

**DATE:** November 18, 2015  
**TO:** Board of Commissioners  
**FROM:** Patrick Quinton, Executive Director  
**SUBJECT:** Report Number 15-71  
Update on Centennial Mills

**BOARD ACTION REQUESTED**

No action is requested; information only.

**SUMMARY**

At the July 16, 2015, Portland Development Commission (PDC) Board of Commissioners (Board) meeting, the PDC Board approved authorization of a contract to begin selective demolition of the PDC-owned Centennial Mills complex (Property) in the River District Urban Renewal Area (URA). In addition, at the request of the Mayor's office, the PDC Board directed PDC staff to examine the feasibility and costs of preserving and reusing the Feed and Flour Mill buildings, which are not currently slated for demolition. Since July, PDC has done extensive work with a consulting team to better understand the implications of keeping the Feed and Flour Mill buildings; PDC staff will discuss these costs and implications at the November 18, 2015, meeting. In addition, PDC staff will take the opportunity to brief the PDC Board on feedback received from a Citizens Advisory Committee that PDC convened since July to provide input on the Property.

**BACKGROUND**

In 2000, PDC acquired the Property, located on NW Naito Parkway in the River District URA (see Property schematic in Attachment A), as part of a plan to create significant waterfront open space. In 2004, PDC proposed to demolish most of the buildings on the site; however, based on public response, then-Mayor Tom Potter directed PDC not to proceed with demolition, and the Portland City Council instructed PDC to initiate a framework plan process for the site. The resulting 2006 Centennial Mills Framework Plan (Framework Plan) presented nine redevelopment scenarios preserving some or all of the buildings on the Property. The Framework Plan also established five key redevelopment principles:

1. Provide Open Space
2. Capture History
3. Define a Community Focal Point
4. Strengthen Connections
5. Embrace Sustainability

Since that time, two separate development teams, LAB Holdings and Harsch Investment Properties, have pursued redevelopment of the site, but neither identified financially viable plans without significant public investment from the River District URA.

### Selective Demolition

Given the rapid and dangerous deteriorating condition of the Property, in December 2014 the PDC Board, acting in its capacity as the Local Contractor Review Board, approved the commencement of selective demolition of the Property. Soon thereafter, PDC solicited for and selected a preferred demolition contract, and on July 16, 2015, the PDC Board authorized the Executive Director to enter into a Guaranteed Maximum Price (GMP) contract for a cost of approximately \$8,600,000 for a Phase 1 demolition. This contract included the selective demolition of all structures above the high water line of the Willamette River, other than the Feed and Flour Mill buildings and the Mounted Police Unit structures. Since July, progress has been made toward selective demolition of the Property's most dangerous buildings, including:

- Preparatory and investigative work;
- Installation of temporary haul roads and environmental mitigation measures and rerouting of utilities;
- Identification and consolidation of historical artifacts for safekeeping;
- Significant abatement of lead-based paints; and
- Commencement of demolition on Warehouses F and C, with demolition of Warehouses A, B, and D to follow shortly thereafter.

The Phase 2 demolition of structures below the high water line has not yet been approved by the PDC Board.

### Feed & Flour Mill Feasibility Assessment

Subsequent to the PDC Board's direction to assess feasibility of preserving and reusing the Feed and Flour Mill buildings, PDC consultants KPFF and R&H Construction provided rough order-of-magnitude costing for preservation of the two buildings (the consultants' findings are provided as Attachment B). Based on these findings, PDC staff estimates the cost to preserve the Flour Mill is \$14,500,000 and the cost to preserve the Feed Mill is \$8,300,000 for a total of approximately \$22,800,000.

### River District URA Budget

The current total Adopted River District fiscal year (FY) 2015-16 and Forecast Year budget for the Property includes \$20,506,000 (see Attachment C). Of this amount, \$1,200,000 is reserved for property management, professional services, and staffing together with \$8,600,000 for Phase 1 demolition and site preparation pursuant to the agreed upon GMP contract. PDC staff currently estimates Phase 2 demolition costs at approximately \$4,000,000, to be conducted either by PDC or as part of broader site redevelopment. PDC staff believes the approximately \$6,000,000 remaining could be made available to complete any building preservation and/or greenway and riverbank improvements involved with final site redevelopment.

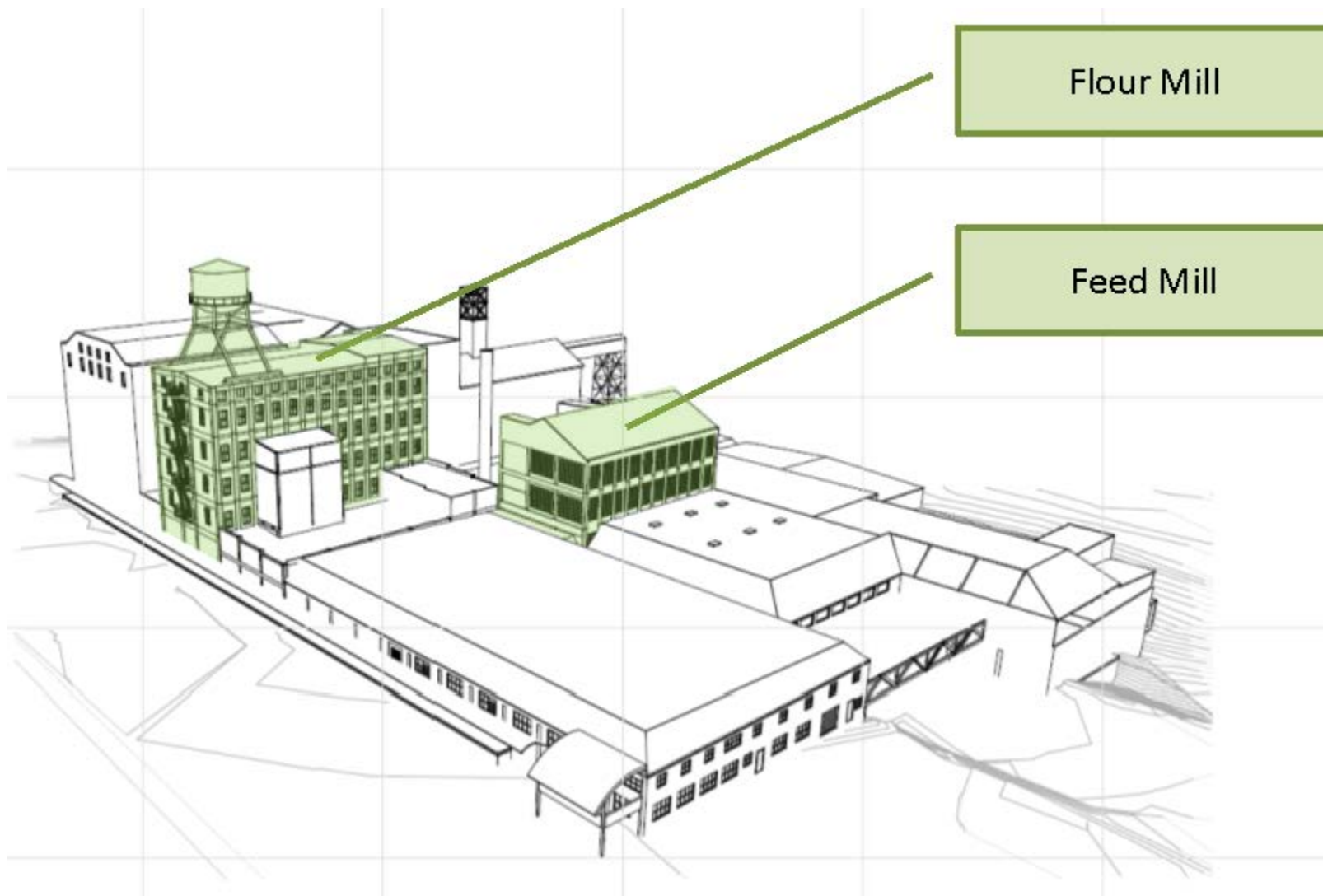
### Next Steps

PDC Staff will return to the PDC Board for approval of any disposition of the Property or other proposed action that would impact the overall project scope and/or budget.

### **ATTACHMENTS**

- A. Property Schematic
- B. KPFF/R&H Technical Findings
- C. FY 2015-16 River District URA Adopted Budget

PROPERTY SCHEMATIC



**KPFF/R&H TECHNICAL FINDINGS**



**Centennial Mills - FEED Mill Option A Preserve**  
ROUGH ORDER OF MAGNITUDE BUDGET  
October 15, 2015

**DRAFT**  
**V1**

**General Conditions**

Fee Insurance & General conditions as a percentage of estimated costs	1	IT	20%	\$600,000
---	---	----	-----	-----------

**STRUCTURAL BUILDING UPGRADES & SEISMIC ELEMENTS**

**Based on KPFF 9.21.15 Seismic Sketches**

<b>Staging / Shoring / Safety</b>				
Hazardous Material Remediation	1	Allow	\$0	\$0
Staging / Safety	1	Allow	\$30,000	\$30,000
Shoring	16,506	SF	\$6.0	\$99,036
Working Surface	16,506	SF	\$2.8	\$46,423
Misc. Demo / Prep Existing	21,500	SF	\$2.0	\$43,000
Cut Moment Frame Openings	3,200	SF	\$20.0	\$64,000
Logistical Considerations / Hoisting	1	Allow	\$50,000	\$50,000
<b>Restoration Work</b>				
Swing Stage	1	Allow	\$80,000	\$80,000
Address Windows?	1	Allow	\$0	\$0
Concrete Repair - Assume 25%	9,293	SF	\$15	\$139,388
New Sealer / Paint	37,170	SF	\$3	\$111,510
<b>Seismic Elements</b>				
Demo For Footings	26	CY	\$350	\$9,100
Pin Piles	40	EA	\$12,500	\$500,000
New Concrete Footings	26	CY	\$400	\$10,400
Structural Steel	1	IT	\$800,000	\$800,000
<b>Wood Framing</b>				
Repair / Replace Roof Framing	16,506	SF	\$22.00	\$363,132
New Roof / Insulated	21,500	SF	\$18.00	\$387,000
<b>Demo Work</b>				
Demo / Salvage Existing Wood Framing	16,506	SF	\$10	\$165,060
<b>Other Base Systems</b>				
Stair Towers		FL	\$0	\$0
Skylights / Atriums		IT	\$0	\$0
Basement Sump / Drainage	1	IT	\$20,000	\$20,000
Elevator, Shaft, Pit		Stop	\$0	\$0
Plumbing		BSF	\$0	\$0
HVAC		BSF	\$0	\$0
Electrical		BSF	\$0	\$0
Fire Protection	21,500	BSF	\$4	\$86,000
<b>TOTAL - VERY PRELIMINARY \$ +/-</b>	<b>21,500 sf</b>			<b>\$3,604,049</b>

**Exclusions:**  
Hazardous Material Abatement  
Existing condition survey, A&E Fees  
Permits, Fees, Systems charges, Right of way work  
Testing & Inspection  
Dewatering, Escalation  
All other building are demolished prior to start of work

**Project Metrics**  
21,500 Gross SF  
18,585 Exterior Perimeter Walls  
18,585 Interior Perimeter Walls  
4,276 Footprint  
16,506 Wood Framed Areas



**Centennial Mills - FEED Mill Option B Full Seismic**  
ROUGH ORDER OF MAGNITUDE BUDGET  
October 15, 2015

**DRAFT**  
**V1**

**General Conditions**

Fee Insurance & General conditions as a percentage of estimated costs	1	IT	20%	\$850,000
---	---	----	-----	-----------

**STRUCTURAL BUILDING UPGRADES & SEISMIC ELEMENTS**

Based on KPFF 9.21.15 Seismic Sketches

**Staging / Shoring / Safety**

Hazardous Material Remediation	1	Allow	\$0	\$0
Staging / Safety	1	Allow	\$25,000	\$25,000
Shoring	16,506	SF	\$6	\$99,036
Working Surface	16,506	SF	\$3	\$49,518
Misc. Demo / Prep Existing	21,500	SF	\$2	\$43,000
Cut Moment Frame Openings	3,200	SF	\$20	\$64,000
Logistical Considerations	1	Allow	\$15,000	\$15,000

**Restoration Work**

Swing Stage	1	Allow	\$80,000	\$80,000
Address Windows?	1	Allow	\$0	\$0
Concrete Repair - Assume 25%	9,293	SF	\$15	\$139,388
New Sealer / Paint	37,170	SF	\$3	\$111,510

**Seismic Elements**

Demo For Footings	36	CY	\$350	\$12,600
Pin Piles	48	EA	\$12,500	\$600,000
New Concrete Footings	36	CY	\$400	\$14,400
Structural Steel	1	IT	\$630,000	\$630,000
Logistical Considerations / Hoisting	1	Allow	\$50,000	\$50,000

**Demo Work**

Demo / Salvage Existing Wood Framing	8,253	SF	\$10	\$82,530
--------------------------------------	-------	----	------	----------

**Wood Framing**

Repair / Replace Roof Framing	16,506	SF	\$22.00	\$363,132
New Roof / Insulated	21,500	CY	\$18.00	\$387,000
Install 7/8" plywood	16,506	SF	\$3.00	\$49,518
Framing Replacement - Assume 50% needs replacement	8,253	SF	\$15	\$123,795
Cross-Tie Strapping Column to Girders	135	EA	\$275.00	\$37,125
Floor / Wall Connections	333	EA	\$300.00	\$99,750

**Other Base Systems**

Stair Towers	10	FL	\$20,000	\$200,000
Skylights / Atriums		IT	\$0	\$0
Basement Sump / Drainage	1	IT	\$20,000	\$20,000
Elevator, Shaft, Pit	5	Stop	\$35,000	\$175,000
Plumbing - Basic Shell Rough in & Rain Drains	21,500	BSF	\$4.00	\$86,000
HVAC - Basic Shell Condition (equipment / freeze protection)	21,500	BSF	\$10.00	\$215,000
Electrical - Basic Shell Condition (service & stumble lighting)	21,500	BSF	\$15.00	\$322,500
Fire Protection	21,500	BSF	\$4.00	\$86,000

**TOTAL - VERY PRELIMINARY \$ +/-**

**21,500 sf**

**\$5,030,802**

**Exclusions:**

*Hazardous Material Abatement  
Existing condition survey, A&E Fees  
Permits, Fees, Systems charges, Right of way work  
Testing & Inspection  
Dewatering, Escalation  
All other building are demolished prior to start of work*

**Project Metrics**

21,500 Gross SF  
18,585 Exterior Perimeter Walls  
18,585 Interior Perimeter Walls  
4,276 Footprint  
16,506 Wood Framed Areas



**Centennial Mills - FLOUR Mill Option A Preserve**  
ROUGH ORDER OF MAGNITUDE BUDGET  
October 15, 2015

**DRAFT**  
**V1**

**General Conditions**

Fee Insurance & General conditions as a percentage of estimated costs	1	IT	20%	\$875,000
---	---	----	-----	-----------

**STRUCTURAL BUILDING UPGRADES & SEISMIC ELEMENTS**

Based on KPFF 9.21.15 Seismic Sketches

**Staging / Shoring / Safety**

Hazardous Material Remediation	1	Allow	\$0	\$0
Staging / Safety	1	Allow	\$50,000	\$50,000
Shoring	44,908	SF	\$6	\$269,448
Working Surface	44,908	SF	\$3	\$134,724
Misc. Demo / Prep Existing	44,908	SF	\$2	\$89,816
Cut Moment Frame Openings	5,688	SF	\$20	\$113,760
Logistical Considerations / Hoisting	1	Allow	\$75,000	\$75,000

**Restoration Work**

Water Tower Preservation / Seismic?	1	Allow	\$150,000	\$150,000
Swing Stage	1	Allow	\$120,000	\$120,000
Address Windows?	1	Allow	\$0	\$0
Concrete Repair - Assume 25%	15,671	SF	\$15	\$235,065
New Sealer / Paint	62,684	SF	\$3	\$188,052

**Seismic Elements**

Demo For Footings	28	CY	\$350	\$9,800
Pin Piles	72	EA	\$12,500	\$900,000
New Concrete Footings	28	CY	\$400	\$11,200
Structural Steel	1	IT	\$1,200,000	\$1,200,000

**Demo Work**

Demo / Salvage Existing Wood Framing	44,908	SF	\$10	\$449,080
--------------------------------------	--------	----	------	-----------

**Wood Framing**

Repair / Replace Roof Framing	5,562	SF	\$22	\$122,364
New Roof / Insulated	5,562	SF	\$18	\$100,116

**Other Base Systems**

Stair Towers		FL	\$0	\$0
Skylights / Atriums		IT	\$0	\$0
Basement Sump / Drainage	1	IT	\$20,000	\$20,000
Elevator, Shaft, Pit		Stop	\$0	\$0
Plumbing		BSF	\$0	\$0
HVAC		BSF	\$0	\$0
Electrical		BSF	\$0	\$0
Fire Escape Restoration		BSF	\$0	\$0
Fire Protection	44,908	BSF	\$4	\$179,632

**TOTAL - VERY PRELIMINARY \$ +/-**

**44,908 sf**

**\$5,293,057**

**Exclusions:**

*Hazardous Material Abatement  
Existing condition survey, A&E Fees  
Permits, Fees, Systems charges, Right of way work  
Testing & Inspection  
Dewatering, Escalation  
All other building are demolished prior to start of work*

**Project Metric**

44,908 Gross SF  
31,342 Exterior Perimeter Walls  
31,342 Interior Perimeter Walls  
5,562 Footprint  
44,908 Wood Framed Areas



**Centennial Mills - FLOUR Mill Option B Full Seismic**  
ROUGH ORDER OF MAGNITUDE BUDGET  
October 15, 2015

**DRAFT**  
**V1**

**General Conditions**

Fee Insurance & General conditions as a percentage of estimated costs	1	IT	20%	\$975,000
---	---	----	-----	-----------

**STRUCTURAL BUILDING UPGRADES & SEISMIC ELEMENTS**

Based on KPFF 9.21.15 Seismic Sketches

**Staging / Shoring / Safety**

Hazardous Material Remediation	1	Allow	\$0	\$0
Staging / Safety	1	Allow	\$25,000	\$25,000
Shoring	44,908	SF	\$6	\$269,448
Working Surface	44,908	SF	\$3	\$134,724
Misc. Demo / Prep Existing	44,908	SF	\$2	\$89,816
Cut Moment Frame Openings	3,200	SF	\$20	\$64,000
Logistical Considerations / Hoisting	1	Allow	\$75,000	\$75,000

**Restoration Work**

Water Tower Preservation / Seismic?	1	Allow	\$150,000	\$150,000
Swing Stage	1	Allow	\$120,000	\$120,000
Address Windows?	1	Allow	\$0	\$0
Concrete Repair - Assume 25%	15,671	SF	\$15	\$235,065
New Sealer / Paint	62,684	SF	\$3	\$188,052

**Seismic Elements**

Demo For Footings	45	CY	\$350	\$15,750
Pin Piles	80	EA	\$12,500	\$1,000,000
New Concrete Footings	45	CY	\$400	\$18,000
Structural Steel	1	IT	\$1,100,000	\$1,100,000

**Demo Work**

Demo / Salvage existing Wood Framing	22,454	SF	\$10	\$224,540
--------------------------------------	--------	----	------	-----------

**Wood Framing**

Repair / Replace Roof Framing	5,562	SF	\$22	\$122,364
New Roof / Insulated	5,562	CY	\$18	\$100,116
Install 7/8" plywood	38,934	SF	\$3	\$116,802
Framing Replacement - Assume 50% needs replacement	22,454	SF	\$15	\$336,810
Cross-Tie Strapping Column to Girders	192	EA	\$275	\$52,800
Floor /Wall Connections	634	EA	\$300	\$190,200

**Other Base Systems**

Stair Towers	14	FL	\$20,000	\$280,000
Skylights / Atriums		IT	\$0	\$0
Basement Sump / Drainage	1	IT	\$20,000	\$20,000
Elevator, Shaft, Pit	7	Stop	\$35,000	\$245,000
Plumbing - Basic Shell Rough in & Rain Drains	44,908	BSF	\$4.00	\$179,632
HVAC - Basic Shell Condition (equipment / freeze protection)	44,908	BSF	\$10.00	\$449,080
Electrical - Basic Shell Condition (service & stumble lighting)	44,908	BSF	\$15.00	\$673,620
Fire Escape Restoration		IT	\$0	\$0
Fire Protection	44,908	BSF	\$4	\$179,632

**TOTAL - VERY PRELIMINARY \$ +/-**

**44,908 sf**

**\$7,630,451**

**Exclusions:**

- Hazardous Material Abatement*
- Existing condition survey, A&E Fees*
- Permits, Fees, Systems charges, Right of way work*
- Testing & Inspection*
- Dewatering, Escalation*
- All other building are demolished prior to start of work*

**Project Matrix**

- 44,908 Gross SF
- 31,342 Exterior Perimeter Walls
- 31,342 Interior Perimeter Walls
- 5,562 Footprint
- 44,908 Wood Framed Areas

**FY 2015-16 RIVER DISTRICT URA ADOPTED BUDGET**

**Five-Year Forecast Program Requirements Detail**

	Revised-3 FY 2014-15	Adopted FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20
<b>River District URA</b>						
<b>Resources</b>						
Beginning Fund Balance	49,258,181	37,846,177	16,489,814	5,850,288	1,782,873	265,476
Fees and Charges	16,900	6,000	1,324	2,937	2,110	2,110
Interest on Investments	200,000	200,000	150,000	50,000	25,000	5,000
Intergovernmental Revenues	1,983,620	1,983,620	0	0	0	0
Loan Collections	14,664,000	5,211,777	704,564	1,214,497	940,948	4,516,616
Long Term Debt	0	21,000,000	21,066,380	9,000,000	2,900,000	0
Property Income	2,769,168	2,672,865	11,945,115	2,470,115	6,116,995	2,466,015
Reimbursements	918,311	0	0	0	0	0
Short Term Debt	20,472,169	19,948,515	12,542,954	16,575,087	17,437,825	18,543,087
<b>Total Resources</b>	<b>90,282,349</b>	<b>88,868,954</b>	<b>62,900,151</b>	<b>35,162,924</b>	<b>29,205,751</b>	<b>25,798,304</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101330 Debt Management-RVD	71,055	71,055	65,000	65,000	65,000	65,000
<b>Total Administration</b>	<b>71,055</b>	<b>71,055</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L00210330 BL -General-RIV	50,000	500,100	500,100	500,100	500,100	500,100
<b>Small Business &amp; Community Dev</b>						
B55005330 OT/CT Action Plan-RVD	155,000	145,000	125,000	0	0	0
<b>Traded Sector Business Dev</b>						
B15100330 Cluster Development-RVD	50,000	50,000	50,000	50,000	50,000	0
<b>Total Business Development</b>	<b>255,000</b>	<b>695,100</b>	<b>675,100</b>	<b>550,100</b>	<b>550,100</b>	<b>500,100</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15900330 PHB Staff & Admin-RVD	858,960	0	0	0	0	0
H15931330 Block 26-RVD	1,402,138	0	0	0	0	0
H15930330 Fairfield Apartments-RVD	46,738	0	0	0	0	0
H15430330 Affordable Rental Hsg-RVD	0	12,455,583	8,369,756	3,253,533	2,428,468	0
H15136330 Erickson-Fritz-RVD	2,804,275	0	0	0	0	0
H15137330 The Abigail-RVD	9,254,109	0	0	0	0	0
<b>Total Housing</b>	<b>14,366,220</b>	<b>12,455,583</b>	<b>8,369,756</b>	<b>3,253,533</b>	<b>2,428,468</b>	<b>0</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N33011915 Nbrhd Prk(The Fields)-RVD-Adm	9,170	400,000	0	0	0	0
<b>Public Facilities</b>						
N33022015 Union Station Grant-RVD-Adm	2,461,889	2,461,889	3,500,500	0	0	0
<b>Transportation</b>						
N33033415 Pearl District Cir-RVD-Adm	1,841,465	0	0	0	0	0
<b>Total Infrastructure</b>	<b>4,312,524</b>	<b>2,861,889</b>	<b>3,500,500</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopm</b>						
P33050215 4th and Burnside-RVD	1,559,862	0	0	0	0	0
A45997330 Superfund-RVD	25,000	0	0	0	0	0
P33050015 Post Office-RVD-Adm	250,000	1,700,000	10,000,000	10,000,000	14,000,000	0
P33050315 Broadway Corridor-RVD	65,000	310,000	125,000	0	0	0
P33060545 Station Place Prkng-RVD-Adm	278,165	351,106	271,106	271,106	271,106	271,106



**Five-Year Forecast Program Requirements Detail**

	Revised- 3 FY 2014-15	Adopted FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20
P33092015 Real Estate Mgmt-RVD-Adm	8,069	2,000	2,000	2,000	2,000	2,000
P33060815 Old Fire Station Mgmt-RVD-Adm	80,086	17,747	0	0	0	0
P33050115 Dtown Retail Strat-RVD-Adm	30,000	30,000	30,000	0	0	0
P33060615 Block R-RVD-Adm	10,550	8,750	8,750	8,750	8,750	0
P33060525 Station Place Lot 5-RVD-Adm	21,300	204,000	4,000	0	0	0
P33060415 Centennial Mills-RVD-Adm	3,883,713	5,536,355	12,766,287	0	0	0
P33060315 Grove Hotel-RVD-Adm	43,037	41,037	0	0	0	0
P33052115 10th & Yamhill Redev-RVD-Adm	50,000	3,250,000	1,750,000	0	0	0
P33060115 Block Y-RVD-Adm	48,404	45,100	45,100	45,100	45,100	45,100
P33055115 Multnomah County-PDV-Adm	0	16,948,460	0	0	0	0
P33054315 RD Enviro Reimb-RVD	1,000	0	0	0	0	0
P33060715 One Waterfront North-RVD-Adm	16,083	7,187	7,187	0	0	0
P33052815 PNCA Contract-RVD	9,049	0	0	0	0	0
P33052715 PNCA-RVD-Adm	7,907	0	0	0	0	0
P33052215 CC 2035-RVD-Adm	175,990	0	0	0	0	0
P33060215 Union Station-RVD-Adm	1,541,484	1,156,747	1,156,747	1,156,747	1,156,747	1,156,747
<b>Commercial Real Estate Lending</b>						
R01100330 CPRL-General-RVD	18,220,000	20,452,000	12,002,000	11,002,000	3,002,000	2,002,000
<b>Community Redevelopment Grants</b>						
G02100330 DOS-General-RVD	100,000	100,000	100,000	100,000	100,000	100,000
G03100330 SIP-General-RVD	308,000	300,000	300,000	300,000	300,000	300,000
G04100330 GFGP-General-RVD	0	25,000	0	0	0	0
G01100330 CLG-General-RVD	138,000	100,000	100,000	100,000	100,000	0
<b>Total Property Redevelopment</b>	<b>26,870,499</b>	<b>50,585,489</b>	<b>38,668,177</b>	<b>22,985,703</b>	<b>18,985,703</b>	<b>3,876,953</b>
<b>Total Program Expenditures</b>	<b>45,875,298</b>	<b>66,669,116</b>	<b>51,278,533</b>	<b>26,854,336</b>	<b>22,029,271</b>	<b>4,442,053</b>
Personal Services	532,505	624,464	595,584	625,363	656,632	689,463
Transfers - Indirect	6,028,370	5,085,559	5,175,747	5,900,352	6,254,373	6,066,742
<b>Total Fund Expenditures</b>	<b>52,436,173</b>	<b>72,379,139</b>	<b>57,049,864</b>	<b>33,380,051</b>	<b>28,940,276</b>	<b>11,198,258</b>
Contingency	37,846,176	16,489,815	5,850,287	1,782,873	265,475	14,600,046
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>90,282,349</b>	<b>88,868,954</b>	<b>62,900,151</b>	<b>35,162,924</b>	<b>29,205,751</b>	<b>25,798,304</b>