

**GRAND JUNCTION CITY COUNCIL
ADDITIONAL WORKSHOP AGENDA**

**MONDAY, NOVEMBER 1, 2004, 11:30 A.M.
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET**

11:30 am **FACILITIES REPORT PRESENTATION AND DISCUSSION:** The Facilities Committee has conducted its research, discussed and evaluated different options and has developed its recommendations. [Attach 1](#)

1:00 pm **ADJOURN**

Attach 1

Facilities Discussion

TO: Kelly Arnold, City Manager

FROM: Facilities Committee

DATE: 25 October 2004

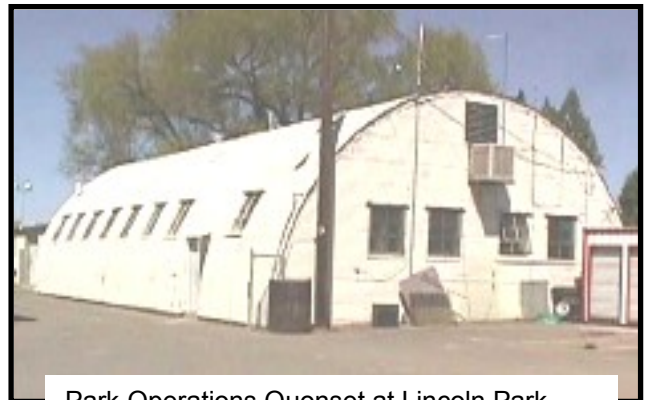
SUBJECT: Facilities Fund Review

I. INTRODUCTION

One of the items included in the City Manager’s work plan for 2004 is a review of the City’s facilities fund. The City Manager’s plan states “Complete an internal review with eventual Council adoption of prioritized needs for future use of Facilities Fund by Fall, ’04.” The facilities fund is a new City fund which was recently created to help fund the replacement of City buildings and facilities. In order to evaluate and make recommendations for City facilities a committee was formed. The members of this committee include:

- Chuck Leyden, Fleet and Facilities Manager
- Seth Hoffman, Management Intern
- Ron Lappi, Administrative Services and Finance Director
- Terry Franklin, Water Resources Superintendent
- Rick Beaty, Fire Chief
- Greg Morrison, Police Chief
- Don Hobbs, Assistant Parks Director
- Tim Moore, Public Works Manager
- David Varley, Assistant City Manager

The committee’s charge was to review future use of the newly created facilities fund and address the top tier priorities for facilities that are contained in the 20/20 Strategic Visions Study completed by Blythe Design in 2001. Because of the City’s limited capital resources the priorities listed in that report needed to be reevaluated. The committee was also to address the needs of the Police Lab which has recently been identified as a problem. The highest priority needs as identified in the 20/20 Study are listed in page 8.



Park Operations Quonset at Lincoln Park

II. SUMMARY

The Facilities Committee has conducted its research, discussed and evaluated different options and has developed its recommendations. Starting with data compiled in the 20/20 facilities report, the Committee identified four

facility priorities to focus on: 1) the Parks Operations Quonset at Lincoln Park; 2) the Shops Operations building that currently houses Water, Streets and Solid Waste divisions; 3) a temporary Police crime lab and evidence storage facility; 4) a Police and Fire administration building. Subcommittees investigated each facility to find ways to reduce the cost estimates contained in the 20/20 Study.

After much study, discussion and evaluation, the Facilities Committee makes the following recommendations:

2005: Build a new metal building adjacent to the Fleet and Facilities building at the City Shops complex. From 2005 to 2012 this building would house the Police Department's Crime Lab and Evidence Storage Facility.

2006: Begin Phase I of improvements to Parks Operations at Lincoln Park.

2007: Build a new Utilities/Streets facility on the 'Buck Oda' property at the northwest corner of the City Shops complex.

2010-2012: Initiate a bond ballot question for a new public safety facility to house the Police Department and Fire Administration. Relocating Fire Station #1 to the City Shops complex should also be included at this time. Once that is complete, the crime lab and evidence storage would move back to the Police Department. The building at the shops complex would then be turned over for use by Shops operations.

ADDITIONAL OPTIONS: There are several items on the horizon that could affect the recommendations in this report either sooner or later. Because of this, we need to maintain our flexibility and be willing to change our strategies when/if these items come up. One of the items is the possible use of the Jarvis property which has not been included because the study is not completed. Another issue deals with the need for services (and land) in the Pear Park area and the study that is underway for that rapidly developing section of the City. In addition, someday we will have a need to build a sixth fire station and that project has not been discussed.

Other possibilities which could affect our priorities listed below are the possible purchase of the National Guard Armory at the City shops complex (discussed below), the Lincoln Park Master Plan, combining our Police Laboratory needs with the Sheriff's Office and CBI and the possibility of adding a third floor to City Hall.

III. CRIME LAB

There is a well established need for a new crime lab for the Police Department. The current lab, located in the basement of the Police Department building, is very small and limits the effectiveness of the staff there.

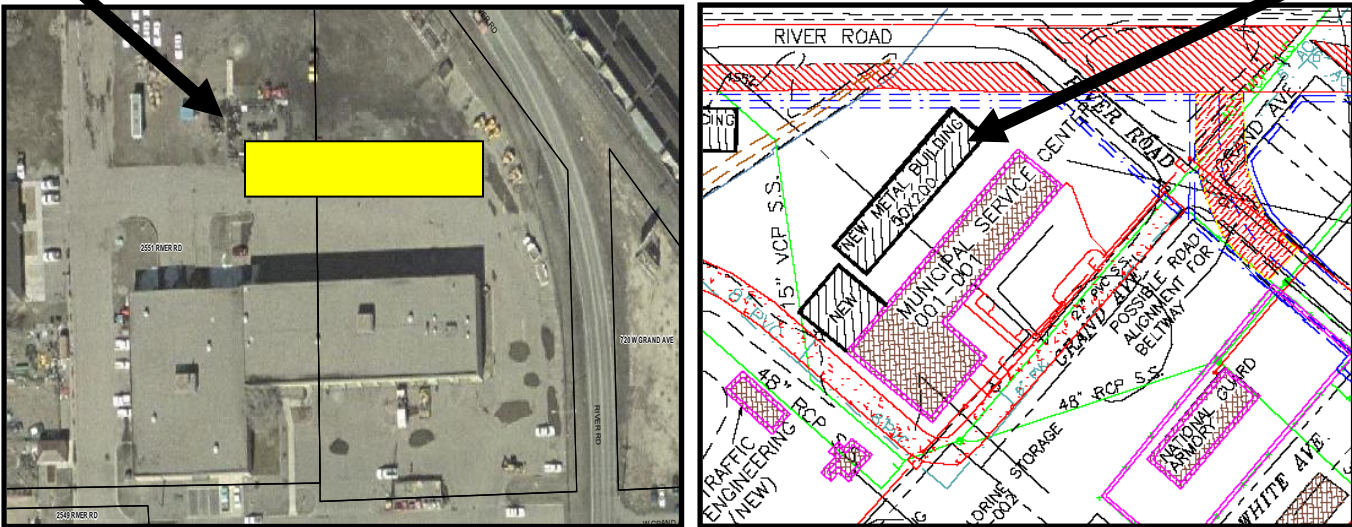
Because space is limited, the Police Department stores evidence and other property in two locations – in the basement of the Police building and in a run-down Quonset hut at just down the block at 521 Ute Ave. The Police Department would prefer to have the

crime lab located with the rest of the department; however, adding on to the Police building is not feasible, so expanding the crime lab in its current location is not an option. The Facilities Committee believes that in the next 7-8 years, a new public safety building should be built, but relieving the pressure on the crime lab must take place before then.

RECOMMENDATION: The Committee recommends that the City construct a new 10,000 ft² metal building on City Shops property to temporarily house the Police Department's crime lab and evidence storage.

COSTS: Based on preliminary quotes and costs of similar buildings gathered by the Committee, we believe this building will cost approximately \$100 per ft² totaling \$1,000,000 in 2004 dollars. When a new police building is constructed, the lab and evidence storage should be included in the design. When that happens, it is anticipated that other City Shops operations will expand into the vacated building.

Proposed Location of Temporary Crime Lab/Evidence Storage



Facility

WHAT IS INCLUDED: This facility would house the functions of the crime lab and replace all evidence storage that is currently split between the Police Department's Quonset hut and the basement of the Police Department. Because of the high value of some of the evidence stored in this facility, it would require heavy security and a vault-like room inside. It would also include a small general office area, restrooms, and a break room.

The current crime lab is about 4,595 ft². A space needs analysis completed by DKO Architecture in late 2002 concluded that a new facility would need approximately 7,344 ft². The Committee is recommending 10,000 ft² to ensure its usability for other City functions once the Police Department moves out.

OTHER CONSIDERATIONS:

- After moving the evidence storage Quonset from its current location at 525 Ute Avenue it may be possible to sell the parcel it sits on to help offset the cost of the new building or to replenish the facilities replacement fund.
- Separate from this discussion, there remains the possibility that the Colorado Bureau of Investigation will relocate its crime lab facility from Montrose to Grand Junction. If that happens, the City should look carefully at a joint CBI, Mesa County Sheriff's Office and Grand Junction Police Department lab facility.
- Very recently, the Riverside Parkway staff has explored the possibility of purchasing the National Guard Armory building on the City Shops property. The National Guard building is 7,540 square feet and they have a 99 year lease from the City that was granted in 1949. The Parkway project will remove the front 35 feet from their parking lot which would make it nearly impossible for them to get their equipment into the building as that is the only entrance. They are examining the cost to add a new door to the west side and they are also looking at remodeling the entire building. The Armory is also in the process of having an appraisal for the building completed. Once all this information is available we can see if it makes sense for the City to purchase this building. While this option requires further investigation, it may work well for an interim crime lab facility and would make a new building unnecessary at this time.
- If we are able to move the laboratory and evidence storage from the current police building then we would probably need to remodel that area so it could be used by other police personnel.

IV. PARKS OPERATIONS AT LINCOLN PARK

The Parks Operations Quonset was identified in the Blythe 20/20 report as a top tier priority for replacement. The architectural review contained therein states:

The corrugated metal siding on this Quonset structure has many outdated areas of rust and leaks. The interior finishes are outdated, and things like the millwork and the lockers have been "recycled" from other demolished buildings. The plaster walls are cracked and dirty. Ceilings are stained from water leaks. Restroom fixtures are outdated and stained, and are not handicap accessible. Interior hallways are very narrow.

RECOMMENDATION: Construct a new Parks Operations facility across the lot from the current Quonset in 2006.

COSTS: The Committee estimates that site utilities, earthwork, landscaping and new construction for Parks Operations will cost approximately \$1,400,000.

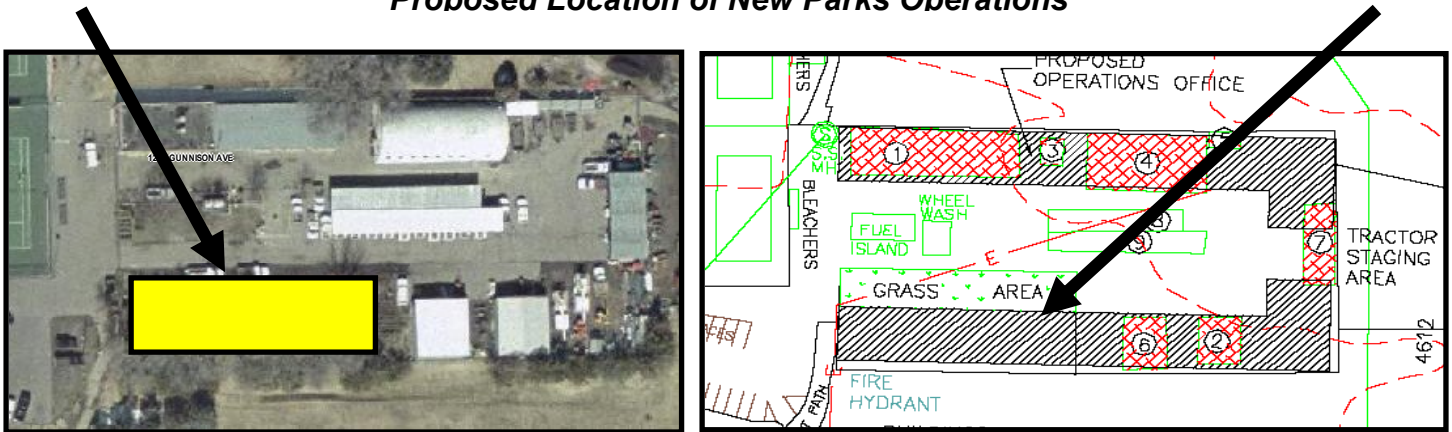
WHAT IS INCLUDED: This 8,000 ft² facility would be the operational base for most Parks maintenance functions. The four divisions that currently operate out of the 3,363 ft² Parks Quonset – Parks Operations, Forestry, Sports, and Lincoln Park Golf – would also operate out of the new facility. The new building will include crew staging areas, a small amount of office space, locker/shower rooms, a conference room, restrooms, file

storage, and a break room. The Committee recommends that this facility be built at the current Parks Operation Complex in Lincoln Park.

OTHER CONSIDERATIONS:

- The Committee recognizes that the Lincoln Park Master Plan may recommend moving these facilities to another location which would affect these findings/recommendations.
- This building is Phase I of the needed improvements at the Parks Operations facility. Phase II includes improved heated work and storage areas. Phase III consists of covered parking for vehicles and equipment.
- The existing Parks Quonset could be converted into heated work and storage areas to satisfy the needs of Phase II.

Proposed Location of New Parks Operations



V. UTILITIES/STREETS FACILITY

The Utilities/Streets building was the third facility the Committee focused on. The building was constructed in 1956 and according to the Blythe study, the structure is in “very poor condition.” Problems include chronic roof leaks, inferior insulation, and poorly fitting overhead doors. The current 6,000 ft² of office space is inadequate for the operations that are headquartered there.

RECOMMENDATION: The Committee recommends constructing a new 9,740 ft² Utilities/Streets office facility and 34,200 ft² of enclosed storage on the ‘Buck Oda’ property in 2007.

COSTS: In 2004 dollars, the Committee estimates that it will cost approximately \$4,000,000 for a new 9,740 ft² office building, 34,200 ft² of enclosed storage, site work, utilities



Current Utilities/Street Maintenance Facility at City

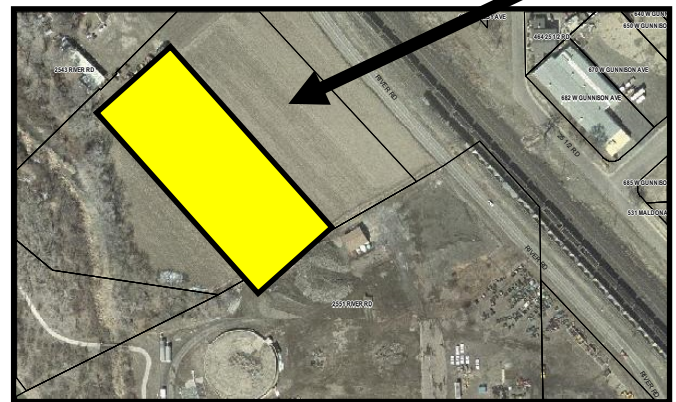
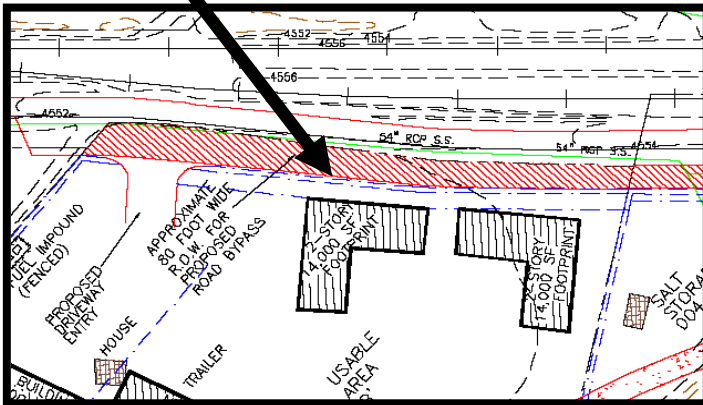
and landscaping. The Committee recommends that the bulk of the costs be financed by the utilities funds while the General Fund pays for its portion that would be occupied by the Streets Division.

WHAT IS INCLUDED: This 9,740 ft² facility would be the operational base for all pipeline maintenance, solid waste and streets functions. It would also contain office space for management and administrative staff that support those services. The new building will include staging areas, office space, locker rooms, a conference room, restrooms, a kitchen and file storage space.

OTHER CONSIDERATIONS:

- The Riverside Parkway team is planning to use the ‘Buck Oda’ property for a construction staging area for the next few years, so construction on the new facility cannot begin before they are finished with the area.
- The old facilities should be demolished to accommodate the relocation of Fire Station #1 to the City Shops property.

Proposed Location of New Utilities/Streets



VI. FUNDING

An important part of the 2004/2005 biennial budget process was the recommendation and approval for the creation of a Facilities Replacement Fund. Its purpose was to begin implementing the priority facility needs coming out of the Facilities Study completed a couple of years earlier, but with no resources to address important needs.

The fund was created January 1, 2004 with a \$2.5 million transfer from the General Fund portion of the City's Equipment Replacement Fund. Also beginning in 2005 we have budgeted an additional \$250,000 transfer in from the Sales Tax CIP Fund. The Committee recommends using the Facility Fund for the new temporary Crime Lab and Parks Operations buildings in 2005 and 2006.

These two projects combined over the next three years would reduce the projected Facilities Fund down to an estimated \$768,560 at the end of 2006. (The 10 year financial summary for the Facilities Fund is on page 7.) From this low point we would

recommend that it then be allowed to continue to grow for other future needs already identified elsewhere in this report.

These two projects are considered the top two priorities at this time, and both are needed sooner than later and are an appropriate use of the new Facilities Fund. Also, this fund will repay the Water Fund for its fair share of the cost of the new building for the Streets Division beginning in 2008.

VII. ENERGY EFFICIENCY

While the costs contained in this report do not address it, the Committee recommends that the new facilities presented in this report be as energy efficient as possible. Though the initial investment may be more expensive installing energy efficient lighting, insulation, roofing, and thermal energy can quickly pay for themselves.

ATTACHMENTS

- Page 8 City Facilities Fund #1 – 10 Year Financial Projections Using Debt
- Page 9 City Facilities Fund #2 – 10 Year Financial Projections Without Debt
(general fund transfer)
- Page 10 City Facilities Phase I Priority Order
- Page 11 Police Lab Probable Costs Report
- Page 12 Parks Shops/Office Space Requirements
- Page 13 City Shops Office Space Requirements

CITY FACILITIES FUND #1 - USING DEBT

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
	3.0%	3.5%	4.0%	4.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
SOURCES											
Transfer-In from the Equipment Fund	2,500,000	-	-	-	-	-	-	-	-	-	-
Transfer-In from the Sales Tax CIP Fund	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Investment Income	75,000	64,000	29,560	45,835	54,720	58,956	63,404	68,074	72,977	78,126	83,533
Other	-	-	-	-	-	-	-	-	-	-	-
Total Sources	2,575,000	314,000	279,560	295,835	304,720	308,956	313,404	318,074	322,977	328,126	333,533
USES											
Crime Lab @ City Shops	-	1,000,000	-	-	-	-	-	-	-	-	-
Parks Maintenance Facility	-	-	1,400,000	-	-	-	-	-	-	-	-
Debt Service to the Water Fund for Streets Bldg.	-	-	-	-	220,000	220,000	220,000	220,000	220,000	220,000	220,000
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
Total Uses	-	1,000,000	1,400,000	-	220,000	220,000	220,000	220,000	220,000	220,000	220,000
NET SOURCE (USE)	2,575,000	(686,000)	(1,120,440)	295,835	84,720	88,956	93,404	98,074	102,977	108,126	113,533
Beginning Fund Balance	\$ -										

CITY FACILITIES FUND #2 - NO DEBT- GENERAL FUND TRANSFER

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Totals
GF TRANSFER	3.0%	3.5%	4.0%	4.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	
SOURCES												
Transfer-In from the Equipment Fund	2,500,000	-	-	-	-	-	-	-	-	-	-	2,500,000
Transfer-In from the Sales Tax CIP Fund	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Transfer-In from the General Fund	-	-	1,000,000	1,000,000	1,000,000	1,000,000	2,000,000	2,000,000	1,250,000	-	-	9,250,000
Investment Income	75,000	64,000	72,560	89,395	121,298	167,363	263,231	388,892	227,087	7,191	20,051	1,496,068
Other	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	2,575,000	314,000	1,322,560	1,339,395	1,371,298	1,417,363	2,513,231	2,638,892	1,727,087	257,191	270,051	15,746,068
USES												
Crime Lab @ City Shops	-	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000
Parks Maintenance Facility	-	-	1,400,000	-	-	-	-	-	-	-	-	1,400,000
Street Division's share of new PWK's Bldg.	-	-	-	900,000	900,000	-	-	-	-	-	-	1,800,000
Fire Station #1 Relocation	-	-	-	-	-	-	-	-	3,000,000	-	-	3,000,000
Public Safety Admin. Bldg.	-	-	-	-	-	-	-	-	8,000,000	-	-	8,000,000
-	-	-	-	-	-	-	-	-	-	-	-	-
Total Uses	-	1,000,000	1,400,000	900,000	900,000	-	-	-	11,000,000	-	-	15,200,000
NET SOURCE (USE)	2,575,000	(686,000)	(77,440)	439,395	471,298	1,417,363	2,513,231	2,638,892	(9,272,913)	257,191	270,051	546,068
Beginning Fund Balance	\$ -											
Ending Fund Balance	\$2,575,000	\$1,889,000	\$1,811,560	\$2,250,955	\$2,722,253	\$4,139,616	\$6,652,846	\$9,291,739	\$18,826	\$276,017	\$546,068	

**CITY FACILITIES PHASE 1 PRIORITY ORDER
20/20 STRATEGIC VISIONS REPORT**

EVALUATION GRADE	DESCRIPTION OF CURRENT FACILITY	PROPOSED IMPROVEMENTS	COST	TOTAL 2001 COSTS
1.95	Replace existing Pipeline office/shop/utility	Build administration, storage, shops buildings	\$1,011,880	\$1,114,390
	Maintenance building	Site paving and landscaping	\$192,510	
1.95	Replace Solid Waste large Quonset and other operations facilities	Build administration, storage, shops buildings	\$3,563,490	\$3,886,183
		Site paving and landscaping	\$341,856	
1.95	Replace Streets small equipment shed & other operations facilities	Build administration, storage/tank area, shops buildings	\$2,901,760	\$3,011,960
		Site paving and landscaping	\$1,529,000	
1.95	Utilities, earthwork & existing conditions site #1	Sewer, storm sewer & water & power lines, lighting, fill, fence, dome cover for hazmat, demolish existing buildings	\$1,072,244	\$1,072,244
1.98	Replace Lincoln Park Maintenance Shop	Build administration, storage, shops buildings	\$2,176,640	\$3,271,859
		Site paving and landscaping	\$376,500	
		Utility modifications & lighting	\$165,000	
		Parking canopies/fuel island	\$417,430	
		Demolish existing buildings & canopies & repair site	\$91,289	
		Perimeter fencing	\$45,000	
3.47	Expand Parks Admin. Bldg.	Administration building	\$379,960,	\$433,260
		Site paving and landscaping	\$30,800	
		Utilities	\$22,500	
2.68	Replace Police building	Police facility & storage buildings	\$5,022,745	\$6,747,569
		Fire administration	\$459,500	
		Site paving and landscaping	\$461,650	
		Utility lines & lighting	\$265,500	
		Fuel island/impound yard/parking	\$100,320	
		Demolish existing bldgs/repair site	\$137,854	
		Total		\$19,537,465



Grand Junction Police Lab and Evidence Holding Facility
 PROBABLE COSTS REPORT

Basic Lab Description and Program

The current lab provides for three primary functions. These include work areas, storage areas and public access areas. Other necessary areas include restrooms, mechanical and electrical rooms, janitor and break-rooms.

The work areas include a wet lab, instrument room, automatic fingerprint identification system (AFIS), supplies and scales, prep area and employee desks. These functions require a high level of security. The lab areas require special venting and sink drainage systems. This area also requires an eyewash and drench shower. Perhaps the greatest deficiency of the existing facility is its lack of space for work stations and desks.

The storage area includes a general evidence holding room that requires high security and very restricted access. A special evidence holding room is required for confiscated drugs and dangerous weapons. This room requires an even higher level of security and is adjacent to the lab. Venting from the drug area is currently inadequate and should be corrected in the future facility.

An area of limited public access is necessary to release and accept evidence, take fingerprints, and allow attorneys to observe evidence.

<u>Inventory of Space</u>	<u>Current Size</u>	<u>New Size</u>
General Office Area	330	800
Evidence Holding Room	1008	1800
Biohazard Dryers	0	80
Drug and Firearms Room	308	400
Marijuana Room	0	200
Prep Area	297	400
Supplies and Scales	120	200
Locker Area	160	160
Dryer and Gas	121	120
AFIS	280	280
Wet Lab	648	800
Instrument Room	132	200
Net Sub-total	3404	5440
*(Gross floor area factor 1.35x)	4595	7344
Quonset Hut	3200	(Unchanged or Removed)

*Gross floor area factor for halls, walls, restrooms, break-room, electrical, maintenance and miscellaneous.

Parks Shops Office Space Requirements		Parks	Forestry	Sports	LP Golf	Total Space Requirements
	Space Requirements					
Supervisor	200	200	200	200	200	800
Administrative Assistant	150	0	150	0	0	150
Crewleader	100	100	100	100	100	400
Parks Mechanic	64	64	0	0	64	128
Central Irrigation	100	100	0	0	100	200
Crew Staging Area (Average of 20 sq ft per person)	20	640	560	260	260	1720
Shared Space	Percentage of Total	37%	33%	15%	15%	
Fax/Copier/Etc	150	56	49	23	8	150
Men Bath/Shower/Locker Room (75 Lockers)	560	208	182	85	31	560
Women Bath/Shower/Locker Room (20 Lockers)	128	48	42	19	7	128
Conference Room	300	112	98	45	17	300
Men Administrative Restroom	50	19	16	8	3	50
Women Administrative Restroom	50	19	16	8	3	50
Vending Area/Common Kitchen	344	128	112	52	19	344
File Storage Space	150	56	49	23	8	150
Total Space Sq/Ft Sub Total		1749	1574	822	822	5130
Multiplier for Hallways etc. (Based on Consultant Manual)		1.55	1.55	1.55	1.55	1.55
Total Office Space Requirements for All Four Divisions Based on Year 2020 Needs		2,711	2,440	1,274	1,273	7952
Estimated Replacement Costs		\$ 125	\$ 125	\$ 125	\$ 125	
Total (PHASE I)		\$ 338,837	\$ 305,008	\$ 159,256	\$ 159,179	\$ 962,280
Heated Work/Storage Space Requirements (PHASE II)		8,106	1,280	870	4,644	14,900
Estimated Replacement Costs		\$ 80	\$ 80	\$ 80	\$ 80	
Total		\$ 648,480	\$ 102,400	\$ 69,600	\$ 371,520	\$ 1,192,000
Enclosed Storage Requirements (PHASE II)		1,700	150	500	200	2,550
Estimated Replacement Costs		\$ 45	\$ 45	\$ 45	\$ 45	
Total		\$ 76,500	\$ 6,750	\$ 22,500	\$ 9,000	\$ 114,750
Open Covered Parking Requirements (PHASE III)	13081	4,867	4,259	1,977	1,977	13,081
Estimated Replacement Costs		\$ 20	\$ 20	\$ 20	\$ 20	
Total		\$ 97,347	\$ 85,179	\$ 39,547	\$ 39,547	\$ 261,620
Total Building Costs		\$ 1,161,164	\$ 499,336	\$ 290,903	\$ 579,246	\$ 2,530,650
Site Utilities, Earthwork, Landscape, etc. (NEEDED FOR PHASE I)	1/4 each	\$ 108,750	\$ 108,750	\$ 108,750	\$ 108,750	\$ 435,000
Total Estimated Cost Each Division		\$ 1,269,914	\$ 608,086	\$ 399,653	\$ 687,996	\$ 2,965,650
Sq Ft figures per FCI - Main facility & Shaw - Others						

City Shops Office Space Requirements		Water Department	Solid Waste Department	Streets Department	Total Space Requirements
	Space Requirements				
Manager	200	200	200	200	600
Supervisor	100	200	200	400	800
Administrative Assistant	64	64	64	132	260
Data Clerk	64	0	0	64	64
Crewleader	50	50	0	300	350
Cross Connection Control	100	100	0	0	100
Recycling	100	0	200	0	200
Meter Reader	50	50	0	0	50
Utility Locator	50	0	0	50	50
Crew Staging Area (Average of 20 sq ft per person)	20	400	440	900	1740
Shared Space	Percentage of Total	23%	25%	52%	
Fax/Copier/Etc	100	23	25	52	100
Men Bath/Shower/Locker Room (87 Lockers)	700	161	177	362	700
Women Bath/Shower/Locker Room (10 Lockers)	100	23	25	52	100
Conference Room	240	55	61	124	240
Men Administrative Restroom	42	10	11	22	42
Women Administrative Restroom	42	10	11	22	42
Vending Area/Common Kitchen	350	80	89	181	350
File Storage Space	500	115	126	259	500
		1541	1629	3119	6288
Multiplier for Hallways etc. (Based on Consultant Manual)		1.55	1.55	1.55	1.55
Total Office Space Requirements for All Three Departments Based on Year 2020 Needs		2,389	2,525	4,835	9746
Estimated Replacement Costs		\$ 125	\$ 125	\$ 125	
		\$ 298,571	\$ 315,563	\$ 604,360	\$ 1,218,494
Heated Work/Storage Space Requirements		2,000	2,200	3,000	
Estimated Replacement Costs		\$ 80	\$ 80	\$ 80	
		\$ 160,000	\$ 176,000	\$ 240,000	\$ 576,000
Enclosed Storage Requirements		5,000	10,000	12,000	
Estimated Replacement Costs		\$ 45	\$ 45	\$ 45	
		\$ 225,000	\$ 450,000	\$ 540,000	\$ 1,215,000
Total Building Costs		\$ 683,571	\$ 941,563	\$ 1,384,360	\$ 3,009,494
Site Utilities, Earthwork, Landscape, etc.	1/3 each	\$ 333,333	\$ 333,333	\$ 333,333	\$ 1,000,000
Total Estimated Cost Each Division		\$ 1,016,904	\$ 1,274,896	\$ 1,717,693	\$ 4,009,494

