



**BASALT**

101 Midland Avenue, Basalt, CO 81621

**Meeting Date: Wednesday, December 2, 2020**

**Location: Zoom Meeting**

**Time: 5:00 – 6:00 PM**

**BASALT FINANCE ADVISORY BOARD MEETING**

**5:00 pm**

1. Call to Order
2. Discussion of Arbaney Park project costs, funding, and COPs
3. Next meeting – December 9

**6:00 Adjourn**

11/17/2020

PLEASE REVIEW THE BUDGET - EXPENSE #1746

DESCRIPTION	CD BID 11/02	VE BASE ESTIMATE 11/09	VE BASE ESTIMATE 11/17	LINE ITEM VE AREAS 11/17	NOTES
General Conditions	\$ 247,679.26	\$ 214,259.26	\$ 212,859.76		ADJUSTED TO NEW \$ AMOUNTS IN RELATION TO SCOPE - MINORIAL CHANGE DUE TO NEED FOR MANAGEMENT
Mobilization	\$ 11,875.00	\$ 11,875.00	\$ 11,875.00		NO CHANGE IN ESTIMATE - STILL REQUIRES MOBILIZATION
Pool House Changing/Locker Rooms - Interiors	\$ 359,684.26	\$	\$		WAS REMOVED IN 11/09 VE BUDGET AND MORE IN 11/17 ESTIMATE
Add Alternate #1 - Paint wall					ALLOWANCE - NEED TIME TO GATHER NEW BIDS, RUDD ESTIMATE PER SF
Add Alternate #2 - Epoxy floors					BID - EPOXY FLOORS PER BID DOCUMENTS
Add Alternate #3 - Tile showers (OWNER BOUGHT TILE)					ALLOWANCE - NEED TIME TO GATHER NEW BIDS, RUDD ESTIMATE PER SF
- Shower tile and grout as Bid by Interior Designer					BID - SHOWER TILE & GROUT - AWAITING PRICING ON LESS EXPENSIVE OPTION FROM INTERIOR DESIGNER
Add Alternate #4 - Glass partitions in showers					BID - SHOWER GLASS PER BID DOCUMENTS
Add Alternate #5 - Lockers					BID - VE - PER EMAILED METAL LOCKER SPEC - STANDARD LOCKERS MATCHING DESIGN DOCUMENT INTENT
Add Alternate #6 - Sinks/counters (hide plumbing)					ALLOWANCE - RUDD ESTIMATE
Add Alternate #7 - LED lights (switch bulbs/add cans in showers)					ALLOWANCE - NEED TIME TO GATHER NEW BIDS, RUDD ESTIMATE ON OLD DRAWING PROPOSALS - 12 NEW CANS (6 PER BATH)
Pool House - Architecture (doors, windows, office)	\$ 71,522.00	\$	\$		NO CHANGE IN ESTIMATE - ALL VALUE ENGINEERED OUT
Mechanical Room	\$	\$	\$		ADJUSTED WITH NEW 11/17 BIDS
Add Alternate #8 - CMU Wall per documents - includes gates	\$ 648,315.00	\$ 648,315.00	\$ 627,015.00		BID - CMU PER CONTRACT DOCUMENTS (8/27/2021)
Add Alternate #8.5 - Concrete wall					\$25,000.00 - ALLOWANCE - RUDD ESTIMATE - NEED TIME TO GET NEW TAKE-OFF
Add Alternate #9 - CMU replaces with only fencing and sound mesh					ALLOWANCE - RUDD ESTIMATE (JUST CHUBBI DIRT AND SOUND WALLS)
Robot Pool	\$ 575,099.00	\$ 578,239.00	\$ 558,213.46		NEW VE PER CELEBRADO POOL DESIGN CONVERSATIONS - 1. SERIAL WATERFALL FEET MOVE, LIFE FLOOR FOR ONE LEG PER FOOT)
Van Pool Upgrades	\$	\$	\$		
Add Alternate #10 - VE - Waterfall Feet per Original Design					7,839.00
Add Alternate #11 - VE - Add Back 2 Slides per Original Design					1,115.20
Add Alternate #12 - VE - Life Floor instead of "Master per Original Design					
Add Alternate #13 - Wrapping Coping Life Floor Padded					
Van Pool Upgrades	\$ 424,535.00	\$ 424,535.00	\$ 413,184.80		NO CHANGE FROM TALKS WITH AMBY AND CPD
Add Alternate #14 - Replace Existing Board					
Add Alternate #15 - Remove Existing Sand Fiber					
Add Alternate #16 - Pool Coating Replaces					
Add Alternate #17 - Clear Comfort Sanitizer					
Site Improvements	\$ 791,213.71	\$ 270,237.00	\$ 270,237.00		REQUIRED - NOT AN ALTERNATE - INCLUDED IN BASE BID
Add Alternate #18 - Shade sails (5 @ Robot Pool) (OWNER BOUGHT SHADES)					***STRONGLY ADVISE TO PROCEED WITH THIS*** - IMPORTANT
- shade sail 60x60					
Add Alternate #19 - Fencing - Privacy Alternate (from carlover)					
Add Alternate #20 - West side perimeter grading and trail					
Contractors Fee for Insurance, Overhead, and Profit	\$ 187,959.03	\$ 128,847.62	\$ 128,848.42		ADJUSTED TO NEW 11/17 AMOUNT
BASE COSTS - BEFORE OPTIONS	\$ 3,370,796.87	\$ 2,276,507.88	\$ 2,212,786.04		
TOTAL COSTS - AFTER OPTIONS					
TOTAL CONTRACT AMOUNT					

IMPORTANT - Note that general conditions and overhead and fee are built into the VE line item numbers above in the LIGHT BLUE

IMPORTANT - Final plans needed for decisions to go to contract - ALL SUBJECT TO FINAL DESIGN

IMPORTANT - Depending on decisions and design review - what is chosen for final coordination will determine final costs - ALL SUBJECT TO FINAL DESIGN

Note - If cost of reduced scope is below \$2.66 million, POST wanted to use the funds between this spreadsheet amount and the \$2.66 million as cushion and potential addition of minor elements

C) spreadsheet of Costs on \$2.66 Million scope

- Spreadsheet being revised after post discussion will provide revised spreadsheet prior to meeting

**Town of Basalt**  
**Options for Arbaney Park pool Project - 2021**  
**Dated 11/19/2020**

Possible Budgets, Arbaney Pool Project (Working with Rudd):  
 (NOTE: Rudd has included/will include a 10% contingency in the budget numbers)

	<i>Option 1 - No Change in Scope from Bid</i>	<i>Option 2 - Reduce Constr to \$2.66 mm</i>	
<u>2020 Costs:</u>			
PV Panels	\$ 48,000.00	\$ 48,000.00	
PV Panels rebates (estimate)	(20,000.00)	(20,000.00)	
Soft Costs	230,000.00	230,000.00	ESTIMATE
Construction	100,000.00	100,000.00	
<b>TOTAL 2020</b>	<b>\$ 358,000.00</b>	<b>\$ 358,000.00</b>	
<u>2021 Costs:</u>			
Construction	\$ 3,227,258.87	\$ 2,560,000.00	Excluding Add alternates.
Soft Costs	200,000.00	200,000.00	ESTIMATE
<b>TOTAL 2021</b>	<b>\$ 3,427,258.87</b>	<b>\$ 2,760,000.00</b>	
<b>TOTAL PROJECT</b>	<b>3,785,258.87</b>	<b>3,118,000.00</b>	
<b>NOTE: TOTAL CONSTRUCTION</b>	<b>3,327,258.87</b>	<b>2,660,000.00</b>	

**Funding Option, Option 1 (No Change in Scope):**

**A. COPs to make up difference in project only:**

**Requires 2021 Supplemental Budget**

**Sources of Funding:**

COPs	\$	2,054,259
POST, 2021	\$	1,373,000
POST, 2020	\$	358,000
<b>TOTAL SOURCES</b>	<b>\$</b>	<b>3,785,259</b>

**TOTAL USES:**

Option 1	\$	3,785,259
Added project budgeted for future or reduction in up-front use of POST	\$	0
<b>TOTAL USES:</b>	<b>\$</b>	<b>3,785,259</b>

Total COP Proceeds	\$	2,109,259
Less: Costs of Issuance	\$	55,000
<i>Proceeds Avail. for Project</i>	<i>\$</i>	<i>2,054,259</i>

Presumed Int Rate		2%
Life of Lease		5 years
Annual Payments	\$	447,497

<i>Year</i>	<i>Principal</i>	<i>Interest</i>	<i>Total payment</i>	<i>Balance</i>
2022	\$ 405,312	\$ 42,185	\$ 447,497	\$ 1,703,947
2023	\$ 413,418	\$ 34,079	\$ 447,497	\$ 1,290,529
2024	\$ 421,686	\$ 25,811	\$ 447,497	\$ 868,843
2025	\$ 430,120	\$ 17,377	\$ 447,497	\$ 438,723
2026	\$ 438,723	\$ 8,774	\$ 447,497	\$ 0
<b>TOTAL</b>	<b>\$ 2,109,259</b>	<b>\$ 128,226</b>	<b>\$ 2,237,485</b>	

**Funding Options, Option 2 - Change in Scope to \$2.66 mm total in construction:**

**B. Pay for with POST plus General Fund Add:**

**Requires 2021 Supplemental Budget**

**SOURCES:**

POST, 2020	\$	358,000.00	Added \$70,000 from Pool 2020 Savings
POST, 2021 Arbaney Park	\$	1,373,000.00	Budget, including plaster
POST, 2021 Additional:			
Add \$300k General Sales Tax	\$	300,000.00	
Added Park Dedication Fee	\$	100,000.00	
Added Willits Reta II	\$	210,000.00	
POST Reduce other items	\$	777,000.00	
TOTAL POST Additional	\$	1,387,000.00	
<b>TOTAL SOURCES</b>	<b>\$</b>	<b>3,118,000.00</b>	

**USES:**

Construction Costs	\$	2,660,000.00	After reduced scope, current estimate
PV Panels	\$	48,000.00	
PV Panels, rebate	\$	(20,000.00)	
Soft Costs	\$	430,000.00	
<b>TOTAL USES</b>	<b>\$</b>	<b>3,118,000.00</b>	

**C. Pay for additional with General Fund Unrestricted "Loan":**

**Requires 2021 Supplemental Budget**

**SOURCES:**

POST, 2020	\$	358,000.00	Added \$70,000 from Pool 2020 Savings
POST, 2021 Arbaney Park	\$	1,373,000.00	Budget, including plaster
Park Land Dedication Fee Funding	\$	100,000.00	
Unrestricted General Fund Balance "Loan"	\$	1,287,000.00	2021 Budgeted Available after min. fund balance = \$1,303,437
<b>TOTAL SOURCES</b>	<b>\$</b>	<b>3,118,000.00</b>	

**USES:**

Construction Costs	\$	2,660,000.00	After reduced scope, current estimate
PV Panels	\$	48,000.00	
PV Panels, rebate	\$	(20,000.00)	
Soft Costs	\$	430,000.00	
<b>TOTAL USES</b>	<b>\$</b>	<b>3,118,000.00</b>	

Town of Basalt  
 5 Year Capital Improvement Plan - POST  
 2021 Budget  
 11/19/2020

**ARBANEY FULL FUNDING - COP OPTION**

11/19/2020

**POST is a Restricted Funding Source.**

POST = Parks, Open Space, and Trails

Department	Project	Total 5 Yr. Cost (21-25)	Source	2020	2021	2022	2023	2024	2025
<b>ESTIMATED Beginning Carryover POST</b>				\$ 1,651,250	\$ 1,884,194	\$ 530,878	\$ 253,065	\$ 80,252	\$ 2,439
<b>POST Revenue ESTIMATE per Year</b>				2,300,000	2,068,355	2,068,355	2,068,355	2,068,355	2,068,355
<b>COP Proceeds</b>					2,109,259				
<b>Other Sources Revenue Used (See below)</b>				530,000	150,000	-	100,000	-	-
<b>TOTAL AVAILABLE FUNDING</b>				4,481,250	6,211,808	2,599,233	2,421,420	2,148,607	2,070,794
<b>LESS, EXPENSES: POST Projects</b>									
<b>COP Payment</b>									
Open Space	Arboney Park	2,896,000	POST	358,000	1,373,000	-	600,000	325,000	240,000
Open Space	Arboney Park COP Lease Payment 2022-2026 & Closing costs	1,844,988	POST	-	55,000	447,497	447,497	447,497	447,497
Open Space	Arboney Park Additional, including Soft Costs				2,054,259				
Open Space/Impact Fees/RFC RETA	Basalt River Park Purchase	1,378,146	POST	1,378,146	-	-	-	-	-
Open Space	Basalt River Park - Closing/Other Costs	20,000	POST	20,000	-	-	-	-	-
Open Space	Basalt River Park Improvement	1,800,000	POST	-	900,000	850,000	50,000	-	-
Open Space	Basalt River Park Improvement - Soft Costs	205,000	POST	30,000	100,000	75,000	-	-	-
Open Space	Basalt River Park LOMR/Floodplain Review	20,000	POST	15,000	5,000	-	-	-	-
OPEN Space	Bike Amenity Improvements - See also Signs/Wayfinding	25,000	POST	-	-	25,000	-	-	-
Open Space	Boat Ramp Area Park and Trail Improvements - off Willits Ln	50,000	POST	-	50,000	-	-	-	-
Open Space	Confluence Park & Emma Bridge	-	POST	-	-	-	-	-	-
Open Space	Cliff's Hillside Park	25,000	POST	-	25,000	-	-	-	-
Open Space	Corridor Plans - Willits Lane and Frying Pan Road	125,000	POST	-	15,000	-	100,000	-	10,000

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Department	Project	Total 5 Yr. Cost (21-25)	Source	2020	2021	2022	2023	2024	2025
Open Space	Lake Christine/Gun Range	50,000	POST	-	50,000	-	-	-	-
Open Space	Lions Park	-	POST	-	-	-	-	-	-
Open Space	Memorial Dedications/Opportunities	50,000	POST	-	50,000	-	-	-	-
Open Space	Midland Park - Phase II could include Skateboard park upgrades	120,000	POST	10,000	-	-	10,000	100,000	-
Open Space	Midland Skate Park - Decking, Structural repair	70,000	POST	-	60,000	-	10,000	-	-
Open Space	Midland Skate Park - Double Counted due to timing	40,000	POST	40,000	-	-	-	-	-
	Midland Park - Eliminate 2020/2021 double counting				(30,000)				
Open Space	Misc. Projects	160,000	POST	10,000	50,000	50,000	50,000	-	-
Open Space	Old Pond Park	-	POST	-	-	-	-	-	-
Open Space	Park Purchase of Land/Easements/Unplanned Opportunity	1,400,000	POST	-	-	200,000	200,000	500,000	500,000
Open Space	Ponderosa Park/Seed Garden	55,000	POST	45,000	10,000	-	-	-	-
Open Space	POST Master Plan Updates	50,000		-	-	50,000	-	-	-
Open Space	Signs and Wayfinding	75,000	POST	-	75,000	-	-	-	-
Open Space	Signs and Wayfinding - Double Counted due to timing	35,000	POST	35,000	-	-	-	-	-
	Swinging Bridge Trail and Park Improvements	50,000	POST	-	50,000	-	-	-	-
Open Space	Trails - Mid Valley Center, Trails to Public Lands, Rebuild	412,520	POST	37,520	75,000	-	100,000	100,000	100,000
Open Space	Complete Two Rivers Road Sidewalk/Trail - River Center to Spring Creek Bridge	22,390	POST	22,390	-	-	-	-	-
Open Space	Two Rivers Road Sidewalk Trail - Midland Ave. to CDC Dev	61,000	POST	1,000	60,000	-	-	-	-
Open Space	Water/Irrigation Improvements Capital (includes Arbaney Water Line)	875,000	POST	125,000	150,000	150,000	150,000	150,000	150,000
Open Space	Whitewater Park	80,000	POST	<sup>2</sup> -	40,000	10,000	10,000	10,000	10,000

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Department	Project	Total 5 Yr. Cost (21-25)	Source	2020	2021	2022	2023	2024	2025
Open Space	Willits Area Parks (Linear Park & Parcel 10)	635,000	POST	10,000	50,000	75,000	200,000	100,000	200,000
ADMINISTRATION		-	POST	-	-	-	-	-	-
Open Space	Parks Maintenance (20% of revenue)	2,114,684	POST	460,000	413,671	413,671	413,671	413,671	413,671
	<b>Total Capital Cost of POST Projects</b>	<b>12,630,044</b>		<b>2,137,056</b>	<b>5,267,259</b>	<b>1,932,497</b>	<b>1,927,497</b>	<b>1,732,497</b>	<b>1,657,497</b>
	<b>Total Cost with Maintenance</b>	<b>\$ 14,744,728</b>		<b>2,597,056</b>	<b>5,680,930</b>	<b>2,346,168</b>	<b>2,341,168</b>	<b>2,146,168</b>	<b>2,071,168</b>
<b>ESTIMATED Ending Carryover POST, including other revenue</b>				<b>\$ 1,884,194</b>	<b>\$ 530,878</b>	<b>\$ 253,065</b>	<b>\$ 80,252</b>	<b>\$ 2,439</b>	<b>\$ (374)</b>

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Town of Basalt  
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**ARBANEY FULL FUNDING - COP OPTION**

11/19/2020

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*POST = Parks, Open Space, and Trails*

Department	Project	Total 5 Yr. Cost (21-25)	Source	2020	2021	2022	2023	2024	2025
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**2020 Revenue:**

RFC RETA	110,000
Park Impact Fee	350,000
Unspent Recreation	70,000 Apply Soft Costs for Fees for Arboney Park
<b>TOTAL 2020</b>	530,000 * Doesn't Include any County Funds or Grants

**2021 Revenue:**

Park Impact Fee	125,000
Conservation Trust Fund	<u>25,000</u> (Lake Christine/Gun Range if spent)
<b>TOTAL 2021</b>	150,000

**2023 Revenue:**

Willits RETA II	<u>100,000</u> Willits Linear Park add 2023
<b>TOTAL *</b>	780,000 * Doesn't Include any County Funds or Grants

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**ARBANEY REDUCED FUNDING OPTION**

11/19/2020

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Department	Project	Total 5 Yr. Cost (21-25)	Source	2020	2021	2022	2023	2024	2025
<b>ESTIMATED Beginning Carryover POST</b>				\$ 1,651,250	\$ 2,199,194	\$ 1,378	\$ 46,062	\$ 20,746	\$ 15,430
<b>POST Revenue ESTIMATE per Year</b>				2,300,000	2,068,355	2,068,355	2,068,355	2,068,355	2,068,355
<b>Other Sources Revenue Used (See below)</b>				830,000	460,000	-	100,000	-	-
<b>TOTAL AVAILABLE FUNDING</b>				4,781,250	4,727,549	2,069,733	2,214,417	2,089,101	2,083,785
<b>LESS, EXPENSES:</b>	<b>POST Projects</b>								
<b>COP Payment</b>									
<b>Open Space</b>	<b>Arbane Park</b>	3,731,000	POST	358,000	1,373,000	200,000	600,000	600,000	600,000
<b>Open Space</b>	<b>Arbane Park Additional, including Soft Costs</b>				1,387,000				
Open Space/Impact Fees/RFC RETA	Basalt River Park Purchase	1,378,146	POST	1,378,146	-	-	-	-	-
Open Space	Basalt River Park - Closing Costs	10,000	POST	10,000					
Open Space	Basalt River Park Improvement	1,800,000	POST	-	900,000	850,000	50,000	-	-
Open Space	Basalt River Park Improvement - Soft Costs	200,000	POST	25,000	100,000	75,000	-	-	-
Open Space	Basalt River Park LOMR/Floodplain Review	17,500	POST	15,000	2,500	-	-	-	-
OPEN Space	Bike Amenity Improvements - See also Signs/Wayfinding	25,000	POST	-	-	25,000	-	-	-
Open Space	Boat Ramp Area Park and Trail Improvements - off Willits Ln	50,000	POST	-	50,000	-	-	-	-
Open Space	Confluence Park & Emma Bridge	-	POST	-	-	-	-	-	-
Open Space	Cliff's Hillside Park	20,000	POST	-	20,000	-	-	-	-
Open Space	Corridor Plans - Willits Lane and Frying Pan Road	125,000	POST	-	15,000	-	100,000	-	10,000
Open Space	Lake Christine/Gun Range	50,000	POST	-	50,000	-	-	-	-
Open Space	Lions Park	-	POST	-	-	-	-	-	-
Open Space	Memorial Dedications/Opportunities	100,000	POST	-	-	50,000	-	50,000	-

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Department	Project	Total 5 Yr. Cost (21-25)	Source	2020	2021	2022	2023	2024	2025
Open Space	Midland Park - Phase II could include Skateboard park upgrades	120,000	POST	10,000	-	-	10,000	100,000	-
Open Space	Midland Skate Park - Decking, Structural repair	60,000	POST	-	50,000	-	10,000	-	-
Open Space	Midland Skate Park - Double Counted due to timing	40,000	POST	40,000	-	-	-	-	-
	Midland Park - Eliminate 2020/2021 double counting				(30,000)				
Open Space	Misc. Projects	225,000	POST	10,000	15,000	50,000	50,000	50,000	50,000
Open Space	Old Pond Park	-	POST	-	-	-	-	-	-
Open Space	Park Purchase of Land/Easements/Unplanned Opportunity (Goal is to add surplus revenues here)	1,600,000	POST	-	-	100,000	500,000	500,000	500,000
Open Space	Ponderosa Park/Seed Garden	50,000	POST	45,000	5,000	-	-	-	-
Open Space	POST Master Plan Updates	50,000		-	-	50,000	-	-	-
Open Space	Signs and Wayfinding	50,000	POST	-	50,000	-	-	-	-
Open Space	Signs and Wayfinding - Double Counted due to timing	35,000	POST	35,000	-	-	-	-	-
	Swinging Bridge Trail and Park Improvements	25,000	POST	-	25,000	-	-	-	-
Open Space	Trails - Mid Valley Center, Trails to Public Lands, Rebuild	387,520	POST	37,520	50,000	-	100,000	100,000	100,000
Open Space	Complete Two Rivers Road Sidewalk/Trail - River Center to Spring Creek Bridge	22,390	POST	22,390	-	-	-	-	-
Open Space	Two Rivers Road Sidewalk Trail - Midland Ave. to CDC Dev	61,000	POST	1,000	60,000	-	-	-	-
Open Space	Water/Irrigation Improvements Capital (includes Arbaney Water Line)	825,000	POST	125,000	100,000	150,000	150,000	150,000	150,000
Open Space	Whitewater Park	80,000	POST	-	40,000	10,000	10,000	10,000	10,000
Open Space	Willits Area Parks (Linear Park & Parcel 10)	610,000	POST	10,000	50,000	50,000	200,000	100,000	200,000
ADMINISTRATION		-	POST	-	-	-	-	-	-

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11/19/2020

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Department	Project	Total 5 Yr. Cost (21-25)	Source	2020	2021	2022	2023	2024	2025
Open Space	Parks Maintenance (20% of revenue)	2,114,684	POST	460,000	413,671	413,671	413,671	413,671	413,671
	<b>Total Capital Cost of POST Projects</b>	<b>11,747,556</b>		<b>2,122,056</b>	<b>4,312,500</b>	<b>1,610,000</b>	<b>1,780,000</b>	<b>1,660,000</b>	<b>1,620,000</b>
	<b>Total Cost with Maintenance</b>	<b>\$ 13,862,240</b>		<b>2,582,056</b>	<b>4,726,171</b>	<b>2,023,671</b>	<b>2,193,671</b>	<b>2,073,671</b>	<b>2,033,671</b>
<b>ESTIMATED Ending Carryover POST, including other revenue</b>				<b>\$ 2,199,194</b>	<b>\$ 1,378</b>	<b>\$ 46,062</b>	<b>\$ 20,746</b>	<b>\$ 15,430</b>	<b>\$ 50,114</b>

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Department	Project	Total 5 Yr. Cost (21-25)	Source	2020	2021	2022	2023	2024	2025
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**2020 Revenue:**

RFC RETA	110,000	
Park Impact Fee	350,000	
Unspent Recreation	70,000	Apply Soft Costs for Fees for Arbaney Park
2020 Additional General Fund Sales Tax	300,000	<b>NOTE: General Fund</b>
<b>TOTAL 2020</b>	<b>830,000</b>	* Doesn't include any County Funds or Grants

**2021 Revenue:**

Park Impact Fee	125,000	
Park Impact Fee Add	100,000	That would leave \$53,284 in Park Dedication Fees at end of 2021
Willits RETA II	100,000	Boat Ramp & Willits area parks
Willits RETA II	110,000	
Conservation Trust Fund	25,000	(Lake Christine/Gun Range if spent)
<b>TOTAL 2021</b>	<b>460,000</b>	

**2023 Revenue:**

Willits RETA II	100,000	For Linear Park Improvements - Willits
<b>TOTAL *</b>	<b>1,390,000</b>	* Doesn't include any County Funds or Grants