



BASTROP COUNTY TEXAS

Capital Improvement Plan



Fiscal Year 2017-2022

County Of Bastrop

Capital Improvement Plan 2017/2022

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Bastrop County Auditor's Office

Lisa Smith, County Auditor

To: Bastrop County Commissioners Court

From: Lisa Smith, County Auditor

Date: 03.26.2018

Re: Capital Improvement Plan

An outline of Bastrop County's Capital Improvement Plan (CIP) is attached for consideration and possible adoption by the Court. The CIP is a multiyear plan that will be used to identify, determine cost and implement the County's immediate, short-term and long term capital needs. The CIP includes possible projects to be implemented over an approximately 5 year timeframe for an overall cost of approximately **\$28,500,000**. The CIP includes three categories to separate the projects: Building Projects, Information Technology and County Roads & Bridges.

The CIP is a result of significant collaboration between the Bastrop County Commissioners Court, various officials and County Departments. The CIP will be reviewed on a biennial basis by Commissioners Court. Projects will be reevaluated, added, revised or possibly removed from the plan as situations warrant change.

Building Projects

Several major building projects have been included in the plan based on projected space and service needs of our growing county departments. Projects include the construction of a Judicial Court Complex, Jail Expansion Project, and Law Enforcement Administration Building. Also included is a new AgriLife Office and Community Center. The total cost for all buildings, renovations, repairs and special projects is **\$17,500,000.00**.

Information Technology

Several information technology upgrades are needed in order to maintain productivity levels in an ever changing, fast paced world. The upgrades for the FY 17-22 include IT upgrades and improvements at **\$2,000,000.00**.

County Roads & Bridges

It is imperative that Bastrop County invest in the upgrades of county roads due to increased population and vehicle traffic. Projects include major road and bridge construction and reconstruction, acquisition of right of way, culvert replacements and an initiative to upgrade gravel roads to asphalt. County road projects are included in the CIP at approximately **\$9,000,000**.

The County's intent is to issue Certificate of Obligations in FY 2018 to address capital improvement needs that are priority. Each project is detailed on a separate report that includes description and justification for the project, operation efficiencies and savings that could result from the project as well as historical information.

The Capital Improvement Plan for FY 2017 through FY 2022 represents the County's commitment to invest in our infrastructure while managing growth. A collaborated effort will ensure that capital funding will be allocated appropriately and implemented on projects that will provide the greatest benefit to the County.

County Of Bastrop

Capital Improvement Plan 2017/2022



STATE OF TEXAS
COUNTY OF BASTROP

We, Paul Pape, County Judge
Melvin Hamner, Commissioner Precinct 1
Clara Beckett, Commissioner Precinct 2
Mark Meuth, Commissioner Precinct 3
Gary Snowden, Commissioner Precinct 4

of Bastrop County, Texas do hereby certify that the attached Capital Improvement Plan is a true and correct copy of the Capital Improvement Plan 2017/2022 of Bastrop County, Texas, as passed and approved by Commissioner's Court of Bastrop County on the 26th day of March, 2018, as the same appears on file in the office of the County Clerk of Bastrop County.

A handwritten signature in blue ink that reads "Paul Pape".

Paul Pape, County Judge

A handwritten signature in blue ink that reads "Melvin Hamner".

Melvin Hamner,
Commissioner Precinct 1

Absent

Clara Beckett,
Commissioner Precinct 2

A handwritten signature in blue ink that reads "Mark Meuth".

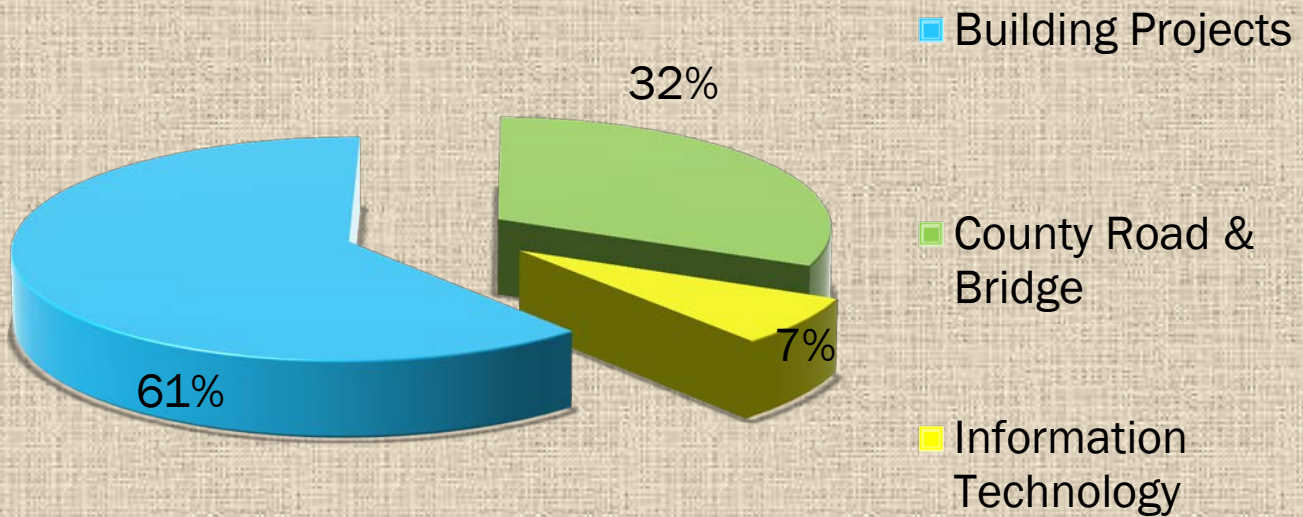
Mark Meuth,
Commissioner Precinct 3

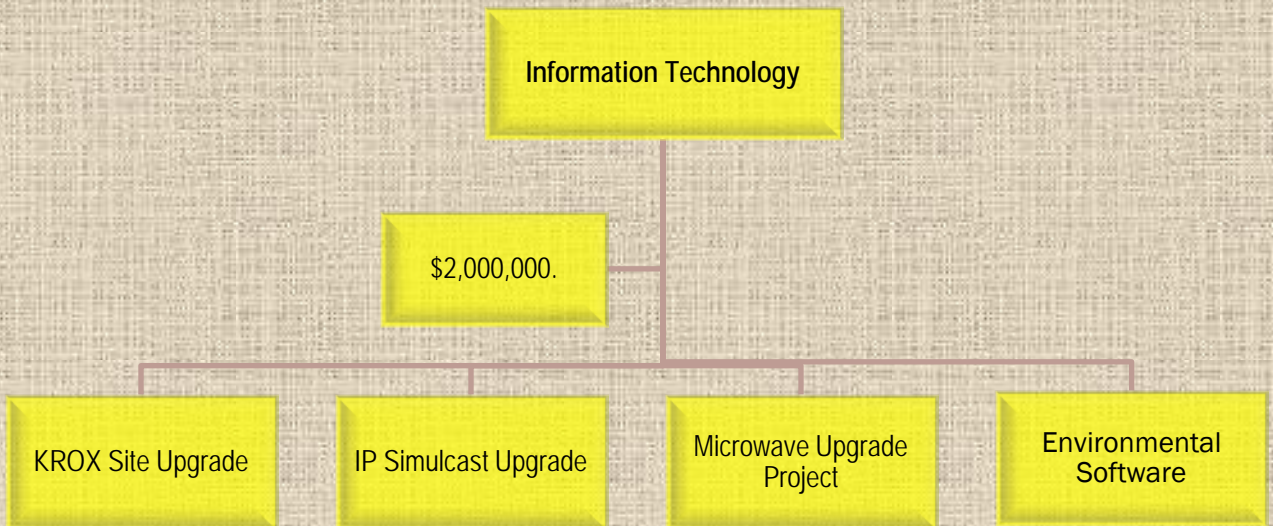
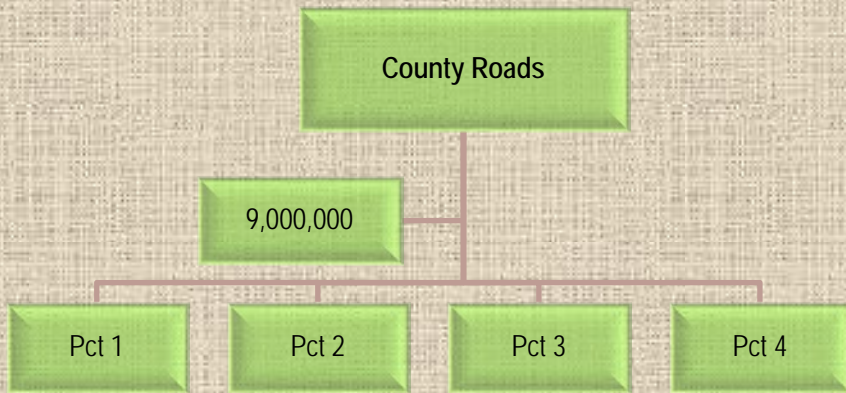
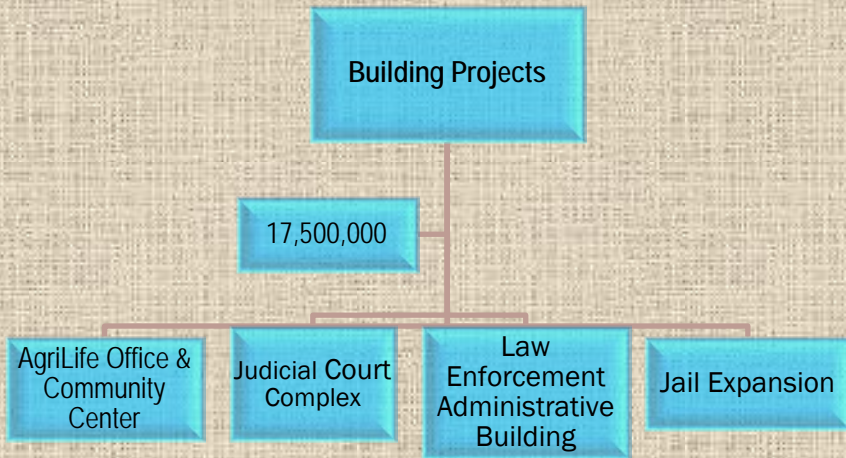
A handwritten signature in blue ink that reads "Gary Snowden".

Gary Snowden,
Commissioner Precinct 4

CAPITAL IMPROVEMENT PLAN

PROPOSED FINANCING DISTRIBUTION





Bastrop County

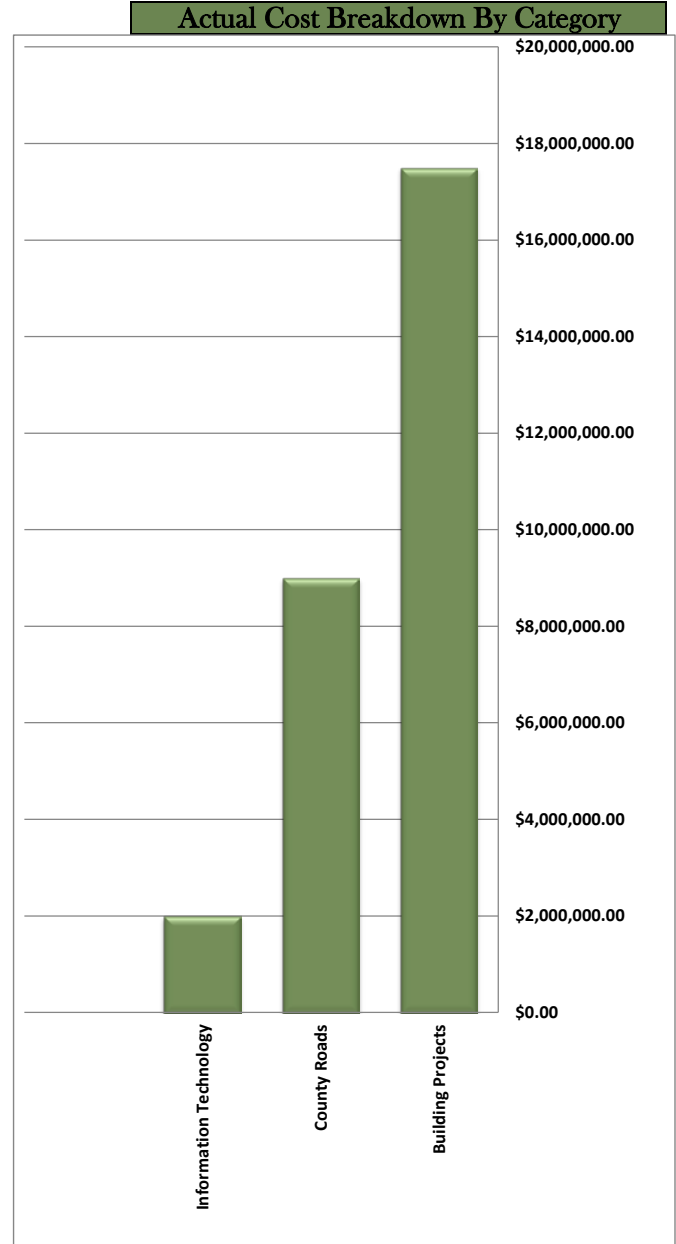
Projected Capital Improvement Plan Cost Summary 2017-2022

Building Projects		Projected
AgriLife Office & Community Center		\$4,000,000
Judicial Court Complex		\$6,000,000
Law Enforcement Admin Bldg		\$5,500,000
Jail Expansion		\$2,000,000
Total		\$17,500,000

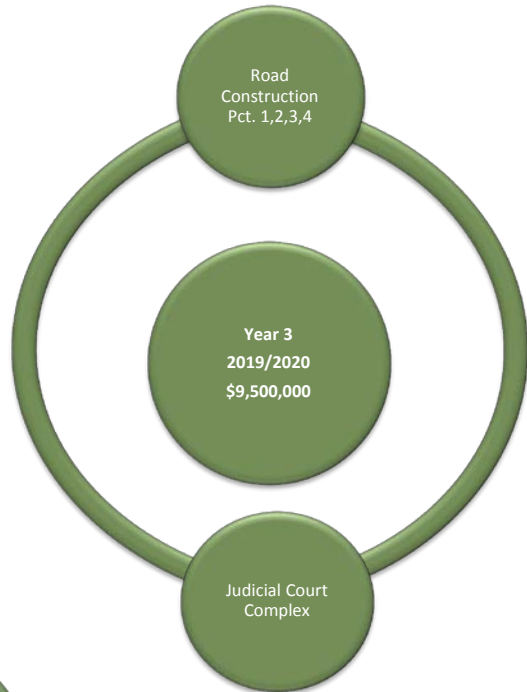
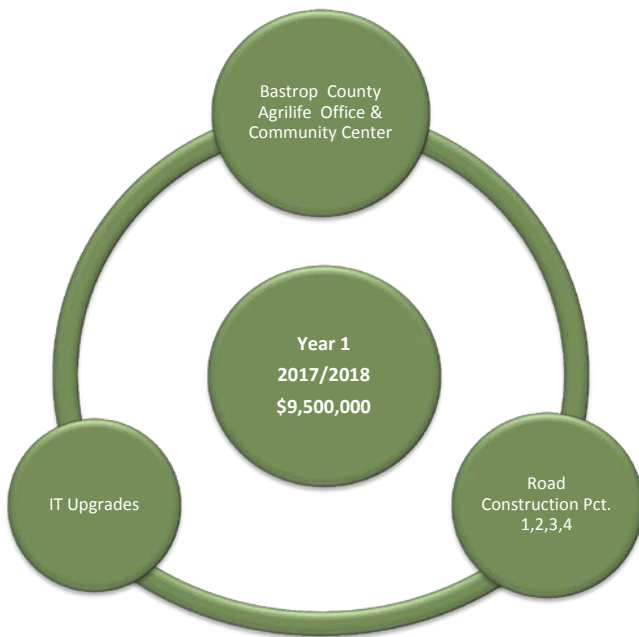
County Roads		Projected
Road Construction Pct 1		\$1,269,000
Road Construction Pct 2		\$3,391,200
Road Construction Pct 3		\$2,295,900
Road Construction Pct 4		\$2,043,900
Total		\$9,000,000

Information Technology		Projected
IP Simulcast Upgrade		\$100,000
KROX Site Upgrade		\$270,000
Environmental Software		\$300,000
Microwave Upgrade Project		\$1,330,000
Total		\$2,000,000

Total Projected Expenses	
	\$28,500,000



Cost Summary 2017-2022



Information Technology

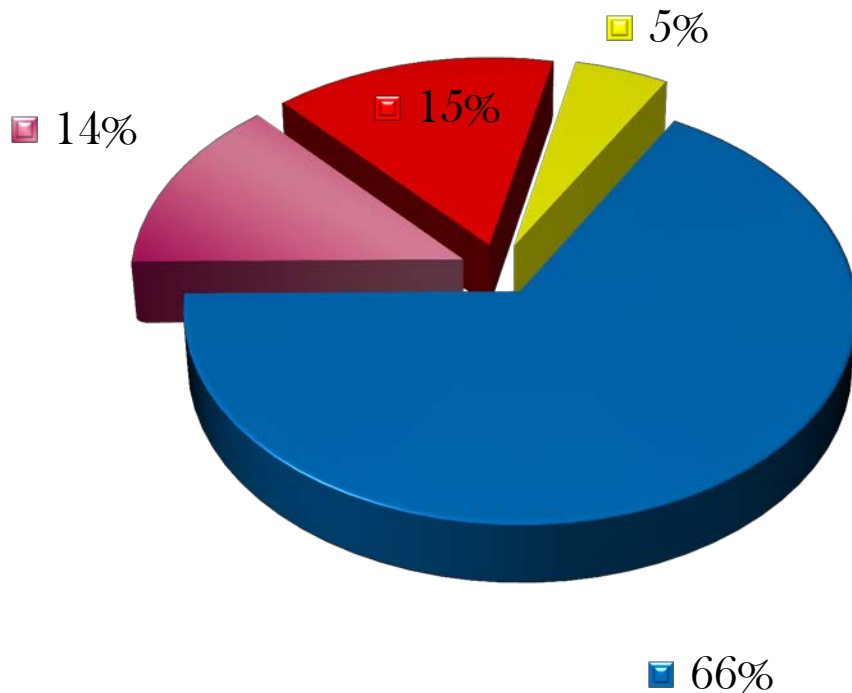


BASTROP COUNTY CAPITAL IMPROVEMENT PLAN

2017-2022

Capital Improvement Plan Information Technology \$2,000,000

- Microwave Upgrade Project
- KROX Site Upgrade
- Environmental Software
- IP Semulcast Upgrade



Bastrop County

Capital Improvement Plan

FY 2017/2022

Department: Information Technology

Building:

Project Title: Microwave Upgrade Project

Priority:

TOTAL PROGRAM COST	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
\$1,330,000.00	\$1,330,000.00				

Description and Scope of Project

This Project is to update our current buildout from 2007. The system was not licensed correctly and now the system is no longer able to carry the load of our subscriber base. The old system also has interference form other systems.

Purpose and Need Including Operational Efficiencies and Savings

Current system is unlicensed microwave and was chosen as part of the original buildout in 2007-2008 due to its lower cost and the ability to buy more subscribers to outfit the entire county with P25 capable radios.

History and Current Status

This system no longer is able to carry the load of our radio network and is also experiencing interference from adjacent systems because it is a shared spectrum service.

- Upgrade to a Licensed Aviat Microwave system - Loop solution with MPLS (Replace Cambium links)
- Hops: COTA (Site 5) to Collier
 Collier to Elgin
 Egin to Rosanky
 Prime Site to Bastrop PD Dispatch Center (spur)

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Microwave Upgrade	\$1,330,000.00				
TOTAL PROGRAM COST	\$1,330,000.00				

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department: Building:
 Project Title: Priority:

	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
TOTAL PROGRAM COST	\$270,000.00				

Description and Scope of Project

This project is an Upgrade to our KROX radio tower site. Scope will include anchoring and electrical upgrades.

Purpose and Need Including Operational Efficiencies and Savings

This Project is needed because our existing tower has multiple problems that have and can contribute to critical failures and a loss of public safety communications. The following are the urgent issues that need to be addressed to help prevent a loss of communications:

Site

Civil and Guy Anchor Project

- Remove existing CL fence approx. 30'x40'
- Provide and install new 70'x30' 6' CL fence + 3 strands of BW.
- New site surfacing and weed barrier over 70'x60' compound
- Provide and install new external ground system (shelter ring, tower ring, fence and gen and LP tank)
- Excavate and inspect tower guy anchors. (6 anchors blocks and 4' and 5'-9" below grade). Scrape rust and cold galv as required. (there is no fencing around guyed anchors)
- Repair guy anchor grounding. (use galvanized ground rod(s) and tinned plated connectors).
- Regrade around 1 or 2 guy anchors to drain and prevent erosion

Site Electrical Project (Motorola provided Generator; UPS; AC unit)

- Install new Gen 50 KW Gen. (Utilize existing Propane tank)
- Install new 15 KVA UPS, disconnect, and related equipment
- Install 2 new air conditioners
- Change out electrical system from 3 phase to 1 phase
- Install new 2 new Surge Suppressors, transfer switch and disconnect

History and Current Status

KROX tower is in need of repairs.

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Tower Repair	\$270,000.00				
TOTAL PROGRAM COST	\$270,000.00				

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department: Information Technology

Building: _____

Project Title: Environmental Software

Priority: _____

TOTAL PROGRAM COST	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
\$300,000.00	\$300,000.00				

Description and Scope of Project

Implementing a building automation system makes it much easier to run and maintain your building. It also helps to reduce operating costs, in turn, reducing your overhead.

Purpose and Need Including Operational Efficiencies and Savings

A building automation system can allow you to pre-program your HVAC settings. This means that you can program your HVAC system to begin heating or cooling your building to a desired temperature at specific times of the day. This helps to ensure a high level of comfort so that you don't have to worry about the heat or cold affecting daily activity, in addition to helping to reduce the building's heating and cooling costs. You'll also have control of your lighting system, allowing you to shut off all of the building's lights at any time. This limits wasted energy and reduces your building's energy costs.

History and Current Status

We currently have no way to manage environmental settings.

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Environmental Software	\$300,000.00				
TOTAL PROGRAM COST	\$300,000.00				

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department: Information Technology

Building:

Project Title: IP Simulcast Upgrade

Priority:

TOTAL PROGRAM COST	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
\$100,000.00	\$100,000.00				

Description and Scope of Project

Project is to upgrade existing T1 site links to the Bastrop County Astro25 simulcast radio system and dispatch site to Ethernet based links.

Purpose and Need Including Operational Efficiencies and Savings

This project is to upgrade old systems to new IP based networking. This will allow the radios to communicate over our existing network. Due to software updates at the master site that no longer support circuit based connectivity.

History and Current Status

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
IP Simulcast	\$100,000.00				
TOTAL PROGRAM COST	\$100,000.00				

Completed By: _____

Date: _____

Building Projects

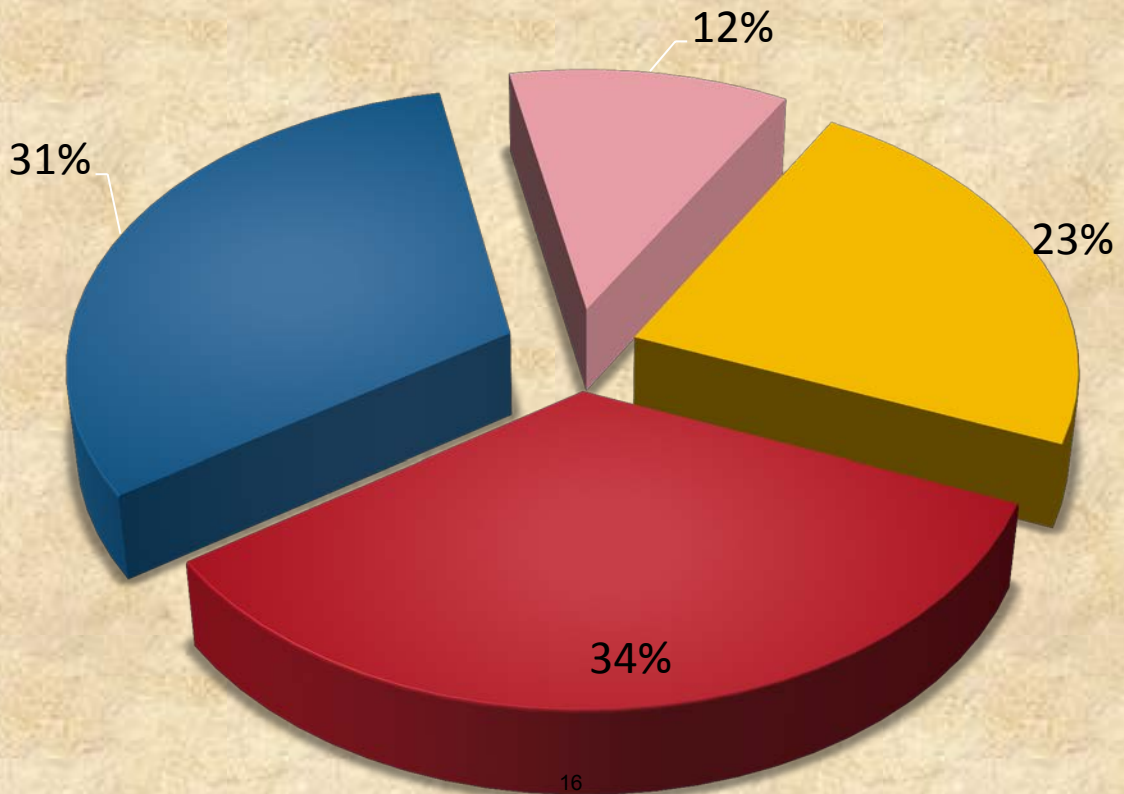


BASTROP COUNTY CAPITAL IMPROVEMENT PLAN

2017-2022

Capital Improvement Plan Buildings \$17,500,000

- AgriLife Office & Community Center
- Judicial Court Complex
- Law Enforcement Administration Bldg.
- Jail Expansion



Bastrop County

Capital Improvement Plan

FY 2017/2022

Department:

Building:

Project Title:

Priority:

TOTAL PROGRAM COST	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
\$4,000,000.00	\$4,000,000.00				

Description and Scope of Project

Build offices for Agrilife as an addition to the grant funded community center.

Purpose and Need Including Operational Efficiencies and Savings

Having suffered multiple disasters in the past few years, Bastrop County has an acute need for more shelters. A grant funded community center will be designed to house at least 150 people during disasters. It will contain meeting/activity rooms, a kitchen, bathrooms with showers and a large multi-purpose room. We envision training and educational activities for youth and adults at the center. Agrilife will office in the building.

History and Current Status

Agrilife has not had facilities that accommodate their needs.

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Community Center	\$4,000,000.00				
TOTAL PROGRAM COST	\$4,000,000.00				

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department:

Building:

Project Title:

Priority:

	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
TOTAL PROGRAM COST			\$6,000,000		

Description and Scope of Project

This building is proposed to accommodate the existing needs of: the District Courts, District Attorney, and the District Clerk. The building will be sized to allow for additional needs of these departments that will occur with the projected increase in population. The building will be constructed on county property.

Purpose and Need Including Operational Efficiencies

Population and demographic studies for Bastrop County continue to show projections for continued growth in the County. As the population continues to increase, the demand for the county services will also increase. Currently most of these County services are provided by offices located in and around the County Courthouse complex. Parking spaces for people seeking county services in the Courthouse complex are inadequate. Construction of this new building, on a site located away from the courthouse, will free-up parking spaces for the Courthouse complex.

Construction of this building should allow for some increased efficiency in work function as well as the ability to share some common spaces such as: meeting, training, storage and other space. The District Court, District Attorney and the District Clerk are currently located in the Courthouse annex.

History and Current Status

As Bastrop County continues to grow the District Court, District Attorney and the District Clerk will out grow their current spaces. The existing Courthouse complex does not have the ability to accommodate the anticipated future demands for County services that will result from the projected ongoing growth in the County. Almost all County services are now centered around the Courthouse complex, and there is inadequate room for expansion.

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Materials			\$6,000,000		
Contractors					
TOTAL PROGRAM COST			\$ 6,000,000		

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department:

Building:

Project Title:

Priority:

	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
TOTAL PROGRAM COST					
\$5,500,000					\$ 5,500,000

Description and Scope of Project

The Bastrop County Law Enforcement Center(LEC) and Jail was originally constructed in 1990. Presently this facility accomodates a Sheriff's Office staff that exceeds 200 personnel and an average daily inmate population of 300. The addition to the jail in 2008 not only increased the capacity of the jail population , it increased the amount of staff in order to maintain the jail. This project will provide for an administration building which will alleviate this situation.

Purpose and Need Including Operational Efficiencies and Savings

The Bastrop County Law Enforcement Center and Jail continue to operate with much of the same infrastructure that was erected with the original construction. The construction of this building should allow for some increased efficiency in work function as well as the ability to share some common spaces such as; meeting, training, storage and other space. The Law Enforcement Administration staff are currently located within the originally constructed LEC building. The construction of this building will address this overcrowded work space.

History and Current Status

The Adminstration staff, inclusive of investigators, special services, clerical, etc., have outgrown their current spaces. The current LEC does not have the ability to accommodate the anticipated future demands for the County services that will result from the projected ongoing growth in the County.

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Materials					\$ 5,500,000
Contractors					
TOTAL PROGRAM COST					\$5,500,000

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department: Sheriff's Office

Building: Jail

Project Title: Jail Expansion

Priority:

	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
TOTAL PROGRAM COST					\$2,000,000

Description and Scope of Project

The Bastrop County Law Enforcement Center(LEC) and Jail were originally constructed in 1990. Presently these facilities accommodate a Sheriff's Office staff that exceeds 200 personnel and an average daily inmate population of 300. The addition to the jail in 2008 not only increased the capacity for the jail population, but addressed the deficiencies in the kitchen, medical and laundry facilities. This facility is operational 24 hours per day, 365 days per year.

Purpose and Need Including Operational Efficiencies and Savings

Population and demographic studies for Bastrop County continue to show projections for continued growth in the County. As the population continues to increase, the demand for County services will also increase. Construction of a jail expansion will allow for the increased need for inmate housing. Addressing the current and future needs of the facility simultaneously will allow for the County to house inmates for surrounding entities while partially offsetting the cost of construction.

History and Current Status

The Current Bastrop County Jail will continue to outgrow its current state as the population grows. The growth in population unfortunately includes the growth in Bastrop County's crime rate. Thus, the need for the jail expansion project.

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Materials					\$2,000,000
Contractors					
TOTAL PROGRAM COST					\$2,000,000

Completed By: _____

Date: _____

County Roads



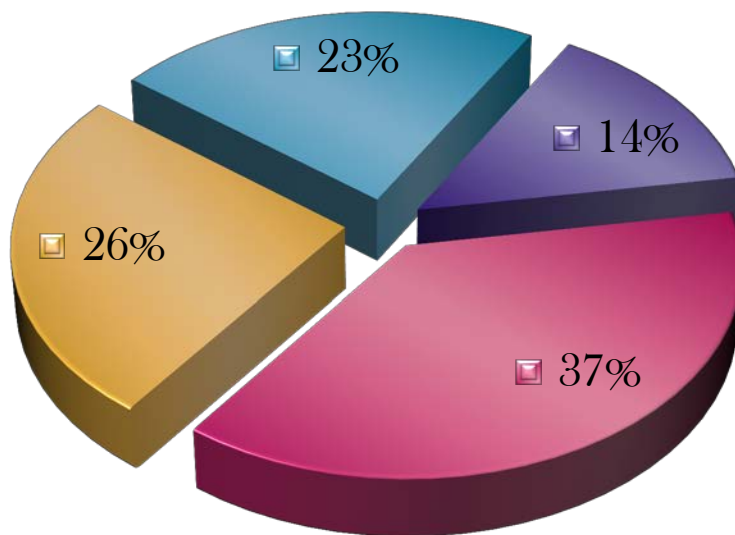
BASTROP COUNTY CAPITAL IMPROVEMENT PLAN

2017-2022

Capital Improvement Plan Proposed Financing By Precinct

\$9,000,000

- Precinct 1- \$1,269,000
- Precinct 2- \$3,391,200
- Precinct 3- \$2,295,900
- Precinct 4- \$2,043,900



Bastrop County

Capital Improvement Plan

FY 2017/2022

Department:

Building:

Project Title:

Priority:

TOTAL PROGRAM COST	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
\$1,269,000	\$493,500		\$493,500		\$282,000

Description and Scope of Project

Bastrop County Commissioners Court recognizes the transportation system as a critical element in the quality of life for its citizens. Providing a transportation system is a necessary government function. A safe and efficient transportation system is also necessary to support the economic vitality of Bastrop County. Transportation systems must efficiently and effectively allow citizens to travel to work and conduct their personal lives. Transportation systems must further provide for the efficient movement of goods to markets.

Purpose and Need Including Operational Efficiencies and Savings

The transportation system in the county serves a population that has increased from 57,733 in April 2000 (U.S. Census), to 74,171 as stated in U.S. Census 2010, a rise of approximately 28.5%. The Texas State Data Center and Office of the State Demographer shows the population for Bastrop County increased to 80,527 in the year 2015 and project it to increase to 99,329 by the year 2020. Reconstruction and /or replacement of deficient portions of the transportation system, as well as any needed construction of new system improvements within Precinct One, will help to provide for a more reliable mode of transportation and will help protect the value of the County's transportation system.

History and Current Status

Precinct One has a total of 129 miles of roadways and represents 14.10% of Bastrop Co Roads

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Materials	\$ 493,500		\$ 493,500		\$ 282,000
Labor					
TOTAL PROGRAM COST	\$493,500		\$493,500		\$282,000

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department: Road & Bridge Pct. 2

Building:

Project Title: Road Construction Pct. 2

Priority:

TOTAL PROGRAM COST	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
\$3,391,200	\$1,318,800		\$1,318,800		\$753,600

Description and Scope of Project

Bastrop County Commissioners Court recognizes the transportation system as a critical element in the quality of life for its citizens. Providing a transportation system is a necessary government function. A safe and efficient transportation system is also necessary to support the economic vitality of Bastrop County. Transportation systems must efficiently and effectively allow citizens to travel to work and conduct their personal lives. Transportation systems must further provide for the efficient movement of goods to markets.

Purpose and Need Including Operational Efficiencies and Savings

The transportation system in the county serves a population that has increased from 57,733 in April 2000 (U.S. Census), to 74,171 as stated in U.S. Census 2010, a rise of approximately 28.5%. The Texas State Data Center and Office of the State Demographer shows the population for Bastrop County increased to 80,527 in the year 2015 and project it to increase to 99,329 by the year 2020. Reconstruction and /or replacement of deficient portions of the transportation system, as well as any needed construction of new system improvements within Precinct Two, will help to provide for a more reliable mode of transportation and will help protect the value of the County's transportation system.

History and Current Status

Precinct Two has a total of 350 miles of roadways and represents 37.68% of Bastrop County Roads

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Materials	\$1,318,800		\$1,318,800		\$753,600
Labor					
TOTAL PROGRAM COST	\$1,318,800		\$1,318,800		\$753,600

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department: Road & Bridge Pct. 3

Building:

Project Title: Road Construction Pct. 3

Priority:

	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
TOTAL PROGRAM COST	\$2,295,900.00	\$892,850.00	\$892,850.00		\$ 510,200.00

Description and Scope of Project

Bastrop County Commissioners Court recognizes the transportation system as a critical element in the quality of life for its citizens. Providing a transportation system is a necessary government function. A safe and efficient transportation system is also necessary to support the economic vitality of Bastrop County. Transportation systems must efficiently and effectively allow citizens to travel to work and conduct their personal lives. Transportation systems must further provide for the efficient movement of goods to markets.

Purpose and Need Including Operational Efficiencies and Savings

The transportation system in the county serves a population that has increased from 57,733 in April 2000 (U.S. Census), to 74,171 as stated in U.S. Census 2010, a rise of approximately 28.5%. The Texas State Data Center and Office of the State Demographer shows the population for Bastrop County increased to 80,527 in the year 2015 and project it to increase to 99,329 by the year 2020. Reconstruction and /or replacement of deficient portions of the transportation system, as well as any needed construction of new system improvements within Precinct Three, will help to provide for a more reliable mode of transportation and will help protect the value of the County's transportation system.

History and Current Status

Precinct Three has a total of 235 miles of roadways and represents 25.51% of Bastrop County Roads.

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Materials	\$892,850		\$892,850		\$510,200
Labor					
TOTAL PROGRAM COST	\$892,850		\$892,850		\$510,200

Completed By: _____

Date: _____

Bastrop County

Capital Improvement Plan

FY 2017/2022

Department: Road & Bridge Pct. 4

Building:

Project Title: Road Construction Pct. 4

Priority:

	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
TOTAL PROGRAM COST	\$2,043,900	\$794,850	\$794,850		\$454,200

Description and Scope of Project

Bastrop County Commissioners Court recognizes the transportation system as a critical element in the quality of life for its citizens. Providing a transportation system is a necessary government function. A safe and efficient transportation system is also necessary to support the economic vitality of Bastrop County. Transportation systems must efficiently and effectively allow citizens to travel to work and conduct their personal lives. Transportation systems must further provide for the efficient movement of goods to markets.

Purpose and Need Including Operational Efficiencies and Savings

The transportation system in the county serves a population that has increased from 57,733 in April 2000 (U.S. Census), to 74,171 as stated in U.S. Census 2010, a rise of approximately 28.5%. The Texas State Data Center and Office of the State Demographer shows the population for Bastrop County increased to 80,527 in the year 2015 and project it to increase to 99,329 by the year 2020. Reconstruction and /or replacement of deficient portions of the transportation system, as well as any needed construction of new system improvements within Precinct Four, will help to provide for a more reliable mode of transportation and will help protect the value of the County's transportation system.

History and Current Status

Precinct Four has a total of 212 miles of roadways and represents 22.71% of Bastrop County Roads

Description and Basis of Estimate

Description	Year 1 2017/2018	Year 2 2018/2019	Year 3 2019/2020	Year 4 2020/2021	Year 5 2021/2022
Materials	\$794,850		\$794,850		\$454,200
Labor					
TOTAL PROGRAM COST	\$794,850		\$794,850		\$454,200

Completed By: _____

Date: _____