



ELECTRIC WATER SEWER STORMWATER

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MEMO

To: Board of Directors of the Hannibal Board of Public Works
From: Abraham Gray, Finance Director
Date: January 10, 2019
Re: 5-Year Capital Plan

On the following pages is the preliminary 5 Year Plan (the “Plan”), which is intended to show all proposed capital projects for the next five fiscal years.

This document serves a dual purpose in that it notifies the City of our planned capital improvements and additions and also forms the beginning of our budgeting process. The Plan was developed after meetings with all Supervisors who have responsibility for capital projects and purchases. We reviewed the items from the previous Plan, revising and modifying them as necessary. We also added new items to address issues and capital needs that we perceive today that weren’t an issue a year ago. An unfortunate reality of the Plan is that there simply isn’t enough funding for all the projects. Over the next few months we will be presenting an Operating Budget for the fiscal year that starts on July 1, and we will reduce or remove some of the Plan items to accommodate the other needs of our budget, such as operating revenues, debt service payments and required operating ratios, etc.

We are requesting at this time that the Board approve the Plan, reflecting any modifications requested by the Board. After Board approval the document will go to the City of Hannibal Planning and Zoning Commission. Then, the City Council will see the Plan along with the capital budgets for all City Departments.

HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
ADMINISTRATION DEPARTMENT
PROJECT # PROJECT DESCRIPTION

2019 - 2020 2020 - 2021 2021 - 2022 2022 - 2023 2023 - 2024

PROJECT #	PROJECT DESCRIPTION	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
A-1	Computer Hardware/Software Upgrades: Computer upgrades, credit card swipers, and other various equipment replacements. This cost does not include existing software and hardware maintenance costs, which are included in the Operating budget.	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
A-2	Security Cameras: Install security cameras at various HBPW locations/facilities to be monitored 24 hours per day.	\$ 30,000	\$ 15,000			
A-3	Business Park Improvements: This project is to continue to improve the City/BPW owned Business Park just east of Shinn Lane to make the site more marketable for future businesses. The site has been certified with the State of Missouri and future improvements could be for stormwater management, new roadways and entrances, and possible other items. Development expenditures could be larger if tenant interest in the park increases.	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
A-4	Facility Improvements: An improved physical layout for our customer service areas, customer parking, administrative offices, warehouse and service truck areas would make the HBPW customer experience safer and more pleasant as well as allow for improved safety, communications and workflow for staff.	\$ 400,000				
A-5	Network Vulnerability Assessment: These funds would be to hire a consultant to scan our electronic systems and look for vulnerabilities. They would also make suggestions on how we could shore up these areas.	\$ 20,000				
A-6	Meter Changeout/AMI to AMR conversion: The water meter portion of the 2004 Meter Project is becoming more and more difficult to support. The Board approved moving forward with the conversion in FY 18-19, and the project will continue through multiple years.	\$ 1,500,000	\$ 1,500,000			
A-7	Phone System: A new phone system would allow for us to automatically record inbound and outbound calls to allow for improved customer service. It would also include features that would allow for improved operational flexibility. This upgrade would be performed in conjunction with other City departments.	\$ 20,000				
A-8	Inventory Barcode System: This would improve efficiency and accuracy in recording inbound and outbound inventory movement.	\$ 30,000				

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
ADMINISTRATION DEPARTMENT**

		2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
A-9	Radio Hardware: The existing radio hardware will no longer be supported and will need to be replaced. The radio system allows us to maintain communications with field crews especially in times of emergencies/major weather events when cell towers and phone lines are not functional.		\$ 20,000			
A-10	NISC Hardware Replacement: Replacement of the servers that support our customer billing and accounting software.	\$ 30,000				
TOTAL ADMINISTRATIVE PROJECTS		\$ 2,200,000	\$ 1,705,000	\$ 170,000	\$ 170,000	\$ 170,000
PROPOSED BONDING						
FROM BPW FUNDS		\$ 2,200,000	\$ 1,705,000	\$ 170,000	\$ 170,000	\$ 170,000

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
ELECTRIC DEPARTMENT**

2019 - 2020 2020 - 2021 2021 - 2022 2022 - 2023 2023 - 2024

PROJECT #	PROJECT DESCRIPTION					
E-1	34.5 kV Loop Upgrades: Install a new 34.5 kV line from Oakwood Substation to Southside Substation. This would close the 34.5kV loop, and add flexibility and reliability to the electrical system.		\$ 1,500,000			
E-2	73 Line Replacement: Rebuild the existing 1973 constructed line from Marion Substation to Southside Substation along Hwy 79. This line is one of the main transmission lines feeding the City.			\$ 1,250,000		
E-3	34.5 kV Loop Upgrades: Reconductor (increase wire size) the existing 34.5 kV line from Southside Sub to Indian Mounds Sub from 477 to 795. This estimate includes new wire, poles, ect. This project would make the entire 34.5 kV loop 795 wire and add increased flexibility and more convenient maintenance to the system.				\$ 2,000,000	
E-4	Street Light Upgrades - Thoroughfares: This yearly expense would support the street light improvement plan for thoroughfares.	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
E-5	Street Light Upgrades - Residential Neighborhoods: This yearly expense would support street light improvements in residential neighborhoods.	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
E-6	Fleet Management: Continuous upgrades of the company fleet. Replace approximately two electric department utility vehicles per year.	\$ 30,000	\$ 100,000		\$ 100,000	
E-7	Utility Relocations & City Department Assistance: The City and State have projects that come up throughout the year in which utilities need to be relocated. The Board approved a policy to budget a certain amount yearly to fund these relocations. Also, the BPW periodically assists City departments (such as Parks and Recreation) with various lighting projects.	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
E-8	Substation Protective Relay Replacements: The current ABB relays are no longer be supported by the manufacturer and the equipment is outdated. This is multi year project with two substations left.	\$ 80,000				

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
ELECTRIC DEPARTMENT**

		2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
E-9	Traffic Signal Upgrades: The BPW maintains 6 stop lights and the associated wiring and controls along Broadway. The existing equipment is aging and repair parts are difficult to come by. \$17,500 per year would allow for the upgrade of one location per year.	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500
E-10	Underground Conversion: This money would allow for the conversion of existing overhead to underground. Areas that are the most difficult to maintain would be the top priority. The priority areas are currently the area around the Lighthouse, Luther Manor, and Hwy 168.	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
E-11	Solar Farm: This project would be to design and construct an approximate 1-2 MW solar farm. The power coming out of the farm would be used to hedge our exposure to the open market as well as a positive economic development tool. Also solar power offsets the availability of wind power very nicely for our load duration curve.			\$ 200,000	\$ 2,500,000	
E-12	IM Substation Rebuild: The Indian Mounds substation was originally constructed in the 1960's and 10 years ago the breakers and swithgear were rebuilt. The transformer is already in the planning stages of getting replaced. The remaining parts of the substation are original and nearing the end of their life expectancy. This project would be to update those components. Engineering and land aquisition are underway in FY 18-19 with equipment rehabilitation and construction to follow.	\$ 1,500,000				
E-13	West Substation #2: It is anticipated that future electric load growth will take place in the Northwest area of the City. A new distribution substation in this area will improve reliability and better serve these customers. Work will be commenced in the future as electric demand requires.					\$ 1,000,000
SUBTOTAL ELECTRIC PROJECTS		\$ 2,067,500	\$ 2,057,500	\$ 1,907,500	\$ 5,057,500	\$ 1,407,500
PROPOSED BONDING				\$ 200,000	\$ 2,500,000	
FROM BPW FUNDS		\$ 2,067,500	\$ 2,057,500	\$ 1,707,500	\$ 2,557,500	\$ 1,407,500

HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS

WATER DEPARTMENT

2019 - 2020

2020 - 2021

2021 - 2022

2022 - 2023

2023 - 2024

PROJECT #

PROJECT DESCRIPTION

DISTRIBUTION SYSTEM UPGRADES						
W-1	Replace Water Lines: Ongoing yearly expense to replace deteriorated and/or substandard water lines. Prioritization will be per the Water System Study & Owner Supervised Program, starting with the priority #2 items that are affordable.	\$ 200,000	\$ 300,000	\$ 500,000	\$ 500,000	\$ 500,000
W-2	Lead Service Line Replacement: Replace non-conforming service lines.	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
W-3	Water Line/Hydraulic Upgrades for Industrial Area: This project would bring more water for usage and fire protection (ISO ratings) to the Industrial Park located near Warren Barrett Drive and Hwy 61, and it was a recommendation of the Water System Study. Work will commence as the need arises.					\$ 950,000
W-4	Utility Relocations/City Department Assistance: The City and State have projects that come up throughout the year in which utilities need to be relocated. The Board approved a policy to budget a certain amount yearly to fund these relocations.	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
W-5	West Side Booster Station: This was a priority #2 of the Water System Study. It is likely that land will have to be purchases in the area near West Ely and Head Lane in order to construct the booster station. The water lines were installed as part of the current 2015 SRF projects. (Land = \$50,000, Station = \$750,000). Work will commence as land becomes available and needs for the booster station arise.		\$ 50,000			\$ 750,000
WATER STORAGE TANKS						
W-6	Diemakers Tower Repainting: The original tank was constructed in 1996. Yearly inspections have suggested the tank is due to be repainted both inside and out. Tank mixing can also need to be added while the tank is out of service.	\$ 180,000				

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
WATER DEPARTMENT**

		2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
W-7	Tank Mixing: Install mixing in some of the storage tanks. This is a recommendation of the DBP Study. Mixing should reduce DBP potential, and assist with taste, odor, and water turnover issues. The plan is to install the mixing devices while a particular tank is out of service for a regularly scheduled inspection.	\$ 15,000			\$ 25,000	
	VEHICLES					
W-8	Fleet Management: Continuous upgrades of the company fleet. Replace approximately one water department utility vehicle per year.	\$ 40,000		\$ 40,000	\$ 40,000	\$ 40,000
W-9	Fleet Management: Replace Truck 1 (boom truck)(currently a 2013 model).		\$ 120,000			
W-10	Fleet Management: Add a single-axle vac truck to assist with excavations. This price would be for a used unit.			\$ 100,000		
W-11	Backhoe: New backhoe to replace the current unit, which is a 2009 model.		\$ 100,000			
	WATER TREATMENT PLANT					
W-12	Plant Equipment Replacements/Upgrades: These items vary year to year, but include replacement and/or upgrading of the following equipment: repainting of the lime silo, pump rebuilds, treatment basin concrete repairs, tuck pointing of Filter and Chemical buildings, chemical feeders, meters, monitoring equipment, laboratory equipment, mixers, motors, etc.	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
W-13	Paving of Driveways/Roadways: Currently the driving areas around the WTP are chip and seal. Project proposed to begin after the completion of the GAC project. There may be an opportunity to cooperate with other City Departments to reduce costs.		\$ 75,000			
W-14	Control Upgrades: To improve remote monitoring and control. A high priority item would be an automatic plant shutdown feature.	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
W-15	Chloramine Replacement Project (GAC): Proposition 1 requires the BPW to discontinue the use of ammonia by March 2020. Engineering studies and design are completed. Construction on the new Granular Activated Carbon filtration system is slated to begin early 2019.	\$ 11,000,000	\$ 2,000,000			

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
WATER DEPARTMENT**

		2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
W-16	Energy Efficiency Upgrades: Replacing lights with LED, more efficient heating and cooling, etc. at both the WTP and Pumphouse, to save on energy costs.	\$ 50,000	\$ 50,000			
W-17	2400 to 480 volt conversion: To allow for more efficient equipment operation and maintenance, and save wear-and-tear on equipment.			\$ 125,000		
W-18	Primary Clarifier Scraper: To replace the current 1993 steel structure, which is at the end of its useful life. The clarifier is used to remove solids from the treatment process.			\$ 300,000		
W-19	Pre-Sedimentation Basin: Cracks in the walls were sealed in 2017. The next step is to repair the buckling floor of the basin. This project includes adding baffles to improve the treatment effectiveness of the structure.				\$ 250,000	
W-20	Demolish old clearwell: The structure is unused and obsolete and removing it would allow the space to be used for other purposes.				\$ 200,000	
W-21	Demolish old backwash tank: The structure is unused and obsolete and removing it would allow the space to be used for other purposes. The proposed new pumps for the GAC project will also be capable of backwashing filters.					\$ 30,000
W-22	Indian Mounds Water Tower repainting: To replace the current application of paint, which will be nearing the end of its useful life. Tank was last painted in 2003.				\$ 250,000	
W-23	Veterans Water Tower repainting: To replace the current application of paint, which will be nearing the end of its useful life. Tank constructed in 2001.					\$ 250,000
SUBTOTAL WATER PROJECTS		\$ 11,655,000	\$ 2,865,000	\$ 1,235,000	\$ 1,435,000	\$ 2,690,000
PROPOSED BONDING		\$ 11,000,000	\$ 2,000,000			
FROM BPW FUNDS		\$ 655,000	\$ 865,000	\$ 1,235,000	\$ 1,435,000	\$ 2,690,000

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
SEWER DEPARTMENT**

2019 - 2020 2020 - 2021 2021 - 2022 2022 - 2023 2023 - 2024

PROJECT #	PROJECT DESCRIPTION					
	COLLECTION SYSTEM UPGRADES					
S-1	Inflow/Infiltration Correction: Ongoing yearly expenses for I & I corrections. These funds could go for investigation (flow meters), engineering, and repairs. This includes the work to be performed in the Surrey Hills watershed.	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
S-2	Downtown Sanitary Sewer Overflow (SSO) Elimination: The first year of this project will be funded by the remaining dollars from the Sewer Bond issue. Also we are committed to continuing efforts to eliminate the SSO. It may include I&I monitoring, Manhole lining equipment/contracting (\$35,000), an easement cleaning machine (\$65,000), flow monitors, relining of specific sewer lines, and elimination of unneeded sewer lines.	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
S-3	Sewer System Flow Modeling and SSES: Use GIS data to have hydraulic flow modeling performed for entire sewer collection system by an engineering firm. Then use the model to assist in developing a long term plan for capital improvements to the sanitary sewer system. SSES = Sewer System Evaluation Survey	\$ 50,000	\$ 100,000			
S-4	Utility Relocations: The City and State have projects that come up throughout the year in which utilities need to be relocated. The Board approved a policy to budget a certain amount yearly to fund these relocations. The earlier years of the plan reflect manhole raising required by the recent City street repaving project.	\$ 10,000	\$ 40,000	\$ 40,000	\$ 10,000	\$ 10,000
S-5	Lift Station Rehabilitations: Currently there are 14 lift stations in the sanitary sewer system. These funds would be for the continuous updating and replacement of the electrical, mechanical, and structural components of one lift station per year. Costs are estimated to be \$20,000 to \$50,000 depending on the lift station.	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	WASTEWATER TREATMENT PLANT					
S-6	NPDES Permit: This will involve improvements/changes to the existing treatment process driven by more stringent permit regulations.					\$ 150,000

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
SEWER DEPARTMENT**

		2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
S-7	Electric Upgrades to the Oxygen and Digested Pump Bldings: This project is to replace the existing electrical controls in the Oxygen and Digested pump buildings. The existing system was installed in 1981, and is nearing the end of its useful life.				\$ 150,000	
S-8	Wilson Street Lift Station: The structure is subject to flooding, though it is not designed to handle the forces of floodwaters. The first year funds would be for engineering costs for a evaluation of alternatives to the current structure and equipment, followed by construction in the following year.			\$ 35,000	\$ 300,000	
S-9	RAS Building Pump Replacement: There is one pump left to replace in this building. This was part of a three year replacment of multiple pumps.	\$ 20,000				
S-10	Energy Efficiency Upgrades: Replacing lights with LED, more efficient heating and cooling, etc. to save on energy costs.	\$ 35,000	\$ 35,000			
S-11	BPW Vector Truck Dump Station Improvements: Modifications to the grit removal to improve the quality of the wastes dumped.	\$ 50,000				
S-12	RV/Septic Hauler Dump Station: To construct a new RV/Septic Hauler dump station on or near the WWTP premises. Currently there are two structures and one is near residential/commercial areas on the side of a public road, making it unpleasant to the community as well as difficult to monitor.	\$ 75,000				
S-13	Clarifier Rehab: To coat clarifiers #1 and #2 to extend their useful life and improve their function and efficiency.		\$ 50,000			
S-14	Re-Install Influent Gate: Replace the non funtional gate to control the rate of flow of sewerage into the plant.			\$ 175,000		
S-15	WWTP Lab Upgrades: To increase the efficiency and functionality of the WWTP lab.					\$ 125,000
S-16	Reactor and Digester Gate Valves: Replace all valves in the reactor and digester to allow more flexibility in operation. Many of the existing valves do not work.		\$ 75,000	\$ 75,000		
S-17	Flow Equalization Basin: This project would be to install a large storage basin to prevent overloading the plant during times of peak flow.				\$ 150,000	\$ 850,000

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
SEWER DEPARTMENT**

		2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
	VEHICLES					
S-18	Fleet Management: Continuous upgrades of the company fleet. Replace approximately one sewer department utility vehicle per year.	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
S-19	New Sewer Cleaning and Vacuum Truck: Currently there are two vacuum trucks. This new truck would replace the older of the two (a 2008 model).					\$ 425,000
S-20	Skid Steer: A skid steer would allow the crews to access areas with more efficiency and could perform multiple functions around the HBPW.	\$ 80,000				
S-21	Excavator: An excavator could allow crews to operate more cost-effectively by performing work that currently requires a contractor.		\$ 100,000			
S-22	Camera Van: This would allow more options for assessing sanitary and storm sewers.	\$ 180,000				
SUBTOTAL SEWER PROJECTS		\$ 1,190,000	\$ 1,090,000	\$ 1,015,000	\$ 1,300,000	\$ 2,250,000
PROPOSED BONDING						
FROM BPW FUNDS		\$ 1,190,000	\$ 1,090,000	\$ 1,015,000	\$ 1,300,000	\$ 2,250,000

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
STORMWATER DEPARTMENT**

2019 - 2020 2020 - 2021 2021 - 2022 2022 - 2023 2023 - 2024

PROJECT #	PROJECT DESCRIPTION					
	COLLECTION SYSTEM UPGRADES					
SW-1	Failed Stormwater Structure Correction: Ongoing yearly expenses for corrections. Priority items include Martin Street, old St. E hospital, 7th Street, Webb St, etc.	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
SW-2	Professional Services: Professional consulting assistance with rate design, utility development, and system assessment.	\$ 100,000				
SW-3	Fleet Management: Ongoing additions and replacements of the fleet.			\$ 40,000		
SW-4	GPS Equipment: Specialized equipment for the ongoing mapping and assessment of the Stormwater system.	\$ 30,000				
SW-5	Field Equipment: Such as semi-tractor and trailer, full-size excavator, mini excavator, skid steer, dump truck, etc.				\$ 500,000	
SUBTOTAL STORMWATER PROJECTS		\$ 380,000	\$ 250,000	\$ 290,000	\$ 750,000	\$ 250,000
PROPOSED BONDING						
FROM BPW FUNDS		\$ 380,000	\$ 250,000	\$ 290,000	\$ 750,000	\$ 250,000

**HBPW PROPOSED FIVE YEAR PLAN OF CAPITAL IMPROVEMENTS
SUMMARY OF ALL DEPARTMENTS**

2019 - 2020 2020 - 2021 2021 - 2022 2022 - 2023 2023 - 2024

SUBTOTAL ELECTRIC PROJECTS	\$ 2,067,500	\$ 2,057,500	\$ 1,907,500	\$ 5,057,500	\$ 1,407,500
PROPOSED BONDING	\$ -	\$ -	\$ 200,000	\$ 2,500,000	\$ -
FROM BPW FUNDS	\$ 2,067,500	\$ 2,057,500	\$ 1,707,500	\$ 2,557,500	\$ 1,407,500
SUBTOTAL WATER PROJECTS	\$ 11,655,000	\$ 2,865,000	\$ 1,235,000	\$ 1,435,000	\$ 2,690,000
PROPOSED BONDING	\$ 11,000,000	\$ 2,000,000	\$ -	\$ -	\$ -
FROM BPW FUNDS	\$ 655,000	\$ 865,000	\$ 1,235,000	\$ 1,435,000	\$ 2,690,000
SUBTOTAL SEWER PROJECTS	\$ 1,190,000	\$ 1,090,000	\$ 1,015,000	\$ 1,300,000	\$ 2,250,000
PROPOSED BONDING	\$ -	\$ -	\$ -	\$ -	\$ -
FROM BPW FUNDS	\$ 1,190,000	\$ 1,090,000	\$ 1,015,000	\$ 1,300,000	\$ 2,250,000
SUBTOTAL STORMWATER PROJECTS	\$ 380,000	\$ 250,000	\$ 290,000	\$ 750,000	\$ 250,000
PROPOSED BONDING	\$ -	\$ -	\$ -	\$ -	\$ -
FROM BPW FUNDS	\$ 380,000	\$ 250,000	\$ 290,000	\$ 750,000	\$ 250,000
TOTAL ADMINISTRATIVE PROJECTS	\$ 2,200,000	\$ 1,705,000	\$ 170,000	\$ 170,000	\$ 170,000
PROPOSED BONDING	\$ -	\$ -	\$ -	\$ -	\$ -
FROM BPW FUNDS	\$ 2,200,000	\$ 1,705,000	\$ 170,000	\$ 170,000	\$ 170,000
FIVE YEAR PLAN DEPARTMENT TOTALS	\$ 17,492,500	\$ 7,967,500	\$ 4,617,500	\$ 8,712,500	\$ 6,767,500
PROPOSED BONDING	\$ 11,000,000	\$ 2,000,000	\$ 200,000	\$ 2,500,000	\$ -
FIVE YEAR PLAN TOTAL FROM BPW FUNDS	\$ 6,492,500	\$ 5,967,500	\$ 4,417,500	\$ 6,212,500	\$ 6,767,500