

**City Of Woodland
Council Agenda Summary Sheet**

Agenda Item:

Authorize staff to move forward with financing to issue bonds relating to Capital Projects-Option 1 and prepare related documents

Agenda Item #: Action (J)
For Agenda of: May 6, 2013
Department: Public Works
Date Submitted: May 1, 2013

Cost of Item: \$1,900,000
Amount Budgeted: \$0
Unexpended Balance: \$1,900,000

BARS #: 319 000 000 594 21 00 00
Description: Police Station: Construction

Department Supervisor Approval: Public Works Department /s/ *Bart Stupp*

Facilities Committee and Finance Committee reviewed project options memo on 4/22/13. Facilities Committee agreed to move option 1 to City Council for approval.

Committee Recommendation:

Agenda Item Supporting Narrative (list attachments, supporting documents):

- 1) 42413 City Council Bond Options Memo
- 2) Bond Information from Mari Ripp

Summary Statement:

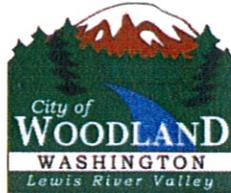
Background:

At the April 8th City Council Workshop information was provided to council regarding the amount that could be bonded for capital projects. This was estimated at \$1,920,000. Staff was given direction to identify a capital project list that could fit within that \$1,920,000 with preference to whether the City could build a new City Hall.

On April 22nd staff presented some capital project list options to council members at both the Facilities and Finance Committee Meetings. Based on the feedback from those meetings staff updated the costs and adjusted the project lists. This information is included in the attached City Council Bond Options Memo dated April 24, 2013. This memo also includes a couple additional options that staff researched after April 22nd.

Staff Summary and Recommendation

Staff recommends that City Council approve Option 1 of the memo, purchasing the Centennial Building for City Hall, as the primary option for the Capital Project List. Option 2, purchasing the theater building for a City Hall, would be the backup option in case the City cannot obtain the Centennial Building for a price the City can afford.



MEMORANDUM

Date: April 24, 2013
 From: Bart Stepp, PE, Public Works Director
 To: Woodland City Council
 Cc: Mayor of Woodland, Department Heads
 Subject: Additional Bonding Funding Options to Complete Police Station and other Capital Projects

City Council requested some proposed priorities for capital projects to spend the proposed additional capital bond on. The options below assume that the maximum amount of money the City can obtain is \$1,920,000 and the bond is to be paid through general fund revenues. No water or sewer projects were considered. Another assumption is that City Council's priority is looking at options for a City Hall. I have listed a cost of \$675,000 of additional funding for the police station. Previously the cost was \$600,000. Because of some additional costs in the design since then, changes requested by L&I during their review of the building, and some additional work needed for ground mitigation for the building I have added \$75,000. I have also included \$25,000 to add a roof to the Sallyport if desired and \$50,000 to add walls to the Sallyport which was in the original design.

Option 1 – City Hall at the Centennial Building*

Capital Projects in priority list	Cost
1) Additional Funding to complete police station as designed	\$675,000
2) Add Sallyport Roof to Police Station	\$25,000
3) Add walls and garage doors to Sallyport per initial design	\$52,000
4) 100 Davidson Renovations (paint exterior, etc.)	\$100,000
5) Purchase Centennial Building for new City Hall	\$380,000
6) Improvements to Centennial Building (\$60/square foot)	\$454,000
7) Furnishings for new City Hall at Centennial Building	\$90,000
8) Renovate Parking lot at 100 Davidson and PW Office	\$100,000
9) Contingency	\$34,000
Total Cost:	\$1,910,000

* If sufficient funds remain after construction of all items, the City would demolish 300 E. Scott buildings.

Advantages:

- A brand new City Hall in downtown of 7,560 square feet that is seismically retrofitted. With council chambers at the police station this would provide plenty of room for long term use of the facility.
- The annex could be converted into a senior center/community center. This would allow the existing community Center to either be demolished for a future library or a library extension.
- By moving into an existing building the City does not need to spend funds on site work or parking.
- Archives could be moved to City Hall eliminating the need for the trailer at the WWTP.

Disadvantages:

- Does not provide long term solution for PW administration.
- 100 Davidson would be largely empty although it could be used for storage of archives.
- Two story building requires installation of elevator or wheelchair lift along stairs.
- Does not provide money for renovation of annex for community center/senior center.
- Property is assessed at \$310,000 but is currently listed at \$565,000. May be unable to acquire property for a price that would still allow for renovation and furnishing of facility.

Option 2 – City Hall at old Theater Site

Capital Projects in priority list	Cost
1) Additional Funding to complete police station as designed	\$675,000
2) Add Sallyport Roof to Police Station	\$25,000
3) Add walls and garage doors to Sallyport per initial design	\$52,000
4) 100 Davidson Renovations (paint exterior, etc.)	\$100,000
5) Purchase old theater property	\$160,000
6) Demolish old theater building (6,000 sq. ft @ \$8/ft ²)	\$48,000
7) Construct New City Hall (5,000 square feet @ \$175/ft ²)	\$875,000
Total Cost:	\$1,935,000

Advantages:

- A City Hall of 5,000 square feet that the City can design specifically for City needs. 5,000 square feet should be large enough for at least 10 years. After that 100 Davidson would need to be used for additional space.
- The downtown location means the City does not have to install parking or other sitework.
- The annex could be converted into a senior center/community center.

Disadvantages:

- Does not provide long term solution for PW administration.
- 100 Davidson would be largely empty although it could be used for storage of archives.
- The building would be 2,500 square feet less than the Centennial Building.
- Does not provide money for renovation of annex for community center/senior center.
- The industrial buildings at 300 E. Scott would still need to be removed.
- Does not provide funding for furnishing the City Hall.

Option 3 – City Hall at 300 E. Scott Ave

Capital Projects in priority list	Cost
1) Additional Funding to complete police station	\$675,000
2) Add Sallyport Roof to Police Station	\$25,000
3) Add walls and garage doors to Sallyport per initial design	\$52,000
4) Demolish and Remove 2 buildings at 300 E. Scott Ave.	\$200,000
5) Repayment of Fire Impact Fees for 300 E. Scott Ave.	\$248,038 (2006 – 2013)
6) Construct New City Hall (3,000 square feet @ \$300/ft ²)	\$900,000 (Higher cost due to sitework)
Total Cost:	\$2,100,038

Advantages:

- The City Hall would be located conveniently near the police station. The PW office could remain on-site.
- The removal of the two large buildings at 300 E. Scott would eliminate liability and maintenance issues.
- The annex could be converted into a senior center/community center.

Disadvantages:

- Project costs more than the City can bond.
- 100 Davidson would be largely empty and there would be no funds to paint the exterior.
- City Hall would not be any larger than it is now and would be substantially smaller than other alternatives.
- Does not provide money for renovation of annex for community center/senior center.
- Project list costs more than the City can bond.
- Parking lot at 100 Davidson would not be renovated.
- No money for furnishing City Hall.
- The Fire Department would need to find new land for their future fire station.

Option 4 – City Hall at 100 Davidson Avenue

Capital Project	Cost
1) Additional Funding to complete police station	\$675,000
2) Add Sallyport Roof to Police Station	\$25,000
3) Add walls and garage doors to Sallyport per initial design	\$52,000
4) Basic 100 Davidson Renovations (paint exterior, etc.)	\$100,000
5) Demolish and Remove 2 buildings at 300 E. Scott Ave.	\$200,000
6) Renovate Parking lot at 100 Davidson and PW Office	\$100,000
7) Additional Renovations at City Hall*	\$300,000
8) Furnishings for City Hall	\$100,000
9) Renovate Annex for Community Center/Senior Center	\$150,000
10) Contingency	\$200,000
Total Cost:	\$1,902,000

* Renovation cost includes some remodeling of spaces but does not include seismic upgrade of building.

Advantages:

- Use existing building (app. 4,600 square feet not counting elevator extension and fire bays), no purchase of property necessary. City Hall would remain downtown. Some of this space will be used by Fire.
- The removal of the two large buildings at 300 E. Scott would help prepare that site for a future fire station.
- The annex could be converted into a senior center/community center.
- The City does not need to spend funds on sitework, parking, and land use approvals for a new building.
- Provides funding for renovation of Annex for Senior Center.

Disadvantages:

- Does not provide long term solution for PW administration.
- The Fire Department will want additional space at 100 Davidson once the police have moved out.
- Renovations do not include a seismic retrofit so this would not be as stable as the Centennial building.
- Facility is not large enough for long term growth of the City.
- Facility is the worst layout for a City Hall of all the options.

Option 5 – City Hall at Park Plaza Center (650 Goerig St)

Capital Project	Cost
1) Additional Funding to complete police station	\$675,000
2) Add Sallyport Roof to Police Station	\$25,000
3) Add walls and garage doors to Sallyport per initial design	\$52,000
4) Basic 100 Davidson Renovations (paint exterior, etc.)	\$100,000
5) Purchase Park Plaza Center (8,640 sf office space)	\$1,000,000
6) Renovate Park Plaza Center for City Hall use	\$65,000
Total Cost:	\$1,917,000

Advantages:

- Provides enough space for City Hall and Archives (eliminating trailer) in one downtown site.
- The annex could be converted into a senior center/community center.
- The City does not need to spend funds on sitework, parking, and land use approvals for a new building.

Disadvantages:

- Would displace some existing downtown businesses.
- Not enough funds for renovation of spaces.
- Not a great layout for a City Hall.

Option 6 – Public Works Administration Office at 1924 Belmont Loop and Fire Station Design

Capital Project	Cost
1) Additional Funding to complete police station	\$675,000
2) Add Sallyport Roof to Police Station	\$25,000
3) Add walls and garage doors to Sallyport per initial design	\$52,000
4) Basic 100 Davidson Renovations (paint exterior, etc.)	\$100,000
5) Purchase 1924 Belmont Loop (3,000 sf office space)	\$295,000
6) Renovate Building and furnishings for PW Admin Use	\$100,000
7) Remove buildings at 300 E. Scott Avenue	\$200,000
8) Design and Permit new fire station at 300 E. Scott Ave.	\$250,000
9) Contingency	\$200,000
Total Cost:	\$1,897,000

Advantages:

- Provides newer facility for permanent Public Works Administration building.
- Removes buildings at 300 E. Scott and completes design for a new fire station at that site.
- Leftover funds could be used as a portion of the construction funds for the new fire station.
- Cheapest option.
- The City does not need to spend funds on sitework, parking, and land use approvals for a new building.
- The extra space at the new PW Admin building could be used for archive storage eliminating the need for the trailer currently at the wastewater treatment plant. (\$200 a month in savings)

Disadvantages:

- Does not provide for larger City Hall which is in more need of space than Public Works.
- Does not provide space for a community center/senior center.

PWD Recommendation:

Based on a review of the options the best choice is to pursue purchasing the Centennial Building for a City Hall. It is large enough for long term use, does not require additional sitework, and is a nice looking building. My estimate assumes a purchase price of \$370,000 for the Centennial Building.

If we are unable to purchase the Centennial Building for a price we can afford my second option would be to purchase the old theater site or the Park Plaza Center. The Park Plaza Center would give the City lots of space but is not an ideal layout for a City Hall. The theater site would provide a smaller facility but the space could be designed for a City Hall and if combined with 100 Davidson Ave building would be large enough for long term use. The theater site has a cost of \$175/square foot because parking and utility improvements would not be needed for this site. Modular building would probably need to be used here.

I do not consider 100 Davidson alone or 300 E. Scott as viable options by themselves as the building sizes are too small for long term use. 100 Davidson is a bad layout for a public facility and has few windows. The facility would also not meet current seismic zone codes. The \$300/square foot cost at 300 E. Scott is based on the final cost of the police station for a site that needs parking and utility improvements. So while there is enough land for a larger building, I made the building 3,000 square feet in order to be in the ballpark of the budget cost of \$1,920,000. While the options here show the Annex being a community/senior center, another option would be to sell that property.

I provided the option for the PW Admin building and Fire Station design as an alternative to a City Hall project but I don't think it would be the best use of the funds.

Sincerely,

Barb Stupp

City of Woodland, Washington

\$ _____ *, Limited Tax General Obligation Bonds, 2013

Draft Schedule of Events (As of May 1, 2013)

MAY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

JUNE						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JULY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

CITY: City of Woodland (Council meets: 1st & 3rd Mondays, 7:00 PM)

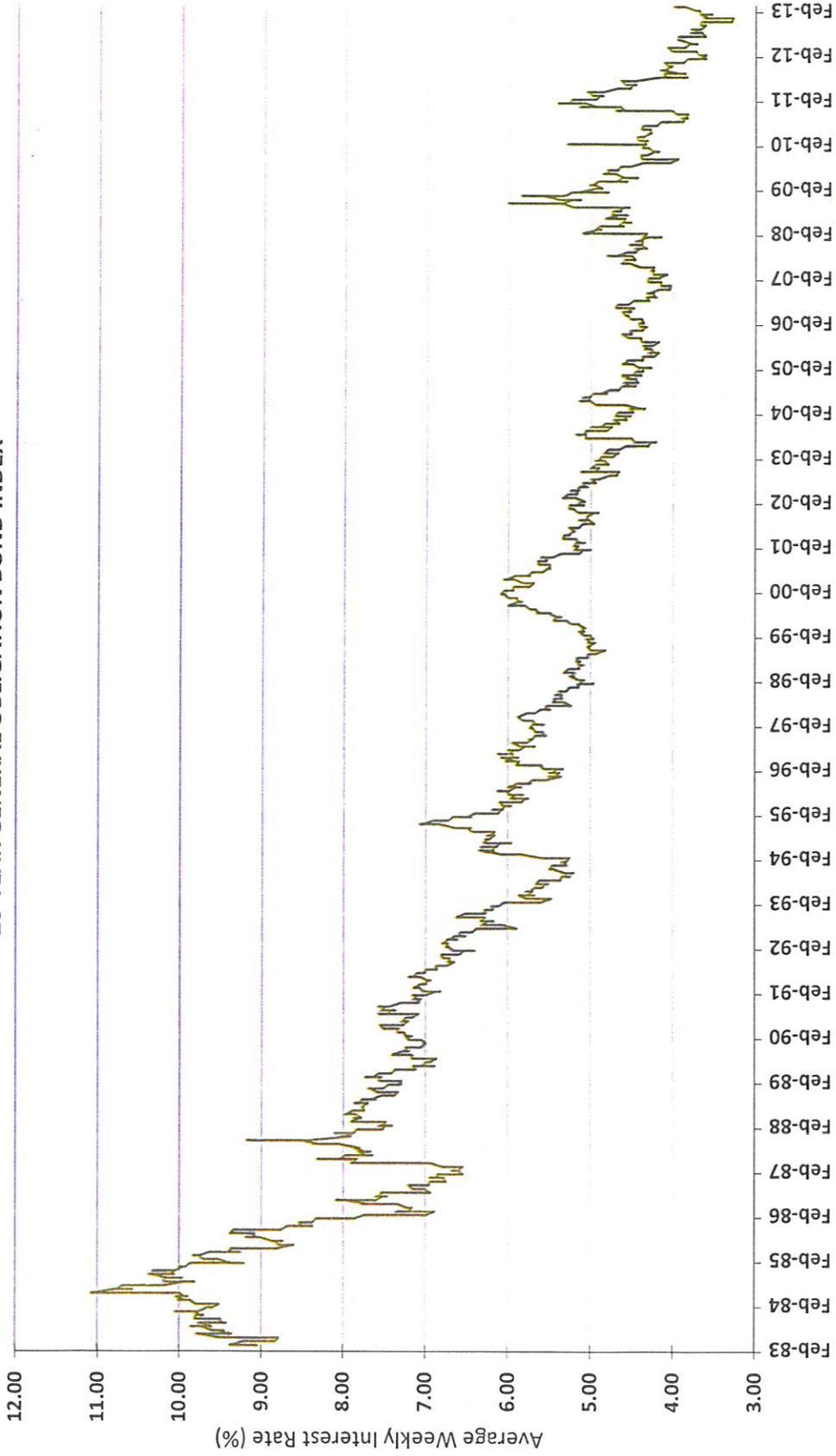
DAD: Underwriter (D.A. Davidson)

BC: Bond Counsel (Foster Pepper PLLC)

Date	Event	Participants
May 9	Provide City with list of data requirements for the Preliminary Official Statement (POS)	DAD
May 9	Distribute distribution list & Schedule of Events to City & BC	DAD
May 22	City provides data requested for the POS to DAD	CITY
May 27	HOLIDAY – City offices closed (RESET Finance Comm)	CITY
May 29	Distribute 1st draft of the POS to City & BC	DAD
Jun 3	Council meeting	CITY
Jun 5	Distribute 1 st draft of Bond [Delegation] Ordinance to City & DAD	BC
Jun 10	Facilities Committee 5:45 pm; Tentative Finance Comm 5:00 pm	CITY
Jun 10	Comments due on 1st draft of POS	All
Jun 14	Comments due on 1 st draft of Bond Ordinance	All
Jun 17	Council meeting , distribute 1 st draft of Bond [Delegation] Ordinance	CITY & BC
Jun 19	Distribute draft Rating Presentation to City	DAD
Jun 19	Distribute 2 nd draft of POS to City & BC	DAD
Jun 19	Distribute 2 nd draft of Bond Ordinance & 1 st draft of legal opinion	BC
Jun 19	Send Audits, Budget, draft POS & legal to Standard & Poor's ("S&P")	DAD
Jun 24	Finance Comm 5:00 pm (Review Bond Ord for 7/1 CC 1 st Reading)	CITY
Jun 26	Comments due on 2 nd draft of Bond Ordinance & legal opinion	All
July 8 or 9	Rating call rehearsal @ TBD	CITY, DAD
Jul 1	Council meeting 1 st READING of draft of Bond [Delegation] Ordinance	City
Jul 2	Final comments due on 2 nd draft of POS	All
July 10 or 11	Rating conference call with S&P @ TBD	CITY, DAD
Jul 15	Pass FINAL READING of Bond [Delegation] Ordinance by the City Council	All
July 22	Receive rating grade from S&P	DAD, CITY
Jul 25	Distribute POS to potential investors (local & institutional investors)	DAD
July 26	Review market conditions/ pre-pricing call @ 1:00 pm	DAD, CITY
July 30	Bond Order Period – sign purchase contract	DAD, CITY, BC
Aug 13	Bond Closing and distribution of proceeds	BC, DAD, CITY

*Preliminary and subject to change

**Bond Buyer Index
(30-Year History)
20-YEAR GENERAL OBLIGATION BOND INDEX***



*The 20 G.O. Index is comprised of bond issues with a rating of AA- maturing in 20 years.

City of Woodland

Target Annual Payment of \$133,000 per year

Answer is \$1,920,000 is Funding Amount

Assume rating grade of "A"

Period Ending	Principal	Coupon	Interest	Annual Payment
12/1/2013	0	0.000%	24,470	24,470
12/1/2014	0	0.000%	49,769	49,769
12/1/2015	80,000	2.000%	49,769	129,769
12/1/2016	85,000	2.000%	48,169	133,169
12/1/2017	85,000	2.000%	46,469	131,469
12/1/2018	85,000	2.000%	44,769	129,769
12/1/2019	90,000	2.000%	43,069	133,069
12/1/2020	90,000	2.000%	41,269	131,269
12/1/2021	90,000	2.000%	39,469	129,469
12/1/2022	95,000	2.000%	37,669	132,669
12/1/2023	95,000	2.125%	35,769	130,769
12/1/2024	100,000	3.000%	33,750	133,750
12/1/2025	100,000	3.000%	30,750	130,750
12/1/2026	105,000	3.000%	27,750	132,750
12/1/2027	105,000	3.000%	24,600	129,600
12/1/2028	110,000	3.000%	21,450	131,450
12/1/2029	115,000	3.000%	18,150	133,150
12/1/2030	115,000	3.000%	14,700	129,700
12/1/2031	120,000	3.000%	11,250	131,250
12/1/2032	125,000	3.000%	7,650	132,650
12/1/2033	130,000	3.000%	3,900	133,900
Total:	1,920,000		654,607	2,574,607

Est. Average Rate: 2.68%

Period Ending	City of Woodland Assume 10-year Level Debt Solution \$100,000 for City Hall Remodel & Fire Station Assume rating grade of "A"					City of Woodland Assume 20-Year Level Debt Solution \$900,000 for Police Station Assume rating grade of "A"					Option A Combined Annual Payment \$1,000,000
	Principal	Coupon	Interest	Annual Payment	Annual Payment	Principal	Coupon	Interest	Annual Payment	Annual Payment	
12/1/2013	5,000	2.000%	996	5,996	26,616	15,000	2.000%	11,616	26,616	32,611	
12/1/2014	5,000	2.000%	1,925	6,925	58,325	35,000	2.000%	23,325	58,325	65,250	
12/1/2015	10,000	2.000%	1,825	11,825	57,625	35,000	2.000%	22,625	57,625	69,450	
12/1/2016	10,000	2.000%	1,625	11,625	56,925	35,000	2.000%	21,925	56,925	68,550	
12/1/2017	10,000	2.000%	1,425	11,425	61,225	40,000	2.000%	21,225	61,225	72,650	
12/1/2018	10,000	2.000%	1,225	11,225	60,425	40,000	2.000%	20,425	60,425	71,650	
12/1/2019	10,000	2.000%	1,025	11,025	59,625	40,000	2.000%	19,625	59,625	70,650	
12/1/2020	10,000	2.000%	825	10,825	58,825	40,000	2.000%	18,825	58,825	69,650	
12/1/2021	10,000	2.000%	625	10,625	58,025	40,000	2.000%	18,025	58,025	68,650	
12/1/2022	10,000	2.125%	425	10,425	57,225	40,000	2.125%	17,225	57,225	67,650	
12/1/2023	10,000	2.125%	213	10,213	61,375	45,000	2.125%	16,375	61,375	71,588	
12/1/2024	0	0.00%	0	0	60,419	45,000	3.000%	15,419	60,419	60,419	
12/1/2025	0	0.00%	0	0	59,069	45,000	3.000%	14,069	59,069	59,069	
12/1/2026	0	0.00%	0	0	57,719	45,000	3.000%	12,719	57,719	57,719	
12/1/2027	0	0.00%	0	0	56,369	45,000	3.250%	11,369	56,369	56,369	
12/1/2028	0	0.00%	0	0	59,906	50,000	3.250%	9,906	59,906	59,906	
12/1/2029	0	0.00%	0	0	58,281	50,000	3.125%	8,281	58,281	58,281	
12/1/2030	0	0.00%	0	0	56,719	50,000	3.125%	6,719	56,719	56,719	
12/1/2031	0	0.00%	0	0	60,156	55,000	3.125%	5,156	60,156	60,156	
12/1/2032	0	0.00%	0	0	58,438	55,000	3.125%	3,438	58,438	58,438	
12/1/2033	0	0.00%	0	0	56,719	55,000	3.125%	1,719	56,719	56,719	
Total:	100,000	1.72%	12,133	112,133	1,200,009	900,000	2.69%	300,009	1,200,009	1,312,143	
		Est. Average Rate:	1.72%			Est. Average Rate:	2.69%			2.63%	

Period Ending	City of Woodland Assume 10-year Level Debt Solution \$100,000 for City Hall Remodel & Fire Station Assume rating grade of "A"					City of Woodland Assume 20-Year Level Debt Solution \$700,000 for Police Station Assume rating grade of "A"					Option B Combined \$800,000
	Principal	Coupon	Interest	Annual Payment	Annual Payment	Principal	Coupon	Interest	Annual Payment	Annual Payment	Annual Payment
12/1/2013	5,000	2.000%	996	5,996	26,616	15,000	2.000%	11,616	26,616	32,611	
12/1/2014	5,000	2.000%	1,925	6,925	43,075	25,000	2.000%	18,075	43,075	50,000	
12/1/2015	10,000	2.000%	1,825	11,825	47,575	30,000	2.000%	17,575	47,575	59,400	
12/1/2016	10,000	2.000%	1,625	11,625	46,975	30,000	2.000%	16,975	46,975	58,600	
12/1/2017	10,000	2.000%	1,425	11,425	46,375	30,000	2.000%	16,375	46,375	57,800	
12/1/2018	10,000	2.000%	1,225	11,225	45,775	30,000	2.000%	15,775	45,775	57,000	
12/1/2019	10,000	2.000%	1,025	11,025	45,175	30,000	2.000%	15,175	45,175	56,200	
12/1/2020	10,000	2.000%	825	10,825	44,575	30,000	2.000%	14,575	44,575	55,400	
12/1/2021	10,000	2.000%	625	10,625	43,975	30,000	2.000%	13,975	43,975	54,600	
12/1/2022	10,000	2.125%	425	10,425	43,375	30,000	2.125%	13,375	43,375	53,800	
12/1/2023	10,000	2.125%	213	10,213	47,738	35,000	2.125%	12,738	47,738	57,950	
12/1/2024	0	0.00%	0	0	46,994	35,000	3.000%	11,994	46,994	46,994	
12/1/2025	0	0.00%	0	0	45,944	35,000	3.000%	10,944	45,944	45,944	
12/1/2026	0	0.00%	0	0	44,894	35,000	3.000%	9,894	44,894	44,894	
12/1/2027	0	0.00%	0	0	43,844	35,000	3.250%	8,844	43,844	43,844	
12/1/2028	0	0.00%	0	0	47,706	40,000	3.250%	7,706	47,706	47,706	
12/1/2029	0	0.00%	0	0	46,406	40,000	3.125%	6,406	46,406	46,406	
12/1/2030	0	0.00%	0	0	45,156	40,000	3.125%	5,156	45,156	45,156	
12/1/2031	0	0.00%	0	0	43,906	40,000	3.125%	3,906	43,906	43,906	
12/1/2032	0	0.00%	0	0	42,656	40,000	3.125%	2,656	42,656	42,656	
12/1/2033	0	0.00%	0	0	46,406	45,000	3.125%	1,406	46,406	46,406	
Total:	100,000	1.72%	12,133	112,133	935,141	700,000	2.69%	235,141	935,141	1,047,274	
		Est. Average Rate:	1.72%			Est. Average Rate:	2.69%			2.62%	

City of Woodland

Assume 10-year Level Debt Solution
\$100,000 for City Hall Remodel & Fire Station
 Assume rating grade of "A"

Period Ending	Principal	Coupon	Interest	Annual Payment
12/1/2013	5,000	2.000%	996	5,996
12/1/2014	5,000	2.000%	1,925	6,925
12/1/2015	10,000	2.000%	1,825	11,825
12/1/2016	10,000	2.000%	1,625	11,625
12/1/2017	10,000	2.000%	1,425	11,425
12/1/2018	10,000	2.000%	1,225	11,225
12/1/2019	10,000	2.000%	1,025	11,025
12/1/2020	10,000	2.000%	825	10,825
12/1/2021	10,000	2.000%	625	10,625
12/1/2022	10,000	2.125%	425	10,425
12/1/2023	10,000	2.125%	213	10,213
12/1/2024	0	0.00%	0	0
12/1/2025	0	0.00%	0	0
12/1/2026	0	0.00%	0	0
12/1/2027	0	0.00%	0	0
12/1/2028	0	0.00%	0	0
12/1/2029	0	0.00%	0	0
12/1/2030	0	0.00%	0	0
12/1/2031	0	0.00%	0	0
12/1/2032	0	0.00%	0	0
12/1/2033	0	0.00%	0	0
Total:	100,000		12,133	112,133

Est. Average Rate: 1.72%

City of Woodland

Assume 20-Year Level Debt Solution
\$600,000 for Police Station
 Assume rating grade of "A"

Principal	Coupon	Interest	Annual Payment
10,000	2.000%	11,616	21,616
25,000	2.000%	15,550	40,550
25,000	2.000%	15,050	40,050
25,000	2.000%	14,550	39,550
25,000	2.000%	14,050	39,050
25,000	2.000%	13,550	38,550
25,000	2.000%	13,050	38,050
25,000	2.000%	12,550	37,550
25,000	2.000%	12,050	37,050
30,000	2.125%	11,550	41,550
30,000	2.125%	10,913	40,913
30,000	3.000%	10,275	40,275
30,000	3.000%	9,375	39,375
30,000	3.000%	8,475	38,475
30,000	3.250%	7,575	37,575
30,000	3.250%	6,600	36,600
35,000	3.125%	5,625	40,625
35,000	3.125%	4,531	39,531
35,000	3.125%	3,438	38,438
35,000	3.125%	2,344	37,344
40,000	3.125%	1,250	41,250
600,000		203,966	803,966

Est. Average Rate: 2.69%

Option C
Combined
\$700,000
Annual
Payment

27,611
47,475
51,875
51,175
50,475
49,775
49,075
48,375
47,675
51,975
51,125
40,275
39,375
38,475
37,575
36,600
40,625
39,531
38,438
37,344
41,250
916,099

2.61%