



# MEMORANDUM

April 7, 2011

TO: Board of Mayor and Aldermen

FROM: David Parker, City Engineer/CIP Executive  
Eric Stuckey, City Administrator *ES*

SUBJECT: FY 2011-2015 CIP Priority Ranking

### **Purpose**

The purpose of this memorandum is to update the Priority Ranking List for Capital Investment Projects (CIP).

### **Background**

Attached are 2 different FY 2011-2015 CIP Priority ranking listing spread sheets for your use and consideration. Attachment A is a listing indicates the projects that Administration (Eric Stuckey, Russ Truell, Vernon Gerth and David Parker) feels are the most urgent projects needing to be accomplished and that will basically fit within the City's Funding Plan as established by the Board of Mayor and Aldermen. Attachment B is a summary of the FY 2011-2015 CIP Projects with the various departments' prioritization of their projects.

The FY 2011-2015 CIP Prioritization is to be discussed mainly to determine how the Board desires to proceed with the prioritization process. A special work session and/or the Capital Investment Committee could be used to assist in this process.

### **Financial Impact**

Please see updated spreadsheets attached.

### **Recommendation**

Direction from the Board regarding the CIP prioritization process is sought.

Attachment A:

Administration CIP Priority  
Package

**FY 2011-2015 CIP Priority Ranking**

The following listed projects are those that staff (Eric Stuckey, Russ Truell, Vernon Gerth & David Parker) feels are the projects from the FY 2011-2015 CIP that should be ranked/prioritized for funding as soon as possible. It is felt that the eight (8) listed projects can be accomplished within the funding plan as approved by BOMA.

CIP Book Page Number	PROJECT	Priority Rank	Proposed: Debt Service Paid By	Funds Spent * and/or Committed by Contract/Budget	CIP FY 2011	CIP FY 2012	CIP FY 2013	CIP FY 2014	CIP FY 2015	TOTAL
Admin 1	Water/Streets/Fleet Facility				\$ 3,400,000	\$ 250,000	\$ 250,000	\$ 250,000		\$ 4,150,000
<p>Explanation for priority - Faced with growing limitations at the City's Fleet Division and Water Management Department located on the "Hill" and, at the Street Department located at on SE Parkway, staff has identified a new Public Works Facility as a capital improvement priority. These departments are responsible for maintaining and managing city streets, water, wastewater, stormwater systems, and responding to related customer and development inquiries. Keeping the City's fleet and equipment operational is equally important. Outdated structures and lack of property for expansion have been cause to seriously consider a centrally located public works facility designed to provide employees with a cost effective, high-quality work environment</p>										
Public Safety 1 & 2	Fire Stations #7 & #8		Facilities Tax		\$ 312,000	\$ 1,875,000	\$ 962,000			\$ 962,000
<p>Explanation for priority - It is understood that there is a desired service level measured in response time for the location of fire stations. With the continued build-out of the Westhaven Development there is a need to initiate the plans for the construction of a fire station on the property set aside for this purpose. It is proposed that the funding for design of Fire Station #7 (Berry Farms) and #8 (Westhaven) be combined for FY 2011 (City staff believes there should be a prototype design for future fire station) and funding for the construction of Fire Station #8 be included in the FY 2012 budget. Funding is to be out of the collected Facilities Taxes.</p>										
Parks 6	The Park at Harlinsdale Farm Improvements		Hotel Motel Tax	\$ 2,759,388	\$ 131,300	\$ 375,000	\$ 290,000	\$ 250,000	\$ 275,000	\$ 4,080,688
<p>Explanation for priority - The City has sent quite aside of money to purchase this property with the intent of making it a premier park. The main barn is one of the historic attractions of this property and it requires renovation prior to being lost. The renovations are to bring the barn to current code standards for use.</p>										
Street 9	Century Court/Beasley Drive Connector		General-Bond	\$ 162,096	\$ 5,505	\$ 457,000				\$ 624,601
<p>Explanation for priority - This project is needed for the safety it can provide in the area for ingress &amp; egress for the area - project is designed.</p>										
Street 41	McEwen Dr Extension - Wilson Pike to Franklin's Eastern City Limits		General-Bond Road Impact Developer Contribution	\$ 388,870	\$ 470,000	\$ 2,010,000	\$ 6,650,000	\$ 2,850,000		\$ 12,368,870
<p>Explanation for priority - Franklin &amp; Brentwood have entered into an agreement for the construction of this project to be completed by December 2012. This time frame can not be met now as the design of the project has not been funded beyond preliminary. Need to fund the final design where can work out all the details with the Columbia Gulf Gas Transmission crossing, property acquisitions, etc. Plans are to phase the project such that initially only 2 lanes are constructe. Also need to amend the agreement with Brentwood in regards to the completion time.</p>										



Street 42	McEwen Dr @ Wilson Pike Intersection Improvements	General-Bond	\$ 2,000,000	\$ 450,000			\$ 2,450,000
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Explanation for priority - As a result of the Interlocal Agreement with the Williamson County School Board, the City has committed to improve this intersection. The intersection improvement was estimated prior to any preliminary design to cost approximately \$2,000,000 which has been budgeted through a \$1,000,000 commitment from the County and \$1,000,000 by the City from a special account of excess Facilities Tax. After receiving preliminary design that included 4 options, the City Engineer along with the Engineering Department staff have selected a hybrid option that appears to be a good compromise between the ultimate solution and a solution that will not provide for handling traffic adequately for more than a few years, but that keeps the initial costs within the established budget. The improvements as proposed with this budget amendment will allow for handling the traffic for many years (estimated ability to handle the traffic until there is a need to widen McEwen Dr east of Wilson Pike from 2 lanes to 4-lanes; 15 to 20 years unless there is another tremendous increase in development within this time), but only increases the initial cost by approximately \$315,000. The hybrid option can be more easily constructed while maintaining at least 2 lanes (one in each direction) during construction as well as provide safer turning movements than the option that fits within the established budget.

Street 43	McEwen Dr Phase IV - from Cool Springs Blvd to Wilson Pike	General-Bond Road Impact	\$ 514,697	\$ 550,000	\$ 4,178,000	\$ 7,540,000	\$ 5,010,000	\$ 17,792,697
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Explanation for priority - Preliminary design for this project has been completed, but need to complete the design where required rights-of-way & easements are identified. Upon design completion phasing options can be considered - probably only want to construction as a 2-lane roadway initially due to costs and actual initial traffic capacity needs.

Street 47	South Carothers Pkwy Extension - Falcon Creek to Harpeth River	General-Bond Road Impact	\$ 2,020,000	\$ 3,500,000			\$ 6,757,000	\$ 6,000,000	\$ 18,277,000
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Explanation for priority - Design for this project has been completed and most of the rights-of-way have been obtained. Initially may want to only construct the 2 northbound lanes across the Nichol Bend Development along with the connector to existing South Carothers along the southern Boundary of Nichol Bend. Consider other phasing as funding allows.

<b>TOTALS</b>			\$ 7,845,051	\$ 8,818,805	\$ 9,145,000	\$ 15,692,000	\$ 10,107,000	\$ 11,285,000	\$ 60,705,856
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**Should the Water/Streets/Fleet Facility project be dropped or not considered at this time as a priority, then staff recommends the substitution of the following project in the priority listing.**

Street 7	Carlisle Ln/Boyd Mill Ave @ Highway 96 West Signalization	General-Bond Developer Contribution	\$ 176,380	\$ 5,240	\$ 2,162,952			\$ 2,344,572
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Explanation for priority - This project has been designed and is needed for the safety of the traveling public. This project needs to be completed prior to the Mack Hatcher NW Extension.

<b>TOTAL with substitution of Carlisle Ln/Boyd Mill for Water/Streets/Fleet Facility</b>			\$ 8,021,431	\$ 5,424,045	\$ 11,057,952	\$ 15,442,000	\$ 9,857,000	\$ 11,285,000	\$ 58,900,428
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Attachment B:

# Department CIP Priorities



## BOMA 2011-2015 CIP PROJECT SUMMARY & PRIORITY RANKING

The projects as listed below are those in the FY 2011-2015 CIP Book and are to be used for the prioritization; with the exception of the projects on Page 1 and at the top of Page 2 that are highlighted. The highlighted projects have already received funding or are included in the BOMA approved funding plan.

\* The funds that are in red are funds that have either already been spent or they are committed by contract.

\*\* The funds that are in blue are funds that will be provided through TDOT - State and/or Federal

\*\*\* For designation of other specific project funding sources (grants, developer contributions, etc.) see the individual project CIP sheets.

MIT Department Projects with Priorities are indicated in Pink highlighted area.  
 Parks Department Projects with Priorities are indicated in Tan highlighted area.  
 Engineering & Streets Departments Projects with Priorities are indicated in Orange highlighted area.

CIP Book Page Number	PROJECT	Priority Rank	Proposed: Debt Service Paid By	Funds Spent * and/or Committed by Contract/Budget	CIP FY 2011	CIP FY 2012	CIP FY 2013	CIP FY 2014	CIP FY 2015	TOTAL
Street 36	Mack Hatcher Parkway Extension		Road Impact, State & Federal	\$ 17,452,979			\$ 1,412,500	\$ 37,500,000	\$ 37,500,000	\$ 93,865,479
BOMA approved; Resolution 2009-44; funding for the following projects on September 22, 2009.										
Street 1	Hillsboro Road Widening Hwy 96 to Mack Hatcher (DESIGN)		Road Impact & State & Hotel/Motel	\$ 1,479,821	\$ 2,500,000	\$ 9,523,250	\$ 10,773,250			\$ 26,026,321
Street 2	McEwen Dr Improvements, Phase III from Carothers Pkwy to Cool Springs Blvd (ROW)		State & Road Impact	\$ 2,042,696	\$ 4,532,085	\$ 8,372,000				\$ 14,946,781
Street 3	Third Avenue North Extension to Hillsboro Rd (ROW)		General - Bond	\$ 780,425	\$ 5,138,000					\$ 5,918,425
BOMA approved funding for the following projects on July 13, 2010 by the resolutions as indicated for each project.										
Street 44	Nichol Mill Lane; Resolution 2010-51; from Mallory Lane to just west of Academy Sports (ROW)		General - Bond	\$ 928,756	\$ 1,466,170					\$ 2,394,926



CIP Book Page Number	PROJECT	Priority Rank	Proposed: Debt Service Paid By	Funds Spent * and/or Committed by Contract/Budget	CIP FY 2011	CIP FY 2012	CIP FY 2013	CIP FY 2014	CIP FY 2015	TOTAL
Street 40	Mallory Station Rd @ General George Patton Dr - Signalization; Resolution 2010-52		General, Developer Contribution	\$ 53,150	\$ 510,000					\$ 563,150
Parks 3	Eastern Flank Battlefield (EFBP) Access Roadway		Facilities Tax & Hotel/Motel	\$ 329,584	\$ 369,000					\$ 698,584
Street 42	McEwen Drive & Wilson Pike Intersection Improvements		Facilities Tax & Williamson County Schools		\$ 150,000	\$ 70,000	\$ 1,125,000	\$ 825,000		\$ 2,170,000
Street 8	Carothers Pkwy Right-Turn Lane Improvement @ Cool Springs Blvd.		Road Impact	\$ 61,700	\$ 460,000					\$ 521,700
<p><b>Totals for Funded and/or Committed Projects</b></p> <p><b>\$ 23,067,411 \$14,665,255 \$ 19,715,250 \$ 38,325,000 \$ 37,500,000 \$ 146,583,666</b></p>										

With the approval of the Interlocal Agreement (COF Contract No 2010-0125) with the Williamson County School Board, the City has committed to the funding of the following project:

With approval of COF Contract No 2010-0191, Road Impact Fee Offset Agreement dated December 14, 2010 with Boyle Cool Springs II Joint Venture, the City has committed for the funding of the following project:

**THE FOLLOWING PROJECTS ARE NOT FUNDED & ARE TO BE PRIORITIZED**

Admin 1 Finance 1	Water/Streets/Fleet Facility									
MIT 2	Enterprise Software	1	General	\$ 590,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 20,000	\$ 1,090,000
MIT 2	GIS Aerial Fly	2	General		\$ 300,000	\$ 300,000			\$ 300,000	\$ 600,000
MIT 3	Wi-Fi Extension	3	General	\$ 260,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 910,000
Admin 1	Water/Streets/Fleet Facility			\$ 3,400,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 20,000	\$ 4,150,000
Finance 1	Financial Software Additions		General	\$ 20,000	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 110,000



CIP Book Page Number	PROJECT	Priority Rank	Proposed: Debt Service Paid By	Funds Spent * and/or Committed by Contract/Budget	CIP FY 2011	CIP FY 2012	CIP FY 2013	CIP FY 2014	CIP FY 2015	TOTAL
Solid Waste 1	BOPAE Drop-Off Site		General		\$ 50,000					\$ 50,000
Public Safety 1	Fire Station #7 to be located in the Berry Farms Development		Facilities Tax		\$ 156,000		\$ 1,875,000	\$ 977,000		\$ 3,008,000
Public Safety 2	Fire Station #8 to be located in the Westhaven Development		Facilities Tax		\$ 156,000	\$ 1,875,000	\$ 962,000			\$ 2,993,000
Public Safety 3	Drafting Pit to be located in Municipal Services Complex		General - Bond		\$ 40,000					\$ 40,000
Public Safety 4	Tornado Sirens		Facilities Tax		\$ 100,000	\$ 32,000				\$ 132,000
Parks 1	Bicentennial Park Improvements	1	Hotel/Motel, RTP & CMAQ	\$ 1,507,651	\$ 730,000				\$ 135,000	\$ 2,372,651
Parks 2	Del Rio Park	12	Hotel/Motel						\$ 35,000	\$ 35,000
Parks 3	Eastern Flank Battlefield Improvements - oother than Access Roadway	2	Generl - Bond & Hotel/Motel	\$ 2,280,416	\$ 463,000		\$ 25,000		\$ 25,000	\$ 2,793,416
Parks 4	Fieldstone Tunnels	10	General				\$ 10,000	\$ 10,000	\$ 10,000	\$ 30,000
Parks 5	Fort Granger Park	11	Hotel/Motel						\$ 85,000	\$ 85,000
Parks 6	The Park at Harlinsdale Farm Improvements	3	General - Bond & Hotel/Motel	\$ 2,759,388	\$ 215,000	\$ 245,000	\$ 290,000	\$ 250,000	\$ 275,000	\$ 4,034,388
Parks 7	Harpeth River Greenway	5	General & Grants	\$ 100,000		\$ 45,000	\$ 45,000	\$ 75,000	\$ 85,000	\$ 350,000
Parks 8	Jim Warren Park Improvements	4	General - Bond & Hotel/Motel	\$ 55,000	\$ 45,000	\$ 42,000	\$ 45,000	\$ 375,000	\$ 25,000	\$ 587,000
Parks 9	Liberty Park	6	General - Bond & Hotel/Motel	\$ 6,154,994		\$ 50,000	\$ 135,000	\$ 125,000	\$ 75,000	\$ 6,539,994
Parks 10	Pinkerton Park Improvements	9	General - Bond				\$ 30,000	\$ 55,000		\$ 85,000



CIP Book Page Number	PROJECT	Priority Rank	Proposed: Debt Service Paid By	Funds Spent * and/or Committed by Contract/Budget	CIP FY 2011	CIP FY 2012	CIP FY 2013	CIP FY 2014	CIP FY 2015	TOTAL
Parks 11	Playground Structures & Surfacing	7	General			\$ 35,000	\$ 60,000	\$ 25,000	\$ 2,500	\$ 122,500
Parks 12	New South Park Complex (Active & Passive Recreation)	14	Developer Contribution & Hotel/Motel						\$ 1,000,000	\$ 1,000,000
Parks 13	Westhaven Park	13	Hotel/Motel						\$ 120,000	\$ 120,000
Parks 14	Winstead Hill Park Restroom Replacement	8	Water/Sewer Enterprise			\$ 95,000				\$ 95,000
Street 4	Boyd Mill Ave Improvements & Signalization @ Downs Blvd.		General - Bond	\$ 180,326	\$ 4,000			\$ 1,330,000		\$ 1,514,326
Street 5	Boyd Mill Ave - Westhaven Connector		General - Bond							\$ 3,500,000
Street 6	Carlisle Lane Improvements - Del Rio Pike to Carlisle Subdivision		General - Bond							\$ 4,000,000
Street 7	Carlisle Lane/Boyd Mill Ave @ Highway 96 West Signalization	6	General - Bond & Development Contribution	\$ 176,380	\$ 5,240	\$ 2,062,952				\$ 2,244,572
Street 8	Carothers Pkwy Right-Turn Lane Improvement @ Cool Springs Blvd		General - Bond	\$ 61,700	\$ 3,000		\$ 640,000			\$ 704,700
Street 9	Century Court/Beasley Drive Connector	7	General - Bond	\$ 162,086	\$ 5,505	\$ 457,000				\$ 624,601
Street 10	Century Court/Shadow Green Connector	8	General - Bond			\$ 140,000	\$ 225,000			\$ 365,000
Street 11	Clovercroft Road & Wilson Pike Intersection Improvements		General - Bond		\$ 60,000	\$ 25,000	\$ 365,000			\$ 450,000
Street 12	Columbia Ave Improvements from Downs Blvd to Mack Hatcher Pkwy	4	General - Bond, State & Road Impact	\$ 21,500			\$ 821,500	\$ 6,000,000	\$ 12,200,000	\$ 19,043,000



CIP Book Page Number	PROJECT	Priority Rank	Proposed: Debt Service Paid By	Funds Spent * and/or Committed by Contract/Budget	CIP FY 2011	CIP FY 2012	CIP FY 2013	CIP FY 2014	CIP FY 2015	TOTAL
Street 13 & 14	Eddy Lane Improvements from Murfreesboro Rd to Liberty Pike		General - Bond				\$ 225,000	\$ 800,000	\$ 2,692,000	\$ 3,717,000
Street 15	Franklin Corridor & Connector Streets Economic Development - Franklin Rd; Harpeth Bridge to Harpeth Industrial Court		General-Bond, Road Impact & Hotel/Motel	\$ 615,250		\$ 1,670,000	\$ 3,830,500	\$ 3,830,500		\$ 9,946,250
Street 16	Franklin Corridor & Connector St, Segment 2 - 3rd & 4th Ave		General - Bond & Hotel/Motel	\$ 861,729			\$ 4,162,000	\$ 4,814,000		\$ 9,837,729
Street 17	Franklin Corridor & Connector St, Segment 1 - Columbia Ave Phase II		General - Bond, Road Impact & Hotel/Motel	\$ 46,150			\$ 330,000	\$ 2,000,000		\$ 2,376,150
Street 18	Franklin Corridor & Connector Streets Economic Development - 1st Ave, Bridge St & Main Street to Harpeth Bridge		General - Bond & Hotel/Motel	\$ 569,262			\$ 4,978,350	\$ 3,308,550		\$ 8,855,162
Street 19	Franklin Corridor & Connector St, Segment 3 - SR 96 West; Eleventh Ave to Hillsboro Rd		General - Bond, Road Impact & Hotel/Motel				\$ 667,000		\$ 6,000,000	\$ 6,667,000
Street 20	Franklin Road Improvements - Mack Hatcher Pkwy to Harpeth Industriao Court		General - Bond, Road Impact, State & Federal					\$ 2,500,000	\$ 10,400,000	\$ 12,900,000
Street 21	Franklin Road Improvements - Moore's Lane to Mack Hatcher		General - Bond, Road Impact, State & Federal	\$ 100,000			\$ 1,000,000	\$ 2,600,000	\$ 15,500,000	\$ 19,400,000
Street 22	Franklin Road Left Turn Lane @ Harlinsdale Northern Entrance		General - Bond		\$ 77,000	\$ 330,000				\$ 407,000
Street 23	Gateway Enhancement		General					\$ 280,000	\$ 500,000	\$ 780,000
Street 24	Goose Creek Bypass Extension East		General - Bond, Road Impact							\$ 12,130,000



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Street 25	Goose Creek Bypass West		General - Bond, Road Impact, Developer, State & Federal			\$ 450,000	\$ 1,000,000	\$ 4,050,000	\$ 4,050,000	\$ 9,550,000
Street 26	Horton Lane Improvements, Phase III		General - Bond	\$ 30,000			\$ 15,000	\$ 1,600,000		\$ 1,645,000
Street 28	I-65 SR 248 (Goose Creek Bypass) Interchange Modifications	2	State & Federal				\$ 5,050,000	\$ 12,500,000	\$ 12,500,000	\$ 30,050,000
Street 29	I-65 Widening Phase III - SR 840 to just north of SR 248	1	State & Federal					\$ 10,000,000	\$ 10,000,000	\$ 20,000,000
Street 30	Jordan Road Improvements		General - Bond	\$ 138,500			\$ 250,000	\$ 1,486,500		\$ 1,875,000
Street 31	Lewisburg Pike Widening from Mack Hatcher Pkwy to Donnelson Creek Pkwy		State, Road Impact & Bond							
Street 32	Lewisburg Pike Widening - Old Peytonsvill Road to Goose Creek Bypass	9	Developer - Road Impact Fee Offset Eligible	\$ 88,775			\$ 775,000	\$ 1,500,000	\$ 10,350,000	\$ 12,713,775
Street 33	Lewisburg Pike Widening - Donelson Creek Pkwy to Old Peytonsvill Road		State, Road Impact & Bond		\$ 273,000		\$ 3,240,000	\$ 1,679,000		\$ 7,192,000
Street 34	Long Lane/Old Peytonsvill Rd Connection Across I-65		General - Bond	\$ 327,700				\$ 1,000,000	\$ 2,000,000	\$ 10,223,000
Street 35	Long Lane Realignment at Goose Creek Bypass		General - Bond	\$ 94,000			\$ 3,325,000			\$ 7,270,500
Street 37	Mack Hatcher Pkwy Extension - Southwest Quadrant	There is no activity or proposed activity for this project, but want to keep it on the list as a place holder due to its importance.								
Street 38	Mack Hatcher Pkwy Widening - Northeast Quadrant (Franklin Rd to Murfreesboro Rd)		State & Federal	\$ 200,000			\$ 2,244,825	\$ 300,000		\$ 90,000,000
				\$ 200,000	\$ 16,178,000					\$ 16,378,000



4/7/2011

CIP Book Page Number	PROJECT	Priority Rank	Proposed: Debt Service Paid By	Funds Spent * and/or Committed by Contract/Budget	CIP FY 2011	CIP FY 2012	CIP FY 2013	CIP FY 2014	CIP FY 2015	TOTAL
Street 39	Mack Hatcher Pkwy Widening - Southeast Quadrant (Murfreesboro Rd to Columbia Ave)	3	State & Federal						\$ 15,000,000	\$ 15,000,000
Street 41	McEwen Dr Extension from Wilson Pike to Franklin's Eastern City Limit		General - Bond, Developer Contribution	\$ 388,870	240,000	2,240,000	6,550,000	2,850,000		12,368,870
Street 43	McEwen Dr, Phase IV from Cool Springs Blvd to Wilson Pike	10	General - Bond, Road Impact	\$ 514,687		377,580	4,000,000	6,450,000		17,792,277
Street 45	North Royal Oaks Blvd Improvements - London Lane to Liberty Pike		General - Bond							6,200,000
Street 46	South Carothers Pkwy - Ladd Park		Developer - Road Impact Fee Offset				4,250,000	4,250,000		8,500,000
Street 47	South Carothers Pkwy Improvements (Falcon Creek to Harpeth River)		General - Bond	\$ 2,020,000	1,685,000	10,200,300	4,371,700			18,277,000
Street 48	South Carothers Pkwy Extension (Long Lane to Peytonsville Extension)		General - Bond				250,000	1,300,000	3,575,000	5,125,000
Street 49	Southeast Parkway Improvements		General - Bond							2,000,000
Street 50	White Topping Improvements		General - Bond, State Street Aid	\$ 510,000		250,000	250,000	250,000	250,000	1,510,000
TOC 2	Franklin ITS	5	General - Bond							
TOC 3	School Flashing Beacon Upgrades		General			10,000	20,000	20,000		50,000
TOC 4	State Route 96 (Murfreesboro Road) @ Southwind Drive Redesign		General		35,000	25,000				60,000
TOC 5	Traffic Signal Upgrade Program		General			220,000	220,000	220,000	220,000	880,000

4/7/2011

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	<b>Projects to be Prioritized</b>			<b>\$ 20,833,384</b>	<b>\$ 24,060,745</b>	<b>\$ 28,544,632</b>	<b>\$ 58,457,875</b>	<b>\$ 80,010,550</b>	<b>\$114,509,500</b>	<b>\$ 451,469,686</b>