

RECORD OF PROCEEDINGS
MINUTES OF THE GRANDVIEW HEIGHTS SCHOOLS BOARD OF EDUCATION
Special Meeting – July 18, 2022

The Grandview Heights Schools Board of Education met in special session in the new Larson Middle School (currently housing Grandview Heights High School) Media Center.

Call to Order: President Eric Bode called the meeting to order at 5:30 p.m.

Roll Call	Members Present:	Members Absent:
	Eric Bode	Katie Matney
	Emily Gephart	Molly Wassmuth
	Kevin Gusé	

Personnel

Recommendations for Approval (Motion 23-003) Mr. Gusé moved to approve the following:

1. Classified Resignation
Recommend the Board accept the following classified resignation:
 - a. Tracy Thompson; Paraprofessional/Health Clinic Aide, effective at the end of the 2021-2022 school year
2. Degree Advancements
Recommend the Board approve the following degree advancements for the 2022-2023 school year:
 - a. Heather Miller - MA+45
 - b. Amanda Parnell - MA+15
3. Curriculum Writing Stipend
Recommend the Board approve a stipend of \$150.00 for two half days of curriculum writing for the following staff member:
 - a. Allison Kukura
4. Supplemental Contracts
Recommend the Board approve the following supplemental contracts for the 2022-2023 school year:

Certificated

- a. Robert Lanthorn; Football, Assistant Varsity Coach, IIV-3-M, \$4,961.55
- b. Maureen Flanagan; Volleyball, JV Coach, IV-1-4, \$3,157.35
- c. Lana Williamson; Cross Country, Middle School Coach, VI-3-M, \$2,706.30

Non-Certificated

- a. Brianna Dominach; Soccer, Varsity Coach, Girls, II-3-10, \$6,314.70
 - b. Grant Varner; Football, Middle School Asst. Coach, V-1-1, \$2,706.30
 - c. Jean Philemond; Soccer, Assistant Varsity Coach, Boys, V-2-6, \$3,382.88 pending successful results of background checks
 - d. Taylor Pickering; Cheerleading, MS Coach, Fall, VI-2-7, \$2,255.25
 - e. Amy Cooper; Soccer, JV Coach, Girls, V-1-4, \$2,706.30
 - f. Nick Rose; Volleyball, Head Coach, HS, V-3-10, \$6,314.70
 - g. Carter Jump; Football, Middle School Asst. Coach, V-1-4, \$2,706.30
 - h. Pedro Garcia; Soccer, Middle School Coach, Girls, .50 FTE, V-1-1, \$1,353.15
5. Job Description
Recommend the Board approve the following updated job description, as contained in the appendix.
 - a. Health Services Paraprofessional

6. Correction to Non-Certificated Supplemental Contracts

Recommend the Board approve a correction to the following non-certificated supplemental contracts for the 2022-2023 school year:

- a. Jacob Hamric-Haller; Football, Middle School Asst Coach, V-1-2, \$2,706.30
- b. Preston Miller; Soccer, Middle School Coach, Boys, V-2-8, \$3,382.88

Mrs. Gephart seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye.

Motion carried 3-0.

Presentation – Athletic Complex Programming and Planning Update, Perkins & Will

Steve Turckes, Aimee Eckman, and Corey Nissenberg, architects from Perkins & Will, provided an update to the Board of Education on the athletic master planning process. Owner’s representatives from Concord Addis, Patrick Condon and Doug Addis, presented estimated costs associated with the tentative master plan. A copy of the presentation is attached to this official meeting minutes record.

Discussion

The Board discussed the following:

- Breaking down the overall price estimates among major components of the tentative master plan to provide additional perspective; and
- In the coming months, the Board will vote on approving the master plan and will likely begin prioritizing the needs and evaluate the funding available to address such needs.

Adjournment

Motion 23-004 (Adjourn) Mrs. Gephart moved to adjourn the meeting. Mr. Gusé seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye.

President Bode declared the meeting adjourned.

ATTEST:

President

Treasurer

Grandview Heights Schools Athletic Master Plan

Board of Education Update
July 18, 2022

Perkins&Will

#GHSDreamBig



Master Planning Workshops



Vision and understanding programmatic needs

Master planning

Master planning refinement and associated budgets

Board update and online survey

Community Meeting

Community Meeting

Board update

Community Meeting

Board approval

Workshop 3

expected outcomes:

1. Discuss and arrive at consensus on a final planning option(s)
2. Verified planning priorities considering cost estimate



Next steps:

1. Finalize master plan option(s), costs and deliverable document
2. Present to Board of Education for approval
3. Core team to advise on implementation strategies



Workshop Summary

Guiding Principles:

Our athletic site facilities will consider...

- 1. Inclusivity and equity: address ADA and Title IX**
- 2. Security and safety** (physical space and personal)
 - a. Responsible public use (guidelines)
- 3. Efficient use of space, functionality, performance, utility** (multi-use, can change over time)
- 4. Aesthetics, pride, welcoming, signage and wayfinding**
 - a. Spectator experience (social, functional)
 - b. Keeping elements of Grandview tradition (gate and bell) (but could relocate)
- 5. Quality over quantity, maintainability and sustainability**

What is in the total project cost?



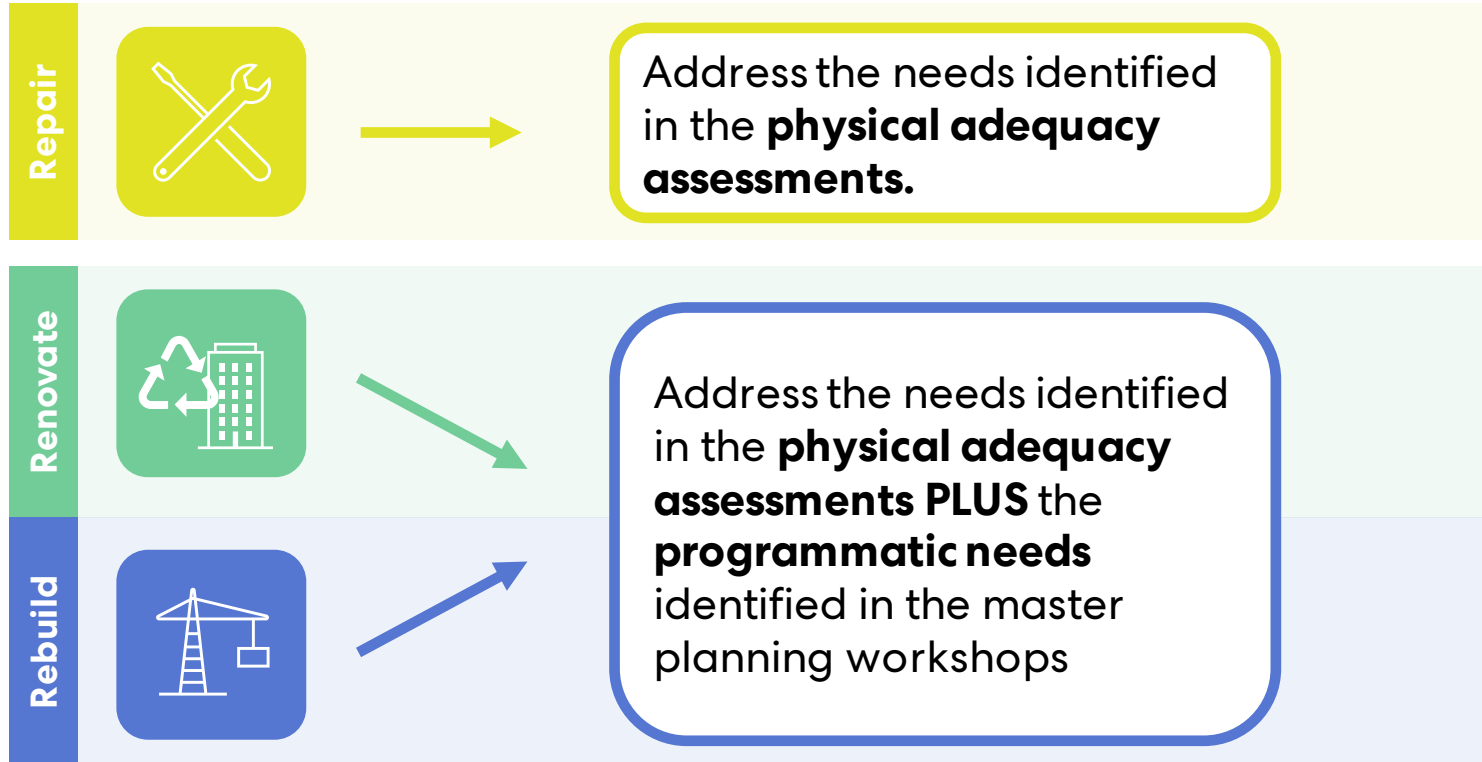
Buildings & site

Soft costs

Design and Engineering services
Construction management services
Existing conditions documentation
Materials and soils testing
Permitting
FF&E

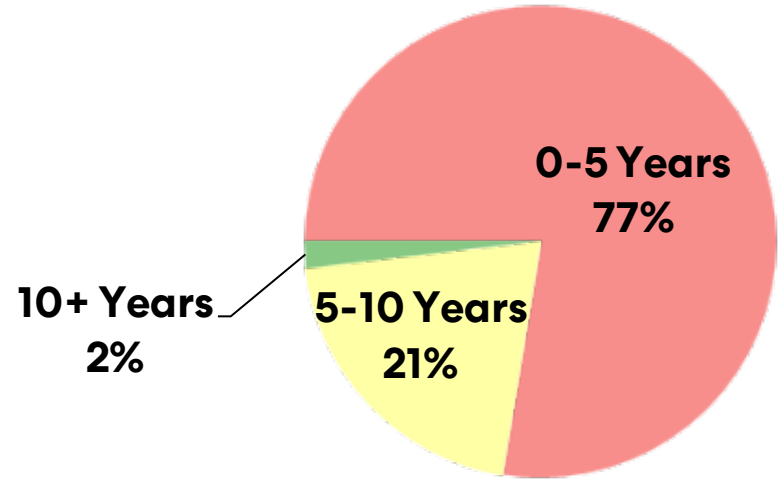
Contingencies and escalation

Baseline costs vs. addressing programmatic needs



Baseline cost model summary

The image shows three overlapping draft spreadsheets for 'CONCORD ADDIS CONSTRUCTION CONSULTANTS'. The most prominent spreadsheet displays a detailed cost model table with multiple columns including item descriptions, quantities, units, and costs. The table is organized into sections, likely representing different phases or components of the project.



Timing Of Required Investment		
0 - 5 Years	5 - 10 Years	10+ Years
\$5,800,000	\$1,500,000	\$125,000
\$7,425,000		

Sub-Total

Total

Workshop 2 Small Group Work

Yellow Team



Blue Team



Green Team



Red Team



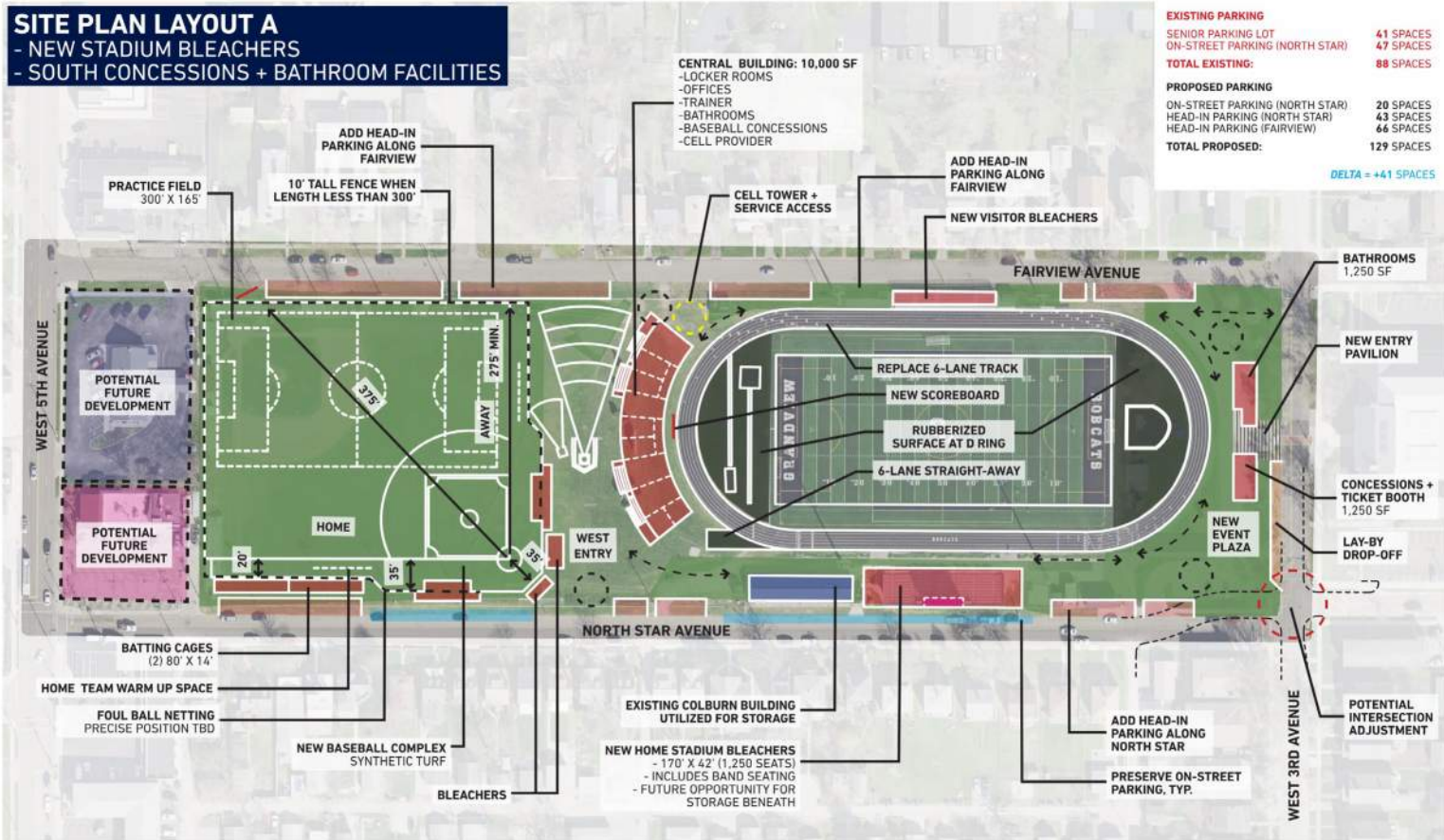
Workshop 2 Themes

- Replace home bleachers – proportion to maximize the site usage
- New buildings with shared facilities located north and south of the track
- 6 lane track with new straightaway (reoriented with common finish line)
- Visitor bleachers separate from home bleachers
- Upper fields, option for synthetic turf to maximize use
- Consider acquiring adjacent north parcel(s) for fieldhouse/multi-purpose building (options are not dependent on site acquisition)
- Softball and tennis remain in current locations
- Security - provide new fencing and lighting
- Parking – no reduction in current number of spaces
- North Star / 3rd Street intersection – provide an option to re-align
- New ceremonial entry - provide a drop-off/lay-by area
- Baseball – southwest orientation

Workshop 3

SITE PLAN LAYOUT A

- NEW STADIUM BLEACHERS
- SOUTH CONCESSIONS + BATHROOM FACILITIES



Workshop 3

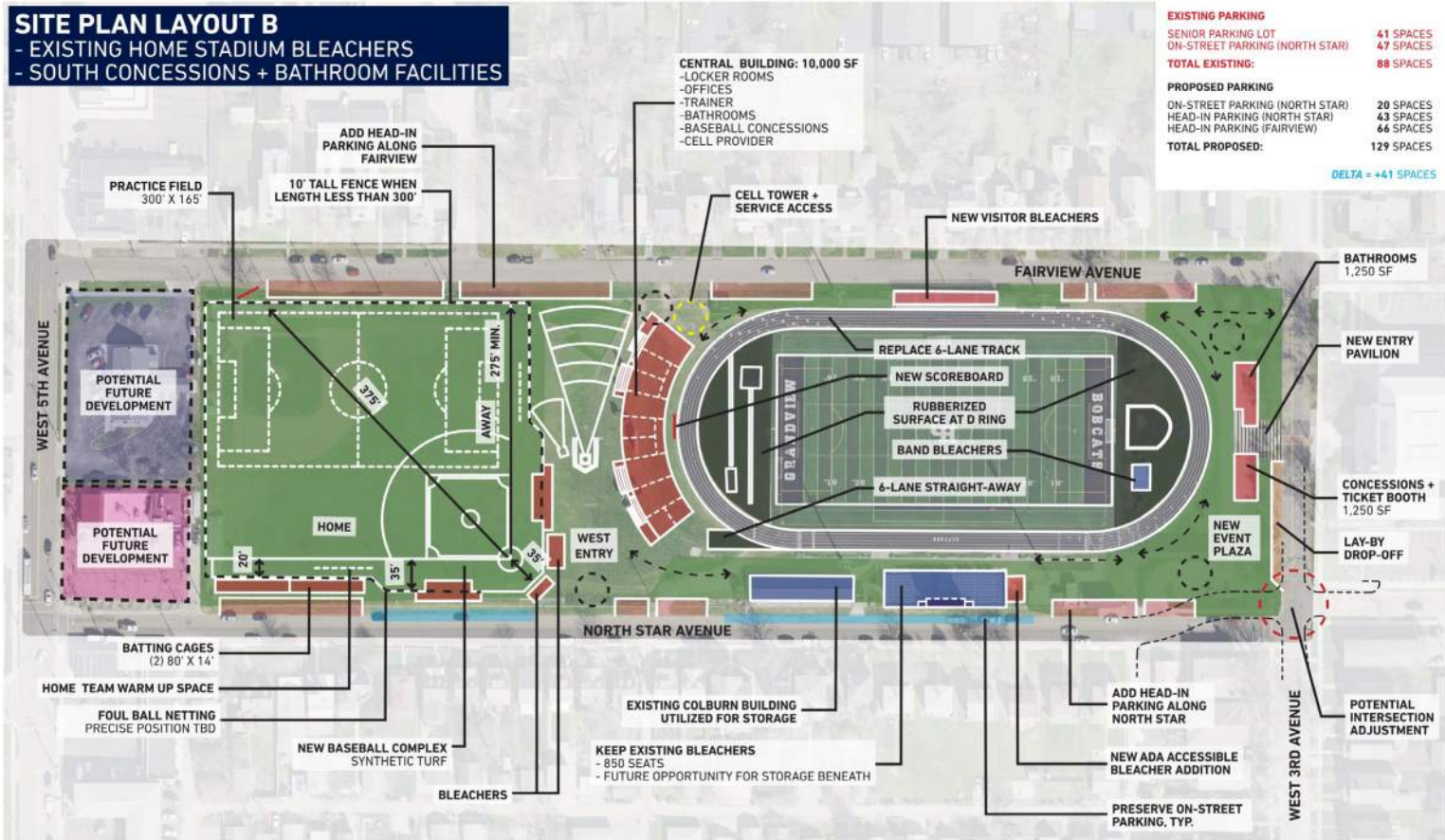
SITE PLAN LAYOUT A
- NEW STADIUM BLEACHERS
- SOUTH CONCESSIONS + BATHROOM FACILITIES



Workshop 3

SITE PLAN LAYOUT B

- EXISTING HOME STADIUM BLEACHERS
- SOUTH CONCESSIONS + BATHROOM FACILITIES



Workshop 3

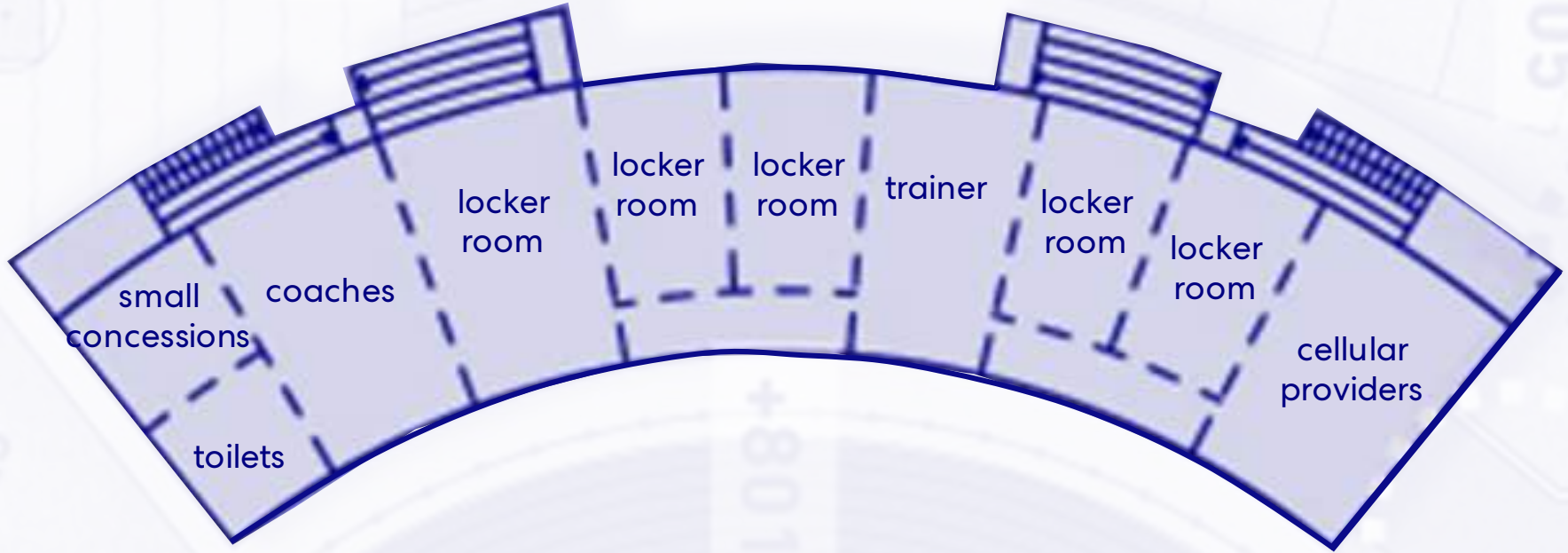
SITE PLAN LAYOUT B

- EXISTING HOME STADIUM BLEACHERS
- SOUTH CONCESSIONS + BATHROOM FACILITIES



Workshop 3

Support Building Diagram



Master Plan – Presentation of Possible Cost

Summary: Presentation of Possible Cost and Associated Escalation

	Construction Year Performed			
	2022 (now)	2023	2024	2025 (planned)
Hard Cost	\$21.4M	\$21.4M	\$21.4M	\$21.4M
Soft Cost	\$4.5M	\$4.6M	\$4.8M	\$5.0M
Escalation	\$0	\$1.4M (6.65%)	\$2.7M (13.3%)	\$4.1M (19.95%)
Total	\$25.9M	\$27.4M	\$29.0M	\$30.5M

- Option 2A – Home Bleacher Replacement included
- Escalation – assumes 6.0%/year (previous ‘typical’ 3.5-4.0% year; 2021: 20%+)
- “All In” numbers – includes construction, design, equipment/technology, and appropriate contingencies
- At Master Plan level – minimal detailed information available; conservative assumptions needed for inclusion

Master Plan – Presentation of Possible Cost

Summary: Presentation of Possible Cost and Associated Escalation

YEARLY SUMMARY - 2025						
CONSTRUCTION BUDGET SUMMARY	Description	Qty	Unit	Unit \$		BUILDING TOTAL
Base Construction Estimate	Per Concord Addis construction estimate 7/8 - Options 2A (Replaces Home Bleachers)					\$16,729,260
<i>Reduction Option - validation in progress</i>	<i>Site Grading - assume can balance site without imported fill</i>					<i>(\$385,185)</i>
<i>Reduction Option - validation in progress</i>	<i>Site Furnishings - in soft cost</i>					<i>(\$75,000)</i>
<i>Reduction Option - validation in progress</i>	<i>Entry Pavilion - no canopy</i>					<i>(\$187,500)</i>
<i>Reduction Option - validation in progress</i>	<i>Site Lighting - Football Stadium Lights - cost reduction</i>					<i>(\$175,000)</i>
<i>Reduction Option - validation in progress</i>	<i>Site Lighting - Baseball Field - Demo/reuse existing</i>					<i>(\$300,000)</i>
Updated Construction Estimate Subtotal						\$15,606,575
Design Contingency		15%				\$2,340,986
General Conditions/Bonds/Insurance		11%				\$1,974,232
Contractor's Fee	<i>Reduced from 5% to 4%</i>	4%				\$796,872
Escalation	Construction Start March 2025					
Contractor Construction Contingency		19.95%		\$20,718,665		\$4,133,374
		3%				\$745,561
TOTAL ESTIMATED CONSTRUCTION BUDGET		1		\$25,597,599.47	83.70%	\$25,597,599
SOFT COST BUDGET						
Owner Construction Contingency		3.00%		\$25,597,599.47		\$640,207
Equipment	FFE - (Furniture, Equipment, Artwork, Signage, Security)					\$752,168
Information Systems / AV / Technology						\$183,750
Design and Engineering						\$2,015,149
Administration / Specialty Services						\$502,958
Owner Contingency		3.00%		\$29,691,830.46		\$890,755
TOTAL ESTIMATED SOFT COST BUDGET		1		\$4,984,985.91	16.30%	\$4,984,986
TOTAL ESTIMATED PROJECT BUDGET		1		\$30,582,585.38	100%	\$30,582,585

Master Plan – Presentation of Possible Cost

Summary: Presentation of Possible Cost and Associated Escalation – Detailed Construction

CONCORD ADDIS		Grandview Heights Schools Grandview High School Athletic Complex			
CONSTRUCTION CONSULTANTS		Order of Magnitude Estimate 07/08/2022 DRAFT			
Description	Quantity	Unit	Unit Cost	Subtotal	Total
SITE DEMOLITION					
Site demolition	416,000	SQFT	2.25	\$936,000	
Site grading - balance	416,000	SQFT	0.25	\$104,000	
Site grading - fill to make up grades, allow avg 12" overall	15,407	CUYD	25.00	\$385,185	
Demolish existing bleacher system, visitor's	1,600	SQFT	8.50	\$13,600	
Demolish existing bleacher system, home	5,300	SQFT	12.50	\$66,250	
Subtotal					\$1,505,035
SITE DEVELOPMENT					
Asphalt pavement	23,300	SQFT	5.25	\$122,325	
Concrete sidewalk	53,100	SQFT	7.25	\$384,975	
Concrete paving, scored	14,300	SQFT	8.50	\$121,550	
Concrete paving, premium	10,200	SQFT	16.50	\$168,300	
Parking space striping	130	EACH	85.00	\$11,050	
Concrete entry steps	320	LNFT	125.00	\$40,000	
Entry walls	4	EACH	15,000	\$60,000	
Landscaping	49,700	SQFT	3.50	\$173,950	
Trees, shade	30	EACH	1,200	\$36,000	
Ornamental fence at site perimeter, 4' high	1,750	LNFT	135.00	\$236,250	
Miscellaneous site furnishings	1	LSUM	75,000	\$75,000	
Miscellaneous site walls - quantity allowance	500	LNFT	350.00	\$175,000	
Subtotal					\$1,604,400
ATHLETIC FACILITIES					
Football field - synthetic turf	78,500	SQFT	12.50	\$981,250	
D-Ring paving - synthetic rubberized surface	27,000	SQFT	7.50	\$202,500	
Running track paving - synthetic rubberized surface	22,500	SQFT	7.50	\$168,750	
Baseball field / Soccer Practice field - natural turf	106,500	SQFT	3.50	\$372,750	
Dugouts - masonry (two each)	2,600	SQFT	200	\$520,000	
Fence, 30' high ball-stop system w/ wind fabric	525	LNFT	175	\$91,875	
Chainlink fence at baseball outfield, 6' high	300	LNFT	80	\$24,000	
Chainlink fence at baseball outfield, 10' high	350	LNFT	115	\$40,250	
Chainlink fence at football field, 4' high	1,200	LNFT	65	\$78,000	
Permanent foul pole	2	EACH	3,500	\$7,000	
Shotput ring	1	EACH	2,650	\$2,650	
Discus ring and enclosure	1	EACH	7,500	\$7,500	
Pole vault guide box	2	EACH	650	\$1,300	
Scoreboard - football	1	EACH	75,000	\$75,000	
Scoreboard - baseball	1	EACH	25,000	\$25,000	
Bleacher system - home	7,200	SQFT	325	\$2,340,000	
Press box	400	SQFT	450	\$180,000	
Bleacher system - visitor's	1,700	SQFT	125	\$212,500	
Battling cages, (2) 14'-0" x 80'-0"	2,240	SQFT	25	\$56,000	
Subtotal					\$5,386,325
SITE BUILDINGS					
Bathroom building	1,250	SQFT	475	\$593,750	
Concession / Ticket Booth building	1,250	SQFT	375	\$468,750	
Central building	10,000	SQFT	335	\$3,350,000	
Coqburn building - minor modifications	3,100	SQFT	35	\$108,500	
Entry Pavilion	2,500	SQFT	75	\$187,500	
Subtotal					\$4,708,500

CONCORD ADDIS		Grandview Heights Schools Grandview High School Athletic Complex			
CONSTRUCTION CONSULTANTS		Order of Magnitude Estimate 07/08/2022 DRAFT			
Description	Quantity	Unit	Unit Cost	Subtotal	Total
SITE UTILITIES					
Site water utilities	1	LSUM	150,000	\$150,000	
Site stormwater utilities	1	LSUM	400,000	\$400,000	
Site stormwater detention	1	LSUM	1,000,000	\$1,000,000	
Site sanitary utilities	1	LSUM	100,000	\$100,000	
Site gas utilities	1	LSUM	50,000	\$50,000	
Subtotal					\$1,700,000
SITE ELECTRICAL					
Site electrical	1	LSUM	500,000	\$500,000	
Site lighting - pedestrian	1	LSUM	350,000	\$350,000	
Site lighting - Football stadium	1	LSUM	675,000	\$675,000	
Site lighting - baseball field	1	LSUM	300,000	\$300,000	
Subtotal					\$1,825,000
SUBTOTAL					\$16,722,260
DESIGN CONTINGENCY	15.0%			\$2,509,389	
GENERAL CONDITIONS/BOND/INSURANCE	11.0%			\$2,116,251	
CONTRACTOR'S FEES	5.0%			\$1,067,215	
ESCALATION TO MID-POINT OF CONSTRUCTION	19.95%			\$4,473,318	
SUBTOTAL					\$26,895,963
CONSTRUCTION CONTINGENCY	3.0%			\$806,879	
TOTAL ESTIMATED CONSTRUCTION COSTS					\$27,702,842

Carried to front summary

Master Plan – Presentation of Possible Cost

Summary: Presentation of Possible Cost and Associated Escalation – Detailed Soft Cost

Owner Construction Contingency		3.00%		\$25,597,599.47	\$640,207
Equipment	FFE (Furniture, Equipment, Artwork, Signage, Security)				\$752,168
Artwork	Graphics on buildings (outside of visible signs)	1.00	LS	\$20,000.00	\$20,000
Security - Parking Control	Not needed	-	LS	\$35,000.00	\$0
1. Stadium Lights - Lower field	In construction	-	LS	\$0	\$0
2. Lights on upper field (need torn down)	In construction	-	LS	\$0	\$0
3. PA System for lower field. Adequate. 11 years old. Could be a lot better. Fin same.	Plan upgrade inclusion	1.00	LS	\$50,000.00	\$50,000
4. HDU, Focus Camera (used for game film/telematics). One year old.	May need replaced in 5-10 years	1.00	LS	\$8,000.00	\$8,000
5. WIPF	Access Points only (infrastructure in construction)	1.00	LS	\$50,000.00	\$50,000
6. Stadium after hours security lighting	Confirm in construction	-	LS	\$0	\$0
7. Fencing (inside and perimeter)	In construction	-	LS	\$0	\$0
8. Scoreboards	In construction - 2 total, potential request for video board	-	LS	\$0	\$0
9. Security cameras	TBD on # of cameras; infrastructure in construction	1.00	LS	\$20,000.00	\$20,000
10. Stadium signage (directions/home - visitor/rules)	Further detail will be needed; allowance included	1.00	LS	\$50,000.00	\$50,000
11. PA for baseball	Assumes multiple speakers on both sides of field	1.00	LS	\$25,000.00	\$25,000
12. Play docks for FB	Assumes set of 2 purchased together - reference Electro-Mech Lx3050	2.00	LS	\$2,000.00	\$4,000
13. Shot Put concrete pad/curb	In construction	-	LS	\$0	\$0
14. Discus field/coverpad	Assumed as FFE; may be possible to buy through construction	1.00	LS	\$5,000.00	\$5,000
15. High jump/Pole Vault jump pads - we have recently purchased new ones within the past 3 years	Assume replaced within 5-10 years	1.00	LS	\$850.00	\$850
16. Long jump takeoff board and pit cover	Assumed as FFE; may be possible to buy through construction	1.00	LS	\$2,000.00	\$2,000
17. Hurdles	Confirmed qty	100.00	EA	\$17,500.00	\$17,500
18. Flag pole	2 qty. In construction (may be able to relocate 1 existing).	2.00	EA	\$0.00	\$0
19. Goal posts	Confirm in construction	-	LS	\$0	\$0
20. Blocking sleds for football	Confirm types of and qty; assumed 6 qty of 2 man	6.00	EA	\$3,000.00	\$18,000
21. Whiteboards in locker rooms/coach offices	Assumed as FFE - (Could be purchased through construction, but are typically more expensive)	20.00	EA	\$350.00	\$7,000
22. Video watching capabilities. Projectors/Screens	Technology - Drs Des Coaches Meeting Room	4.00	LS	\$15,000.00	\$60,000
23. Locker Room chairs	Confirm qty	100.00	EA	\$150.00	\$15,000
24. Coaches office furniture	qty of offices confirmed	5.00	LS	\$3,000.00	\$15,000
25. Locker room and coach lockers	In construction	-	LS	\$0	\$0
26. Field benches and disposal benches	Confirm qty	10.00	EA	\$750.00	\$7,500
27. Team storage lockers	Movable/Portable? Qty	10.00	LS	\$1,500.00	\$15,000
28. Soccer Goals, 2 man and 6 practice	Assume Semi-Portable?	2.00	LS	\$4,000.00	\$8,000
29. System to hold dirt/clay for baseball field	Assume portable	6.00	EA	\$2,000.00	\$12,000
30. Baseball temporary fence (if field is not floored)	Assume # of waterproof storage boxes (wood bulk) - could be construction; depends on turf approach	1.00	LS	\$5,000.00	\$5,000
31. Baseball shelves, mound tarp, rakes, field dirt	Confirm LF; dependent if needed	500.00	LF	\$50.00	\$25,000
32. Dug for synthetic field(s)	Confirm extents; assumes field dug in manual	1.00	LS	\$5,000.00	\$5,000
33. Mowers	Confirm qty; assumes 5	5.00	LS	\$250.00	\$1,250
34. Gator vehicle	1 qty	1.00	LS	\$10,000.00	\$10,000
35. Track - lane cover paddings/tarp	1 qty	1.00	LS	\$15,000.00	\$15,000
36. Press box chairs	assumes 2 to protect track from debris	2.00	EA	\$2,500.00	\$5,000
37. Press box chairs	qty confirmed	15.00	EA	\$350.00	\$5,250
38. Additional Items					\$0
47. Chalking/Stripping system for fields	Not needed if turf included	2.00	EA	\$3,000.00	\$6,000
48. Technology - Phones	Above	6.00	EA	\$250.00	\$1,500
49. Technology - cell service coats	Assumed built into cell agreement and construction	1.00	EA	\$0.00	\$0
50. Traffic control	Barrelades, cones, etc	1.00	ALLOW	\$10,000.00	\$10,000
51. Concessions Equipment	Further definition needed	1.00	ALLOW	\$50,000.00	\$50,000
52. Temporary / Portable Stage	For graduation	1.00	ALLOW	\$20,000.00	\$20,000
53. Ticket booth equipment / machine	Mobile/flat solution	1.00	ALLOW	\$1,500.00	\$1,500
54. Training Room Equipment	treatment tables; ke machines; storage; refrigerator; rehab equipment	1.00	ALLOW	\$25,000.00	\$25,000
55. Storage system in bleachers	TBD if included in construction; include allowance for loose shelving / storage	1.00	ALLOW	\$10,000.00	\$10,000
56. Bleachers	Portable frame, visitors, band included in construction	4.00	EA	\$3,500.00	\$14,000
57. Bathroom Accessories	Provided by vendor	1.00	ALLOW	\$0.00	\$0
58. Garbage / Recycle Bins	Confirmed qty; dumpster provided by local waste management	20.00	EA	\$750.00	\$15,000
59. Outdoor Seating	Benches, Outdoor tables/chairs	1.00	ALLOW	\$50,000.00	\$50,000
60. Mobile/Portable Seating	For Petree Field	1.00	EA	\$2,000.00	\$2,000
61. Coach Sound/Comms System	1.00	ALLOW	\$5,000.00	\$5,000	
62. Baseball field - misc. equipment	Bases themselves; on deck circle	1.00	ALLOW	\$5,000.00	\$5,000
63. Pop up tents	1.00	ALLOW	\$5,000.00	\$5,000	
64. Timing System for Track	1.00	ALLOW	\$5,000.00	\$5,000	
65. Showers	In construction	-	LS	\$0	\$0
66. Off site locker room*	*Inclusion is a larger discussion point; misc. equipment allowance included	1.00	ALLOW	\$2,500.00	\$2,500
67. Cleaning Supplies for facilities	Misc.	1.00	ALLOW	\$5,000.00	\$5,000
68. Closets	1.00	ALLOW	\$2,500.00	\$2,500	
69. Contingency		5%		\$716,350.00	\$35,818

Information Systems / AV / Technology					\$183,750
IS - Data Closets	To support office space and connection back to campus; possibly 3 in various buildings	1.00	LS	\$125,000.00	\$125,000
Fiber Connection Update	Upgrade the existing Fiber connection; conduit runs included in construction	1.00	ALLOW	\$50,000.00	\$50,000
AV	Above	-	LS	\$8.00	\$0
Contingency		5%		\$175,000.00	\$8,750
Design and Engineering					\$2,015,149
Programming	Perkins and Will Cost	1.00	LS	\$150,000.00	\$150,000
Basic Services	% of base construction (includes Arch/Interior, MEP, Structural, LV)	6%		\$25,597,599.47	\$1,535,856
Specialty Consultants	Athletic Equipment Planning, Community Engagement	1.00	LS	\$100,000.00	\$100,000
Site Survey		1.00	LS	\$10,000.00	\$10,000
Environmental Surveys		1.00	LS	\$10,000.00	\$10,000
Geotechnical		1.00	LS	\$7,500.00	\$7,500
Architects Survey		1.00	LS	\$10,000.00	\$10,000
Waste Management Fees	Assuming some soil disposal	1.00	ALLOW	\$100,000.00	\$100,000
Abatement	If needed at existing bleachers/buildings	1.00	LS	\$15,000.00	\$15,000
Reimbursable	5% of design fee	5%		\$1,535,855.97	\$76,793
Commissioning	Not needed	-	LS	\$0.00	\$0
Administration / Specialty Services					\$502,958
Project Management - Owner Rep	TBD pending construction budget	1.60%		\$25,597,599.47	\$409,562
Project Management - Master Plan		1.00	LS	\$35,000.00	\$35,000
Builders Risk Insurance (.15%)		0.15%		\$25,597,599.47	\$38,396
Relocation Costs	Any temporary field costs?	1.00	ALLOW	\$0.00	\$0
Permits and Plan Exam Fees		1.00	LS	\$10,000.00	\$10,000
Legal and Accounting	EPA Filings needed?	1.00	LS	\$10,000.00	\$10,000
Owner Contingency		3.00%		\$29,691,830.46	\$890,755