



City of Grand Forks
Staff Report
Committee of the Whole – July 14, 2025
City Council – July 21, 2025

APPROVED & ACCEPTED
by City Council

07/21/2025

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Preliminary Engineering Services Agreement for City Project No. 8959 – Preliminary Engineering for S 48th St and S 42nd St (32nd Ave S to 62nd Ave S)

Submitted by: Engineering Department, David Kuharenko, PE (Assistant City Engineer)
Sarah Sesselman, PE (Principal Civil Engineer)

Staff Recommended Action: **Approve Task Order Agreement with Houston Engineering for Preliminary Engineering Services in the amount of \$349,033.98 for City Project No. 8959 – Preliminary Engineering for S 48th St and S 42nd St (32nd Ave S to 62nd Ave S)**

Committee Recommended Action: Motion by Weigel, second by Osowski to move item to City Council with a recommendation to approve. Motion carried unanimously.

Council Action: Motion by Berg, second by Weigel to approve on consent agenda. Motion passed unanimously.

BACKGROUND:

Work is actively taking place to extend 47th Ave S from S Columbia Rd towards I-29. This proposed task order will begin work in laying out and acquiring right of way for the connecting streets west of the future interchange, while complying with the access spacing requirements of the Interchange Justification Request (IJR). In acquiring this property ahead of future projects, it sets the City up to quickly develop projects when state and federal funding become available.

The contract now being considered for approval is for Preliminary Engineering services. Firms were selected on the basis of qualifications submitted specifically for this project. Of the three firms that submitted for this project, Houston Engineering was selected as the most qualified engineering firm to perform these services. A scope and fee was then negotiated with the chosen firm. This contract utilizes a cost-plus fixed fee structure. This structure is used in North Dakota Department of Transportation (NDDOT) contracts and allows for the consultant to be reimbursed for all eligible costs that are incurred plus a fixed fee (profit) amount that is allowed in the contract. The fixed fee percentage on this contract is 12%, which is consistent with the fee range that NDDOT allows. This contract structure was selected to better align with recent Council comments about consultant fees while still maintaining a qualification-based selection.

This task order scope of work includes boundary survey, right of way and easement exhibits, preliminary utility coordination, high level utility master planning, transportation planning for key intersections, preliminary corridor conceptual layouts, public engagement, appraisals, and negotiations. The costs associated with this task order do not include payments to the current property owner to acquire the necessary property. The consultant hours for negotiations are based on relatively simple negotiations, if negotiations become more complex an engineering amendment may be required for the expanded scope of services.

The access control requirements indicated by the IJR indicate a required shift of S 42nd St to account for the required 1/4 mile access control spacing from the I-29 interchange ramps. The original shift in S 42nd St would have secondary impacts to access spacing between S 42nd St and S 48th St resulting in a required shift of S 48th St. To avoid these shifts and maintain access to S 42nd St, we are proposing that the consultant develops an alternative layout where S 48th St would remain on the quarter line, and S 42nd St would curve to connect into S 48th St on either side of 47th Ave S which would allow us to maintain connectivity to S 42nd St.

ANALYSIS AND FINDINGS OF FACT:

- This Agreement utilizes the Task Order agreement form where details of this project, including price, scope of work, schedule, etc., are identified on the attached pages and approximately 50 pages of standard contract language which was approved by City Council on April 3, 2023, are incorporated into the Agreement by reference.
- Agreement will be based on a cost plus fixed fee not-to-exceed contract amount.
- The Engineering Agreement is in accordance with the NDDOT's policies for payment of work performed where payment will be based upon the actual wage of the employee working on the project, plus a percentage mark-up for indirect costs, plus a percentage for profit.
- The percentage mark-up for indirect costs falls within the expected range by the NDDOT.
- Funding for this Agreement will come from Fund 4815 where \$1,000,000 has been budgeted in 2025 for support.
- This task order does not include the costs associated with payments to property owners to acquire property.

SUPPORT MATERIALS:

- Task Order Agreement Scope Activities/Tasks (10 pages)
- Contract Summary Showing Estimate Hours and Cost Summary (2 pages)
- Page from the IJR showing S 42nd St Shift (1 page)
- Project Location Map (1 page)
- Page 344 of the 2025 City Budget indicating funding source for this project (1 page)

TASK ORDER NO. 8959

This is Task Order No. **8959**, consisting of 4 pages.

In accordance with Paragraph 1.01, Main Agreement, of the Agreement Between Owner and Engineer for Professional Services—Task Order Edition dated **April 3, 2023**, Owner and Engineer agree as follows:

1. TASK ORDER DATA

a.	Effective Date of Task Order:	7/21/2025
b.	Owner:	City of Grand Forks, North Dakota
c.	Engineer:	Houston Engineering, Inc.
d.	Specific Project (title)	Preliminary Engineering for S 48th St and S 42nd St
e.	Specific Project (description):	Preliminary Engineering
f.	Related Task Orders	N/A

2. BASELINE INFORMATION

Baseline Information. Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Specific Project Title:	Preliminary Engineering for S 48 th St and S 42 nd St
Description of Improvements:	Preliminary Engineering services for S 48 th St from 32 nd Ave S to 62 nd Ave S, S 42 nd St from 40 th Ave S to 62 nd Ave S, and surrounding areas in Section 19 and Section 30 – Grand Forks Township
Prior Studies, Reports, Plans:	Interchange Justification Report – 47 th Avenue South at Interstate 29 (February 22, 2024) Documented CATEX – Grand Forks New Southside Interchange (October 2023) Development Plan - Opportunity Park (July 2018)
Known Design Standards:	City of Grand Forks NDDOT Design Manual

Task Order 8959.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
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3. SERVICES OF ENGINEER (“SCOPE”)

- A. The specific Basic Services to be provided or furnished by Engineer under this Task Order are:
 - 1. Exhibit A to Task Order, “Engineer's Services for Task Order,” as attached to this specific Task Order.
- B. All of the services included above comprise Basic Services for purposes of Engineer's compensation under this Task Order.
- C. Resident Project Representative (RPR) Services:
 - 1. Not included.
- D. Additional Services: Services not expressly set forth as Basic Services in Paragraph 3.A above, and necessary services listed as not requiring Owner's written authorization, or requiring additional effort in an immediate, expeditious, or accelerated manner as a result of unanticipated construction events or Specific Project conditions, are Additional Services, and will be compensated by the method indicated for Additional Services in this Task Order. All other Additional Services require mutual agreement and may be authorized by amending the Task Order as set forth in Paragraph 8.05.B.2 of the Main Agreement, with compensation for such other Additional Services as set forth in the amending instrument.

4. DELIVERABLES SCHEDULE

- A. In submitting required Documents and taking other related actions, Engineer and Owner will comply with the schedule shown in item 6. below.

5. ADDITIONS TO OWNER'S RESPONSIBILITIES

- A. Owner shall have those responsibilities set forth in Article 2 of the Main Agreement, and the following supplemental responsibilities that are specific to this Task Order:

6. TASK ORDER SCHEDULE

- A. The parties shall meet the following schedule, unless otherwise approved in writing by the Owner:

Date	Action / Milestone	Comment
1/1/2026	Preliminary Engineering	
10/31/2026	Right of Way Services	

7. ENGINEER'S COMPENSATION

- A. The terms of payment are set forth in Article 4 of the Main Agreement.
- B. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service	Amount	Basis of Compensation
1. Basic Services	\$349,033.98	Cost Plus Fix Fee

C. Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Lump sum amounts and estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Subconsultants' charges, if any. Engineer may alter the distribution of compensation between individual phases (line items) to be consistent with services actually rendered, but shall not exceed the total compensation amount unless approved in writing by the Owner.

8. ENGINEER'S PRIMARY SUBCONSULTANTS FOR TASK ORDER, AS OF THE EFFECTIVE DATE OF THE TASK ORDER:

A. SRF Consulting Group

9. EXHIBITS AND ATTACHMENTS:

A. Exhibit A to Task Order—Engineer's Services Under Task Order

Execution of this Task Order by Owner and Engineer makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

OWNER:

By: _____

Print Name: Brandon Bochenski

Title: Mayor

Date Signed: _____

ENGINEER:

By: _____

Print Name: Jeremy McLaughlin

Title: Senior Civil Engineer | Vice President

Date Signed: _____

ATTEST:

By: _____

Print Name: Maureen Storstad

Title: City Auditor

By: _____

Print Name: Kelby Laxdal

Title: Civil Engineer | Principal

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: David Kuharenko

Title: Assistant City Engineer

Address: 255 North 4th Street
Grand Forks, ND 58203

E-Mail Address: dkuharenko@grandforksgov.com

Phone: 701-746-2649

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Deon Wawrzyniak

Title: Senior Civil Engineer | BD Leader

Address: 4399 South Columbia Road
Suite 101
Grand Forks, ND 58201

E-Mail Address: dwawrzyniak@houstoneng.com

Phone: 701-732-3847

Appendix A to Exhibit A

Scope of Services: Preliminary Engineering

City Project #: 8959

Date: July 8, 2025

Project: 6609-0049

PROJECT DESCRIPTION

City Project #8959 includes preliminary engineering services for development of the South 42nd Street corridor from 40th Avenue South to 62nd Avenue South and the South 48th Street Corridor from 32nd Avenue South to 62nd Avenue South and surrounding area. The southern limits may be revised to terminate at 55th Avenue South, which will be determined during the preliminary layout concept. Preliminary engineering services include corridor layout concepts, typical section concepts, utility concept plan layouts, preliminary utility coordination, proposed right of way impacts, landowner coordination, and right of way acquisition.

The estimated project duration is August 2025 through October 2026 with Phase I estimated for 5 months, and Phase II estimated at 10 months.

All project information will be submitted in the following formats and standards:

- MS Word and Excel
- BlueBeam/Adobe (pdf)
- Autocad Civil 3D
- NDDOT Right of Way Manual

ACTIVITIES/TASKS: PHASE I – PRELIMINARY ENGINEERING

1.0 PROJECT MANAGEMENT & COORDINATION

- 1.1 **Internal Meetings and Coordination** – The Consultant will hold internal staff and project team meetings to coordinate staff assignments and additional needs to ensure the project task is progressing on schedule and within budget.

The Consultant project manager will review the monthly project invoice and coordinate any revisions with Consultant's Accounting department.

- 1.2 **Subconsultant Coordination** – The Consultant project manager will coordinate with subconsultant project manager(s) regarding specific services throughout the duration of the project. Correspondence will consist of telephone conversations, Microsoft Teams calls or meetings, and email. Subconsultants include: SRF Consulting Group.
- 1.3 **City of Grand Forks** – The Consultant will participate in regular project meeting updates with City of Grand Forks staff members regarding project tasks and submittals.
- 1.4 **Project Status Reports** – A monthly status report will be submitted to the City of Grand Forks. This report shall identify the progress on milestone activities, outline activities accomplished during the month, activities to be accomplished next month, activities to be completed by the City of Grand Forks, and information and decisions needed to complete the project.

2.0 PRELIMINARY & BOUNDARY SURVEY

- 2.1 **Project Control Network** – Control points will be established as basis for roadway alignment via traditional methods.

Coordinate System: US State Plane 1983, ND North 3301, NAD 1983, Grid US Survey Foot

- 2.2 **Field Survey** – Topographic field survey is not included in the project scope of work.

- 2.3 **Boundary Survey of Existing Parcels** – The Consultant will identify and document the legal boundaries of existing parcels based on historical records, field measurements (i.e. section breakdown), and land ownership documentation. Consultant will obtain and review legal land descriptions, deeds, and prior survey records. Survey to locate and document existing property corner monuments and re-establish missing boundary markers based on verified survey data. Consultant will create the overall boundary linework for the two sections of land.

This survey will be used for property transactions, land development, and preliminary right of way and exhibits.

- 2.4 **Preliminary RW and Easement Exhibits** – The Consultant will identify preliminary right of way (fee and easement) needs based on the proposed roadway corridor and infrastructure

footprints. Pencil drawings will be prepared identifying proposed right of way and easements, property lines, and parcel ownership. Based on right-of-way limits, the Consultant will prepare preliminary exhibits showing acquisitions such as permanent and utility easements. Easement legal descriptions will be prepared by a land surveyor registered to practice in North Dakota.

Basis of Estimate – 17 parcels with two easements per parcel (roadway easement and utility easement) – 34 exhibits and descriptions.

3.0 UTILITY MASTER PLAN REVIEW

- 3.1 **Water Distribution** – The Consultant will review existing planning documents and discuss previous planning efforts with city staff relating to right of way impacts and needs. Owner to provide current planning documents.
- 3.2 **Sanitary Sewer Collection** – The Consultant will review existing planning documents and discuss previous planning efforts with city staff relating to right of way impacts and needs. Owner to provide current planning documents.
- 3.3 **Drainage** – The Consultant will review existing planning documents and discuss previous planning efforts with city staff to determine right of way needs for the proposed drainage concept plan(s). Owner to provide current planning documents.
- 3.4 **Preliminary Utility Coordination** – The Consultant will coordinate with utility companies regarding any areas where their facilities are determined to be in potential conflict with the proposed corridor and infrastructure improvements.

The Consultant will coordinate with Minnkota Power Cooperative regarding the conflicts with the existing transmission line crossing the S 48th Street corridor.

4.0 TRANSPORTATION ENGINEERING

- 4.1 **Planning** – The Consultant will review the forecasted traffic volumes of each corridor to determine anticipated intersection layout of each corridor in determining needs for right of way.

NOTE: A detailed Traffic Analysis or Traffic Operations Report is not included in the project scope of work.

5.0 PRELIMINARY CORRIDOR DESIGN

- 5.1 **Conceptual Layouts** – The Consultant will prepare 2D preliminary geometric design concept drawing(s) for S 48th Street (two concept layouts) and S 42nd Street (two concept layouts) and their intersections with 47th Avenue South, in addition to extending the proposed 47th Avenue South corridor (roadway and right of way) west to the BNSF RR tracks from the NDDOT interchange project termini. The preliminary design will be basis for determining anticipated

project right of way needs for roadway and pedestrian improvements. The preliminary design will be completed in accordance with the City of Grand Forks and current AASHTO standards.

Corridor concepts to be based on conceptual layouts from previously completed studies or reports.

5.2 **Typical Sections** – The Consultant will prepare preliminary drawings illustrating the proposed typical section of the roadway corridors, including infrastructure and pedestrian facilities. Typical sections will be developed for each roadway design concept.

5.3 **Preliminary Cost Estimates** – The Consultant will prepare high-level concept construction cost estimates for each roadway corridor, including roadway and utility infrastructure. Consultant to base utility infrastructure costs from current utility master plans provided by the Owner, as referenced in 3.0 Utility Master Plan Review.

Consultant will provide a high-level cost comparison of the drainage ditch versus the pipe/culvert drainage options developed from the master drainage plan (information provided by the Owner). Selection of the recommended drainage concept would have impacts on the overall right of way need for the S 48th Street corridor.

6.0 PUBLIC ENGAGEMENT

6.1 **Project Notification Letters** – The Consultant will prepare project notification letters by mail to local agencies, utility companies, and adjacent landowners that may have an interest in the proposed corridor improvements. A copy of the letters sent, mailing list, and comments received will be provided to the Owner.

6.2 **Stakeholder Meetings** – The Consultant will prepare necessary exhibits and presentation materials for project stakeholder meetings. Stakeholders include landowners, businesses, City officials, Grand Forks Township, emergency services, and utility companies. The Consultant will coordinate the meeting dates and location(s). Estimate includes two (2) meetings.

NOTE: A Public Input Meeting is not included in the project scope of work.

6.3 **Landowner Meetings** – The Consultant will prepare necessary exhibits and presentation materials for landowner meetings. There are an estimated 8 landowner/ownership groups representing 17 parcels impacted by the proposed improvements requiring right-of-way acquisition. The Consultant will coordinate the meeting dates and location(s), which may be group or one-on-one meetings. Estimate includes eight (8) meetings.

7.0 ENVIRONMENTAL REVIEW – NOT USED

8.0 PRELIMINARY ENGINEERING TECH MEMO (TM) – NOT USED

9.0 QUALITY MANAGEMENT

- 9.1 **Quality Review of Deliverables** –The Consultant will designate a senior member of our staff to perform an independent technical review of all deliverables, including but not limited to public engagement, preliminary design, and utility coordination.

10.0 SUBCONSULTANTS

- 10.1 **SRF Consulting Group** – See attached for scope details, including their subconsultants Patchin Messner and DKJ.
- 10.2 **Braun Intertec Corporation** – Project scope excludes any geotechnical engineering work.
- 10.3 **Metcalf Archaeological Consultants, Inc** – Project scope excludes any cultural resources work.

ACTIVITIES/TASKS: PHASE II – RIGHT OF WAY SERVICES

NOTE: The scope and fee estimate for the right of way acquisition services developed for this project is based on simple negotiations and land acquisition with the respective landowners. Project delays resulting from changes in unexpected landownership or complex right-of-way negotiations and acquisitions, including eminent domain and condemnation actions, will result in additional fees. Any additional fees associated with the right of way acquisition process will be negotiated with the Owner in writing as “Additional Services” .

1.0 PROJECT MANAGEMENT & COORDINATION

- 1.1 **Internal Meetings and Coordination** – The Consultant will hold internal staff and project team meetings to coordinate staff assignments and additional needs to ensure the project task is progressing on schedule and within budget.

The Consultant project manager will review the monthly project invoice and coordinate any revisions with Consultant’s Accounting department.

- 1.2 **Subconsultant Coordination** – The Consultant project manager will coordinate with subconsultant project manager(s) regarding specific services throughout the duration of the project. Correspondence will consist of telephone conversations, Microsoft Teams calls or meetings, and email. Subconsultants include: SRF Consulting Group.
- 1.3 **City of Grand Forks** – The Consultant will participate in regular project meeting updates with City of Grand Forks staff members regarding project tasks and submittals.

- 1.4 **Project Status Reports** – A monthly status report will be submitted to the City of Grand Forks. This report shall identify the progress on milestone activities, outline activities accomplished during the month, activities to be accomplished next month, activities to be completed by the City of Grand Forks, and information and decisions needed to complete the project.

2.0 PLATTING

- 2.1 **Proposed RW and Easement Exhibits** – The Consultant will verify property owner names, mailing addresses, and legal descriptions for all parcels being acquired through a Title Insurance Company. Consultant will finalize the proposed right of way exhibits following review and comment from the City.

Basis of Estimate – 17 parcels with two easements per parcel (roadway easement and utility easement) – 34 exhibits and descriptions.

Temporary construction easements not included and anticipated to be acquired per each construction project limits and requirements.

- 2.2 **Annexation Plat Preparation** – The Consultant will prepare documentation necessary for annexation of project extents as requested by City staff. This will include preparation of an Annexation Plat for filing and other documentation as requested. This work is based on the areas being annexed to the City are contiguous.

- 2.3 **Street Dedication Plat Preparation/Monumentation** – The Consultant will prepare documentation necessary for dedication of the S 48th Street, S 42nd Street, and 47th Avenue S public street right-of-way deemed necessary through consultation with the City. This will include preparation of Dedication Plat(s) as requested by the City, and monumentation of the right-of-way limits of dedicated right-of-way.

3.0 SUBCONSULTANTS

- 3.1 **SRF Consulting Group** – See attached for scope details.

PROJECT EXPENSES

Consultant has included project expenses related to direct costs and subconsultant/vendor costs and are summarized on Contract Summary – Direct Costs and Subconsultants and include:

- **Direct Costs (Consultant)**
 - o Includes costs for Travel (Mileage), Survey Equipment (GPS or Total Station), UTV, and Printing.
- **Subconsultants/Vendors**
 - o SRF Consulting Group – Provide right-of-way acquisition services.

Contract Summary

Estimated Hours and Cost Summary



Project: City Project #8959
Preliminary Engineering - S 48th Street and S 42nd Street
Date: July 8, 2025

	Hours	Direct Cost
PHASE I - Preliminary Engineering	811	\$43,707.43
PHASE II - Right of Way Services	305	\$16,984.65
Totals	1116	\$60,692.08

Direct Labor Costs Total		\$60,692.08
Indirect Costs 170.45%		\$103,449.64
Subtotal Labor and Indirect Costs		\$164,141.72

Fixed Fee 12.0%		\$19,697.01
FCCM 0.97%		\$588.71
Subtotal Labor, Indirect Costs, Fixed Fee and FCCM		\$184,427.44

Direct Costs Total		\$2,260.00
Subconsultant Totals		\$162,346.54
Total Estimated Costs		\$349,033.98

Phase I	\$	230,865.45
Phase II	\$	118,168.53
Total Estimated Cost	\$	349,033.98

Notes:

1. The Total Estimated Cost is a not-to-exceed cost without written approval by the Owner

Contract Summary

Direct Costs and Subconsultants



Project: City Project #8959
 Preliminary Engineering - S 48th Street and S 42nd Street
 Date: July 8, 2025

Direct Costs								
Description	Units	Phase I	Phase II			Total	Rate	Total
<i>Subsistence</i>	<i>Day</i>	0				0	\$45.00	\$0.00
<i>Hotel</i>	<i>Night</i>	0				0	\$150.00	\$0.00
Mileage-Vehicles:								
2-Wheel Drive	Miles	300				300	\$0.700	\$210.00
4-Wheel Drive	Miles	1200				0	\$0.900	\$0.00
GPS or Total Station	Hours	50				50	\$25.00	\$1,250.00
<i>Robotic Total Station</i>	<i>Hours</i>	0				0	\$40.00	\$0.00
<i>LiDAR Collect UAS-LG</i>	<i>Hours</i>	0				0	\$300.00	\$0.00
UTV	Day	5				5	\$100.00	\$500.00
Printing	L Sum	1				1	\$300.00	\$300.00
Total								\$2,260.00

Subconsultants and Vendors					
Subconsultant/Vendor	Phase I	Phase II			Total
SRF Consulting Group	\$95,789.95	\$66,556.59			\$162,346.54
Total Subconsultant Fees					\$162,346.54

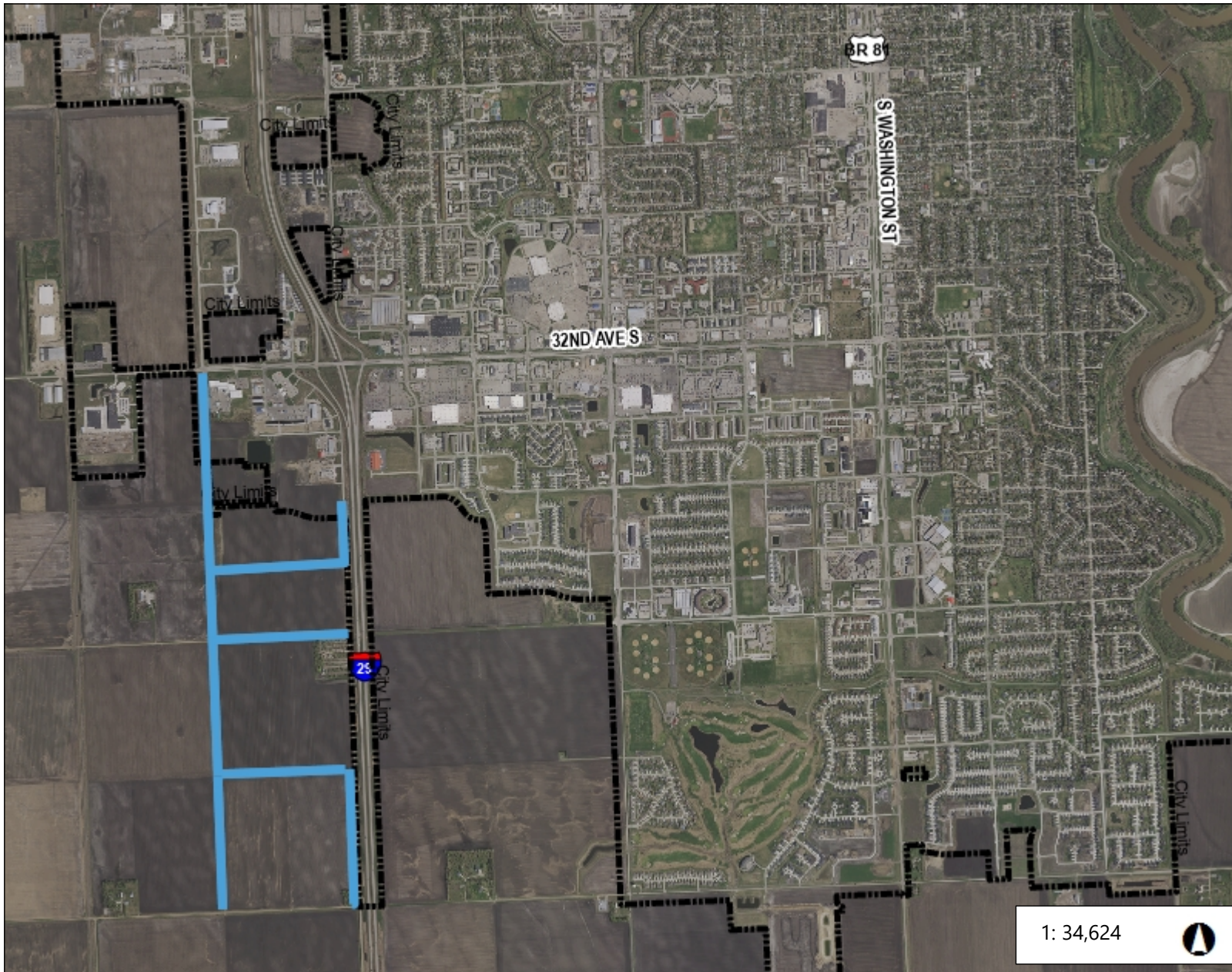
Figure 13. Proposed Concept and Signing Plan



Project Location Map Project #8959

Legend

- Boundary City Limit
- Boundary Gray Area
- Road Labels



1: 34,624



1.1 0 0.55 1.1 Miles

NAD_1983_StatePlane_North_Dakota_North_FIPS_3301_Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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Street & Infrastructure Fund

G/L Account	Account Description	2022 Amended Budget	2022 Actual Amount	2023 Amended Budget	2023 Actual Amount	2024 Amended Budget	2025 Adopted Budget	
Fund 4815 - Street/Infrastructure Fund								
EXPENSE								
<i>Contractual Services</i>								
4815.100 430.0014	GF Services Reimbursement	468,549.00	468,549.00	495,339.00	495,339.00	533,232.00	586,551.00	
4815.100 430.0150	Consultants	185,477.00	218,340.47	112,897.00	125,184.11	82,103.00	.00	
<i>Contractual Services Totals</i>		\$654,026.00	\$686,889.47	\$608,236.00	\$620,523.11	\$615,335.00	\$586,551.00	
<i>Other Operating Expenses</i>								
4815.100 460.0010	Interdepartmental Reimbur	68,178.00	68,178.00	68,178.00	68,178.00	68,178.00	64,740.00	
4815.100 470.0030	Matching/Federal Grant	75,000.00	74,147.04	75,000.00	87,819.40	75,000.00	75,000.00	
4815.100 470.0040	Contingency	100,000.00	71,603.59	100,000.00	5,757.19	100,000.00	100,000.00	
<i>Other Operating Expenses Totals</i>		\$243,178.00	\$213,928.63	\$243,178.00	\$161,754.59	\$243,178.00	\$239,740.00	
<i>Operating Transfers Out</i>								
4815.100 900.0010	Operating Transfers Out	7,052,866.00	7,052,865.34	8,093,494.00	8,093,493.06	1,450,000.00	1,489,000.00	
	<i>Level</i>					<i>Number of Units</i>	<i>Cost Per Unit</i>	<i>Total Amount</i>
	Adopted Budget					1.0000	50,000.00	50,000.00
	Adopted Budget					1.0000	1,339,000.00	1,339,000.00
	Adopted Budget					1.0000	100,000.00	100,000.00
							<i>Adopted Budget Totals</i>	\$1,489,000.00
<i>Operating Transfers Out Totals</i>		\$7,052,866.00	\$7,052,865.34	\$8,093,494.00	\$8,093,493.06	\$1,450,000.00	\$1,489,000.00	
<i>Capital Outlay</i>								
4815.100 600.0010	Land Acquisition	.00	.00	11,340.00	11,340.00	.00	.00	
4815.100 650.0010	Work In Progress	5,560,982.00	4,729,692.59	12,894,915.00	7,636,523.80	22,249,023.00	22,454,949.00	
	<i>Level</i>					<i>Number of Units</i>	<i>Cost Per Unit</i>	<i>Total Amount</i>
	Adopted Budget					1.0000	1,611,549.00	1,611,549.00
	Adopted Budget					1.0000	1,440,000.00	1,440,000.00
	Adopted Budget					1.0000	2,000,000.00	2,000,000.00
	Adopted Budget					1.0000	1,000,000.00	1,000,000.00
	Adopted Budget					1.0000	1,000,000.00	1,000,000.00
	Adopted Budget					1.0000	100,000.00	100,000.00
	Adopted Budget					1.0000	1,776,000.00	1,776,000.00
	Adopted Budget					1.0000	100,000.00	100,000.00
	Adopted Budget					1.0000	100,000.00	100,000.00
	Adopted Budget					1.0000	370,000.00	370,000.00
	Adopted Budget					1.0000	210,000.00	210,000.00
	Adopted Budget					1.0000	1,875,000.00	1,875,000.00
	Adopted Budget					1.0000	300,000.00	300,000.00
	Adopted Budget					1.0000	50,000.00	50,000.00