



SEPTIC TO SEWER CONVERSION PROGRAM
2021 NEIGHBORHOOD EXTENSION PROJECT
COMMITTEE MEETING

FEBRUARY 25, 2021, 3:00PM

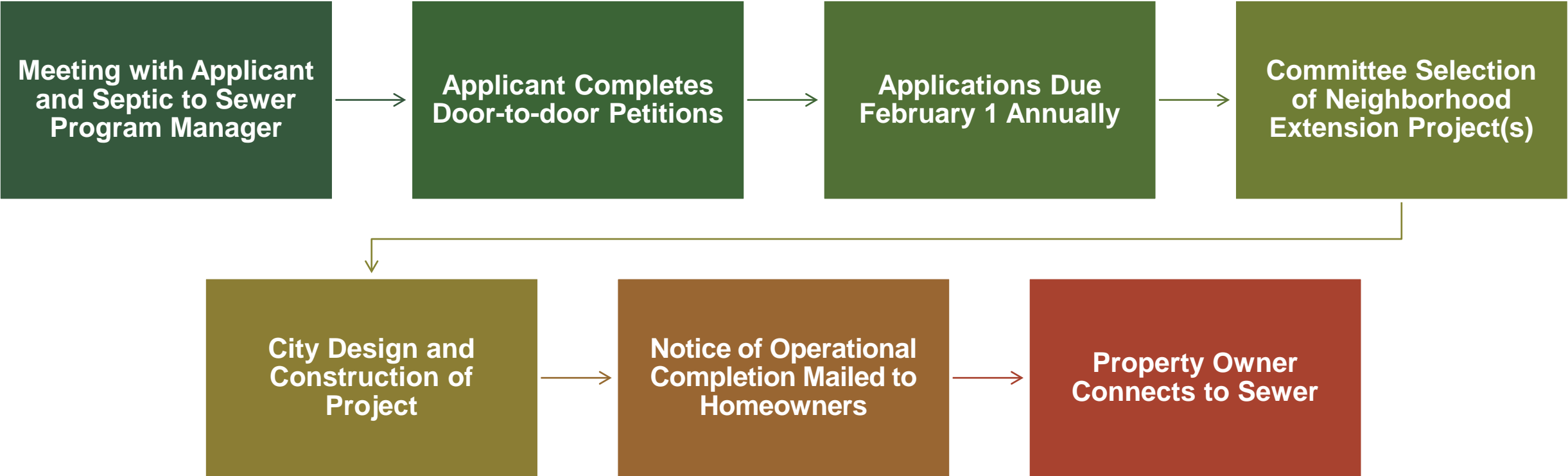
LINDSEY CROMSIGT, PE



- Introductions
 - Eric King – City Manager
 - Councilor Barbara Campbell
 - Councilor Melanie Kebler
 - Ryan Oster, PE – EIPD Director/City Engineer
 - Eric Forster, PE – Assistant City Engineer
 - Jessica MacClanahan, PE – Principal Engineer
 - Elizabeth Oshel – Associate City Attorney
 - Dana Wilson – EIPD Finance Program Manager
- Review Applications
- Review Staff Scoring System
- Review Budget and Staff Recommendation
- Discussion



NEP APPLICATION PROCESS



NEP APPLICATION CRITERIA



COST OF PROJECT



**NUMBER OF PROPERTIES TO
CONNECT**



**PROXIMITY TO CITY-PLANNED
PROJECTS**



**PERCENTAGE OF
SIGNATURES**



**AGE & STATUS OF SEPTIC
SYSTEM**

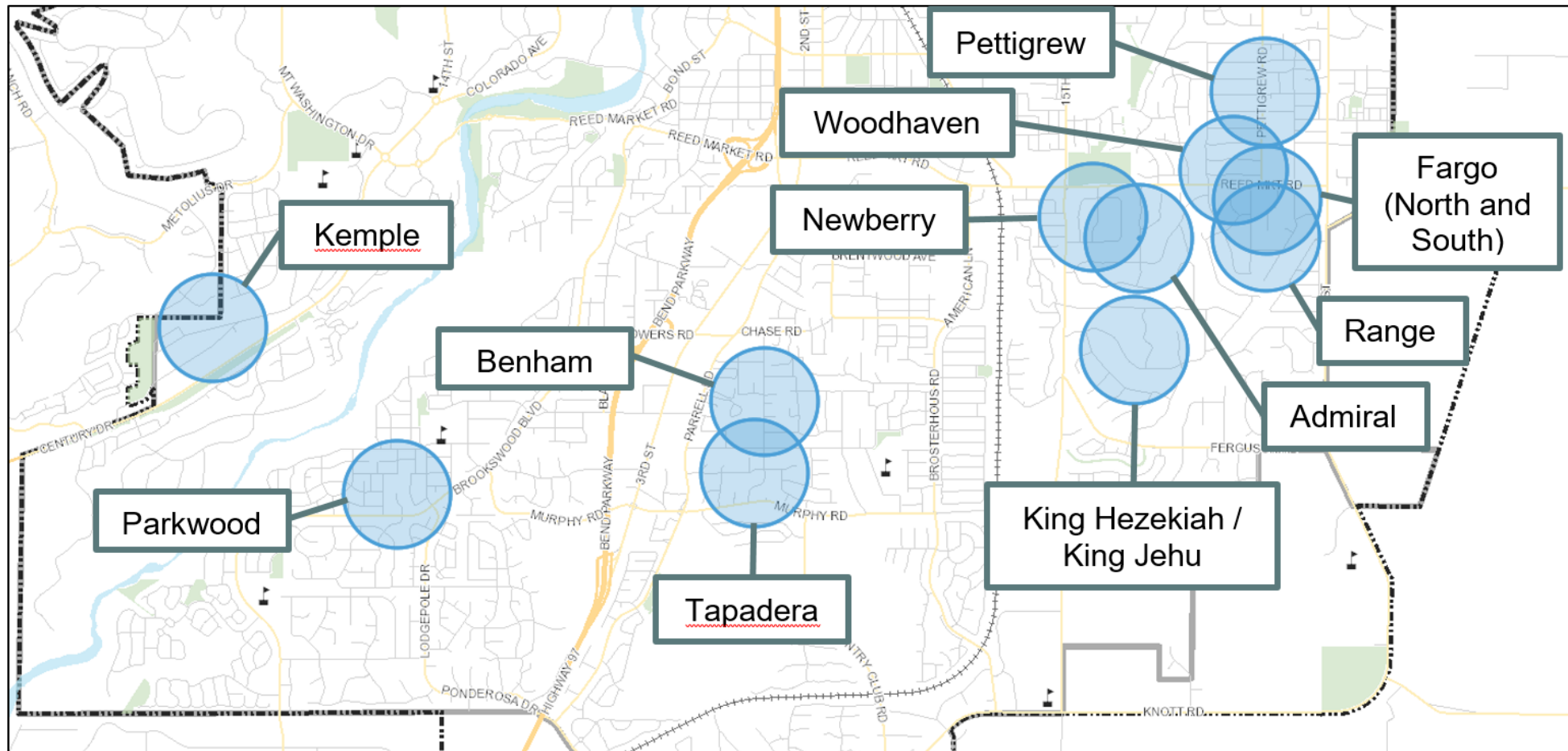


OTHER FACTORS



2021 NEIGHBORHOOD EXTENSION PROJECTS

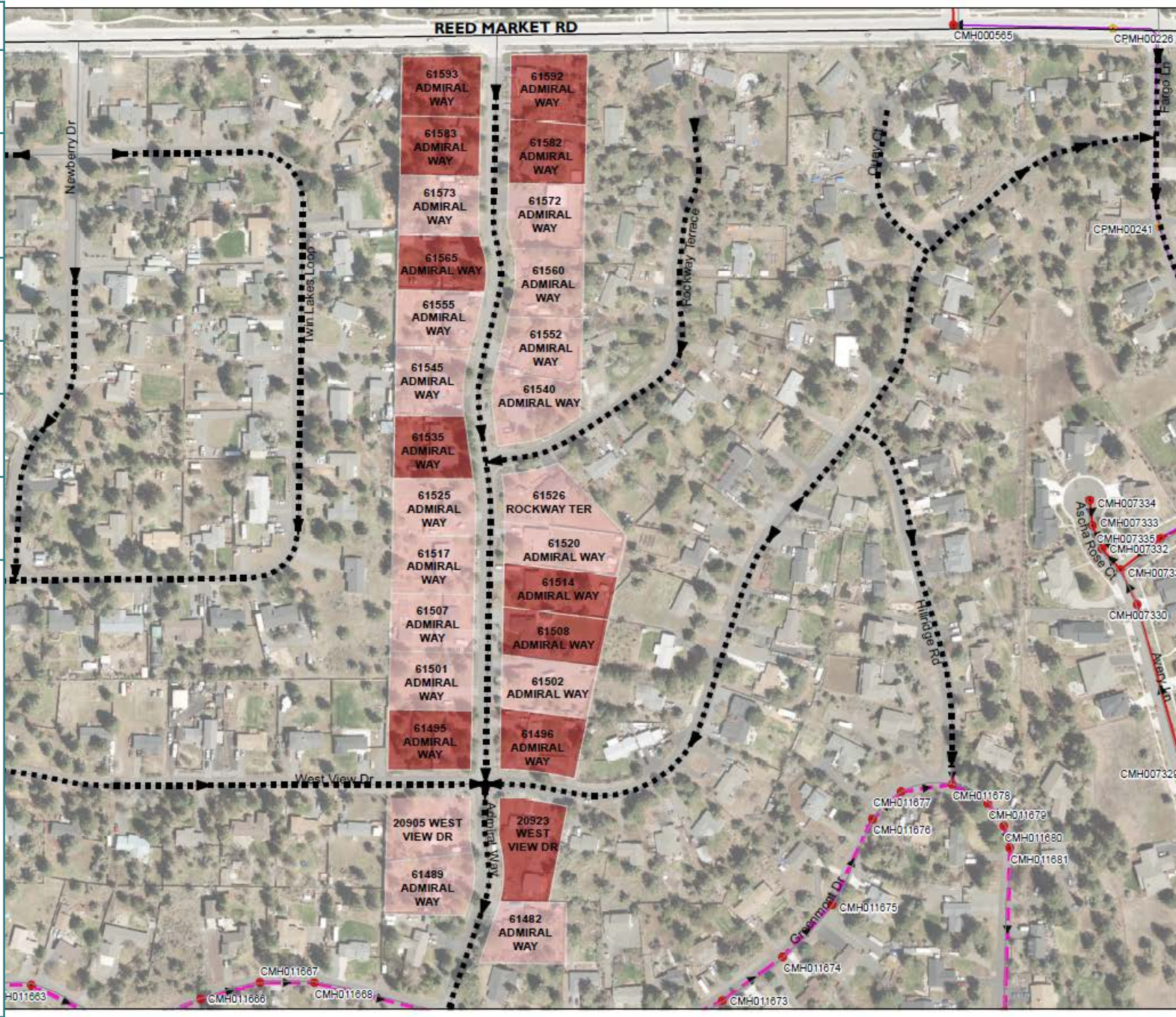
- 12 applications; 9 resubmitted from 2020; 3 new; 2 include subprojects
- Totaling approximately \$26M



| | |
|-------------------------------------|-------------|
| Application | Admiral Way |
| Cost Including Design | \$2,300,000 |
| No. of Properties Benefitted | 28 |
| Cost Per Property | \$76,071.43 |
| Percent Signed | 61% |
| Avg. Age of Septic | 31 |
| No. Failing Septic | 0 |

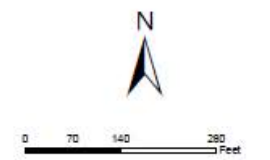
Notes

Immediately discharges to Desert Woods and Neighborhood Extension Project to be completed by Spring 2021; discharges to SEI; Facilitates future development on adjacent local roadways



NEIGHBORHOOD EXTENSION PROJECTS
Admiral

- NEP Taxlots**
- Not Signed
 - Signed
- Streets**
- Arterial
 - Local Street
 - Proposed Sanitary Pipe
 - Force Main
 - Active Gravity Main
 - Proposed Gravity Main
 - GravityManhole
 - PressureManhole
 - Urban Growth Boundary
 - City Limits



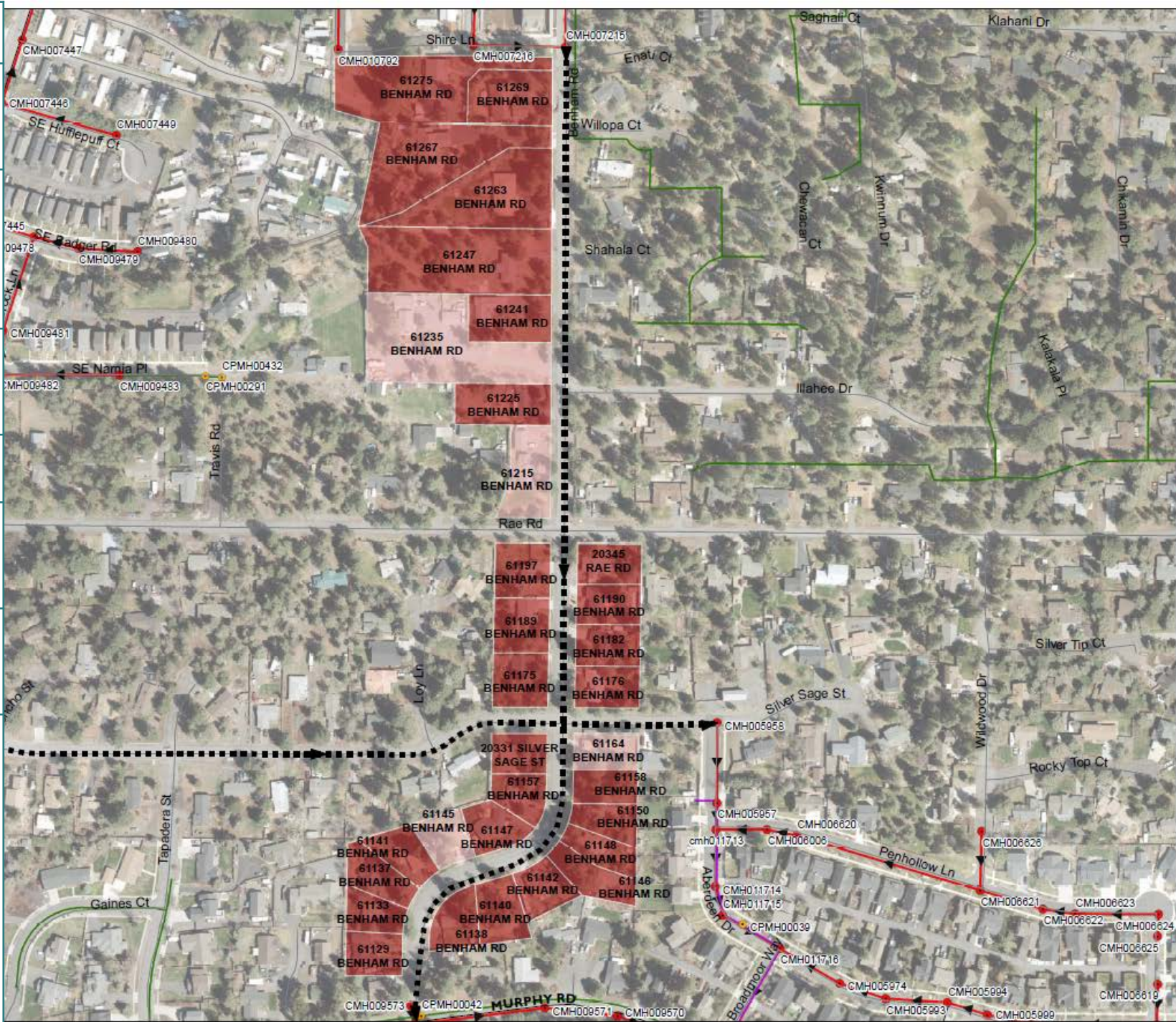
Map prepared by S. Layne, City of Bend
Print Date: Feb 17, 2021
Sources: City of Bend, Deschutes County



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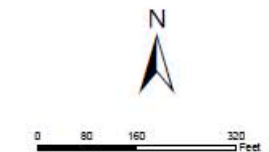
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| | |
|-------------------------------------|--|
| Application | Benham Road |
| Cost Including Design | \$2,679,500 |
| No. of Properties Benefitted | 32 |
| Cost Per Property | \$82,484.37 |
| Percent Signed | 13% |
| Avg. Age of Septic | 36 |
| No. Failing Septic | 1 |
| Notes | Discharges to SEI; Facilitates future development on adjacent local roadways |



NEIGHBORHOOD EXTENSION PROJECTS
Benham Rd

- NEP Taxlots**
- Not Signed
 - Signed
- Streets**
- Collector
 - Local Street
 - Proposed Sanitary Pipe
 - Pressurized Main
 - Force Main
 - Active Gravity Main
 - GravityManhole
 - PressureManhole
 - Urban Growth Boundary
 - City Limits



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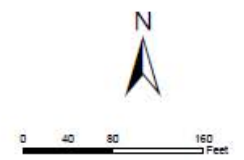
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| | |
|-------------------------------------|--|
| Application | Fargo - South |
| Cost Including Design | \$1,207,500 |
| No. of Properties Benefitted | 17 |
| Cost Per Property | \$66,323.53 |
| Percent Signed | 47% |
| Avg. Age of Septic | 26 |
| No. Failing Septic | 1 |
| Notes | Discharges to existing gravity sewer main and pump station |



NEIGHBORHOOD EXTENSION PROJECTS
Fargo – South

- NEP Taxlots**
- Not Signed
 - Signed
- Streets**
- Local Street
 - Proposed Sanitary Pipe
 - Pressurized Main
 - Force Main
 - Active Gravity Main
 - Proposed Gravity Main
 - GravityManhole
 - PressureManhole
 - Urban Growth Boundary
 - City Limits

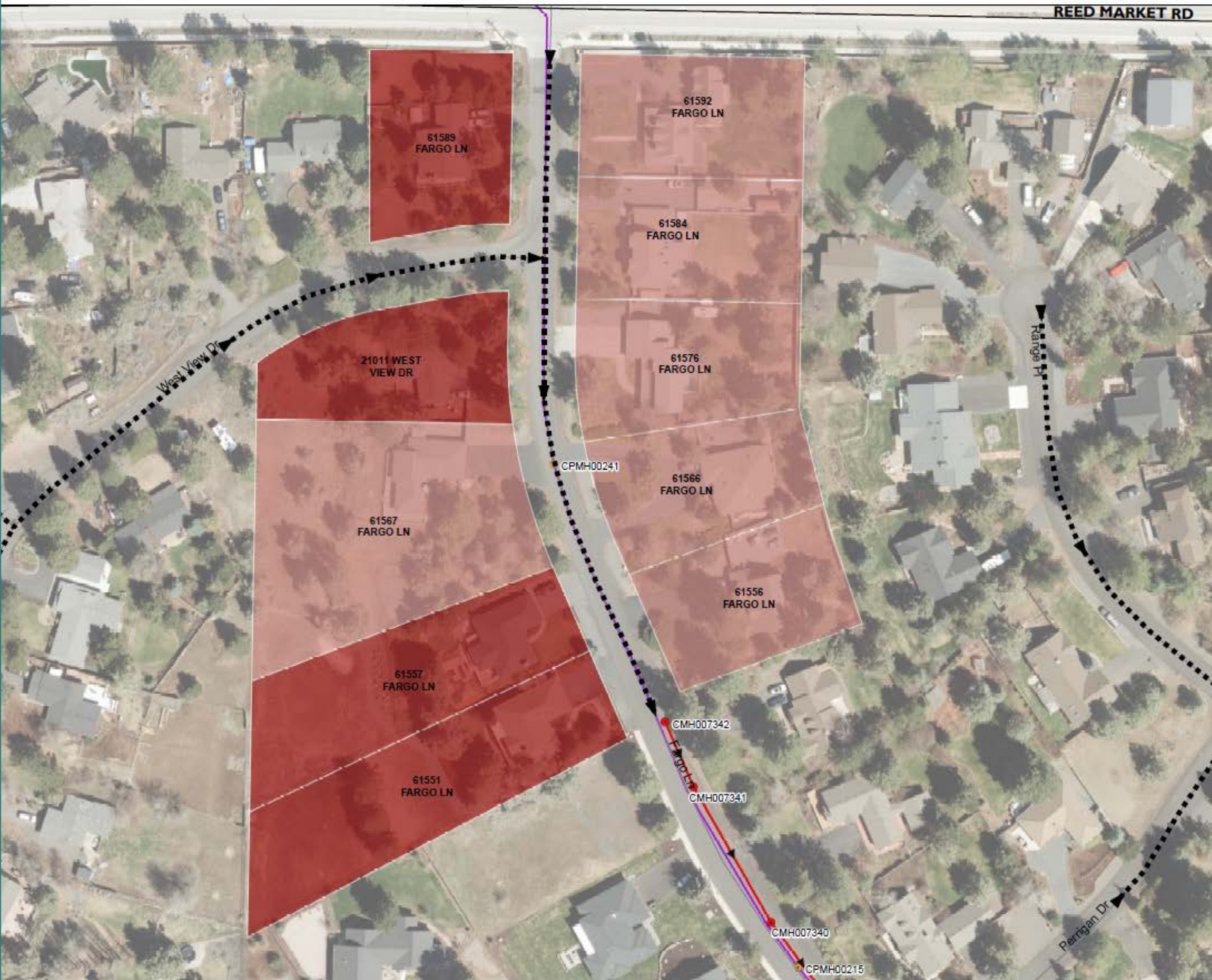


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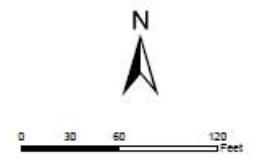
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| | |
|-------------------------------------|--|
| Application | Fargo - North |
| Cost Including Design | \$1,035,000 |
| No. of Properties Benefitted | 10 |
| Cost Per Property | \$97,500.00 |
| Percent Signed | 60% |
| Avg. Age of Septic | 31 |
| No. Failing Septic | 0 |
| Notes | Discharges to existing gravity sewer main and pump station |



NEIGHBORHOOD EXTENSION PROJECTS
Fargo – North

- NEP Taxlots**
- Not Signed
 - Signed
- Streets**
- Arterial
 - Local Street
 - Proposed Sanitary Pipe
 - Force Main
 - Active Gravity Main
 - GravityManhole
 - PressureManhole
 - Urban Growth Boundary
 - City Limits



Map prepared by: City of Bend
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Sources: City of Bend, Deschutes County



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| | |
|-------------------------------------|------------------------------------|
| Application | Kemple Drive |
| Cost Including Design | \$901,600 |
| No. of Properties Benefitted | 10 |
| Cost Per Property | \$83,160.00 |
| Percent Signed | 70% |
| Avg. Age of Septic | 30 |
| No. Failing Septic | 0 |
| Notes | Facilitates construction to the SW |



NEIGHBORHOOD EXTENSION PROJECTS
Kemple Dr

NEP Taxlots
 Not Signed
 Signed

Streets
 Local Street
 Proposed Sanitary Pipe
 Active Gravity Main
 Gravity Manhole
 Urban Growth Boundary
 City Limits

N


0 20 40 60 Feet

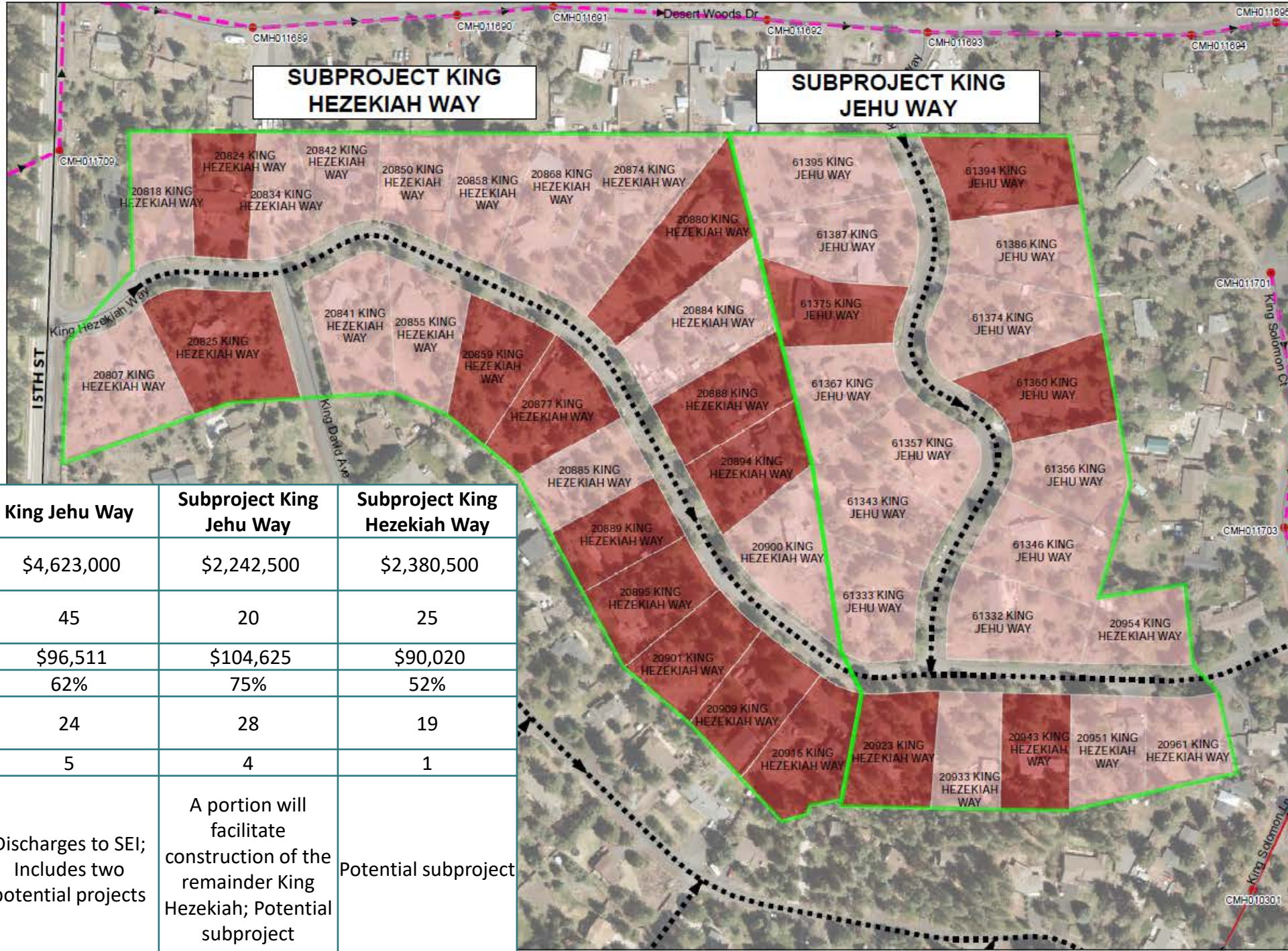

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**NEIGHBORHOOD
EXTENSION
PROJECTS**

King Hezekiah King Jehu



- NEP Taxlots**
- Not Signed
 - Signed
- Streets**
- Arterial
 - Collector
 - Local Street
 - Proposed Sanitary Pipe
 - Active Gravity Main
 - Proposed Gravity Main
 - Gravity Manhole
 - Urban Growth Boundary
 - City Limits



0 62.5 125 250 Feet

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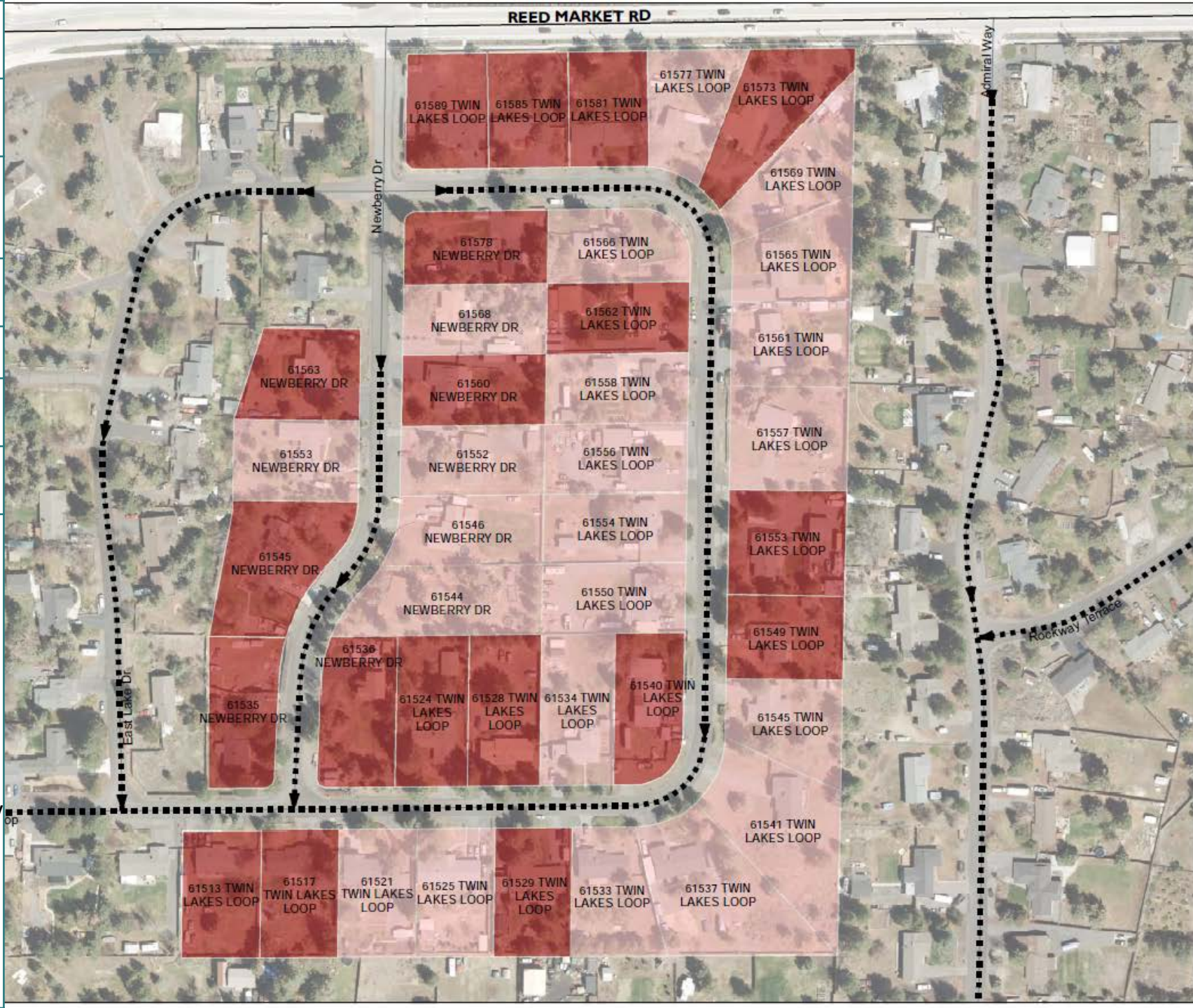


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| Application | King Jehu Way | Subproject King Jehu Way | Subproject King Hezekiah Way |
|------------------------------|--|---|------------------------------|
| Cost Including Design | \$4,623,000 | \$2,242,500 | \$2,380,500 |
| No. of Properties Benefitted | 45 | 20 | 25 |
| Cost Per Property | \$96,511 | \$104,625 | \$90,020 |
| Percent Signed | 62% | 75% | 52% |
| Avg. Age of Septic | 24 | 28 | 19 |
| No. Failing Septic | 5 | 4 | 1 |
| Notes | Discharges to SEI; Includes two potential projects | A portion will facilitate construction of the remainder King Hezekiah; Potential subproject | Potential subproject |

| | |
|-------------------------------------|---|
| Application | Newberry/Twin Lakes Loop |
| Cost Including Design | \$3,392,500 |
| No. of Properties Benefitted | 41 |
| Cost Per Property | \$77,378.05 |
| Percent Signed | 54% |
| Avg. Age of Septic | 30 |
| No. Failing Septic | 1 |
| Notes | Immediately discharges to Desert Woods and Neighborhood Extension Project to be completed by Spring 2021; discharges to SEI |



NEIGHBORHOOD EXTENSION PROJECTS

Newberry/Twin Lakes

NEP Taxlots

- Not Signed
- Signed

Streets

- Arterial
- Local Street
- Proposed Sanitary Pipe
- Pressurized Main
- Force Main
- Active Gravity Main
- Proposed Gravity Main
- GravityManhole
- PressureManhole
- Urban Growth Boundary
- City Limits

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| | |
|-------------------------------------|---|
| Application | Parkwood Court |
| Cost Including Design | \$494,500 |
| No. of Properties Benefitted | 8 |
| Cost Per Property | \$54,312.50 |
| Percent Signed | 75% |
| Avg. Age of Septic | 21 |
| No. Failing Septic | 0 |
| Notes | Gravity not cost effective; pressure sewer would be required to connect to Romaine Village area |



NEIGHBORHOOD EXTENSION PROJECTS
Parkwood

NEP Taxlots

- Not Signed
- Signed

Streets

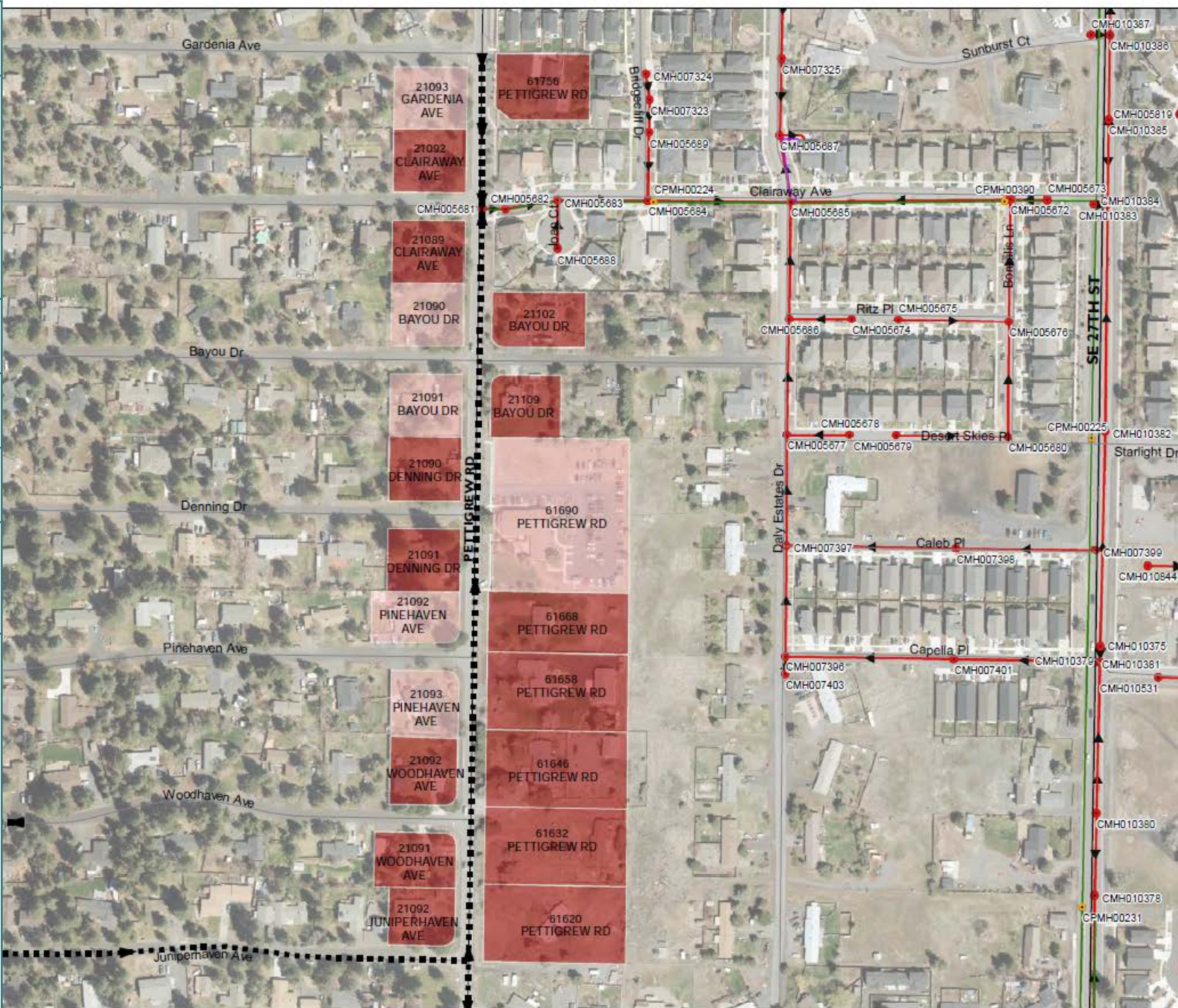
- Arterial
- Local Street
- Proposed Sanitary Pipe
- Active Gravity Main
- Gravity Manhole
- Urban Growth Boundary
- City Limits

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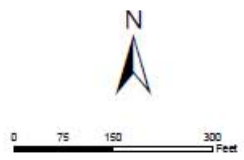
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| | |
|-------------------------------------|---|
| Application | Pettigrew Rd |
| Cost Including Design | \$2,385,100 |
| No. of Properties Benefitted | 21 |
| Cost Per Property | \$110,719.05 |
| Percent Signed | 29% |
| Avg. Age of Septic | 35 |
| No. Failing Septic | 2 |
| Notes | Discharges to SEI; made possible by Pump Station Decommissioning Phase 3 Desert Skies PS Decommissioning; Facilitates future development on adjacent local roadways |



NEIGHBORHOOD EXTENSION PROJECTS
Pettigrew

- NEP Taxlots**
- Not Signed
 - Signed
- Streets**
- Arterial
 - Collector
 - Local Street
- Utility Lines**
- Proposed Sanitary Pipe
 - Pressurized Main
 - Force Main
 - Active Gravity Main
- Manholes**
- GravityManhole
 - PressureManhole
- Other**
- Urban Growth Boundary
 - City Limits



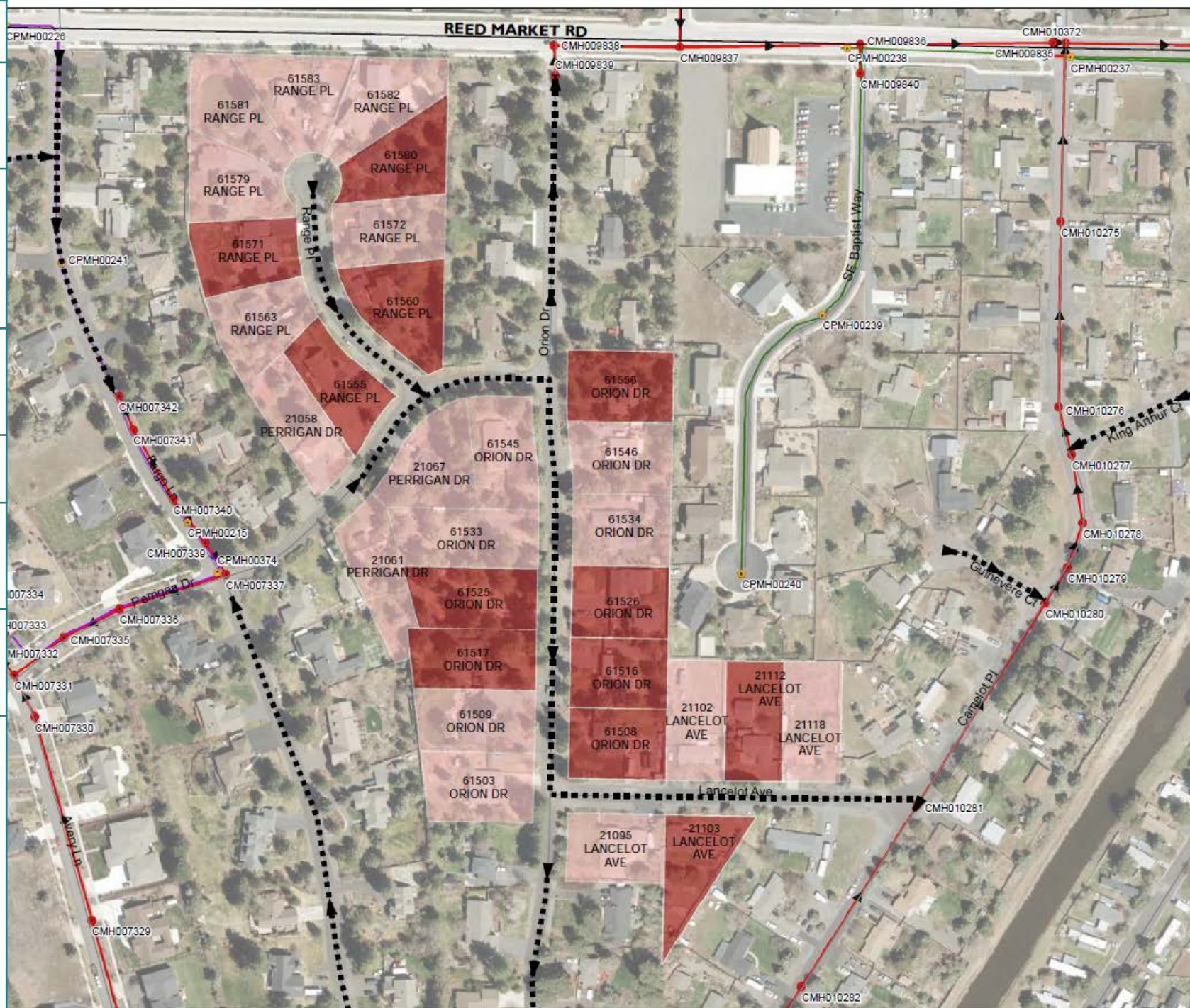
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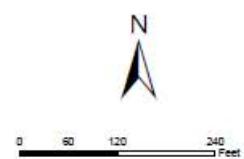
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| | |
|-------------------------------------|-------------------|
| Application | Range Place |
| Cost Including Design | \$2,760,000 |
| No. of Properties Benefitted | 30 |
| Cost Per Property | \$86,000 |
| Percent Signed | 60% |
| Avg. Age of Septic | 28 |
| No. Failing Septic | 1 |
| Notes | Discharges to SEI |



NEIGHBORHOOD EXTENSION PROJECTS
Range Place

- NEP Taxlots**
- Not Signed
 - Signed
- Streets**
- Arterial
 - Collector
 - Local Street
- Infrastructure**
- Proposed Sanitary Pipe
 - Pressurized Main
 - Force Main
 - Active Gravity Main
 - Proposed Gravity Main
 - Gravity Manhole
 - Pressure Manhole
 - Urban Growth Boundary
 - City Limits



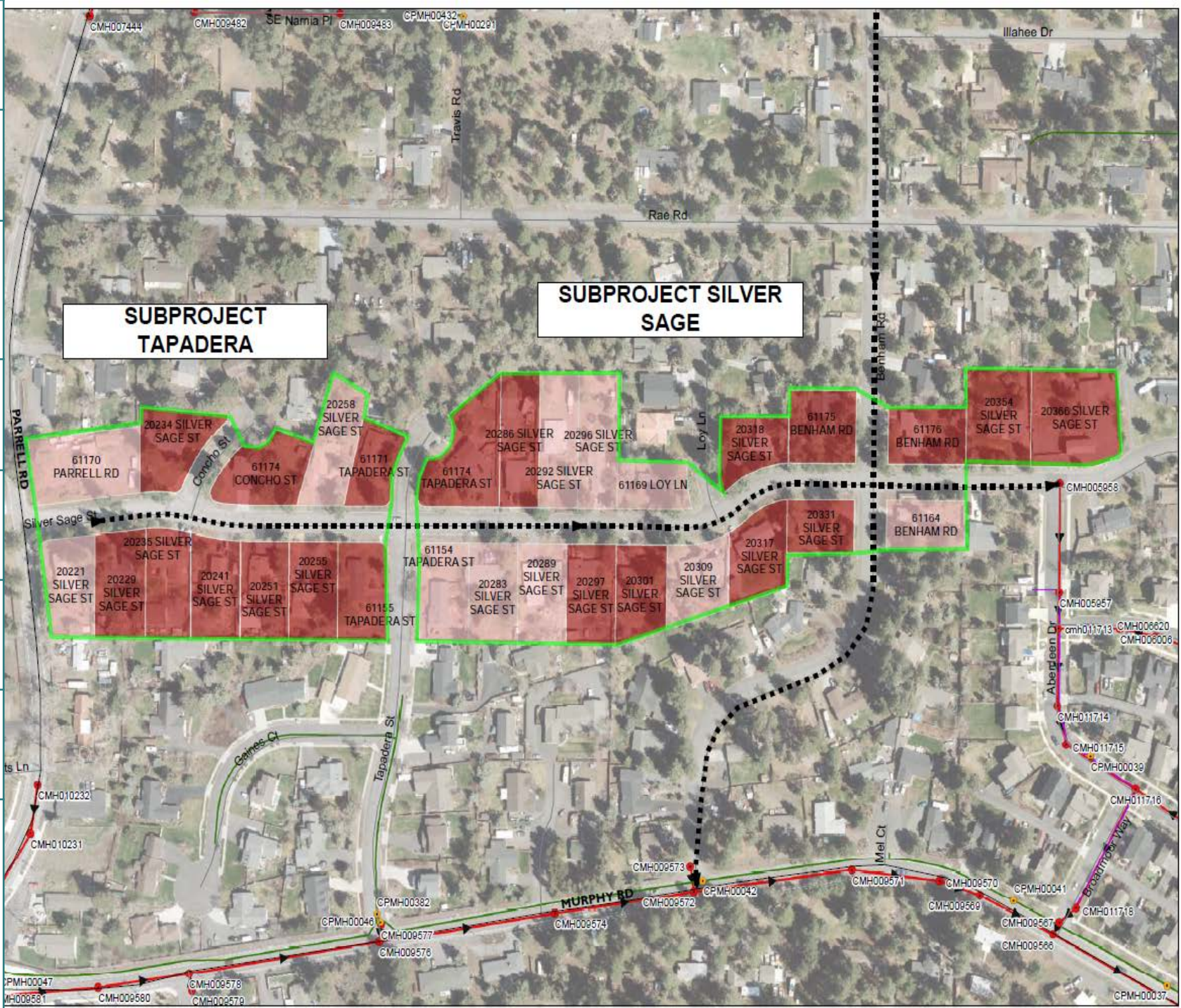
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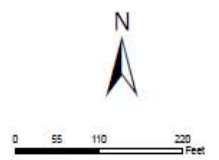
| Application | Tapadera Drive | Subproject Silver Sage | Subproject Tapadera |
|-------------------------------------|----------------|------------------------|---------------------|
| Cost Including Design | \$2,117,150 | \$1,426,000 | \$691,150 |
| No. of Properties Benefitted | 31 | 19 | 12 |
| Cost Per Property | \$64,746.77 | \$70,842.11 | \$55,095.83 |
| Percent Signed | 35% | 42% | 25% |
| Avg. Age of Septic | 31 | 26 | 44 |
| No. Failing Septic | 0 | 0 | 0 |

Notes
Discharges to SEI; Gravity from Murphy not feasible for this application area west of Tapadera



NEIGHBORHOOD EXTENSION PROJECTS
Tapadera

- NEP Taxlots**
- Not Signed
 - Signed
- Streets**
- Collector
 - Local Street
 - Proposed Sanitary Pipe
 - Pressurized Main
 - Force Main
 - Active Gravity Main
- Manholes**
- GravityManhole
 - CleanOutManhole
 - PressureManhole
- Other**
- Urban Growth Boundary
 - City Limits



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| | |
|-------------------------------------|--|
| Application | Woodhaven Drive |
| Cost Including Design | \$2,001,000 |
| No. of Properties Benefitted | 18 |
| Cost Per Property | \$106,722.22 |
| Percent Signed | 44% |
| Avg. Age of Septic | 29 |
| No. Failing Septic | 3 |
| Notes | Discharges to SEI; Gravity sewer not feasible on Reed Market |



NEIGHBORHOOD EXTENSION PROJECTS
Woodhaven

NEP Taxlots

- Not Signed
- Signed

Streets

- Arterial
- Collector
- Local Street

Infrastructure

- Proposed Sanitary Pipe
- Force Main
- Active Gravity Main
- Gravity Manhole
- Pressure Manhole

Boundaries

- Urban Growth Boundary
- City Limits

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SUMMARY OF SCORING CRITERIA



| No. | Application Name | A | B | C | D | E | F | G | H | I | J | K | Notes |
|-----|------------------------|-----------------------|----------------------|------------------------------|--------------------------------|-----------------------|-----------------------|--|------------------------------|--------------------|--------------------|----------------------------------|--|
| | | Cost Including Design | Length (Linear Feet) | No. of Properties Benefitted | Total Cost Per Property (A/C)* | No. Properties Signed | Percent Signed (E/C)* | Fees to City within 2 Years of NOC (E*\$10,000)* | Cost Per Property ([A-G]/C)* | Avg. Age of Septic | No. Failing Septic | Percent of Failing Septic (I/C)* | |
| 1 | Fargo Lane (South) | \$1,207,500 | 1,050 | 17 | \$71,029 | 8 | 47% | \$ 80,000.00 | \$66,323.53 | 26 | 1 | 6% | Discharges to existing gravity sewer main |
| 2 | Kemple Drive | \$901,600 | 784 | 10 | \$90,160 | 7 | 70% | \$ 70,000.00 | \$83,160.00 | 30 | 0 | 0% | Includes two vacant parcels |
| 3 | Tapadera Drive | \$2,117,150 | 1,841 | 31 | \$68,295 | 11 | 35% | \$ 110,000.00 | \$64,746.77 | 31 | 0 | 0% | Discharges to SEI; Gravity from Murphy not feasible for this application area west of Tapadera |
| 3.1 | Subproject Silver Sage | \$1,426,000 | 1,240 | 19 | \$75,053 | 8 | 42% | \$ 80,000.00 | \$70,842.11 | 26 | 0 | 0% | Discharges to SEI |
| 3.2 | Subproject Tapadera | \$691,150 | 601 | 12 | \$57,596 | 3 | 25% | \$ 30,000.00 | \$55,095.83 | 44 | 0 | 0% | Discharges to SEI |
| 4 | Woodhaven Drive | \$2,001,000 | 1,740 | 18 | \$111,167 | 8 | 44% | \$ 80,000.00 | \$106,722.22 | 29 | 3 | 17% | Discharges to SEI; Gravity sewer not feasible on Reed Market |
| 5 | Parkwood Court | \$494,500 | 700 | 8 | \$61,813 | 6 | 75% | \$ 60,000.00 | \$54,312.50 | 21 | 0 | 0% | Near SW Sewer Study basin, not on planned alignment; Gravity not cost effective; pressure sewer would be required to connect to Romaine Village area |
| 6 | Benham Rd | \$2,679,500 | 2,330 | 32 | \$83,734 | 4 | 13% | \$ 40,000.00 | \$82,484.38 | 36 | 1 | 3% | Discharges to SEI; Facilitates future development on adjacent local roadways |
| 7 | King Jehu Way | \$4,623,000 | 4,020 | 45 | \$102,733 | 28 | 62% | \$ 280,000.00 | \$96,511.11 | 24 | 5 | 11% | Discharges to SEI; Includes two subprojects |
| 7.1 | Subproject King Jehu | \$2,242,500 | 1,950 | 20 | \$112,125 | 15 | 75% | \$ 150,000.00 | \$104,625.00 | 28 | 4 | 20% | Discharges to SEI; A portion will facilitate construction of the remainder King Hezekiah |
| 7.2 | Subproject K. Hezekiah | \$2,380,500 | 2,070 | 25 | \$95,220 | 13 | 52% | \$ 130,000.00 | \$90,020.00 | 19 | 1 | 4% | Discharges to SEI |
| 8 | Fargo Lane (North) | \$1,035,000 | 900 | 10 | \$103,500 | 6 | 60% | \$ 60,000.00 | \$97,500.00 | 31 | 0 | 0% | Discharges to SEI |
| 9 | Newberry/Twin Lakes | \$3,392,500 | 2,950 | 41 | \$82,744 | 22 | 54% | \$ 220,000.00 | \$77,378.05 | 30 | 1 | 2% | Discharges to SEI |
| 10 | Range Place | \$2,760,000 | 2,400 | 30 | \$92,000 | 18 | 60% | \$ 180,000.00 | \$86,000.00 | 28 | 1 | 3% | Discharges to SEI |
| 11 | Admiral Way | \$2,300,000 | 2,000 | 28 | \$82,143 | 17 | 61% | \$ 170,000.00 | \$76,071.43 | 31 | 0 | 0% | Immediately discharges to Desert Woods and Neighborhood Extension Project to be completed by Spring 2021; discharges to SEI; Facilitates future development on adjacent local roadways |
| 12 | Pettigrew Rd | \$2,385,100 | 2,074 | 21 | \$113,576 | 6 | 29% | \$ 60,000.00 | \$110,719.05 | 35 | 2 | 10% | Discharges to SEI; made possible by Pump Station Decommissioning Phase 3 Desert Skies PS Decommissioning; Facilitates future development on adjacent local roadways |



1. Cost Per Property:

([Cost Including Design – Fees to City within 2 Years of NOC]/No. Properties Benefitted)

<\$65,000 = 10 points;

>\$65,000 - 70,000 = 9 points;

>\$70,000 - 75,000 = 8 points;

>\$75,000 - 80,000 = 7 points;

>\$80,000 - 85,000 = 6 points;

>\$85,000 - 90,000 = 5 points;

>\$90,000 - 95,000 = 4 points;

>\$95,000 - 100,000 = 3 points;

>\$100,000 - 105,000 = 2 points;

>\$105,000 - 110,000 = 1 points

>\$110,000 = 0 points



2. Percent Signed (*weighted to maximum score of 10*)

(No. Properties Signed/No. Properties Benefitted)*13.33

3. Average Age of Septic Systems

0-25 yr = 5 points;

>25-30 yr = 7 points;

>30-35 yr = 9 points;

>35+ = 10 points

4. Failing Septic Systems (*weighted to maximum score of 10*)

(No. Failing/No. Properties Benefitted)*50

5. City Projects

Project may be addressed by a future capital improvement project = 3 points;

Project is isolated and does not facilitate construction of sewer in other areas = 6 points;

Project facilitates construction of sewer in other areas = 10 points

STAFF SCORES (SORTED LOWEST TO HIGHEST)



| No. | Application Name | Cost Per Property | Percent Signed | Average Age of Septic Systems | Failing Septic Systems | Capital Improvement Projects (CIP) | Score | Funding Required |
|-----|---------------------------------|-------------------|----------------|-------------------------------|------------------------|------------------------------------|-------|------------------|
| 7.2 | <i>Subproject King Hezekiah</i> | 4.0 | 6.9 | 5.0 | 2.0 | 6.0 | 23.9 | \$2,070,000 |
| 8 | Fargo Lane (North) | 3.0 | 8.0 | 9.0 | 0.0 | 6.0 | 26.0 | \$900,000 |
| 12 | Pettigrew Rd | 0.0 | 3.8 | 9.0 | 4.8 | 10.0 | 27.6 | \$2,385,100 |
| 7 | King Jehu/King Hezekiah Way | 3.0 | 8.3 | 5.0 | 5.6 | 6.0 | 27.8 | \$4,020,000 |
| 6 | Benham Rd | 6.0 | 1.7 | 10.0 | 1.6 | 10.0 | 29.2 | \$2,679,500 |
| 3.2 | <i>Subproject Tapadera</i> | 10.0 | 3.3 | 10.0 | 0.0 | 6.0 | 29.3 | \$691,150 |
| 9 | Newberry/Twin Lakes | 8.0 | 7.2 | 7.0 | 1.2 | 6.0 | 29.4 | \$2,950,000 |
| 5 | Parkwood Court | 10.0 | 10.0 | 5.0 | 0.0 | 6.0 | 31.0 | \$494,500 |
| 3.1 | <i>Subproject Silver Sage</i> | 9.0 | 5.6 | 7.0 | 0.0 | 10.0 | 31.6 | \$1,426,000 |
| 10 | Range Place | 5.0 | 8.0 | 7.0 | 1.7 | 10.0 | 31.7 | \$2,400,000 |
| 1 | Fargo Lane (South) | 10.0 | 6.3 | 7.0 | 2.9 | 6.0 | 32.2 | \$1,050,000 |
| 4 | Woodhaven Drive | 1.0 | 5.9 | 7.0 | 8.3 | 10.0 | 32.3 | \$2,001,000 |
| 2 | Kemple Drive | 6.0 | 9.3 | 7.0 | 0.0 | 10.0 | 32.3 | \$901,600 |
| 3 | Tapadera Drive | 10.0 | 4.7 | 9.0 | 0.0 | 10.0 | 33.7 | \$2,117,150 |
| 11 | Admiral Way | 8.0 | 8.1 | 9.0 | 0.0 | 10.0 | 35.1 | \$2,000,000 |
| 7.1 | <i>Subproject King Jehu Way</i> | 2.0 | 10.0 | 7.0 | 10.0 | 10.0 | 39.0 | \$1,950,000 |



BUDGET AND STAFF RECOMMENDATION

| Program Budget | | | |
|--------------------------|--------------------------|---------------------------|------------------|
| Total Budget 2021 Budget | | \$2,500,000 - \$4,743,038 | |
| Staff Recommendation | | | |
| 7.1 | Subproject King Jehu Way | \$ | 1,950,000 |
| 11 | Admiral Way | \$ | 2,000,000 |
| Total | | \$ | 3,950,000 |

Subproject King Jehu Way

- \$1,950,000
- 20 properties benefited
- 75% signed
- 4 failing septic systems
- Facilitates King Hezekiah Way

Admiral Way

- \$2,000,000
- 28 properties benefited
- 61% signed
- 0 failing septic systems

Total Project

- \$3,950,000
- 48 properties benefitted
- 67% signed
- 4 failing septic systems

