10, 2024 at 6:00pm at the Elmwood Township Hall, 10090 E Lincoln Road, Traverse City, MI 49684. The purpose of said meeting is to:

1. Review Minutes
2. Cherry Bend Park Discussion including Cherry Bend Park Preliminary Concept Plans
3. Staff Updates
4. POSSIBLE BREAK, with meeting reconvening for a walk from Township Hall to Cherry Bend Park Playground and then back to Township Hall

The public is invited to attend this Special meeting.

Individuals with disabilities who are planning to attend and require reasonable auxiliary aids should contact the Township Clerk by calling 231-946-0921

Posted: 9-4-24 1:55pm
Elmwood Township Hall
Connie Preston, Clerk

CHARTER TOWNSHIP OF ELMWOOD
Park and Recreation Committee Regular Meeting
Elmwood Township Hall (10090 E. Lincoln Road, Traverse City, MI)
August 22, 2024 at 6:00 PM

a) **Call to Order.** Acting Chair Basile called the meeting to order at 6:00 PM at Township Hall.

b) **Roll Call:** Committee members present were Ed Basile, Hannah Preston, and Bryan Currie (quorum met). Not present were Kyle Trevas, Sara Kopriva. Also present was Sarah Clarren.

c) **Public Comment.** None.

d) **Agenda Modifications/Approval.** *Moved by, Basile second by Preston to approve the agenda as presented-U.*

e) **Minutes.** *Moved by Basile, second by Preston to approve the minutes for the Special Meeting of April 11, 2024-u.*

f) **New Business:**

1. Cherry Bend Park Discussion including Cherry Bend Park Preliminary Concept Plans.

Clarren noted that Tim Knutsen from Beckett and Raeder is present to discuss conceptual plans for the park. She noted that the presentation was included within the packet. *See attached meeting notes prepared by Beckett and Raeder which include detail on discussion from meeting.*

2. Staff update(s). Clarren relayed that the Township is working on its Master Plan (also known as a Comprehensive Plan) and the survey will be open until the end of August.

g) **Old Business.** None.

h) **Comments from Committee Members and/or Staff.** None.

i) **Public Comment.** None.

j) **BREAK, with meeting reconvening for a walk from Township Hall to Cherry Bend Park Playground and then back to Township Hall.** The Committee decided to postpone the walk.

k) **Adjourn.** *Moved by, Preston second by Currie to adjourn at 7:17-U.*

Parks and Recreation Committee Presentation

DATE: August 22, 2024
TIME: 6:00 p.m.
LOCATION: Elmwood Township Hall

On August 23, 2024, BRI presented preliminary concept plans for Cherry Bend Park. Following is the presentation outline with input received. A .pdf copy of the presentation is attached to the end of these meeting notes.

1. Welcome / Introductions
Tim Knutsen, Beckett & Raeder, Inc., Principal, Landscape Architect
 - 1.1 Site Analysis Review
Presentation of Site Analysis Plan received the following comments or requires the following revisions:
 - Add slope on east side of basketball court
 - Add swale or creek along Cherry Bend Rd.
 - Locate culverts and underground utilities from record drawings if possible
 - 1.2 Site Photo Review
BRI presented select site photos to indicate some of the site development challenges inherent to Cherry Bend Park.
 - 1.3 Project Goals Synthesis
BRI summarized the objectives for the final site plan for Cherry Bend Park.
2. Concept Plan Options
BRI presented three preliminary site plans for Cherry Bend Park. The intent of the presentation is to select the preferred elements and arrangements from the preliminary plans, identify any areas where plans may need revision or correction, and confirmation that the project goals have been met.
 - 2.1 Concept Plan 1 Input:
This plan isolates new development to the south half of the park.
The compact development footprint of this option was seen as a positive, given the following plan improvements:
 - Incorporate parallel or 90 degree parking at south entrance along playground. Will require fence relocation and may require playground equipment relocation.
 - Address the accommodation of additional stormwater runoff due to increased pervious surfaces (all plans).
 - Maintain existing baseball fences.
 - 2.2 Concept Plan 2 Input:
This plan proposes new development on the north half of the park (pickleball and new parking lot) and nonmotorized trail improvements beginning at Township Hall.
This plan may present a challenge regarding parking control; specifically, that the proposed parking intended to serve pickleball will likely be occupied by other users during sports and special events.

- Incorporate parallel or 90 degree parking at south entrance along playground. Will require fence relocation and may require playground equipment relocation.
- Address the accommodation of additional stormwater runoff due to increased pervious surfaces (all plans).
- Delete shoehorse pit and basketball court reconstruction.
- Revise pickleball courts and parking area to reflect existing topography. Courts may require separation and grade separation or terracing.
- Remove gates and indication of roadway (item 6).
- Place bollards along entire east parking lot edge on east side of proposed sidewalk to discourage vehicular travel from park to Cherry Bend Road through the existing field.

2.3 Concept Plan 3 Input:

This plan proposes new development on the north half of the park (new parking lot and relocated basketball court), nonmotorized trail improvements beginning at Township Hall. The two south baseball fields are converted to pickleball and parking, and nonmotorized trail connections to Avondale and Cherry Bend Road are proposed. This plan was preferred for the added parking capacity and compact development of the south portion of the site. However, the proposed nonmotorized trail connection to Cherry Bend Road is infeasible.

- Address the accommodation of additional stormwater runoff due to increased pervious surfaces (all plans).
- Delete trail connection to and trail along Cherry Bend Road.
- Maintain existing north baseball fields fencing.
- Prepare a Concept Plan 3A that removes the proposed north parking, relocated basketball court, and proposed sidewalk from Township Hall to the existing baseball fields.

3. Open Discussion:

Preliminary estimates for each concept plans are as follows:

Concept Plan 1:	\$ 434,000
Concept Plan 2:	\$ 678,000
Concept Plan 3:	\$1,010,000

These estimates include not only labor and materials, but also include general conditions and construction contingencies. Estimates also do not include design and engineering fees. Estimated fees for design development through construction documentation and bid period assistance would amount to approx. 7-10% of construction cost including contingencies.

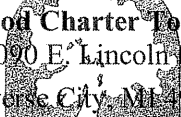
Additional comments:

- Maintain existing north baseball fields fencing.
- Some park visitors sit in cars to watch games, so (if feasible) vegetation could be selected to reduce impact, but also provide shade.
- Ensure that impact to the baseball fields is limited to the greatest extent possible with concept 3 and specifically including detail on the specs of the field and what leagues could utilize them.
- On Concept Plan 3, modify parking by the playground to be parallel or angled to reduce encroachment towards playground.

- Assist in identifying potential funding options.
 - Provide the cost estimates for options in greater detail, including calling out different cost options of pickleball courts. Include visual examples or photos of proposed improvements.
- 3.1 Project Schedule:
- Goal is to complete the final site plan by October.
- 3.2 Immediate Next Steps:
- Update concept plans and estimates accordingly and provide updated documents to Township by midweek next week. Discuss the remaining schedule with Township at that point.

End of Presentation

Planning/ Zoning Department
planner@elmwoodmi.gov

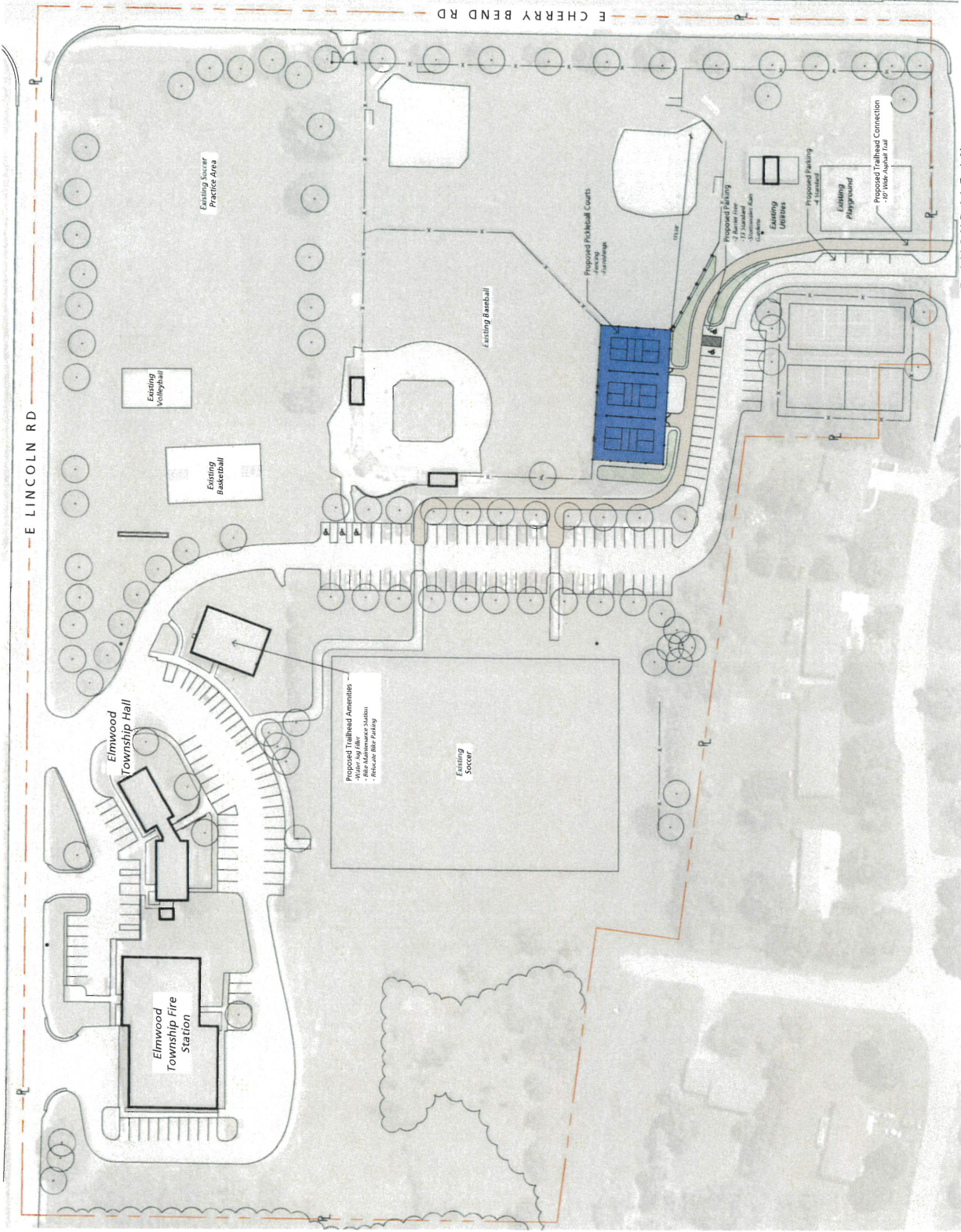
Elmwood Charter Township
10090 E. Lincoln Rd.
Traverse City, MI 49684

Contact Information
Ph: (231) 946-0921
Fax: (231) 946-9320

To: Parks and Rec Committee
From: Sarah Clarren, Planner/Zoning Administrator
Date: September 4, 2024
RE: Cherry Bend Park Conceptual Plans

Enclosed are revised conceptual plans based on discussion from the Committee's last meeting.

Staff and our Consultant would love further input from the Committee and if the Committee is ready, for a recommendation to present to the Township Board.



Elmwood Township
Cherry Bend Park Pickleball & Site
Improvements

Concept Plan 1

August 30, 2024



Beckett & Raeder, Inc.
 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
 Cherry Bend Park - Pickleball & Site Improvements
 Concept 1
 Elmwood Township
 30-Aug-24



DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
PARKING					
<u>DEMOLITION & SITE PREPARATION</u>					
Mobilization	1	ls	\$2,000.00	\$2,000.00	
Erosion Control Measures	1	ls	\$1,000.00	\$1,000.00	
Strip Lawn and Topsoil	1500	sy	\$5.00	\$7,500.00	
Sawcut Bituminous Pavement	275	lf	\$2.00	\$550.00	
Remove Bituminous Pavement	853	sy	\$18.00	\$15,354.00	
Tree Removal	2	ea	\$350.00	\$700.00	
Remove 10' Chain Link Fence	290	lf	\$15.00	\$4,350.00	
Salvage Wood Fence	120	lf	\$20.00	\$2,400.00	
 <u>EARTHWORK</u>					
Earthwork	1	ls	\$4,000.00	\$4,000.00	
 <u>PROPOSED IMPROVEMENTS</u>					
Bituminous Pavement (Roads)	725	sy	\$55.00	\$39,875.00	
Pavement Striping	270	lf	\$5.00	\$1,350.00	
Bumper Blocks	15	ea	\$150.00	\$2,250.00	
Accessible Parking Sign	2	ea	\$500.00	\$1,000.00	
SUBTOTAL				\$82,329.00	
 <u>CONTINGENCIES</u>					
10% Design and Engineering				\$8,232.90	
10% General Conditions				\$8,232.90	
10% Construction Contingency				\$8,232.90	
SUBTOTAL					\$107,027.70

PICKLEBALL COURTS (3 TOTAL)

DEMOLITION & SITE PREPARATION

Mobilization	1	ls	\$1,000.00	\$1,000.00
Erosion Control Measures	1	ls	\$500.00	\$500.00
Strip Lawn and Topsoil	1500	sy	\$5.00	\$7,500.00
Tree Removal	1	ea	\$350.00	\$350.00
Remove 10' Chain Link Fence	100	lf	\$15.00	\$1,500.00

EARTHWORK

Earthwork	1	ls	\$2,500.00	\$2,500.00
-----------	---	----	------------	------------

PROPOSED IMPROVEMENTS

Bituminous Pavement	855	sy	\$55.00	\$47,025.00
Court Surfacing	855	sy	\$30.00	\$25,650.00
4' Chain Link Fence	88	lf	\$65.00	\$5,720.00
6' Chain Link Fence	356	lf	\$95.00	\$33,820.00
4' Gate	3	ea	\$2,000.00	\$6,000.00
Regulation Sign	1	ea	\$2,500.00	\$2,500.00
Net Post	3	ea	\$600.00	\$1,800.00
Net	3	ea	\$100.00	\$300.00
New 10' Chain Link Fence	90	lf	\$130.00	\$11,700.00
<hr/>				\$147,865.00
SUBTOTAL				

CONTINGENCIES

<i>10% Design and Engineering</i>				\$14,786.50
<i>10% General Conditions</i>				\$14,786.50
<i>10% Construction Contingency</i>				\$14,786.50
<hr/>				\$192,224.50
SUBTOTAL				

TRAIL & TRAILHEAD

DEMOLITION & SITE PREPARATION

Mobilization	1	ls	\$2,000.00	\$2,000.00
Erosion Control Measures	1	ls	\$1,000.00	\$1,000.00
Strip Lawn and Topsoil	2946	sy	\$5.00	\$14,730.00
Remove Asphalt Trails	360	sy	\$18.00	\$6,480.00
Tree Removal	1	ea	\$350.00	\$350.00

EARTHWORK

Earthwork	1	ls	\$4,000.00	\$4,000.00
-----------	---	----	------------	------------

PROPOSED IMPROVEMENTS

Bituminous Pavement (Trail)	838	sy	\$55.00	\$46,090.00
Water Jug Filler	1	ea	\$3,500.00	\$3,500.00
Bicycle Maintenance Station	1	ea	\$1,500.00	\$1,500.00
Relocate Bike Parking	1	ea	\$1,000.00	\$1,000.00
Wayfinding Signage	2	ea	\$500.00	\$1,000.00
<hr/>				\$81,650.00
SUBTOTAL				

CONTINGENCIES

<i>10% Design and Engineering</i>				\$8,165.00
<i>10% General Conditions</i>				\$8,165.00
<i>10% Construction Contingency</i>				\$8,165.00
<hr/>				\$106,145.00
SUBTOTAL				

LANDSCAPING/ SITE RESTORATION

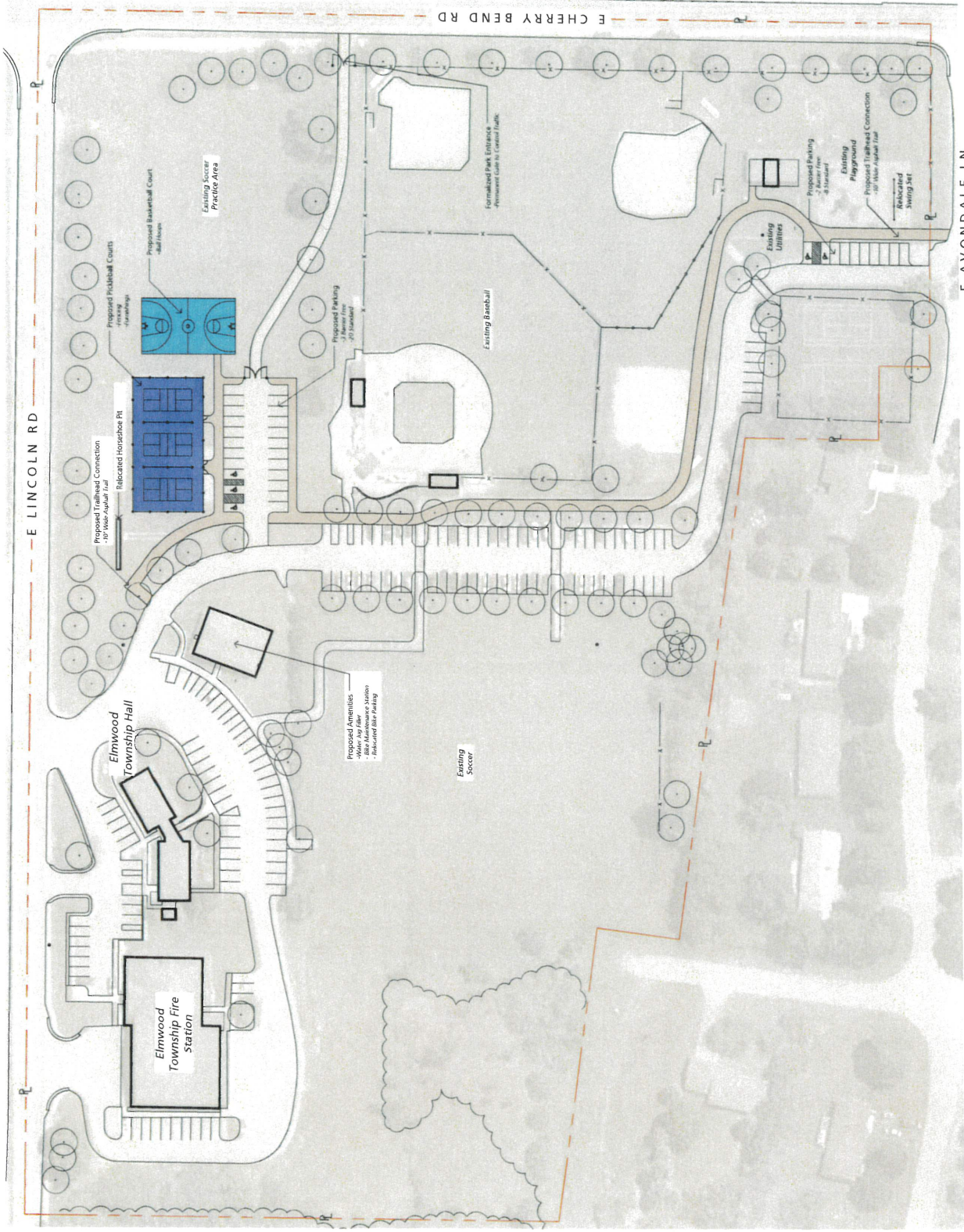
Rain Garden / Bioswales	286	sy	\$115.00	\$32,890.00
Seeding and Site Restoration	1	ls	\$5,000.00	\$5,000.00
				<hr/>
				\$37,890.00

CONTINGENCIES

<i>10% Design and Engineering</i>				\$3,789.00
<i>10% General Conditions</i>				\$3,789.00
<i>10% Construction Contingency</i>				\$3,789.00

SUBTOTAL				\$49,257.00
----------	--	--	--	--------------------

<i>TOTAL PROJECT COST</i>				<i>\$454,654.20</i>
---------------------------	--	--	--	---------------------



Beckett & Raeder, Inc.
 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
 Cherry Bend Park - Pickleball & Site Improvements
 Concept 2
 Elmwood Township
 30-Aug-24



DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
PARKING					
<u>DEMOLITION & SITE PREPARATION</u>					
Mobilization	1	ls	\$2,000.00	\$2,000.00	
Erosion Control Measures	1	ls	\$1,000.00	\$1,000.00	
Strip Lawn and Topsoil	1800	sy	\$5.00	\$9,000.00	
Sawcut Bituminous Pavement	135	lf	\$2.00	\$270.00	
Remove Bituminous Pavement	170	sy	\$18.00	\$3,060.00	
Tree Removal	4	ea	\$350.00	\$1,400.00	
Remove 10' Chain Link Fence	330	lf	\$15.00	\$4,950.00	
Salvage Wood Fence	120	lf	\$20.00	\$2,400.00	
 <u>EARTHWORK</u>					
Earthwork	1	ls	\$4,000.00	\$4,000.00	
 <u>PROPOSED IMPROVEMENTS</u>					
Bituminous Pavement (Roads)	1405	sy	\$55.00	\$77,275.00	
Pavement Striping	640	lf	\$5.00	\$3,200.00	
Park Entrance Gate	1	ea	\$10,000.00	\$10,000.00	
Parking Bollards	10	ea	\$200.00	\$2,000.00	
Bumper Blocks	23	ea	\$150.00	\$3,450.00	
Accessible Parking Sign	3	ea	\$500.00	\$1,500.00	
SUBTOTAL				\$125,505.00	
 <u>CONTINGENCIES</u>					
10% Design and Engineering				\$12,550.50	
10% General Conditions				\$12,550.50	
10% Construction Contingency				\$12,550.50	
SUBTOTAL					\$163,156.50

PICKLEBALL COURTS (3 TOTAL)

DEMOLITION & SITE PREPARATION

Mobilization	1	ls	\$1,000.00	\$1,000.00
Erosion Control Measures	1	ls	\$500.00	\$500.00
Strip Lawn and Topsoil	1500	sy	\$5.00	\$7,500.00
Strip 6" of Sand	245	sy	\$5.00	\$1,225.00
Remove 10' Chain Link Fence	100	lf	\$15.00	\$1,500.00

EARTHWORK

Earthwork	1	ls	\$2,500.00	\$2,500.00
-----------	---	----	------------	------------

PROPOSED IMPROVEMENTS

Bituminous Pavement	855	sy	\$55.00	\$47,025.00
Court Surfacing	855	sy	\$30.00	\$25,650.00
4' Chain Link Fence	88	lf	\$65.00	\$5,720.00
6' Chain Link Fence	356	lf	\$95.00	\$33,820.00
4' Gate	3	ea	\$2,000.00	\$6,000.00
Regulation Sign	1	ea	\$2,500.00	\$2,500.00
Net Post	3	ea	\$600.00	\$1,800.00
Net	3	ea	\$100.00	\$300.00
Concrete Pavement (Basketball Court)	473	sy	\$103.50	\$48,955.50
Basketball Court Striping	1	ls	\$2,000.00	\$2,000.00
Basketball Hoop	2	ea	\$2,000.00	\$4,000.00
Relocate Horseshoe Pit	23	sy	\$5.00	\$115.00
New 10' Chain Link Fence	90	lf	\$130.00	\$11,700.00
<hr/>				
SUBTOTAL				\$203,810.50

CONTINGENCIES

<i>10% Design and Engineering</i>				\$20,381.05
<i>10% General Conditions</i>				\$20,381.05
<i>10% Construction Contingency</i>				\$20,381.05
<hr/>				
SUBTOTAL				\$264,953.65

TRAIL & TRAILHEAD

DEMOLITION & SITE PREPARATION

Mobilization	1	ls	\$2,000.00	\$2,000.00
Erosion Control Measures	1	ls	\$1,000.00	\$1,000.00
Strip Lawn and Topsoil	1500	sy	\$5.00	\$7,500.00
Remove Asphalt Trails	360	sy	\$18.00	\$6,480.00
Tree Removal	1	ea	\$350.00	\$350.00

EARTHWORK

Earthwork	1	ls	\$4,000.00	\$4,000.00
-----------	---	----	------------	------------

PROPOSED IMPROVEMENTS

Bituminous Pavement (Trail)	1387	sy	\$55.00	\$76,285.00
Water Jug Filler	1	ea	\$3,500.00	\$3,500.00
Bicycle Maintenance Station	1	ea	\$1,500.00	\$1,500.00
Relocate Bike Parking	1	ea	\$1,000.00	\$1,000.00
Wayfinding Signage	2	ea	\$500.00	\$1,000.00
<hr/>				
SUBTOTAL				\$104,615.00

CONTINGENCIES

<i>10% Design and Engineering</i>				\$10,461.50
<i>10% General Conditions</i>				\$10,461.50
<i>10% Construction Contingency</i>				\$10,461.50
<hr/>				
SUBTOTAL				\$135,999.50

LANDSCAPING/ SITE RESTORATION

Canopy Trees	10	ea	\$600.00	\$6,000.00
Rain Garden / Bioswales	158	sy	\$115.00	\$18,170.00
Seeding and Site Restoration	1	ls	\$5,000.00	\$5,000.00
				<hr/>
				\$29,170.00

CONTINGENCIES

<i>10% Design and Engineering</i>				\$2,917.00
<i>10% General Conditions</i>				\$2,917.00
<i>10% Construction Contingency</i>				\$2,917.00

SUBTOTAL				\$37,921.00
----------	--	--	--	--------------------

<i>TOTAL PROJECT COST</i>				<i>\$602,030.65</i>
---------------------------	--	--	--	---------------------

Beckett & Raeder, Inc.
 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
 Cherry Bend Park - Pickleball & Site Improvements
 Concept 3
 Elmwood Township
 30-Aug-24



DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
PARKING					
<u>DEMOLITION & SITE PREPARATION</u>					
Mobilization	1	ls	\$2,000.00	\$2,000.00	
Erosion Control Measures	1	ls	\$1,000.00	\$1,000.00	
Strip Lawn and Topsoil	1500	sy	\$5.00	\$7,500.00	
Sawcut Bituminous Pavement	275	lf	\$2.00	\$550.00	
Remove Bituminous Pavement	486	sy	\$18.00	\$8,748.00	
Tree Removal	4	ea	\$350.00	\$1,400.00	
Remove 10' Chain Link Fence	330	lf	\$15.00	\$4,950.00	
Salvage Wood Fence	120	lf	\$20.00	\$2,400.00	
 <u>EARTHWORK</u>					
Earthwork	1	ls	\$4,000.00	\$4,000.00	
 <u>PROPOSED IMPROVEMENTS</u>					
Bituminous Pavement	923	sy	\$55.00	\$50,765.00	
Pavement Striping	2000	lf	\$5.00	\$10,000.00	
Concrete Walks	1235	sf	\$10.00	\$12,350.00	
Parking Bollards	10	ea	\$200.00	\$2,000.00	
Bumper Blocks	36	ea	\$150.00	\$5,400.00	
Accessible Parking Sign	5	ea	\$500.00	\$2,500.00	
SUBTOTAL				\$115,563.00	
 <u>CONTINGENCIES</u>					
10% Design and Engineering				\$11,556.30	
10% General Conditions				\$11,556.30	
10% Construction Contingency				\$11,556.30	
SUBTOTAL					\$150,231.90

PICKLEBALL COURTS (2 TOTAL)

DEMOLITION & SITE PREPARATION

Mobilization	1	ls	\$1,000.00	\$1,000.00
Erosion Control Measures	1	ls	\$500.00	\$500.00
Strip Lawn and Topsoil	1500	sy	\$5.00	\$7,500.00
Remove 10' Chain Link Fence	100	lf	\$30.00	\$3,000.00

EARTHWORK

Earthwork	1	ls	\$2,500.00	\$2,500.00
-----------	---	----	------------	------------

PROPOSED IMPROVEMENTS

Bituminous Pavement	688	sy	\$55.00	\$37,840.00
Court Surfacing	688	sy	\$30.00	\$20,640.00
4' Chain Link Fence	256	lf	\$65.00	\$16,640.00
6' Chain Link Fence	160	lf	\$95.00	\$15,200.00
4' Gate	2	ea	\$2,000.00	\$4,000.00
Regulation Sign	1	ea	\$2,500.00	\$2,500.00
Net Post	2	ea	\$600.00	\$1,200.00
Net	2	ea	\$100.00	\$200.00
New 10' Chain Link Fence (Outfield)	182	lf	\$130.00	\$23,660.00
<hr/>				\$136,380.00

CONTINGENCIES

<i>10% Design and Engineering</i>				\$13,638.00
<i>10% General Conditions</i>				\$13,638.00
<i>10% Construction Contingency</i>				\$13,638.00
<hr/>				\$177,294.00

TRAIL & TRAILHEAD

DEMOLITION & SITE PREPARATION

Mobilization	1	ls	\$2,000.00	\$2,000.00
Erosion Control Measures	1	ls	\$1,000.00	\$1,000.00
Strip Lawn and Topsoil	2946	sy	\$5.00	\$14,730.00
Remove Asphalt Trails	360	sy	\$18.00	\$6,480.00
Tree Removal	1	ea	\$350.00	\$350.00

EARTHWORK

Earthwork	1	ls	\$4,000.00	\$4,000.00
-----------	---	----	------------	------------

PROPOSED IMPROVEMENTS

Bituminous Pavement (Trail)	1252	sy	\$55.00	\$68,860.00
Decorative Asphalt Plaza	1413	sf	\$12.00	\$16,956.00
Water Jug Filler	1	ea	\$3,500.00	\$3,500.00
Bicycle Maintenance Station	1	ea	\$1,500.00	\$1,500.00
Relocate Bike Parking	1	ea	\$1,000.00	\$1,000.00
Wayfinding Signage	2	ea	\$500.00	\$1,000.00
<hr/>				\$121,376.00

CONTINGENCIES

<i>10% Design and Engineering</i>				\$12,137.60
<i>10% General Conditions</i>				\$12,137.60
<i>10% Construction Contingency</i>				\$12,137.60
<hr/>				\$157,788.80

LANDSCAPING/ SITE RESTORATION

Canopy Trees	3	ea	\$600.00	\$1,800.00
Rain Garden / Bioswales	875	sy	\$115.00	\$100,625.00
Seeding and Site Restoration	1	ls	\$5,000.00	\$5,000.00
				<hr/>
				\$107,425.00

CONTINGENCIES

<i>10% Design and Engineering</i>				\$10,742.50
<i>10% General Conditions</i>				\$10,742.50
<i>10% Construction Contingency</i>				\$10,742.50

SUBTOTAL				\$139,652.50
----------	--	--	--	---------------------

TOTAL PROJECT COST				\$624,967.20
---------------------------	--	--	--	---------------------

