

Palm Springs Unified School District

Facilities Study Session O.E. 12



Presented by PSUSD Staff: Julie Arthur, Executive Director Facilities Planning & Development Brian Murray, Ed.D., Assistant Superintendent of Business Services November 14, 2017

AGENDA

- 1. Review May 23, 2017 Facilities Study Session
- 2. Measure E Bond and Redevelopment Projects and Funds
- 3. Palm Springs High School Seismic Review of Buildings
- 4. Elementary School Shade Options
- 5. Early Childhood Location Update
- 6. Facilities Master Plan Update
- 7. Desert Springs Middle School Solar
- 8. Potential New Actions and Projects

1. Review May 23, 2017 Facilities Study Session

- 4 Elementary school parking lot reconfigurations (design only) (Katherine Finchy, Two Bunch Palms, Rio Vista and Cathedral City Elementary Schools) \$1,000,000 - Approved
- Use remaining \$5.8 M (\$7M approved in 5/10/16) for M & O deferred maintenance projects (Y.E.16/17) - Approved
- Continue seismic building investigation at Palm Springs High School (Gymnasium (not historic), library (historic), cafeteria (historic) and other buildings. Options and budget requests will be brought to the Board of Education at future meeting - Approved
- 4. Release RM K8 bond funds of \$73M to fund projects identified in the Updated Facilities Master Plan Approved

1. Potential Actions Pending BOE Direction

- 5. Extend or forgive the Foundation's loan amount of \$84,638
 No action taken
- 6. Option 1 site (20 acres) is too small for RM K8 school, put all or some of the land up for sale No action taken
- Upon completion, prioritization and presentation of the Facilities Master Plan to the Board of Education in November 2017, new projects will be reviewed for Board approval – Approved

1. BOE Direction for Funding new projects

Project	Amount Requested	Under Previously Allocated Funds	New Bond Funds
Deferred Maintenance Projects	\$5,800,000	Districtwide HVAC, roof, parking lot repairs and shade structures	No
Design and site investigations for 4 Elementary school parking lot reconfigurations (design only) (Katherine Finchy, Two Bunch Palms, Rio Vista and Cathedral City Elementary Schools)	\$1,000,000	No	Yes
Total:	\$6,800,000		

Measure E Bond & Redevelopment Projects and Funds

2.

2. Measure E Bond Current Projects

Na	me of Project	Status
1.	District-wide phone system and bandwidth	Complete
2.	Cathedral City High School Theater upgrades	Complete
3.	District-wide swimming pool at CCHS	Complete
4.	Solar & roofing at CCHS for pool	Construction
5.	Agua Caliente Elementary renovation	Construction
6.	1 st Phase District-wide fire and security alarm upgrades	Complete
7.	Raymond Cree MS 8 classroom permanent	Complete
8. Pro	District-wide heating and air conditioning replacements and op. 39 funding – PSHS, JWMS, MSJ	90% Complete
9.	Raymond Cree Middle roof replacement	90% Complete
10	. James Workman Middle roof replacement	Complete
11	Rancho Mirage Elementary roof replacement	99% Complete
		6

2. Measure E Bond Current Projects

Name of Project	Status
12. Updated Facilities Master Plan	In process
13. AB 300 List Seismic Building Renovation – PSHS Buildings	Design
14. Review of Shade Structure types and costs	In process
15. Surplus Property sales	In process
16. Palm Springs High Field Restroom Building	Re-Bidding
17. Proposition 39 Lighting retro-fit	Construction
18. DHS Schools Water Conservation Landscape (Partially funded by MSWD)	90% Complete
19. Review of 8 schools parking and traffic issues	Completed
20. Tenant Improvement Service Center	Complete
21. Purchase of new elementary site in Desert Hot Springs	In process
22. Ongoing Minor Capital Projects	In process

2. Redevelopment Fund Projects

Name of Project	Status
1. LED Marquees High Schools (5)	Bids received
2. District Administration Center	Construction
3. Vista Del Monte Elementary Communication Tower Relocation	Complete 2016
4. Elementary School Traffic Study	Complete 2016
5. Phase II Energy Conservation at 10 schools	Complete 2016
6. Rancho Mirage High School Video Scoreboard	Complete 2016
7. Katherine Finchy Elementary solar panel enhancement	Complete 2016
8. Cielo Vista Charter K - 8 Master Plan	Complete 2016
9. Farrell Site desert landscape conversation	Complete 2015
10. Energy Conservation – HVAC ground unit replacements	Complete 2015

2. Measure E Bond Authorization

Measure E \$516,000,000	Series	s Authorized Total Amount Bonds Issued		Remaining Authorization
November 2010	A	\$24,690,000	\$24,690,000	
November 2010	В	110,000,000	134,690,000	
November 2013	С	70,000,000	204,690,000	
July 2016	D	\$100,000,000	\$304,690,000	\$211,310,000*

*Will be known as Measure I when next tranche sold

2. Measure E Bond Fund Balance

Project	Expenditures Through 6/30/17	FY18 Budget	FY19 Budget	Project Budget	State Funds	Total cost to Bond Measure	Savings on Approved Budget
Aqua Caliente ES Re-build	\$ 4,086,007	\$ 27,923,968	\$ 12,445,327	\$ 46,177,014		\$ 46,177,014	
DW Prop 39 HVAC Projects	211,133	2,500,000	175,867	2,887,000		2,887,000	
LAN Staff Parking Lot + Traffic Study	47,352	602,648		650,000		650,000	
Traffic Study		275,000		275,000		275,000	
Parking Lot Study Design-4 Schools		1,000,000		1,000,000		1,000,000	
NNC Chiller	23,590	5,976,410		6,000,000		6,000,000	
PROP 39 Matching HVAC / Lighting		1,900,0000		1,900,000		1,900,000	
Palm Springs HS Restroom Building	53,306	471,694		525,000		525,000	
PSUSD Pool Roof/Solar panels	135,465	377,037		1,000,000		519,723	480,277
JWMS Roofing	729,131	421,964		1,956,000		1,151,095	804,905
RMES Roofing	607,289	728,295		585,000		1,335,584	(750,584)
RCMS Roofing	865,724	1,310,508		2,500,000		2,176,232	323,768
Retro-Commissioning CCHS, NNC, RMHS, DSC and RCMS		275,000		275,000		275,000	
Facilities Master Plan Update	24,900	425,100		450,000		450,000	

2. Measure E Bond Fund Balance

Project	Expenditures Through 6/30/17	FY18 Budget	FY19 Budget	Project Budget	State Funds	Total Cost to Bond Measure	on Ap	/Increase proved dget
Surplus Property & 711 Committee		100,000		100,000		100,000)	
DW Drinking Foundations		2,000,000		2,000,000		2,000,000)	
M & O Deferred Maintenance Bond Projects		5,800,000		5,800,000		5,800,000		
AB 300 Seismic		250,000		250,000		250,000)	
Edward Wenzlaff Repurpose F & E		453,834		453,834		453,834		
DHS Elementary New Land Purchase				2,000,000		2,000,000		
Bond Costs	98,997	100,000	100,000	298,997		398,997	,	
Est. Total Project Cost Approved	\$ 6,882,600	\$ 52,891,458	\$ 12,721,194	\$ 77,182,845		\$ 76,324,479	\$	858,365
Interest Revenues	1,077,891	500,000						
Bond Issuance July 2016	100,000,000							
Additional State Funds for BVES, PHMS, and CYES		215,454						
Estimated Total Revenues	101,077,891	715,454						
Funding Source: Bond Funds Measure E Series B and C	FY 2017	FY 2018	FY 2019		CASH BALANCE			
Estimated balance 6/30/17	83,167,414				130,939,128			
Estimated balance 6/30/18		(52,176,004)			78,763,124			
Estimated balance 6/30/19			12,721,194		\$ 66,041,930			

2. Redevelopment Fund Balance

On-Going Needs	Expenses through 6/30/17	FY18 Budget	FY19	On-going Needs Budget 2018	On-going Needs Budget 2019
Transfer to 06 for Technology	2,000,000	\$ 2,000,000	\$ 2,000,000		
Transfer to MMR	3,442,992	3,551,700	3,700,000		
Airlinks towers	128,000	139,500	128,000		
TIS PO's + Edom Hill	31,191	50,562	63,000		
Olinger Lease	67,475	250,000			
Suitt Lease	118,582	250,000			
MCP Funds	344,405	236,053	200,000		
Climatec – Energy Service Contract		8,500	8,500	\$ 6,250,263	\$ 5,899,500
Projects	Expenses through 6/30/17	FY18 Budget	FY19	Project Budget	Savings/Increase
New District Administration Center	12,521,673	19,978,327		32,500,000	
VDM Cell Tower	450,416	3,537	-	800,000	346,047
Consultant for Purchasing / Facilities	56,858	10,000	-	66,858	-
KF Solar Panel Enhancement	143,263			160,000	16,737
DW Parking-lot Design*	66,000			100,000	34,000
LED Marquees for High Schools	34,329	215,671		250,000	(450,000)
DHS Landscape match for MSWD	- 228,286	56,714	-	285,000	-
General Fund Cash Flow Reserve		5,000,000			
Total Expenses	\$ 19,633,470	\$ 31,750,565	\$ 6,099,500	\$ 34,161,858	\$ (53,216)
Total Revenues	9,362,179	9,000,000	8,500,000		
Net Change	(10,217,291)	(22,750,565)	2,400,500		

* Originally named KF Parking Lot Revisions

2. Redevelopment Fund Balance

	Expenses through 6/30/17	FY18 Budget	FY19	
Total Expenses	\$ 19,633,470	\$ 31,750,565	6,099,500	
Total Revenues	9,362,179	9,000,000	8,500,000	
Net Change	(10,271,291)	(22,750,565)	2,400,500	
Funding Source: Redevelopment				
	FY 17	FY18	FY19	
Available Cash as of 6/30/17	28,851,364			
Balance as of 6/30/18		6,100,799		
Balance as of 6/30/19			8,501,299	
Reimbursement due by Foundation				
*incl. in cash balance as of 6/30/16		84,639		

At the November 10, 2015 Facilities Study Session, the board approved a 'loan' to the Foundation of \$90,000 for the RMHS Video Scoreboard project expenses not covered by the Argovitz's donation.

Options are to extend the loan or forgive the loan.

Palm Springs High School Seismic Review of Buildings

3. Palm Springs High School Seismic Review of Buildings 9-12-17 BOE Meeting

DPTION 1 -

Perform DSA PR 08-03 procedures for Program

All Structural/Seismic Upgrades

Asbestos Abatement

ADA Accessibility Upgrades and

Fire/Life/Safety Upgrades

nterior/Exterior Paint

Major Interior Finish Upgrades

Foilet Room Upgrades

New Electrical, HVAC, Plumbing, Fire Sprinkler and Intrusion Systems

New Food Service/Kitchen area to meet Riverside County Department of Environmental Health requirements

Complete review and submittal to DSA for OPSC seismic funding

OPTION 2

Mitigate Most Serious Structural/Seismic School Facility Program/Seismic MitigationUpgrades

> District can determine which deficiencies to mitigate

Asbestos Abatement

ADA Accessibility Upgrades and Fire/Life/Safety Upgrades

Interior/Exterior Paint

Major Interior Finish Upgrades

Toilet Room Upgrades

New electrical, HVAC, Plumbing, Fire Sprinkler and Intrusion Systems

New Food Service/Kitchen area to meet **Riverside County Department of** Environmental Health requirements

Complete review and submittal to DSA

OPTION 3

Meet the Standards of Seismic Upgrades associated with the AB 300 review process/Major Structural/Seismic Upgrades

Asbestos Abatement

ADA Accessibility Upgrades and Fire/Life/Safety Upgrades

Interior/Exterior Paint

Major Interior Finish Upgrades

Toilet Room Upgrades

New Electrical, HVAC, Plumbing, Fire Sprinkler and Intrusion Systems

New Food Service/Kitchen area to meet **Riverside County Department of** Environmental Health requirements

Complete review and submittal to DSA

EST. CONSTRUCTION COST VALUE =

\$29,170,300 (68,636 SF X \$425/SF)

EST. CONSTRUCTION COST VALUE = \$29,170,300 (68,636 SF X \$425/SF)

EST. CONSTRUCTION COST VALUE = \$27,454,400 (68,636 x \$400/SF)

3. Palm Springs High School Seismic Review of Buildings 9-12-17 BOE Meeting

OPTION 3 was selected by the Board of Education members

Meet the Standards of Seismic Upgrades associated with the AB 300 review process/Major Structural/Seismic Upgrades

Asbestos Abatement

ADA Accessibility Upgrades and Fire/Life/Safety Upgrades

Interior/Exterior Paint

Major Interior Finish Upgrades

Toilet Room Upgrades

New Electrical, HVAC, Plumbing, Fire Sprinkler and Intrusion Systems

New Food Service/Kitchen area to meet Riverside County Department of Environmental Health requirements

Complete review and submittal to DSA

EST. CONSTRUCTION COST VALUE = \$29,170,300 (68,636 SF X \$425/SF)

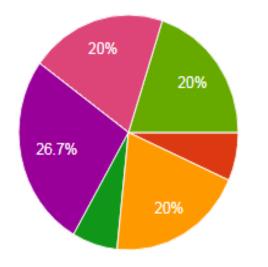
Project budget includes a 10% escalation of \$2,917,030 and 35% for soft costs for a total budget of \$43,000,000

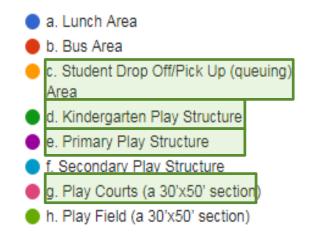


Elementary School Shade Options

- 16 elementary principals were surveyed (14 replied) regarding their preference of location for shade.
 - 1. In prioritizing your school's need for a shade structure, select from the options below the location you believe is most important to shade:

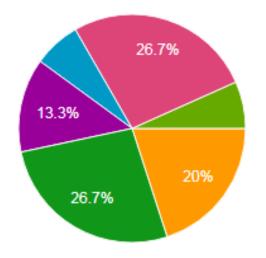
15 responses

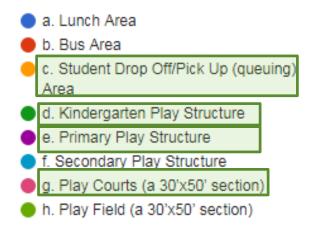




- 16 elementary principals were surveyed (14 replied) regarding their preference of location for shade.
 - 2. In prioritizing your school's need for a shade structure, select from the options below the location you believe is the second most important to shade:

15 responses





- 16 elementary principals were surveyed (14 replied) regarding their preference of location for shade. The three most requested areas by principals for shade are listed below.
 - Play Courts (7)
 - Primary Play Structure (6)
 - Student Drop Off/Pick Up (Queuing) Area (6)
- Most drop off /pick up areas for constructed shade structures are not doable due to their proximity to buildings and streets.
- Drop off/pick up areas will only be used by some of the students some of the school day, typically only after school.

- 16 elementary principals were surveyed (14 replied) regarding their preference of location for shade.
 - 13 of 14 principals indicated they would like additional trees on play fields to provide natural shade to students and staff.
 - 10 of 14 principals indicated they would like additional trees in student drop off/pick up (queuing) areas.

4. Shade Types

- Three Main Types
 - 1. Metal Roofs
 - 2. Fabric Roofs
 - 3. Vegetation (Trees)

4. Shade Types

		Fabric	Metal Gable	
#	DESCRIPTION	SS	SS	Comments and Recommendations
1	Compliance with minimum wind velocity requirements of over 130 miles per hour?	No	Yes	Metal Hip and Gable Roofs can withstand wind velocity of up to 145 mph. Fabric SS can only withstand wind velocity of up to 115 mph.
2	Seismic requirements?	Yes	Yes	Recommended to utilize minimum 1/4" columns at corner posts.
3	Fire Protection required? (See notes under comments)	tbd	tbd	If 20 feet minimum away from existing building, fire protection is not required. 20ft. Minimum from roof edge to roof edge, cost of FP is cost prohibitive (sprinkled).
4	Roof drainage and underground storm drainage required?	No	Yes	One continuous aluminum gutter and down spouts could be installed at one corner of metal SS.
5	DSA approval required for shade structures	Yes	Yes	
6	Life expectancy of shade structure?	7 Years*	25 - 40 years	Fabric typically last less than 5 years and requires replacement costs. 95% waterproof, 5% will penetrate through the fabric, which also fades and rips.
7	Type and length of guarantee and warranty	10 years	25 - 35 years	1 - 2 years workmanship guarantee.
		\$2,000 to	\$5,000 to	Depending on size of shade structure. Metal should not be replaced during guarantee & warranty period, unless
8	Maintenance and replacements costs	\$3,000	\$10,000	damaged.

4. Shade Types

			· · · · · · · · · · · · · · · · · · ·			
# Description	30' X 40'	30' X 50'	30' X 60'	30' X 30'	30' X 44"	40' X 40'
1 Square footage of shade produced	1,200	1,500	1,800	900	1,320	1,600
2 Number of lunch tables (72" X 62")	12	15	18	9	13	16
Students covered by shade (lunch tables 6 3 students per table)	72	90	108	54	78	96
Number of students covered by shade on play 4 structure (1000 s.f. per 75 students*)	92	115	138	69	102	123

*California Department of Education Guide to School Site Analysis Play Apparatus Area

4. Shade Types- Cost

	DSA Appr. Gable Metal Roofs			DSA Appr. Fabric Roofs			
Description	30' X 40'	30' X 50'	30' X 60'	30' X 30'	30' X 44"	40' X 40'	
Shade Structure (Materials only, inc. delivery)	\$ 37,000	\$ 44,500	\$ 49,000	\$ 18,500	\$ 24,500	\$ 30,800	
DSA PC Plans, engineering and submittals	700	700	700	700	700	700	
Rain gutters and downspouts	2,300	3,700	5,500	-	-	-	
Installation (Inc. saw cutting, concrete footings, set post, beams, roof and trim)	18,500	22,000	24,500	18,500	22,000	24,500	
Temporary fencing and gates, clean up, 2 - 3 weeks for SS	1,800	2,000	2,200	1,800	2,000	2,200	
Painting Posts and trim, keep exposed beams galvanized standard	2,200	2,700	3,200	2,200	2,700	3,200	
Misc. patch and repair allowance	1,500	1,800	2,000	1,500	1,800	2,000	
Subtotal =	64,000	77,400	87,100	43,200	53,700	63,400	
Bonds and Insurance @2%	1,281	1,548	1,742	1,281	1,548	1,742	
Contingency @ 15%	9,607	13,065	13,065	9,607	13,065	13,065	
Construction Subtotal =	74,888	92,013	101,907	54,088	68,313	78,207	
Soft costs - Arch/Engr. DSA, IOR, Testing Lab & misc. cost @30%	22,481	30,572	30.572	22,481	30,572	30,572	
Rough Order of Magnitude Project Budget (Min. 5 SS bid)	\$ 97,369	\$ 122,585	\$ 132,479	\$ 76,569	\$ 98,885	\$ 108,779	
Additional items as required for each individual Project							
Demolition if required (allowance @ \$3.00s.f.) min. 10 ft. at perimeters	\$ 6,000	\$ 7,200	\$ 8,400	\$ 6,000	\$ 7,200	\$ 8,400	
Concrete and reinforcing, flatwork, add minimum 10 ft. at perimeter	16,000	19,200	22,400	16,000	19,200	22,400	
Storm drain if needs to be repiped to allow connection	4,500	5,500	6,500	-	-	-	
Asphalt patch repair & seal coat surrounding existing structure	8,000	9,600	11,200	8,000	9,600	11,200	
ADA access walkway	5,000	5,000	5,000	5,000	5,000	5,000	
Subtotal (includes contingency, bond & Insurance) =	39,500	46,500	53,500	35,000	41,000	47,000	
Soft costs Arch/Eng., DSA, IOR, testing Lab and misc. cost @30% =	11,850	13,950	16,050	11,850	13,950	16,050	
Rough Order of Magnitude Project Budget (Min. 5 SS bid)	\$ 51,350	\$ 60,450	\$ 69,550	\$ 46,850	\$ 54,950	\$ 63,050	
	¢4.40.740	¢400.005	¢000.000	¢400.440	¢450.005	¢474.000	
GRAND TOTAL INCLUDING ADDITIONAL ITEMS LIST =	\$148,719	\$183,035	\$202,029	\$123,419		\$171,829	

4. Shade Types- Cost			
ltem	Cost		
16- 30' x 60' (1,800 Sq. Ft.) Gable Metal Roofs =	\$3,232,464		
<u> 16- 40' x 40' (1,600 Sq. Ft.) Fabric Roofs =</u>	<u>\$2,749,264</u>		
Difference	\$483,200		

4. Recommendations

- Should the Board authorize the use of capital funds for shade structures, the Business Services Department recommends the following:
 - Install metal instead of fabric canopies. (approximately \$3,300,000)
 - 2. Install 30' x 60' structures.
 - 3. Install trees, where possible, to provide sustainable shade to students and staff.
 - Install structures and vegetation in locations based on principal recommendation in collaboration with Maintenance & Operations, Grounds and Facilities Planning Department staff.

5. Early Childhood Location Update

In reviewing the needs for additional early childhood facilities, the Director of Early Childhood provided the information below:

Sunrise Park

Facility needs: one additional ECE sized toilet to serve 24 am and 24 pm (48 total) State Preschool Program children. If no additional toilets are procured, then she will be able to serve 15 Head Start Preschool program children in an all-day program.

Demuth Park

Facility needs: The facility at Demuth Park does not have any ECE-sized restrooms or a playground. ECE would need a playground and two ECE-sized toilets. These facilities additions would allow ECE to serve 16 full day Head Start students.

EWEC

Facility needs: at EWEC, ECE would need a playground and two ECE-sized toilets. These facilities additions would allow ECE to operate one State Preschool Program for 16 children all day and 48 State Preschool Program children (24 am and 24 pm.)

5. Early Childhood Location Update

Recommendations for the following facilities:

<u>Sunrise Park</u>

Facility needs: Open facility as is to serve 15 Head Start Preschool students in an all-day program.

ECE staff to apply for grant funds on PSUSD owned property to provide additional toilets and plumbing for ECE sized toilet to serve 48 State Preschool Program students (24 am and 24 pm). When funds are procured and work completed increase level of students at facility.

Demuth Park

Facility needs: ECE requires an appropriate playground and two ECE-sized toilets. These facilities additions would allow ECE to serve 16 full day Head Start students. ECE staff to apply for grants on non-PSUSD owned property.

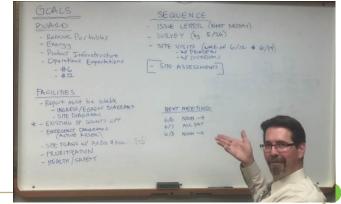
EWEC

Facility needs: ECE requires an appropriate playground and two ECE-sized toilets. These facilities additions would allow ECE to operate one State Preschool Program for 16 children all day and 48 State Preschool Program students (24 am and 24 pm). Facilities staff to work with EWEC staff and ECE staff to obtain estimates for work required.

Return to Board at a later date with information and costs.

6. Facilities Master Plan Update

- Purpose of the Facilities Master Plan is to align facilities with curriculum or *Instruction drives Construction*
- PBK Architects facilitating the Master Plan process
- Each Principal received a survey to evaluate their current school and list future needs
- All principals met and reviewed individual school needs and requests



6. Facilities Master Plan Update

- Maintenance & Operations is working with School Dude to inventory all mechanical equipment at schools to be included in Facilities Master Plan
- Difficulty in meeting with Educational Focus Groups due to schedule conflicts

Remaining Tasks/Goals

- Meet with Technology/Curriculum/Next Gen
- Science/Library focus group
- Survey parents to gather initial information/concerns
- Review all needs and requests, prioritize based on safety, security, career tech, technology, educational needs, etc.
- Unable to present new projects for funding until Master Plan prioritization takes place

7. Desert Springs Middle School Solar

- Awarded an additional <u>\$1,602,073</u> Grant from SCAQMD AB 1318 Mitigation Fees Fund for a total of \$4,602,043 to be received in SCAQMD Grant Funding
- System Size 460kW/DC
- 793,000 kW annual production
- SunPower 340 Panels
- Status Construction started in October 2017
- Anticipate Savings per year \$
- Completion January 2018



Potential New Actions and Projects

8. Potential Actions Pending BOE Direction

- 1. Extend or forgive the Foundation's loan amount of \$84,638.
- Seismic building renovation at Palm Springs High School (Gymnasium, library (historic), cafeteria (historic) and other buildings as presented to the BOE members at the 9/12/17 in the amount of \$29,170,300 plus 10% escalation of \$2,917,030 and 35% soft costs for a total budget of \$43,000,000.
- Return with cost estimates for ECE to operate one State Preschool Program for 16 children all day and 48 State Preschool Program students at Edward Wenzlaff Education Center – Redevelopment funds.

8. Potential Actions Pending BOE Direction

- 4. Bring prioritized Facilities Master Plan projects to Board of Education at the Spring Facilities Study session for allocation of remaining bond fund.
- Increase budget for High School Marquis in the amount of \$450,000.
- 6. Investigate potential solar, solar battery storage options and other renewable energy resources to maximize savings to PSUSD general funds.

6. Potential Actions and Projects Pending BOE Direction – Bond Funds

Project	Amount Requested	Under Previously Allocated Funds	New Bond Funds
Palm Springs High School Seismic Building Renovations	\$43,000,000	Released RM K8 bond funds of \$73M	NO
Elementary Shade Canopies	\$3,300,000	Release RM K8 bond funds of \$73M	NO
Total:	\$ 46,300,000		

6. Potential Actions and Projects Pending BOE Direction

Project	Amount Requested	Previously Allocated Funds	New Redevelopment Funds
Edward Wenzlaff Early Childhood location investigation and design	\$150,000	NO	YES
Investigation potential solar, solar battery storage options and other renewable energy resources	150,000	NO	YES
Increase in High School Marquis budget	450,000	NO	YES
Total:	\$ 750,000		

Thank You

Questions or comments?