



UTILITIES COMMISSION
CITY OF NEW SMYRNA BEACH, FLORIDA

ADM. OFFICE
USE ONLY:

AGENDA ITEM 2-f

- CONSENT ITEM FOR MEETING OF: September 15, 2014
- NEW BUSINESS FROM: Engineering Manager
- OLD BUSINESS SIGNATURE: Derek Wainscott
- _____ EXHIBITS: FY2015 Draft Annual Update Infrastructure Projects - Year 9 of 10 Yr. Program*

*Available for viewing in Executive Offices at 200 Canal Street

SUBJECT: Review of Developer Contributions to Utility Infrastructure (Year Nine)

SUMMARY: Per U.C. Resolution No. 5-07 and the Addendum to the Developer's Agreement, which established developer contributions to infrastructure costs of the U.C., an annual review of said developer contributions to utility infrastructure costs is required. Upon determination of any necessary cost revisions, those revisions are to be presented during a public meeting of the U.C.

In accordance with the above requirement, staff has completed the eighth review for this program, has incorporated new estimates of costs from an independent consultant, and will furnish and/or present any additional requested details during the regular U.C. meeting to be held on September 15, 2014.

A brief summary for this update is that many of the estimated costs have remained quite stable with modest increases or decreases in most areas, and most developments varying less than 1%.

RECOMMENDED ACTION:

A motion approving the annual cost revisions for the developer contributions to utility infrastructure pursuant to the U.C. Resolution and annual review requirement, and approval for U.C. staff to make needed corrections to said costs upon presentation to the Commission of the reasoning for the requested corrections and cost changes.

Ray Mitchem

NOTE: ALL AGENDA ITEMS MUST BE IN THE GENERAL MANAGER'S OFFICE BY NOON MONDAY TWO WEEKS PRIOR TO THE REGULAR MONDAY COMMISSION MEETING.

UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FL
 ENGINEERING INFRASTRUCTURE PROJECT LIST, CONSTRUCTED COSTS, AND COST ESTIMATES

PROGRAM YEAR 9
 UPDATED BY DEREK M. WAINSCOTT, P.E.
 DATE 8/11/2014

	ELECTRIC	POTABLE	WASTE	RECLAIMED	TOTAL
ZONE 1 North	\$ 1,409,516.27	\$ 5,442,087.30	\$ -	\$ 2,572,354.14	\$ 9,423,957.70
ZONE 1 South	\$ 2,515,735.80	\$ 6,386,703.14	\$ 2,164,714.24	\$ 3,128,637.86	\$ 14,195,791.04
ZONE 2	\$ 2,237,275.61	\$ 2,960,964.77	\$ 2,907,212.78	\$ -	\$ 8,105,453.16
ZONE 3	\$ 1,236,328.15	\$ 617,514.06	\$ -	\$ -	\$ 1,853,842.21
	\$ 7,398,855.83	\$ 15,407,269.27	\$ 5,071,927.02	\$ 5,700,992.00	\$ 33,579,044.11

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PROGRAM YEAR 9

UPDATED BY DEREK M. WAINSCOTT, P.E. DATE

8/11/2014

INF. PROJ. #	CIP #	STUDY #	PROJECT NAME	Complete	TOTAL COMPLETED COSTS	INITIAL ESTIMATED COSTS	YEAR 8 ESTIMATE	YEAR 9 ESTIMATE	CORRECTED COSTS	
SHARED ELECTRIC PROJECTS ALL ZONES (PER DIR. ELECT. OPERATIONS, THESE PROJECT BENEFIT ALL ZONES EQUALLY)										
14	E-81	E-81-4-1	Field St. Sub Line 16 - Part 1	N			\$ 2,113.97	\$ 2,465.57	\$ 2,465.57	
15	E-81	E-81-4-2	Field St. Sub Line 16 - Part 2	N			\$ 1,160,782.03	\$ 1,353,843.28	\$ 1,353,843.28	
16	E-81	E-81-4-3	Field St. Sub Line 16 - Part 3	N			\$ 1,056.99	\$ 1,232.78	\$ 1,232.78	
21	E-81	E-81-5-1	Load Relocation of Line 3 and Line 7 - Part 1	N			\$ 28,602.04	\$ 33,359.13	\$ 33,359.13	
22	E-81	E-81-5-2	Load Relocation of Line 3 and Line 7 - Part 2	N			\$ -	\$ -	\$ -	
23	E-81	E-81-5-3	Load Relocation of Line 3 and Line 7 - Part 3	N			\$ 5,284.93	\$ 6,163.92	\$ 6,163.92	
SHARED TOTALS							\$ -	\$ 1,197,839.95	\$ 1,397,064.68	\$ 1,397,064.68
ZONE 1 SHARED ELECTRIC PROJECTS										
1	E-70		CASSADAGA 115 KVA EXTENSION (50%)	N		\$ 2,000,000.00	\$ -	\$ -	\$ -	
2	E-81	E-81-1	SMYRNA SUBSTATION REGULATORS AND RELAYS	N		\$ 920,000.00	\$ 316,038.81	\$ 320,523.81	\$ 320,523.81	
3	E-82		WILLIAMSON BLVD IMPROVEMENTS	N		\$ 450,000.00	\$ 517,500.00	\$ 525,262.50	\$ 525,262.50	
ZONE 1 SHARED TOTALS							\$ 3,370,000.00	\$ 833,538.81	\$ 845,786.31	\$ 845,786.31
ZONE 1 NORTH ELECTRIC PROJECTS										
4	E-72		RECONDUCTOR PIONEER TRAIL	N		\$ 75,000.00	\$ 163,367.76	\$ 165,686.16	\$ 165,686.16	
5	E-80		VENETIAN BAY ALTERNATE FEED	N		\$ 100,000.00	\$ 395,470.05	\$ 401,402.10	\$ 401,402.10	
6	E-81	E-81-8	RELIEVE LOADING ON LINE 17	N		\$ -	\$ 69,285.43	\$ 70,268.68	\$ 70,268.68	
ZONE 1 NORTH TOTALS							\$ 175,000.00	\$ 628,123.24	\$ 637,356.94	\$ 637,356.94
ZONE 1 SOUTH ELECTRIC PROJECTS										
7	E-85		SERVICE EXTENSION - NEW SUBDIVISIONS	N		\$ 1,000,000.00	\$ 1,150,000.00	\$ 1,167,250.00	\$ 1,167,250.00	
8	E-95		MODIFY SMYRNA SUB 230 KV (50%)	N		\$ 250,000.00	\$ 568,262.10	\$ 576,326.47	\$ 576,326.47	
ZONE 1 SOUTH TOTALS							\$ 1,250,000.00	\$ 1,718,262.10	\$ 1,743,576.47	\$ 1,743,576.47

	1/4 Shared \$	/2 Zone Shared	Zone \$	Total
Zone 1 North Total (1/2 Shared + North Projects)	\$ 349,266.17	\$ 422,893.16	\$ 637,356.94	\$ 1,409,516.27
Zone 1 South Total (1/2 Shared + South Projects)	\$ 349,266.17	\$ 422,893.16	\$ 1,743,576.47	\$ 2,515,735.80

**UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FL
ENGINEERING INFRASTRUCTURE PROJECT LIST, CONSTRUCTED COSTS, AND COST ESTIMATES**

PROGRAM YEAR 9

UPDATED BY DEREK M. WAINSCOTT, P.E. DATE

8/11/2014

INF. PROJ. #	CIP #	STUDY #	PROJECT NAME	Complete	TOTAL COMPLETED COSTS	INITIAL ESTIMATED COSTS	YEAR 8 ESTIMATE	YEAR 9 ESTIMATE	CORRECTED COSTS
SHARED ELECTRIC PROJECTS ALL ZONES									
14	E-81	E-81-4-1	FIELD ST. SUB LINE 16 - PART 1	N	\$ -	\$ 2,113.97	\$ 2,465.57	\$ 2,465.57	\$ 2,465.57
15	E-81	E-81-4-2	FIELD ST. SUB LINE 16 - PART 2	N	\$ -	\$ 1,160,782.03	\$ 1,353,843.28	\$ 1,353,843.28	\$ 1,353,843.28
16	E-81	E-81-4-3	FIELD ST. SUB LINE 16 - PART 3	N	\$ -	\$ 1,056.99	\$ 1,232.78	\$ 1,232.78	\$ 1,232.78
21	E-81	E-81-5-1	LOAD RELOCATION OF LINE 3 AND LINE 7-PART 1	N	\$ -	\$ 28,602.04	\$ 33,359.13	\$ 33,359.13	\$ 33,359.13
22	E-81	E-81-5-2	LOAD RELOCATION OF LINE 3 AND LINE 7-PART 2	N	\$ -	\$ -	\$ -	\$ -	\$ -
23	E-81	E-81-5-3	LOAD RELOCATION OF LINE 3 AND LINE 7-PART 3	N	\$ -	\$ 5,284.93	\$ 6,163.92	\$ 6,163.92	\$ 6,163.92
SHARED TOTALS					\$ -	\$ 1,197,839.95	\$ 1,397,064.68	\$ 1,397,064.68	\$ 1,397,064.68
ZONE 2 ELECTRIC PROJECTS									
9	E-70		CASSADAGA 115 KVA EXTENSION (40%)	N	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -
10	E-79		RECONDUCTOR N. GLENCOE	N	\$ 80,000.00	\$ 133,028.03	\$ 134,915.87	\$ 134,915.87	\$ 134,915.87
11	E-85		SERVICE EXTENSION - NEW SUBDIVISIONS	N	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,167,250.00	\$ 1,167,250.00	\$ 1,167,250.00
12	E-88		FIELD STREET MODIFICATIONS (50%)	N	\$ 1,650,000.00	\$ -	\$ -	\$ -	\$ -
13	E-81	E-81-2	FIELD ST. SUB TO AIRPORT SUB TRANSMISSION LINE	N	\$ 2,700,000.00	\$ -	\$ -	\$ -	\$ -
17	E-81	E-81-9	RECONDUCTOR WAYNE AND FAIRWAY AVE	N	\$ -	\$ 8,168.39	\$ 8,284.31	\$ 8,284.31	\$ 8,284.31
18	E-81	E-81-17	LOAD BALANCING FIELD ST SUB LINE 8	N	\$ -	\$ 1,215.53	\$ 1,232.78	\$ 1,232.78	\$ 1,232.78
19	E-95		MODIFY SMYRNA SUB 230 KV (50%)	N	\$ 250,000.00	\$ 568,262.10	\$ 576,326.47	\$ 576,326.47	\$ 576,326.47
ZONE 2 TOTALS					\$ 7,680,000.00	\$ 1,710,674.05	\$ 1,888,009.43	\$ 1,888,009.43	\$ 1,888,009.43
ZONE 3 ELECTRIC PROJECTS									
20	E-70		CASSADAGA 115 KVA EXTENSION (10%)	N	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -
24	E-81	E-81-6	LOAD RELOCATION OF LINE 5 AND LINE 3	N	\$ -	\$ 1,215.53	\$ 1,232.78	\$ 1,232.78	\$ 1,232.78
25	E-81	E-81-7	SCHOOL WAY SUB LINE 14 VOLTAGE SUPPORT	N	\$ -	\$ 320,347.88	\$ 324,894.03	\$ 324,894.03	\$ 324,894.03
26	E-81	E-81-11	RECONDUCTOR SAXON DRIVE	N	\$ -	\$ 93,353.00	\$ 94,677.80	\$ 94,677.80	\$ 94,677.80
27	E-81	E-81-13	VOLTAGE IMPROVEMENT SCHOOLWAY SUB 1	N	\$ -	\$ 66,143.28	\$ 67,081.94	\$ 67,081.94	\$ 67,081.94
28	E-81	E-81-14	VOLTAGE IMPROVEMENT SCHOOLWAY SUB 2	N	\$ -	\$ 244,176.45	\$ 247,641.63	\$ 247,641.63	\$ 247,641.63
29	E-81	E-81-15	SCHOOL WAY SWITCHING	N	\$ -	\$ 1,215.53	\$ 1,232.78	\$ 1,232.78	\$ 1,232.78
30	E-81	E-81-18	LOAD BALANCING FIELD ST SUB LINE 5	N	\$ -	\$ 148,197.89	\$ 150,301.01	\$ 150,301.01	\$ 150,301.01
ZONE 3 TOTALS					\$ 400,000.00	\$ 874,649.57	\$ 887,061.98	\$ 887,061.98	\$ 887,061.98

	1/4 Shared \$	Zone \$	Total
Zone 1 North Total (1/2 Shared + North Projects)	\$ 349,266.17	\$ 1,888,009.43	\$ 2,237,275.61
Zone 1 South Total (1/2 Shared + South Projects)	\$ 349,266.17	\$ 887,061.98	\$ 1,236,328.15

**UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FL
ENGINEERING INFRASTRUCTURE PROJECT LIST, CONSTRUCTED COSTS, AND COST ESTIMATES**

PROGRAM YEAR 19

UPDATED BY DEREK M. WAINSCOTT, P.E.

DATE 8/11/2014

INF. PROJ. #	CIP #	STUDY #	PROJECT NAME	Completed	TOTAL COMPLETED COSTS	INITIAL ESTIMATED COSTS	YEAR 8 ESTIMATE	YEAR 9 ESTIMATE	CORRECTED COSTS
ZONE 1 SHARED PROJECT									
31	W-28		NEW WELLS (PARTIALLY CONSTRUCTED)	O		\$ 2,400,000.00	\$ 1,730,529.88	\$ 1,470,950.40	\$ 1,470,950.40
32	W-40		FILTER UPGRADE (INCREASE CAPACITY ONLY)	Y	\$ 269,265.10	\$ 420,000.00	\$ 1,142,000.00	\$ -	\$ 269,265.10
33	W-117	L-5	WESTERN TANK AND PUMP STATION	N		\$ 2,200,000.00	\$ 3,418,375.00	\$ 3,542,803.85	\$ 3,542,803.85
34	W-124		SURFACE AQUIFER PROJECT	Y	\$ 298,382.00	\$ -	\$ 1,000,000.00	\$ -	\$ 298,382.00
						\$ 5,020,000.00	\$ 7,290,904.88	\$ 5,013,754.25	\$ 5,581,401.35

ZONE 1 NORTH PROJECTS									
35	W-48	L-3	NEW WEST BOULEVARD LINE (NORTH)	N		\$ 600,000.00	\$ -	\$ -	\$ -
36	W-103	I-3	S.R. 44 16" AND 20" WATER MAIN EXTENSIONS	Y	\$ 946,400.00	\$ 1,250,000.00	\$ -	\$ -	\$ 946,400.00
37	W-104	I-4	O'REILLY ROAD 16" WATER MAIN (AIRPORT ROAD)	Y	\$ 97,336.50	\$ 685,000.00	\$ -	\$ -	\$ 97,336.50
38	W-113	S-11*	EAST S.R. 44 24" WATER MAIN	Y	\$ 985,750.00	\$ 1,200,000.00	\$ -	\$ -	\$ 985,750.00
39	W-114	L-2	WEST PIONEER TRAIL 12" WATER MAIN EXTENSION	N		\$ 1,000,000.00	\$ 521,789.58	\$ 621,900.12	\$ 621,900.12
						\$ 4,735,000.00	\$ 521,789.58	\$ 621,900.12	\$ 2,651,386.62

ZONE 1 SOUTH PROJECTS									
40	W-115	L-3	NEW WEST BOULEVARD LINE (SOUTH)	N		\$ 1,900,000.00	\$ 749,998.96	\$ 893,893.76	\$ 893,893.76
41	W-116	L-4	SOUTH WEST AREA 12" AND 16" WATER MAIN EXTENSIONS	N		\$ 1,500,000.00	\$ 2,288,943.90	\$ 2,372,261.46	\$ 2,372,261.46
42	W-132		EDGEWATER INTERCONNECTION (RESTORATION PROJECT)	N		\$ -	\$ 318,262.50	\$ 329,847.26	\$ 329,847.26
						\$ 3,400,000.00	\$ 3,357,205.36	\$ 3,596,002.47	\$ 3,596,002.47

	1/2 Shared \$	Zone \$	Total
Zone 1 North Total (1/2 Shared + North Projects)	\$ 2,790,700.67	\$ 2,651,386.62	\$ 5,442,087.30
Zone 1 South Total (1/2 Shared + South Projects)	\$ 2,790,700.67	\$ 3,596,002.47	\$ 6,386,703.14

* Not in Infrastructure Fee Project program per BB 8/1/13

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PROGRAM YEAR 9

UPDATED BY DEREK M. WAINSCOTT, P.E.

DATE 8/11/2014

INF. PROJ. #	CIP #	STUDY #	PROJECT NAME	Completed	TOTAL COMPLETED COSTS	INITIAL ESTIMATED COSTS	YEAR 8 ESTIMATE	YEAR 9 ESTIMATE	CORRECTED COSTS	
ZONE 2 POTABLE WATER PROJECTS										
43	W-106	S-1	S. GLENCOE 8" WATER MAIN	Y	\$ 65,963.97	\$ 200,000.00	\$ 432,142.05	\$ -	\$ 65,963.97	
44	W-107	S-3	ART CENTER 6" AND 8" WATER MAINS	N		\$ 85,000.00	\$ 286,178.24	\$ 209,662.07	\$ 209,662.07	
45	W-107	S-4	SUNSET 6" WATER MAINS	N		\$ 85,000.00	\$ 286,178.24	\$ -	\$ -	
46	W-109	S-6	INGHAM ROAD 8" WATER MAIN	N		\$ 200,000.00	\$ 179,152.58	\$ 147,258.47	\$ 147,258.47	
47	W-110	S-8	PIONEER TRAIL 12" WATER MAIN / SUGAR MILL 8" WATER MAIN	Y	\$ 42,944.00	\$ 450,000.00	\$ 697,047.00	\$ -	\$ 42,944.00	
48	W-111	S-9	ESLINGER ROAD 12" WATER MAIN	N		\$ 500,000.00	\$ 761,465.33	\$ 639,510.09	\$ 639,510.09	
49	W-112	S-10	US 1 IMPROVEMENTS	Y	\$ 28,908.00	\$ 300,000.00	\$ 262,775.00	\$ -	\$ 28,908.00	
50	W-114	L-1	CENTRAL PIONEER TRAIL 12" WATER MAIN EXTENSION	N		\$ 1,000,000.00	\$ 678,310.46	\$ 621,885.46	\$ 621,885.46	
51	W-124		SURFACE AQUIFER PROJECT	Y	\$ 298,382.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ 298,382.00	
PROJECTS ADDED										
52		S-7	ENTERPRISE 8" WATER MAIN (PIONEER TRAIL AT WILLIAMS)	Y	\$ 42,324.19	\$ -	\$ 123,553.50	\$ -	\$ 42,324.19	
53	W-134	I-2	UTILITY CORRIDOR 12" WATER MAIN	N		\$ -	\$ 833,777.03	\$ 864,126.51	\$ 864,126.51	
ZONE 2 TOTALS							\$ 3,820,000.00	\$ 5,540,579.41	\$ 2,482,442.61	\$ 2,960,964.77
ZONE 3 POTABLE WATER PROJECTS										
54	W-105	S-2	INDIAN RIVER (N. CAUSEWAY) 12" WATER MAIN CROSSING	N		\$ 640,000.00	\$ 735,274.63	\$ 617,514.06	\$ 617,514.06	
ZONE 3 TOTALS							\$ 640,000.00	\$ 735,274.63	\$ 617,514.06	\$ 617,514.06

UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FL
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PROGRAM YEAR 9

UPDATED BY DEREK M. WAINSCOTT, P.E.

DATE 8/11/2014

INF. PROJ. #	CIP #	STUDY #	PROJECT NAME	Completed	TOTAL COMPLETED COSTS	INITIAL ESTIMATED COSTS	YEAR 8 ESTIMATE	YEAR 9 ESTIMATE	CORRECTED COSTS
ZONE 1 NORTH WASTEWATER PROJECTS									
55	WW-67	WW-6	NW REGIONAL LIFT STATION AND FORCEMAIN	N	\$ 2,500,000.00	\$ 2,334,482.75	\$ -	\$ -	\$ -
ZONE 1 TOTALS					\$ 2,500,000.00	\$ 2,334,482.75	\$ -	\$ -	\$ -
ZONE 1 SOUTH WASTEWATER PROJECTS									
56	WW-68	WW-7	SW REGIONAL LIFT STATION AND FORCEMAIN	N	\$ 1,700,000.00	\$ 2,088,686.06	\$ 2,164,714.24	\$ 2,164,714.24	\$ 2,164,714.24
ZONE 1 TOTALS					\$ 1,700,000.00	\$ 2,088,686.06	\$ 2,164,714.24	\$ 2,164,714.24	\$ 2,164,714.24
ZONE 2 WASTEWATER PROJECTS									
57	WW-69	WW-8	SAKS PROPERTY REGIONAL LIFT STATION AND FORCE MAIN	N	\$ 950,000.00	\$ 1,350,035.70	\$ 1,237,733.50	\$ 1,237,733.50	\$ 1,237,733.50
58	WW-70	WW-9	BECKS PROPERTY REGIONAL LIFT STATION AND FORCE MAIN	N	\$ 950,000.00	\$ 1,483,072.50	\$ 1,359,703.68	\$ 1,359,703.68	\$ 1,359,703.68
PROJECTS ADDED									
59			OFF-SITE 6" FORCEMAIN NSB SE INTERCHANGE	Y	\$ 309,775.60	\$ -	\$ 445,386.50	\$ -	\$ 309,775.60
60			VILLAGE SQUARE LS AND FORCEMAIN	N	\$ -	\$ 379,704.00	\$ -	\$ -	\$ -
61			SMYRNA SOUTH LS AND FORCEMAIN	N	\$ -	\$ 2,638,980.50	\$ -	\$ -	\$ -
ZONE 2 TOTALS					\$ 1,900,000.00	\$ 6,297,179.20	\$ 2,597,437.18	\$ 2,907,212.78	\$ 2,907,212.78

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DATE 8/11/2014

INF. PROJ. #	CIP #	STUDY #	PROJECT NAME	Completed	TOTAL COMPLETED COSTS	INITIAL ESTIMATED COSTS	YEAR 8 ESTIMATE	YEAR 9 ESTIMATE	CORRECTED COSTS
ZONE 1 SHARED RECLAIMED WATER PROJECTS									
62	R-32	RW-3	2 MG REUSE TANK WEST AREA (50%)	N		\$ 2,000,000.00	\$ 3,330,440.25	\$ 3,451,668.28	\$ 3,451,668.28
						\$ 2,000,000.00	\$ 3,330,440.25	\$ 3,451,668.28	\$ 3,451,668.28
ZONE 1 NORTH RECLAIMED WATER PROJECTS									
63	R-34	RW-2	S.R. 44 16" REUSE MAIN (PART 1 AND 2)	Y	\$ 846,520.00	\$ 1,610,000.00	\$ 943,410.00	\$ -	\$ 846,520.00
64	R-29	RW-6	PORT ORANGE INTERCONNECTION	Y	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -
65	R-33	RW-4	PIONEER TRAIL 16" REUSE WATERMAIN	N		\$ 2,000,000.00	\$ -	\$ -	\$ -
ZONE 1 NORTH TOTALS						\$ 3,660,000.00	\$ 943,410.00	\$ -	\$ 846,520.00
ZONE 1 SOUTH RECLAIMED WATER PROJECTS									
66	R-34	RW-2	S.R. 44 16" REUSE MAIN (PART 3)	N		\$ 1,610,000.00	\$ 1,084,921.50	\$ 1,124,412.64	\$ 1,124,412.64
67	R-29	RW-6	EDGEWATER INTERCONNECTION	N		\$ 50,000.00	\$ 219,247.50	\$ 227,228.11	\$ 227,228.11
68	R-35	RW-5	SW REUSE MAIN LOOP	N		\$ 950,000.00	\$ 1,134,287.55	\$ 1,175,575.62	\$ 1,175,575.62
ZONE 1 SOUTH TOTALS						\$ 1,000,000.00	\$ 1,353,535.05	\$ 1,402,803.73	\$ 1,402,803.73

	1/2 Shared \$	Zone \$	Total
Zone 1 North Total (1/2 Shared + North Projects)	\$ 1,725,834.14	\$ 846,520.00	\$ 2,572,354.14
Zone 1 South Total (1/2 Shared + South Projects)	\$ 1,725,834.14	\$ 1,402,803.73	\$ 3,128,637.86

