

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

October 2014

Contractor: C.W. Driver

Architect: Stantec

Project : **East Tower Upgrade**

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$17,325,000.00		Contract Award Date: April 3, 2012
Approved CO's:	\$4,000,256.00		% Complete: 99%
Revised Contract:	\$21,325,256.00		Original Completion Date: Oct. 29, 2014
Invoiced to Date:	\$12,098,006.00	57%	Approved time extension: 0 CD's
Balance	\$9,227,250		New Completion Date: Oct. 29, 2014
Total Forecast Pending CO's:	\$6,591,460.00		Projected Sch. Variance (+/-): - 505 CD's
Forecast Adjusted Budget	\$27,916,716.00		Forecast Completion Date: March 20, 2016
			% Complete per forecast: 64%

RISK STATUS	Budget:	Schedule:

Overall Progress:

Miscellaneous: Framing is complete on the floor with minor exceptions. Drywall and taping is complete in some areas and is in progress on the balance of the floor. Installation of the mechanical ductwork is complete in the core and corridor areas and is ongoing elsewhere. Fire sprinkler modifications will be completed after the final locations are determined and coordinated with the T-bar ceiling. Visitor Lounge is prime coat painted, T-bar ceiling installed and ready for lights, HVAC grilles, and finish paint. Installation of the 3rd floor Pneumatic Tube Station is complete, as is coring through the floor for the tubes between the 2nd and 3rd floor and the 3rd and 4th floors. Coring between the 4th and 5th floors and the 5th floor and roof levels will be performed with the remodel work on those floors. Above ceiling work in the corridors is complete, repairs to the drywall portions of the ceiling are complete, and installation of drywall is underway.

Patient Rooms: Headwall installation is complete. Med Gas, Med Air and Vacuum connections to the headwalls are complete and pressure testing is underway. Installation of toilet carriers (performed under separate contract through Sharp HealthCare Grossmont) is complete. Installation and pressure testing of hot and cold water systems is complete, readying the patient toilet rooms for drywall. Maintenance repair work on the toilet exhaust ductwork, initiated to avoid or minimize last-minute delays in balancing the mechanical exhaust system, is underway. Electrical and plumbing rough-in work is nearly complete.

GROSSMONT HEALTHCARE DISTRICT

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Staff areas: Staff lounge has a prime coat of paint, the cabinets have been installed, and the framing for the dropped ceiling is underway. Staff lockers have been installed. Staff toilets are ready for tile installation. Hoteling office walls are ready for paint; ceiling framing is underway. Satellite nurse stations have a prime coat of paint and are ready for cabinets and ceiling grids. Nourishment room is prime coat painted and the cabinets installed.

ADA patient rooms: Installation of the support system for the patient lifts is complete, and installation of tile in the bathrooms is underway.

Elevator Modernization:

OSHPD final sign off on the elevators is still unresolved, pending resolution of a difference of opinion between the OSHPD ACO, who disagrees with the electrical grounding installation, and the state elevator inspector and the manufacturer, who concur with the installation. The issue will be informally appealed to senior staff at OSHPD.

Construction Status Photos:



Photo #1: West Corridor



Photo #2: Staff Lounge



Photo #3: Staff Lockers



Photo #4: Patient Headwalls



Photo #5: Typical Patient Room

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Design Issues:

- There are no current design issues.

Construction Issues:

- CW Driver continues to push to complete the 3rd floor on schedule by the end of November, and has implemented 10-hour shifts and Saturday work to assist their progress. A delay on CW Driver's schedule is still anticipated, but the progress in the last month has been significant to the point that the November date looks possible.

Infection Control Issues/Status:

- A regular, scheduled site walk with the Sharp IC officer continues. No major infection control issues were reported this month. There were a couple of minor issues, but addressed per our teaming agreement.

Safety:

- There were two safety audits performed this month. No significant concerns were noted.

Prepared By: Kate Herring and Robert Turner

EAST TOWER UPGRADE

Date: 10/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$17,325,000	\$4,000,256	12,098,006	\$9,227,250	21,325,256
Commissioning	\$53,500	\$6,000	31,661	\$27,839	59,500
Hazmat	\$43,124	\$37,615	62,903	\$17,836	80,739
Ptube Budget	\$1,364,672		23,951	\$1,340,721	1,364,672
Insurance	\$282,669		282,669	\$0	282,669
Construction Subtotal	\$19,068,965	\$4,043,871	12,499,190	\$10,613,646	23,112,836
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,813,700	5,592,309	\$922,222	6,514,531
Administrative Costs Subtotal	\$6,788,010	\$0	4,704,206	\$2,083,804	6,788,010
Project Subtotal	\$29,557,806	\$6,857,571	\$22,795,705	\$13,619,672	\$36,415,377

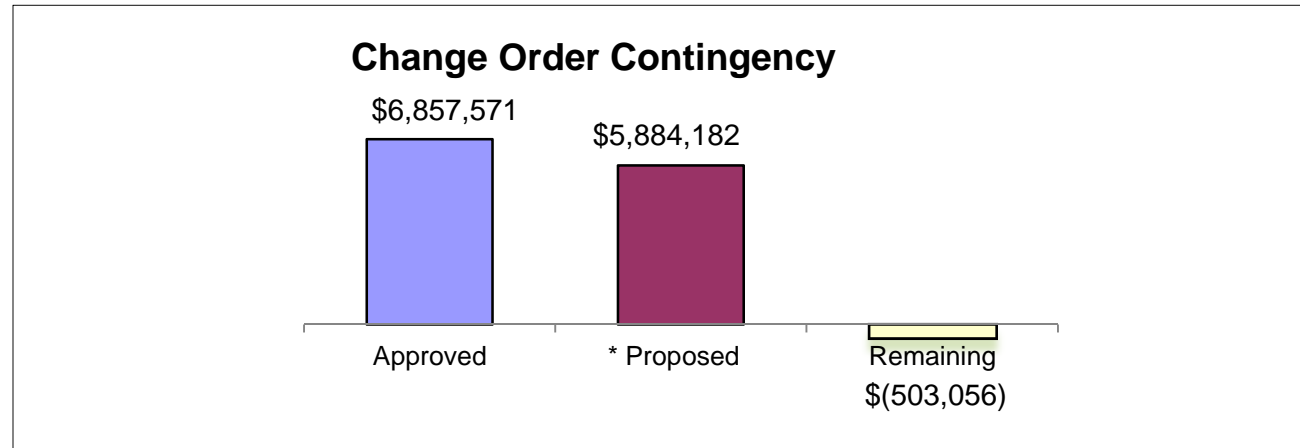
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$6,857,571	\$5,884,182	-\$503,056	\$5,381,126
Totals	\$12,238,697	\$6,857,571	\$5,884,182	-\$503,056	\$5,381,126

Total Project Budget

\$41,796,503

\$41,796,503

* Note: Proposed includes Contractor/Designer proposals and Owner estimates for chgs to Floors 3,4,5 and admin costs to complete.



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

October 2014

Contractor: McCarthy

Architect: KMD

Project: **Heart and Vascular (B, A, Shell)**

H&V Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$26,325,383		Contract Award: January 28, 2013 Executed Contract: April 9, 2013
Approved CO's:	\$1,616,984		Percentage Complete: 76.40% Original Completion: March 16, 2015
Revised Contract:	\$27,942,367		Approved Time Extensions: 0 CD
Invoiced to Date:	\$13,142,855	47.04%	New Completion: March 16, 2015
Balance	\$14,799,512		% Complete per forecast: 67.61%
Total Forecast Pending CO's:	\$5,779,377		Project Scheduled Variance: 81 CD
Forecast Adjusted Budget	\$33,721,744		Forecast Completion: June 5, 2015

RISK STATUS

Budget:



Schedule:



Overall Progress:

- o Concrete is 99% complete. Exterior building skin installation 50% complete. Structural Steel Fireproofing complete.

Construction Status Photos:



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Design Issues:

- Revalidation of interior electrical details ongoing for constructability.
- Revisions to penthouse ladders are required due to non-code-compliant design.
- The site civil work completion at the North elevation is being redesigned to prevent rework or damage during the future Level 1 Build-Out and Infill projects.

Construction Issues:

- Alternate means of compliance for water infiltration prevention has been approved by OSHPD. This allowed drywall installation early in the month.

Infection Control Issues/Status:

- Demolition at the exterior wall of the East tower will involve one wall that is common with one of the clean corridors of the Surgery Suite and a new wall has been built. These walls are in place to protect the area from the work required to support the existing wall and place a slab edge extension.
- The CEP and H&V projects have jointly closed the common ring road with only emergency and construction access due to safety concerns. It will be closed for the utility tunnel construction.

Safety:

- There have been no major incidents in October.

Corrective Action Plan:

- McCarthy is coordinating acceleration of the Central Plant utilities that feed the H&V in order to maintain the H&V (and later Level 1 Project) schedule.

Prepared By: Gary Kiebel / Jack Garrett

HEART AND VASCULAR BUILDING

Date:10/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,325,383	\$1,616,984	13,142,855	\$14,799,512	27,942,367
Commissioning	\$96,740	\$0	4,586	\$92,154	96,740
Hazmat	\$8,410	\$86,824	80,338	\$14,896	95,234
Ptube Budget	\$968,352		167,936	\$800,416	968,352
Construction Subtotal	\$27,398,885	\$1,703,808	\$13,395,715	\$15,706,978	\$29,102,693
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$4,102,673	11,245,695	\$1,445,189	12,690,884
Administrative Costs Subtotal	\$9,752,654		7,766,465	\$1,986,189	9,752,654
Project Subtotal	\$46,649,525	\$5,806,481	\$32,407,875	\$20,048,131	\$52,456,006

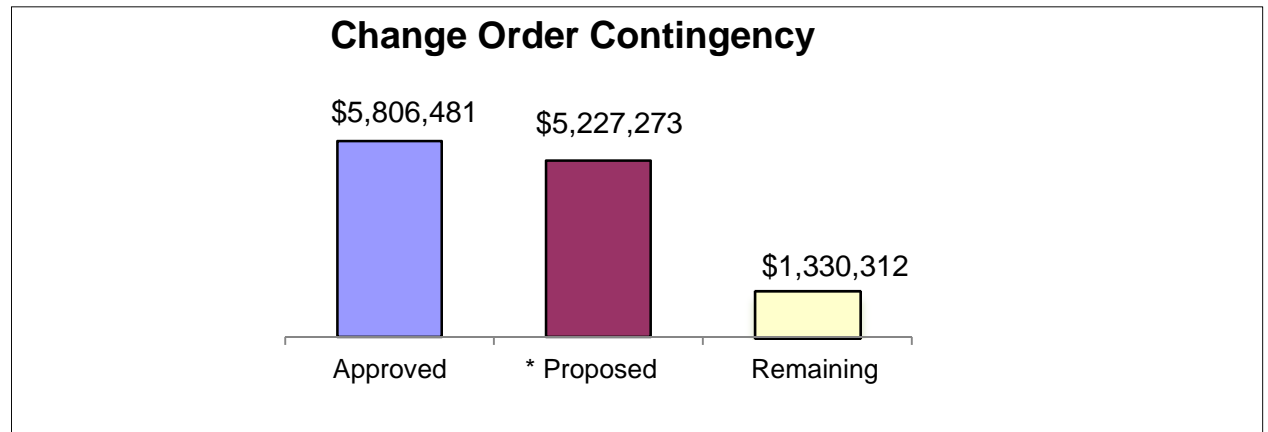
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,364,066	\$5,806,481	\$5,227,273	\$1,330,312	\$6,557,585
Totals	\$12,364,066	\$5,806,481	\$5,227,273	\$1,330,312	\$6,557,585

Total Project Budget

\$59,013,591

\$59,013,591

* Proposed includes Contractor and Designer PCOs and Owner estimates for projected costs, and adm costs to complete plus \$2 mil reserve for const contng.



Level 1 Buildout - DESIGN PHASE

Date: 10/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
Current Construction Budget	\$10,856,368	\$0	0	\$10,856,368	10,856,368
Other	\$0		0		0
Commissioning	\$20,000	\$0	0	\$20,000	20,000
Construction Subtotal	\$10,876,368	\$0	\$0	\$10,876,368	\$10,876,368
Equipment Subtotal	\$8,328,628		0	\$8,328,628	8,328,628
Design and Consultant Fees Subtotal	\$1,888,631	\$567,231	1,882,572	\$573,290	2,455,862
Administrative Costs Subtotal	\$3,812,021	\$0	973,316	\$2,838,705	3,812,021
Project Subtotal	\$24,905,648	\$567,231	\$2,855,888	\$22,616,991	\$25,472,879

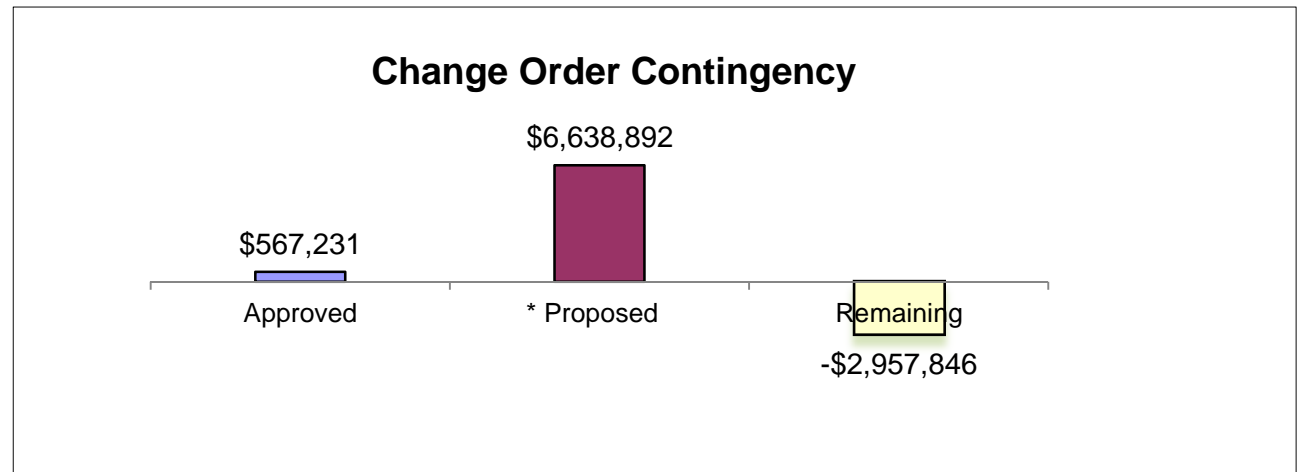
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
* Contingency Bank	\$4,248,277	\$567,231	\$6,638,892	-\$2,957,846	\$3,681,046
Totals	\$4,248,277	\$567,231	\$6,638,892	-\$2,957,846	\$3,681,046

Total Project Budget

\$29,153,925

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* Proposed includes revised project budgets for construction per Cummings Aug 2014 report, AE proposed changes and projected adm cost to complete.



GROSSMONT HEALTHCARE DISTRICT

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Monthly Project Construction Report

October 2014

Contractor: McCarthy

Architect: Syska Hennessy

Project: **Central Energy Plant with Co-Gen**

CEP Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 26,066,942		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 3,336,635		Percent Complete:	86%
Revised Contract:	\$ 29,403,577		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 24,968,343	85%	Approved Time Extension:	0 Days
Balance	\$ 4,435,234		New Completion Date:	March 2, 2015
Total Forecast Pending CO's	\$ 7,880,129		Projected Sch.Variance(+/-):	-172
Forecast Adjusted Budget	\$ 37,283,706		Forecast Completion Date:	September 26, 2015
			% Complete per forecast	71%

COGEN Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 6,907,991		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 246,794		Percent Complete:	86%
Revised Contract:	\$ 7,154,785		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 6,554,247	92%	Approved Time Extension:	0 Days
Balance	\$ 600,538		New Completion Date:	March 2, 2015
Total Forecast Pending CO's:	\$ 1,759,358		Projected Sch.Variance(+/-):	-172
Forecast Adjusted Budget	\$ 8,914,143		Forecast Completion Date:	September 26, 2015
			% Complete per forecast	71%

RISK STATUS

Budget:



Schedule:



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

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Overall Progress:

Interior:

- The major equipment is still being connected to their respective systems and/or piping.
- Interior wall framing modifications are finished except for a few small areas with design approval issues.
- Most of the roll-up doors are installed.
- Diverter and HRSG components are complete.
- Painting of most areas has been completed.
- VFD's at the Pump Room and 3rd floor have been installed.

Exterior:

- Helix Water District's domestic water meter and vault are complete.
- The Utility Tunnel from the CEP Vault to the H&V Vault is excavated, has a slurried bottom and has the bottom cast in place concrete started.
- The Chemical Yard concrete pad is placed.
- The drainage swale on the East side is constructed.
- Piping from the CEP Building into the Utility Tunnel continuing into the CEP Vault has started.

Existing Central Utility Plant (CUP);

- Electrical LI Switch is installed and cutover.
- Sharp Engineering carried out electrical coordination and maintenance work prior to and in conjunction with the Electrical LI Switch cutover.
- HVSB Cutover preliminary work has started- panel doors, conduit and pull boxes.
- The HVSB Cutover is scheduled for the week of Dec. 8, 2014.

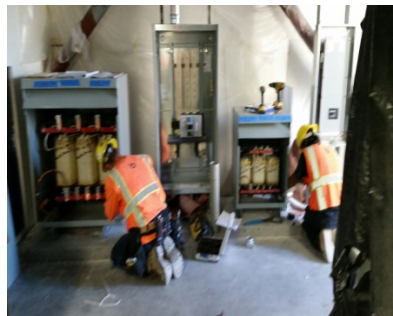
COGEN Status

- Accessory components such as the CO2 cabinet, NGR (Neutral Ground Resister), Intakes, Filters, Silencer and batteries are continued to be installed and/or connected.
- Final administrative details of the Interconnection Agreement are being finalized.
- CA ISO agreements and components (Meters) are being finalized.

Construction Status Photos:



CEP to CEP Vaults Chiller and steam lines



Electrical Room Panels



Diverter to HRSG Guillotine

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

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Design Issues:

- The High Voltage Switch Board in the existing CEP requires modifications in order to energize the new turbine, the new CEP to existing campus and back to the SDGE. SDGE also requires code complying switch board clearances and SDGE gear to monitor/connect to their network grid. A design concept and sequenced construction has been worked out with SDGE and McCarthy/their subs.
- The OSHPD code interpretation requires the owner to provide backup to normal power during cutovers/shutdowns. To allow back up power during these electrical cutovers, electrical components need to be added to the panels and electrical system to allow the connection points to be accomplished. All the plans have been OSHPD approved and the project is awaiting implementation of these. The first just occurred and the next is in Dec. and the final is in the 1st quarter of 2015.
- The existing cooling towers, several boilers, an existing pump and existing chillers need to be removed in a tight coordinated sequence by the Grossmont Hospital salvaging contractor to allow McCarthy to complete their utility cutover scope of work. Grossmont Hospital Engineering Dept. is planning to remove the Chiller No. 2 as soon as weather permits. IE Cool weather when the 950T chiller wouldn't be needed.
- A Utility Design Change or Reroute from an underground tunnel to an above ground trellis has been approved. The contractor is formalizing the rescheduling and pricing these changes.
- A new design relocating the Oxygen Tank Farm (or deferring it) will allow cost and schedule improvements to the project. The N and NO2 medical gas storage area and manifold is to remain in its current location.
- There are 6 possible DRB (Design Review Board) issues: The GreenScreen across the Helix Water District easement is being proposed to change to a chain link fence with same specified screen like plants. Also, painting the stainless steel and louvered portions of the cooling towers is difficult to do permanently. The Utility Reroute Trellis screening might have some slight design review aspects. The Oxygen Tank Farm moving or elimination may need some review with the City of La Mesa. The colors of the coiling doors and louvers may be suggested to be changed. Caltrans will not issue a construction permit for their Right of Way plantings due to the drought!
- SDGE Interconnection Agreement administrative and contractual pricing issues need to be finalized.
- Emergency Generator enclosures need final seismic calculations approved by OSHPD.
- Equipment controls between the old and new central plant systems is being worked out by the design, construction and staff teams.
- MAP (Medical Alarm Panel) connections to existing buildings (like the Behavior Health Building) have been clarified.
- The existing 500 ton air cooled chiller will not be moved offering cost savings, cost increase avoidance and a slight schedule improvement. Construction Documents for the deletion of the chiller need to be completed by the design team.
- Beneficial Occupancy requirements with OSHPD have been clarified.
- Structural support of new utilities in the existing Central Utility Plant is being vetted out.
- South Ring Road Helix Water revisions need to be incorporated into the CEP project in lieu of the H&V to shorten the overall project contract time.
- The PBX conduit and panel locations conflict with a small work station project Grossmont Hospital was doing the PBX room. Options to resolve the conflict are being explored.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



- Phasing plans for the commissioning of the CEP are being developed formally for purposes of presentation to OSHPD and for use by Engineering to plan the utility cutovers.
- Final Controls Sequence of Operations needs to be developed by the design team.
- Earthquake valves need to be added to the gas lines.
- There is a minor chemical treatment design issue.

Construction Issues:

- Hazardous material consisting of lead painted piping and asbestos insulation needs to be remediated by a Grossmont Hospital contractor in the existing CUP prior to the utility connections being done by McCarthy and their subs. The removed electrical oil switch will need to be checked for PCB's. A salvage contractor hired by Grossmont Hospital shall complete the aspects to the major equipment salvage effort. Schedule recovery ideas are being enacted. Condensate water is continuously filling the Women's Center vault and it is causing some pump failures. The chillers did not get coated in the factory and will be done in the field. The underground tank hold-down straps were not identified to the inspection and/or A/E team and/or the AHJ's causing a delay from doing the surfaces on top of the tanks.

Infection Control Issues/Status:

- None (freestanding building outside main hospital)

Safety:

- There were no reportable violations were observed.

Corrective Action Plan (when applicable):

- None

Prepared By: John Serdar

Central Energy Plant

Date: 10/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,066,942	\$3,336,635	24,968,343	\$4,435,234	29,403,577
Commissioning	\$122,000	\$0	52,325	\$69,675	122,000
Construction Subtotal	\$26,188,942	\$3,336,635	25,020,668	\$4,504,909	29,525,577
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$2,186,162	4,981,800	\$1,051,862	6,033,662
Administrative Costs Subtotal	\$8,354,706		6,835,839	\$1,518,867	8,354,706
Project Subtotal	\$38,391,148	\$5,522,797	\$36,838,307	\$7,075,638	\$43,913,945

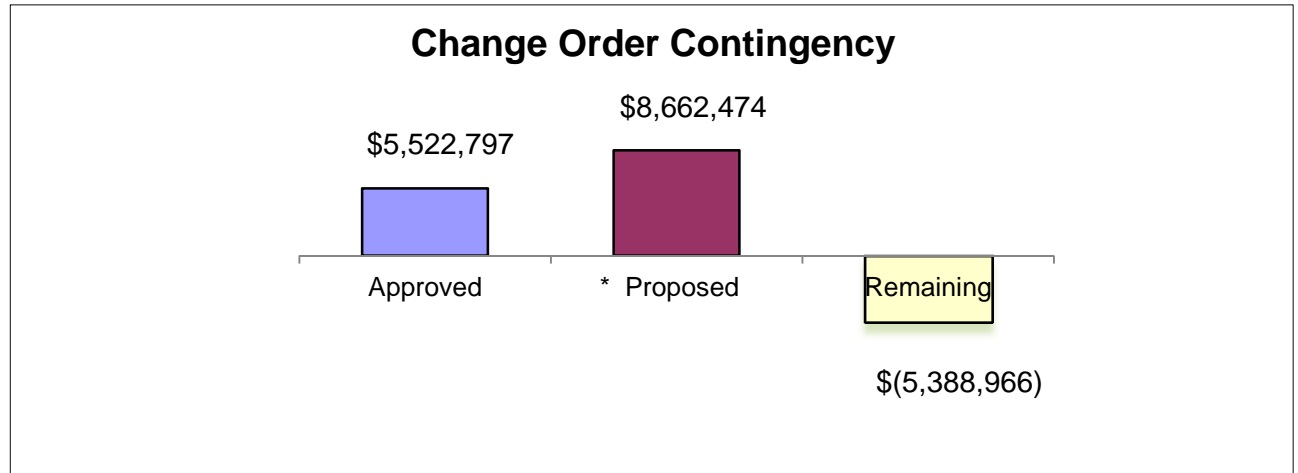
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$5,522,797	\$8,662,474	-\$5,388,966	\$3,273,508
Totals	\$8,796,305	\$5,522,797	\$8,662,474	-\$5,388,966	\$3,273,508

Total Project Budget

\$47,187,453

\$47,187,453

* Proposed includes Contractor, Designer proposed changes, and Owner estimates for projected constr and admin costs to complete.



Co-Generation-RBS Funded (Not Prop G)

Date: 10/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$6,907,991	\$246,794	6,554,247	\$600,538	7,154,785
Commissioning	\$50,000	\$0	0	\$50,000	50,000
Solar-Cogen Unit	\$4,642,786	\$176,466	4,704,166	\$115,086	4,819,252
Construction Subtotal	\$11,600,777	\$423,260	11,258,413	\$765,624	12,024,037
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$0	\$230,000	131,759	\$98,241	230,000
Administrative Costs Subtotal	\$1,003,638	\$0	469,221	\$534,417	1,003,638
Project Subtotal	\$12,604,415	\$653,260	\$11,859,393	\$1,398,282	\$13,257,675

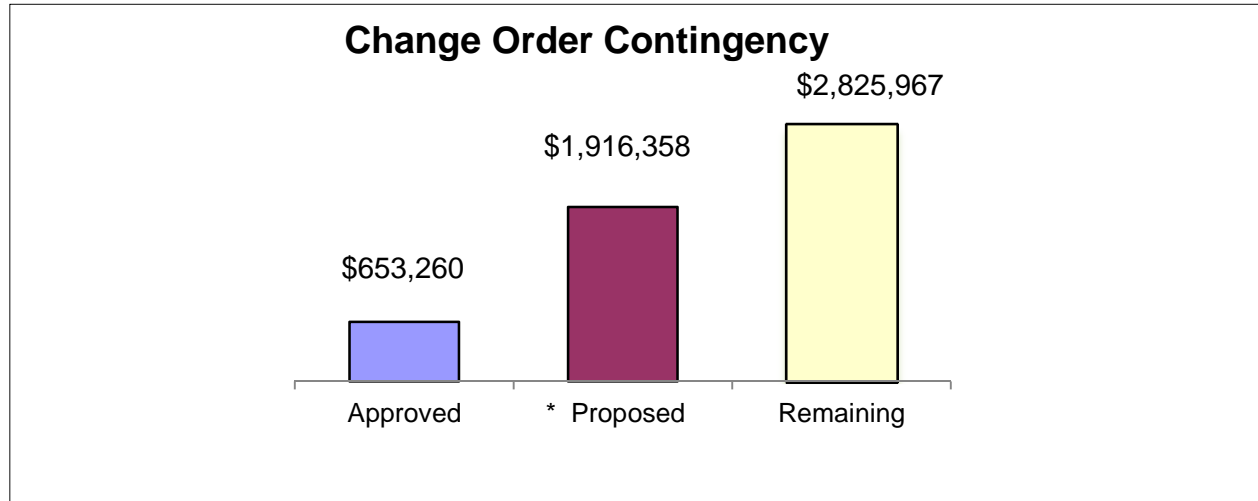
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$5,395,585	\$653,260	\$1,916,358	\$2,825,967	\$4,742,325
Totals	\$5,395,585	\$653,260	\$1,916,358	\$2,825,967	\$4,742,325

Total Project Budget

\$18,000,000

\$18,000,000

* Proposed includes GC proposals, Owner estimated projected const costs, and admin costs to complete.



EARLY UTILITIES

Date: 10/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	* Unspent Commitments	Current Commitments
Swinerton	\$7,400,000	\$3,065,137	10,465,137	\$0	10,465,137
Repairs by othes-Hawthorne and HWD	\$726,244	\$48,053	774,297	\$0	774,297
Credit back from Sharp	\$0	-\$167,723	-167,723	\$0	-167,723
Hazmat		\$113,415	113,415	\$0	113,415
Construction Subtotal	\$8,126,244	\$3,058,882	11,185,126	\$0	11,185,126
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$16,810	\$829,015	771,842	\$73,983	845,825
* Administrative Costs Subtotal	\$1,447,970	\$0	1,324,548	\$123,422	1,447,970
Project Subtotal	\$9,591,024	\$3,887,897	\$13,281,516	\$197,405	\$13,478,921

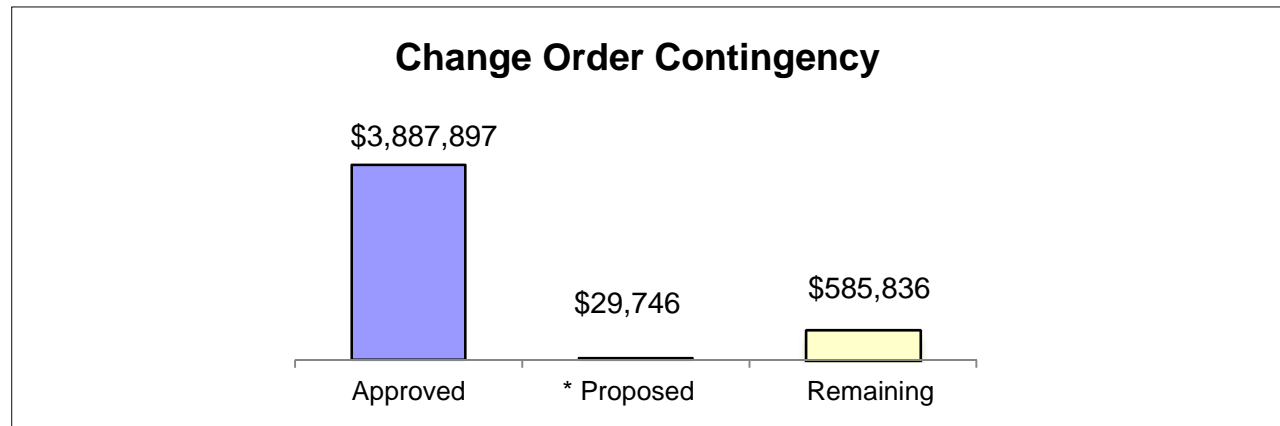
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$4,503,479	\$3,887,897	\$29,746	\$585,836	\$615,582
Totals	\$4,503,479	\$3,887,897	\$29,746	\$585,836	\$615,582

Total Project Budget

\$14,094,503

\$14,094,503

* Note: Proposed includes costs to complete including \$100K for contingency when adm cost are adjusted.



South Load Dock/Level B Seismic
Cost Status by Budget Category:

Date: 10/24/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$5,666,285	\$2,563,487	8,225,969	\$3,803	8,229,772
Repairs by Others-JW Smart and Sharp	\$79,683	\$0	76,569	\$3,114	79,683
Construction Subtotal	\$5,745,968	\$2,563,487	8,302,538	\$6,917	8,309,455
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$30,968	\$1,256,115	1,035,336	\$251,747	1,287,083
Administrative Costs Subtotal	\$1,410,937	\$0	1,397,610	\$13,327	1,410,937
Project Subtotal	\$7,187,873	\$3,819,602	\$10,735,484	\$271,991	\$11,007,475

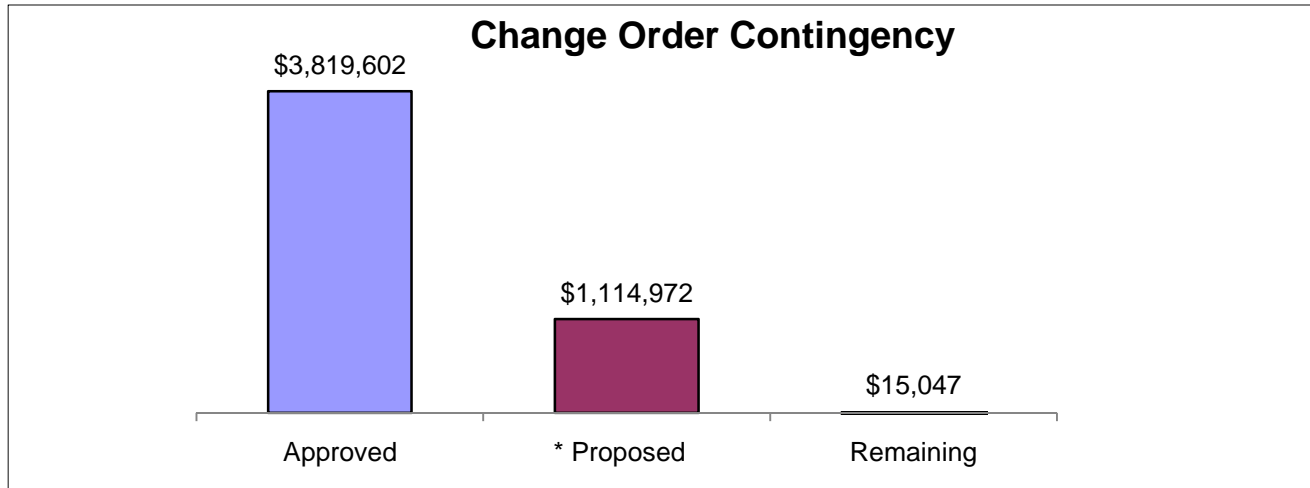
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$4,949,621	\$3,819,602	\$1,114,972	\$15,047	\$1,130,019
Totals	\$4,949,621	\$3,819,602	\$1,114,972	\$15,047	\$1,130,019

Total Project Budget

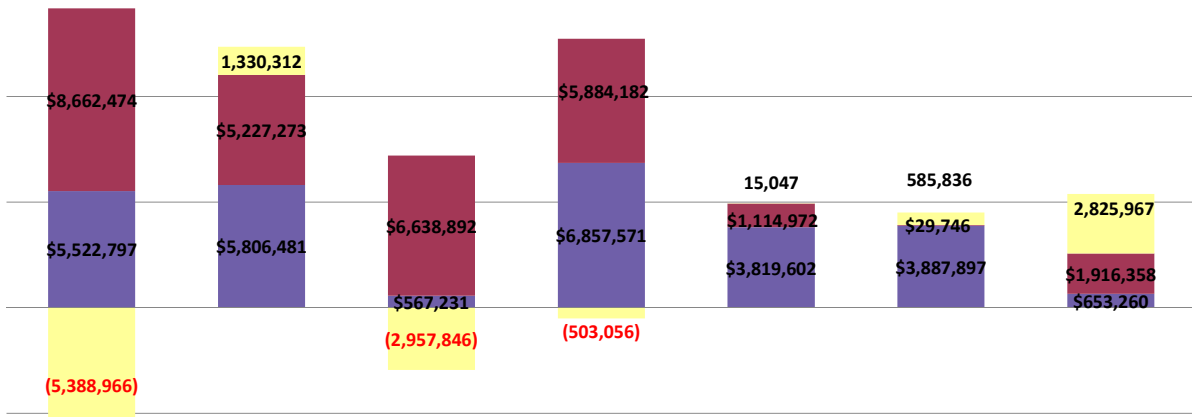
\$12,137,494

\$12,137,494

* Proposed includes Contractor and Designer proposals and admin estimated costs to complete.



**Prop G-Status of Contingency Funds
As of 10/24/2014**



	CEP	H&V	Level 1	E.Tower	SLD	EUP	CoGen (Non Prop G funded)
Remaining	(5,388,966)	1,330,312	(2,957,846)	(503,056)	15,047	585,836	2,825,967
Proposed	\$8,662,474	\$5,227,273	\$6,638,892	\$5,884,182	\$1,114,972	\$29,746	\$1,916,358
Approved	\$5,522,797	\$5,806,481	\$567,231	\$6,857,571	\$3,819,602	\$3,887,897	\$653,260