



## INFORMATIONAL MEMORANDUM

**TO:** City Council Committee of the Whole

**CC:** Mayor Allan Ekberg

**FROM:** Rachel Bianchi, Deputy City Administrator

**BY:** Justine Kim, Senior Program Manager, Shiels Oblatz Johnsen

**DATE:** August 3, 2020

**SUBJECT:** Public Safety Plan – Justice Center  
Project Number #91630501, Contract 17-167  
SoundEarth Strategies, Inc, Amendment No. 7

### ISSUE

The City requires an amendment to the SoundEarth Strategies, Inc. contract to install monitoring wells and sample groundwater associated with the Justice Center project. The cost of these additional services is included in the overall project budget and staff is not asking for additional budget authority.

### BACKGROUND

The City of Tukwila hired SoundEarth Strategies, Inc. to perform Environmental Site Assessment services (ESA) in connection with the Tukwila Public Safety Plan. ESA services involve two phases; Phase I is the research of potential contamination and Phase II is soils testing. The initial contract provided Phase I services related to the Justice Center (JC) and Fire Station 52 (FS52) sites. On December 7<sup>th</sup>, 2017, Amendment No. 1 added Phase I and II services to the Public Works (PW) site, Phase II for the Justice Center site and Phase I the Fire Station 54 (FS54) site, in the amount of \$111,937. On March 26, 2018, Amendment No. 2 added Phase II services to Fire Station 52 and 54, as well as some additional services needed for soils testing on the Justice Center site, in the amount of \$36,325. On May 11<sup>th</sup>, 2018, Amendment No. 3 called for additional Due Diligence services, however they were able to be covered by previously approved contingency as well as reallocating funds previously allocated to soils testing work on Fire Station 54, which were no longer needed. Therefore, the contract amount did not increase. On December 26<sup>th</sup>, 2018, Amendment No. 4 changed the duration of the contract, extending it to December 31, 2019. On March 26, 2019, Amendment No. 5 added remedial excavation and field support activities during construction, in amount of \$85,770. In November of 2019, Amendment No. 6 added additional remedial excavation, field support and tank removal activities, in the amount of \$73,000, bringing the not-to-exceed amount to \$322,032.

### ANALYSIS

Amendment No. 7 is to add services to perform a supplemental subsurface investigation at the Justice Center Site to evaluate groundwater conditions in the vicinity of the observed soil impacts of the Property by installing nine (9) monitoring wells and conducting sampling of the wells. These are anticipated expenditures and are included in the Council approved project budget.

### FISCAL IMPACT

SoundEarth Strategies has provided a proposal of \$60,105 to complete this scope of work. The following table shows the Original Contract Amount, the 6 previous amendments, Amendment No.

7, and the new total. The amounts shown below are all within the approved project budgets and staff is not asking for additional budget authority.

<b>Original Contract Amount – research of potential contamination to JC and FS 52</b>	<b>\$15,000.00</b>
Amendment No. 1 – <i>research of potential contamination and soils testing to PW, soils testing to JC, research of potential contamination to FS 54</i>	\$111,937.00
Amendment No. 2 – <i>soils testing to FS 52/FS54, Additional soils testing to JC</i>	\$36,325.00
Amendment No. 3 – <i>Additional Due Diligence</i>	\$0.00
Amendment No. 4 – <i>Extend duration of contract</i>	\$0.00
Amendment No. 5 – <i>Remedial Excavation Observation of JC Site</i>	\$85,770.00
Amendment No. 6 – <i>Add. Remedial Excavation, Field Support, Tank Removal</i>	\$73,000.00
<b>Amendment No. 7 – Installation &amp; Sampling of Monitoring Wells at JC</b>	<b>\$60,105.00</b>
New Contract Amount	\$382,137.00

**RECOMMENDATION**

Project Management Quality Assurance (PMQA) consultant has reviewed these documents and provided his concurrence. The Committee is being asked to approve the amendment to the contract and forward this item to the August 17, 2020 Regular Meeting Consent Agenda.

**ATTACHMENTS**

- Proposed SoundEarth Contract Amendment No. 7
- SoundEarth proposal for services with scope of work and fee
- Monthly Budget Report Summary (current w/construction related costs highlighted)



**CONTRACT FOR SERVICES**

**Amendment No. 7**

**Between the City of Tukwila and SoundEarth Strategies, Inc.**

That portion of Contract No. 17-167 between the City of Tukwila and SoundEarth Strategies, Inc. is hereby amended as follows:

**Section 1 Project Designation:** The Consultant is retained by the City to perform remedial excavation observation services in connection with the project titled Tukwila Public Safety Plan, Justice Center site.

**Section 2 Scope of Services:** The Consultant agrees to perform the services, identified on Exhibit "A" attached hereto, including the provision of all labor, materials, equipment and supplies.

**3. Duration of Agreement; Time for Performance.** This Agreement shall be in full force and effect for a period commencing upon execution and ending December 31, 2021, unless sooner terminated under the provisions hereinafter specified. Work under this Agreement shall commence upon written notice by the City to the Consultant to proceed. The Consultant shall perform all services and provide all work product required pursuant to this Agreement no later than December 31, 2021, unless an extension of such time is granted in writing by the City.

**Section 4 Payment:** The Consultant shall be paid by the City for completed work and for services rendered under this Agreement as follows:

Payment for the work provided by the Consultant shall be made as provided on Exhibit "A" attached hereto, provided that the total amount of payment to the Consultant shall not exceed \$382,137 (including estimated expenses) without express written modification of the Agreement signed by the City. The total amount of this amendment is \$60,105.

All other provisions of the contract shall remain in full force and effect.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

CITY OF TUKWILA

CONTRACTOR

\_\_\_\_\_  
Allan Ekberg, Mayor

\_\_\_\_\_  
Printed Name: Ryan Bixby

ATTEST/AUTHENTICATED

APPROVED AS TO FORM

\_\_\_\_\_  
Christy O'Flaherty, MMC, City Clerk

\_\_\_\_\_  
Office of the City Attorney





SoundEarth Strategies, Inc.  
2811 Fairview Avenue East, Suite 2000  
Seattle, Washington 98102

July 29, 2020

City of Tukwila  
6200 Southcenter Boulevard  
Tukwila, Washington 98188

**SUBJECT: WORK PLAN AND COST ESTIMATE FOR POST-EXCAVATION WELL INSTALLATION**  
**JC7NL Property**  
**15005 Tukwila International Boulevard, Tukwila, Washington**  
**Project Number: 1318-001**

To Whom It May Concern:

SoundEarth Strategies, Inc. (SoundEarth) appreciates the opportunity to provide you with this work plan to conduct additional investigation of impacts present beneath the JC7NL Property, located at the address listed above in Tukwila, Washington (the Property).

#### **PROPOSED SCOPE OF WORK**

It is our understanding that City of Tukwila is requesting that SoundEarth perform a supplemental subsurface investigation at the Property to evaluate groundwater conditions in the vicinity of the observed soil impacts of the Property by installing nine monitoring wells across the Property. To that end, SoundEarth has proposed the following scope of work.

**Task 1, Scope of Work Development, Permitting, and Pre-Field Activities.** This task includes conducting public and private utility locates, coordinating with the laboratory and other subcontractors, and preparing and coordinating field staff for each phase of field work. Based on the extents of the soil contamination identified during the excavation, at least one well will need to be located in the South 105th Street right-of-way. This task includes securing a street use permit and preparing a traffic control plan for the well install. Costs associated with obtaining a street use permit are included in the attached estimate.

**Task 2, Monitoring Well Installation.** In an effort to evaluate groundwater conditions in the vicinity of observed soil impacts during the redevelopment excavation and to assess whether the soil impacts have resulted in impacts to groundwater, SoundEarth will advance nine hollow-stem auger borings at exterior locations on the Property. The borings will be completed as monitoring wells and will be properly developed before sampling to ensure that a representative groundwater sample is collected.

Drilling activities will be completed using a truck-mounted hollow-stem auger drill rig. The soil borings will be advanced to a depth of approximately 20 to 25 feet below ground surface (bgs), depending on groundwater conditions observed during drilling. Soil samples will be collected at approximate 5-foot intervals and described in general accordance with the Unified Soil Classification System by a SoundEarth geologist. Soil samples will be screened in the field for potential evidence of contamination by using visual

observations and notations of odor and by conducting headspace analysis using a photoionization detector to detect the presence of volatile organic vapors. Based on the results of field screening, up to three soil samples will be submitted to the laboratory for one or more of the following analyses:

- Gasoline-range petroleum hydrocarbons (GRPH) by Northwest Total Petroleum Hydrocarbon (NWTPH) Method NWTPH-Gx
- Diesel-range petroleum hydrocarbons (DPRH) and oil-range petroleum hydrocarbons (ORPH) by Method NWTPH-Dx
- Benzene, toluene, ethylbenzene, and total xylenes (BTEX) by US Environmental Protection Agency (EPA) Method 8021B
- Resource Conservation Recovery Act 8 metals using EPA Method 200.8/6020A

After completion of the soil borings, monitoring wells will be installed and screened at a depth interval to be determined based on field observations of groundwater. Groundwater is expected to be encountered at a depth of 15 to 20 feet bgs, based on SoundEarth's initial subsurface investigation. The monitoring wells will be constructed of 2-inch-diameter blank PVC casing, flush-threaded to 0.010-inch slot well screen. The bottom of the well will be fitted with a threaded PVC bottom cap, and the top of the well casing will be fitted with a locking compression-fit well cap. The annulus of the monitoring wells will be filled with #10/20 silica sand to a minimum height of 1 foot above the top of the screened interval, and a bentonite seal with a minimum thickness will be installed above the sand pack. The monitoring wells will be completed with a flush-mounted, traffic-rated well box set in concrete. Following installation, the monitoring wells will be developed with the use of a submersible pump. Well development will consist of surging and purging until the groundwater no longer appears turbid and the measured total depth in the well is equivalent to the overall length of the well. Turbidity will be measured visually or with a field turbidity meter by a SoundEarth geologist during well development activities.

It is expected that approximately eighteen 55-gallon drums of soil cuttings, decontamination water, and purge water will be generated during drilling and well development. Considering the uncertainty regarding the chemical composition of the soil and water, disposal costs have not been included in the attached estimate. An estimate to profile and coordinate the removal of the drums can be provided upon receipt of the laboratory results.

Drilling, well installation, and well development activities are anticipated to take 4 days to complete. If requested by the client, SoundEarth will coordinate the removal of utility markings via pressure washing at the conclusion of our investigation activities for an additional charge.

**Task 3, Groundwater Sampling.** Approximately 48 hours after well development is complete, two SoundEarth geologists will remobilize to the Property to survey the well elevations and collect two rounds of groundwater samples from each of the monitoring wells: one round after surveying well elevations and one round approximately three months after the first round of sampling. The groundwater samples will be collected according to EPA *Low-Flow (Minimal Drawdown) Ground-Water Sampling Procedures* (April 1996). The groundwater samples will be submitted to the laboratory for analysis of the following:

- GRPH by Method NWTPH-Gx
- DRPH and ORPH by Method NWTPH-Dx
- BTEX by EPA Method 8021B

Groundwater sampling activities are anticipated to take approximately 1 day to complete each event.

**Task 4, Data Review and Tabulation.** Following completion of the soil and groundwater sampling activities and receipt of final laboratory analytical results, SoundEarth will tabulate and review the analytical data and produce a figure depicting sample locations and results. Considering the interim nature of the investigation, preparation of a full report is not included in this scope of work.

**Task 5, Project Management, Client Communications, and Meetings.** This task includes labor costs associated with coordinating field schedule and staff resources for the project, as well as project coordination, contracting, and client/stakeholder communications and meetings.

#### PROJECT SCHEDULE

SoundEarth assumes that all necessary interior and exterior areas of the Property will be accessible during the subsurface investigation activities. Drilling, well installation, and groundwater sampling activities can be completed within 2 weeks of authorization to proceed, depending on driller availability and the duration of the permitting process. SoundEarth anticipates laboratory results will be available within 2 weeks of each phase of field work.

SoundEarth shall proceed with such services in a diligent manner to completion or as otherwise directed by the client. SoundEarth will not be responsible for delays caused by factors beyond the consultant's control and which could not have been reasonably foreseen or prevented.

#### PROJECT ESTIMATED COST

The estimated cost for this scope of work is described in the attached Table 1. SoundEarth proposes to complete this work on a time and materials contractual basis. Our cost estimate will not be exceeded without prior authorization from the client.

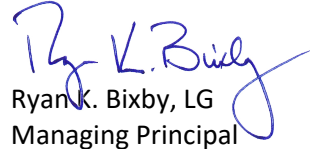
City of Tukwila  
July 29, 2020

**CLOSING**

We appreciate the opportunity to provide this work plan for environmental services on this project. If the scope of services and associated costs are acceptable, please sign and return the attached work order (Attachment A). If you have any questions, please contact the undersigned at 206-306-1900.

Respectfully,

**SoundEarth Strategies, Inc.**



Ryan K. Bixby, LG  
Managing Principal

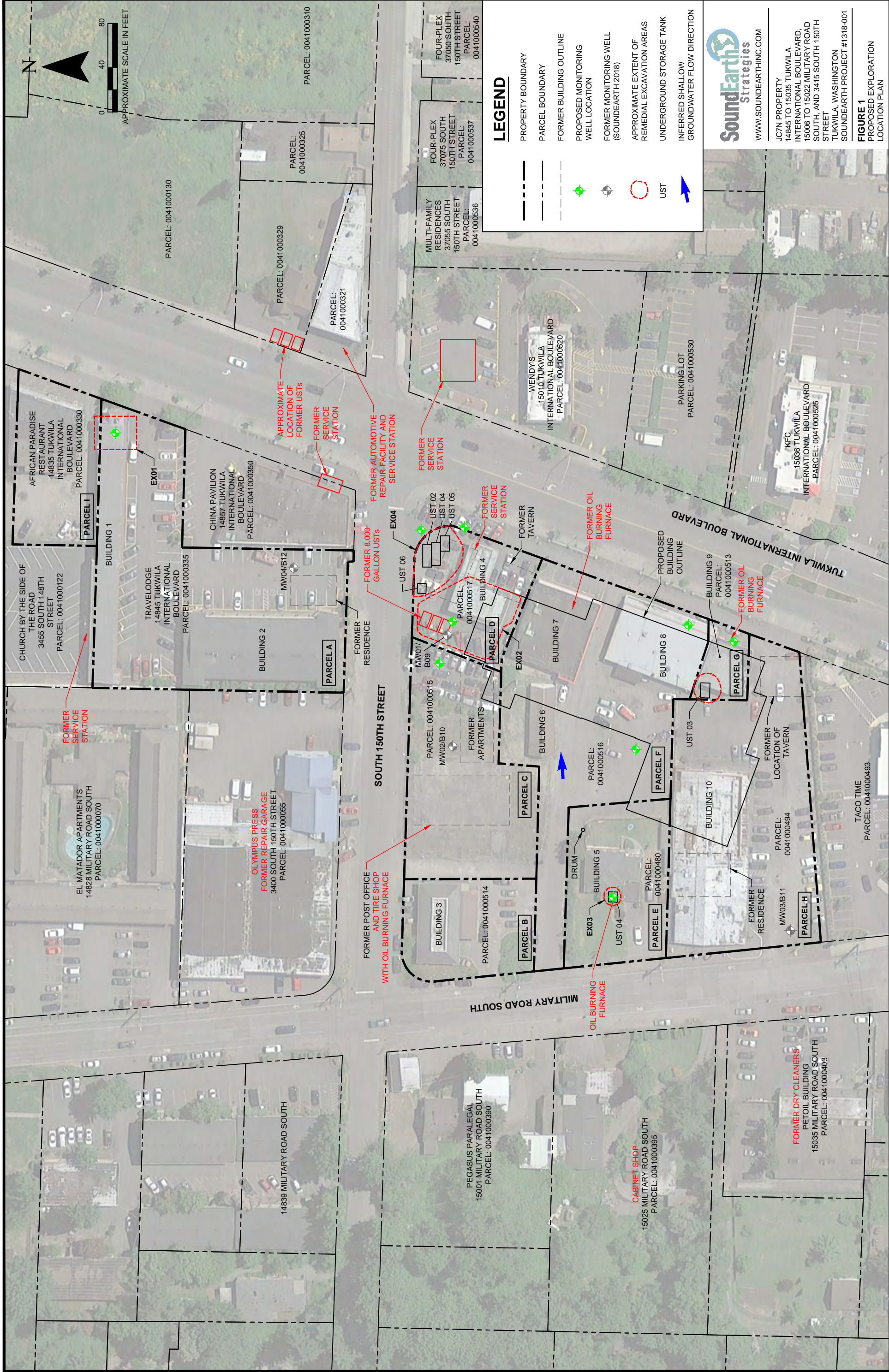
Attachments: Figure 1, Proposed Exploration Location Plan  
Table 1, Post-Excavation Well Installation Cost Estimate  
A, Work Order

RKB:dnm



**FIGURE**





**FIGURE 1**  
PROPOSED EXPLORATION  
LOCATION PLAN



JC7N PROPERTY  
14845 TO 15035 TUKWILA  
INTERNATIONAL BOULEVARD,  
15006 TO 15022 MILITARY ROAD  
SOUTH, AND 3415 SOUTH 150TH  
STREET  
TUKWILA, WASHINGTON  
SOUNDEARTH PROJECT #1318-001



**TABLE**





Table 1  
 Post-Excavation Well Installation Cost Estimate  
 JC7NL Property  
 15005 Tukwila International Boulevard  
 Tukwila, Washington  
 1318-001

Task No.	Description	SoundEarth Labor Categories, Rates, and Hours										SoundEarth Labor (Including 3% communications charge)	SoundEarth ODCs, Subcontractors, and Field Equipment	SoundEarth Laboratory Expenses	Task Total
		Managing Principal \$300	Associate II Engineer/Geologist/Scientist \$170	Project II Engineer/Geologist/Scientist \$150	Staff I Engineer/Geologist/Scientist \$150	Staff II Engineer/Geologist/Scientist \$140	CAD/ GIS Specialist I \$140	Senior Technical Writer/ Editor \$140	Senior Project Coordinator \$120	Clerical \$85					
1	Scope of Work Development, Permitting, and Pre-Field Activities	4	8	3	8	-	1	-	-	3	-	4,851	\$ 1,382	\$ -	\$ 6,234
2	Monitoring Well Installation	2	4	-	36	-	-	-	-	-	-	6,880	\$ 26,413	\$ 2,645	\$ 35,938
3	Groundwater Sampling	1	4	-	20	20	-	-	-	-	-	6,983	\$ 2,523	\$ 1,645	\$ 11,151
4	Data Review and Tabulation	2	8	4	-	-	4	-	2	-	-	3,502	\$ -	\$ -	\$ 3,502
5	Project Management, Client Communications, and Meetings	4	8	2	-	-	-	-	-	2	1	3,281	\$ -	\$ -	\$ 3,281
<b>TOTAL</b>												<b>\$ 25,498</b>	<b>\$ 30,318</b>	<b>\$ 4,290</b>	<b>\$ 60,105</b>





**ATTACHMENT A  
WORK ORDER**





# Work Order

**Work Order No.:** WO01 **Date:** July 29, 2020

This Work Order incorporates by reference the terms of that certain Master Consulting Services Agreement between the Consultant and Client dated September 18, 2017 (the Agreement). Execution of this Work Order by Client and Consultant will serve as authorization for Consultant to carry out and complete the Services set forth below in accordance with the Agreement. In the event of any conflict between the terms of this Work Order and the Agreement, or the terms of this Work Order and the terms of the proposal specified herein, the terms of this Work Order shall control.

**Client Name:** City of Tukwila  
**Project Title/Number:** JC7NL Property/1318-001  
**Project Location:** 15005 Tukwila International Boulevard, Tukwila, Washington  
**Scope of Services:** As described below.  
**List of Deliverables:** Data Tabulation Summary

**Time Schedule for Performance of Services:**

Start Date: July 2020 Estimated End Date: December 2020

**Fee for Services:**

Work to be performed on a time and materials contractual basis.  
Task 1, Scope of Work Development, Permitting, and Pre-Field Activities: \$6,234  
Task 2, Monitoring Well Installation: \$35,938  
Task 3, Groundwater Sampling (2 quarters): \$11,151  
Task 4, Data Review and Tabulation: \$3,502  
Task 5, Project Management, Client Communications, and Meetings: \$3,281

**Total Cost Estimate:** \$60,105

**Additional Provision/Information:**

Client to coordinate access.

**SoundEarth Strategies, Inc.**

**City of Tukwila**

\_\_\_\_\_  
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City of Tukwila - Facilities Plan  
TOTAL PROJECT

MONTHLY Budget Report  
(REVISED Budgets; D-20 Plan Adopted by Council)

Life to Date Costs  
as of July 30, 2020 (reconciled w/covers thru July 16, 2020 GL)

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'dg Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 3,278,125	\$ (3,125)	\$ 3,275,000	\$ 3,210,300	\$ 2,920,855	\$ 289,445	\$ 64,700	\$ 3,244,684.00 D
Permits/Fees	\$ 700,000	\$ 330,000	\$ 1,030,000	\$ 896,961	\$ 896,961	\$ -	\$ 133,039	\$ 1,030,000.00
Construction (Pre-Con, Const, & Tax)	\$ 38,738,678	\$ 2,026,169	\$ 40,764,847	\$ 40,080,329	\$ 36,450,833	\$ 3,759,252	\$ 0	\$ 40,764,847.30
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ 402,194	\$ 2,514,833	\$ 2,380,044	\$ 1,124,686	\$ 1,255,358	\$ 134,789	\$ 2,473,265.10 D
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 221,211	\$ 2,037,086	\$ 2,018,377	\$ 1,650,118	\$ 368,259	\$ 18,709	\$ 2,011,991.00 D
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (5,031,367)	\$ 1,476,364	\$ -	\$ -	\$ -	\$ 2,026,364	\$ 700,278.50
Contingency for Site Contamination (soils,hazmat)	\$ -	\$ 550,000	\$ 550,000	\$ 684,518	\$ 554,762	\$ -	\$ -	\$ -
Land Acquisition	\$ 14,133,295	\$ (416,714)	\$ 13,716,581	\$ 13,716,462	\$ 13,692,508	\$ 23,954	\$ 119	\$ 13,716,461.92 B
Contingency for Land Acquisition	\$ 1,250,000	\$ 250,000	\$ 1,500,000	\$ 1,491,500	\$ 1,491,500	\$ -	\$ 8,500	\$ 1,491,500.00 D
<b>TOTAL</b>	\$ <b>68,536,343</b>	\$ <b>(1,671,632)</b>	\$ <b>66,864,711</b>	\$ <b>64,478,491</b>	\$ <b>58,782,223</b>	\$ <b>5,696,268</b>	\$ <b>2,386,220</b>	\$ <b>65,433,027.82</b>

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'dg Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,070,000	\$ 298,956	\$ 1,368,956	\$ 1,297,777	\$ 1,246,526	\$ 51,250	\$ 71,179	\$ -
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ 100,000	\$ 334,000	\$ 243,648	\$ 227,861	\$ 15,788	\$ 90,352	\$ -
Construction (Pre-Con, Const, & Tax)	\$ 9,396,000	\$ 2,072,959	\$ 11,468,958	\$ 11,468,907	\$ 10,621,642	\$ 847,264	\$ 52	\$ -
Construction Related Costs (incl Bond)	\$ 93,100	\$ (258,042)	\$ 672,958	\$ 487,814	\$ 316,289	\$ 171,525	\$ 185,144	\$ -
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ (133,000)	\$ 393,000	\$ 365,550	\$ 271,738	\$ 93,812	\$ 27,450	\$ -
Contingency (incl Construction & Project)	\$ 1,116,000	\$ (669,240)	\$ 446,760	\$ -	\$ -	\$ -	\$ 446,760	\$ -
<b>TOTAL</b>	\$ <b>13,273,000</b>	\$ <b>1,411,633</b>	\$ <b>14,684,632</b>	\$ <b>13,863,695</b>	\$ <b>12,684,056</b>	\$ <b>1,179,639</b>	\$ <b>820,937</b>	\$ <b>-</b>

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'dg Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,415,000	\$ 458,172	\$ 1,873,172	\$ 1,871,265	\$ 1,671,879	\$ 199,386	\$ 1,907	\$ -
Land Acquisition	\$ 16,000	\$ 1,160	\$ 17,160	\$ 17,157	\$ 17,157	\$ -	\$ 3	\$ -
Permits/Fees	\$ 353,000	\$ 50,000	\$ 403,000	\$ 360,079	\$ 299,902	\$ 60,177	\$ 42,921	\$ -
Construction (Pre-Con, Const, & Tax)	\$ 13,298,000	\$ 5,047,271	\$ 18,345,271	\$ 18,344,870	\$ 11,997,512	\$ 6,347,358	\$ 401	\$ -
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (132,660)	\$ 1,265,340	\$ 829,978	\$ 371,333	\$ 458,645	\$ 435,362	\$ -
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ (95,000)	\$ 692,000	\$ 555,454	\$ 409,582	\$ 145,872	\$ 136,546	\$ -
Contingency (incl Construction & Project)	\$ 1,343,000	\$ (188,943)	\$ 1,154,057	\$ -	\$ -	\$ -	\$ 1,154,057	\$ -
<b>TOTAL</b>	\$ <b>18,610,000</b>	\$ <b>5,140,000</b>	\$ <b>23,750,000</b>	\$ <b>21,978,803</b>	\$ <b>14,767,365</b>	\$ <b>7,211,438</b>	\$ <b>1,771,197</b>	\$ <b>-</b>

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'dg Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 150,000	\$ (15,505)	\$ 134,495	\$ 134,495	\$ 132,995	\$ 1,500	\$ (0)	\$ -
Land Acquisition	\$ 902,668	\$ 31,206	\$ 933,874	\$ 933,875	\$ 933,775	\$ 100	\$ (1)	\$ -
Permits/Fees	\$ 20,000	\$ (11,827)	\$ 8,173	\$ 4,971	\$ 4,971	\$ -	\$ 3,202	\$ -
Construction (Pre-Con, Const, & Tax)	\$ 230,000	\$ (123,300)	\$ 106,700	\$ 84,196	\$ 84,196	\$ -	\$ 22,504	\$ -
Construction Related Costs (incl Bond)	\$ 50,000	\$ (2,698)	\$ 47,302	\$ 42,302	\$ 29,145	\$ 13,157	\$ 5,000	\$ -
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ (835)	\$ 106,665	\$ 106,665	\$ 86,066	\$ 20,599	\$ -	\$ -
Contingency (incl Construction & Project)	\$ 41,832	\$ 122,959	\$ 164,791	\$ -	\$ -	\$ -	\$ 164,791	\$ -
<b>TOTAL</b>	\$ <b>1,502,000</b>	\$ <b>-</b>	\$ <b>1,502,000</b>	\$ <b>1,306,505</b>	\$ <b>1,271,148</b>	\$ <b>35,357</b>	\$ <b>195,495</b>	\$ <b>-</b>

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'dg Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 335,382	\$ 293,363	\$ 42,019	\$ 447,003	\$ -
Land Acquisition	\$ 22,000,046	\$ 3,374,913	\$ 25,374,959	\$ 25,373,239	\$ 25,371,146	\$ 2,093	\$ 1,720	\$ -
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ 1,730	\$ 1,730	\$ -	\$ 88,270	\$ -
Construction (Pre-Con, Const, & Tax)	\$ 4,950,000	\$ (1,895,000)	\$ 3,055,000	\$ 81,078	\$ 81,078	\$ -	\$ 2,973,922	\$ -
Construction Related Costs (incl Bond)	\$ 529,036	\$ (404,793)	\$ 124,243	\$ 81,598	\$ 66,558	\$ 15,041	\$ 42,645	\$ -
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 280,545	\$ 177,282	\$ 103,263	\$ 39,455	\$ -
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ -	\$ 253,413	\$ -
<b>TOTAL</b>	\$ <b>30,000,000</b>	\$ <b>-</b>	\$ <b>30,000,000</b>	\$ <b>26,153,572</b>	\$ <b>25,991,156</b>	\$ <b>162,416</b>	\$ <b>3,846,428</b>	\$ <b>-</b>