

**SUBJECT:** Award of bid number 25-177B to QAP for the contract amount of \$1,171,815.00 to Construct Meadow Lakes Loop Improvements, Phase I.

**AGENDA OF:** June 17, 2025

**ASSEMBLY ACTION:**

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	X <u>Dustin Silva</u> <small>Signed by: Dustin Silva 6/3/2025</small>
Public Works Director	X <u>Tom Adams, P.E.</u> <small>Signed by: Tom Adams 6/3/2025</small>
Finance Director	X <u>Cheyenne Heindel</u> <small>Signed by: Cheyenne Heindel 6/5/2025</small>
Borough Attorney	X <u>Nicholas Spiropoulos</u> <small>Signed by: Nicholas Spiropoulos 6/5/2025</small>
Borough Manager	X <u>Michael Brown</u> <small>Signed by: Mike Brown 6/5/2025</small>
Borough Clerk	X <u>Lonnie McKeechie</u> <small>Signed by: Lonnie McKeechie 6/5/2025</small>

**ATTACHMENT (S):** Analysis Sheet (1p)  
Scope of Work (2p)

**SUMMARY STATEMENT:** On May 9, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to supply labor, materials, equipment, and supplies to improve approximately 4,990 linear feet of Meadow Lakes Loop and 1,770 linear feet of Meadow Lakes Spur. Construction Services purchased will support the Public Works Department in assembly district #7.

In response to the advertisement, six bids were received. Award recommendation is being made to QAP as the lowest responsive and responsible bidder based on Total Bid Amount and Additive Alternate # 1.

The final completion date for this project is December 15, 2026.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Project Management Division will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

## MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: June 17, 2024

SUBJECT: Award of bid number 25-177B to QAP for the contract amount of \$1,171,815.00 to Construct Meadow Lakes Loop Improvements, Phase I.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$1,171,815.00	FUNDING SOURCE RSA Capital Projects
FROM ACCOUNT # 410.000.000 4xx.xxx	PROJECT# 30047
TO ACCOUNT:	PROJECT #
VERIFIED BY: <div style="text-align: right;">6 / 4 / 2 0 2 5</div> <div style="text-align: center;">X      L i e s e l Z a n t o</div> <div style="text-align: center;">S i g n e d   b y : L i e s e l W a l l a n d</div>	CERTIFIED BY:
DATE:	DATE:

## EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	1,171.8					
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REVENUE						
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## FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	1 171 8					
TOTAL						

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

6 / 4 / 2 0 2 5

X

C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

S i g n e d   b y : C h e y e n n e H e i n d e l

**SCOPE OF WORK**  
**BID 25-177B**  
**Construct Meadow Lakes Loop Improvements Phase 1**

**General**

This project's purpose is to upgrade approximately 4,990 linear feet of Meadow Lakes Loop and 1,770 linear feet of Meadow Lakes Spur to residential collector standards. The project has base bid work and one additive alternate. The base bid work extends along Meadow Lakes Loop between Meadow Lakes Spur and to approximately 406 feet east of Irish Setter Circle, and along Meadow Lakes Spur between Meadow Lakes Loop and Parks Highway. The additive alternate work includes 1,175 linear feet of Meadow Lakes Loop from the base bid work limits to 770 feet north of Irish Setter Circle.

The project area is located approximately four (4) road-miles west of Wasilla, Alaska. The project can be accessed from the Parks Highway milepost 49. See project location and vicinity maps.

A portion of the work for this project is within the ARRC ROW. Contractor shall obtain a Temporary Construction Permit (TCP) from ARRC for all construction activities or equipment operating within the ARRC ROW. Contractor is responsible for submittal and fees associated with Part 2 of the ARRC TCP. Contractor shall obtain a separate permit from ARRC for any material or equipment storage within the ARRC ROW for Contractor's convenience. Contractor shall provide a copy of all permits obtained from ARRC to MSB. MSB shall be released from liability and held harmless from any damages, costs, penalties or claims that arise related to the agreements of ARRC and the Contractor for activities within the ARRC ROW. The ARRC TCP application can be found online at <https://www.alaskarailroad.com/real-estate/permitting/construction-permits>. Additionally, contractor will be responsible to coordinate ARRC flagging protection for any work within 20' of the tracks in accordance with the ARRC flagging policy found online at <https://www.alaskarailroad.com/real-estate/forms-documents>. Contact Christine Flanery, ARRC ROW Permit Administrator, at (907) 265-2347 with any questions about how to obtain a TCP from ARRC. ARRC Flagging costs will not be reimbursed by the Borough.

All construction shall be completed in accordance with the Alaska Department of Transportation and Public Facilities (ADOT&PF) Standard Specifications for Highway Construction (SSHC) 2017 Edition. Project specific special provisions are provided in the following sections. The requirements contained in these specifications and special provisions are hereby made a part of this solicitation and resultant contract.

Supply labor, equipment, materials and supplies to perform the required work as shown on the plans.

Contractor is to provide resources to complete this project without any adjustments in the original bid amount or contract time.

The Contractor is required to obtain an ADEC APDES permit prior to work activities. Utility relocation work done by the utility companies will be performed under this permit.

The Contractor is required to submit a Borough Construction Permit application for any partial or full road closures. The application shall be coordinated with the Borough Project Manager, and the project number must be clearly referenced on all submitted materials.

Contractor shall coordinate the road improvements with all utility relocation work. Request locates from the utilities having facilities in the area. Use the Alaska Digline, Inc. Locate Call Center. See Section 105-1.06 for digline number and a list of utility companies in the area.

Upon Notice to Proceed (NTP), the contractor shall complete right-of-way (ROW) and utility easement staking, clearing, and all necessary SWPPP items to support utility relocation. This work shall be included in items 201(3B), 642(1), 641(1), and 641(3). Any additional stump removal required for utility support will be directed as needed and is not included in these items. The utility relocation plans included with this bid identify the additional support areas. The utility contacts are as follows:

• ENSTAR	• MEA	• MTA
Arlon Mongeau	Greg Errico, P.E.	Hunter Hegge
Dispatcher/Supervisor	EEE, LLC	OSP Construction Supervisor
Cell: (907) 782-6090	Cell: (907) 242-7669	Cell: (907) 795-5303
<a href="mailto:arlon.mongeau@enstarnaturalgas.com">arlon.mongeau@enstarnaturalgas.com</a>	<a href="mailto:errico@gci.net">errico@gci.net</a>	<a href="mailto:hhegge@mtasolutions.com">hhegge@mtasolutions.com</a>
Work Zone speed limit: Limit speed of vehicles associated with the construction to 25 mph within project limits.		

The Contractor shall provide a proposed construction schedule. The Contractor shall periodically or as requested, update the schedule.

The contractor must designate a primary point of contact for public inquiries related to the construction project. The contact person's details must be submitted to the MSB Project Manager within seven (7) days of the contract award. This information will be included in all construction notices distributed to residents in the project area. The designated contact must be accessible during normal business hours, capable of addressing resident concerns, providing updates, and coordinating any project-related issues with the MSB Project Manager. The contractor is responsible for keeping this contact information accurate and up to date for the duration of the project. Any changes must be communicated to the MSB Project Manager within two (2) business days. Additionally, the contractor must ensure that the designated contact is trained and prepared to handle public inquiries effectively, including addressing complaints and providing timely responses.

Complete work between 7am and 7pm. Extensions will be considered and approved by MSB Project Manager or Inspector.

Before a seasonal shutdown, the contractor shall schedule a meeting with the Matanuska-Susitna Borough (MSB) Project Manager and the MSB Operations and Maintenance representative to review anticipated roadway conditions and expected remaining work. Additionally, the contractor shall coordinate a field review with the MSB for winter maintenance acceptance. The MSB Project Manager or an approved representative will prepare a punch list of required items to be addressed before acceptance. Refer to Section 643-3.07.

Time is of the essence. All work shall be substantially complete no later than August 14, 2026, and Final Completion shall be obtained by December 15, 2026.

Estimated project magnitude of the combined project base bid and additive alternate is less than \$1,600,000.

DETAILED BID TABULATION: 25-177B

Construct Meadow Lakes Loop Improvements Phase I

					BIDDERS									
					QAP		K&H Civil Contractors		AAA Valley Gravel		Tutka, LLC		Granite Construction Co.	
BASE BID														
Item Number	Item Code	Pay Item Description	Pay Unit	Estimated Quantity	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	201(3B)	CLEARING AND GRUBBING	LUMP SUM	ALL REQUIRED		\$ 50,000.00		\$ 25,000.00		\$ 22,850.00		\$ 71,000.00		\$ 50,000.00
2	202(2)	REMOVAL OF PAVEMENT	SQUARE YARD	14,100	\$ 2.25	\$ 31,725.00	\$ 4.00	\$ 56,400.00	\$ 4.35	\$ 61,335.00	\$ 3.82	\$ 53,862.00	\$ 5.00	\$ 70,500.00
3	202(4)	REMOVAL OF CULVERT PIPE	LINEAR FOOT	187	\$ 40.00	\$ 7,480.00	\$ 7.00	\$ 1,309.00	\$ 10.00	\$ 1,870.00	\$ 20.00	\$ 3,740.00	\$ 25.00	\$ 4,675.00
4	202(12)	DOUBLE MAILBOX INSTALLATION	EACH	13	\$ 1,000.00	\$ 13,000.00	\$ 1,500.00	\$ 19,500.00	\$ 480.00	\$ 6,240.00	\$ 950.00	\$ 12,350.00	\$ 900.00	\$ 11,700.00
5	203 (3)	UNCLASSIFIED EXCAVATION	CUBIC YARD	8,300	\$ 6.25	\$ 51,875.00	\$ 15.00	\$ 124,500.00	\$ 14.40	\$ 119,520.00	\$ 18.00	\$ 149,400.00	\$ 10.00	\$ 83,000.00
6	203 (6B)	BORROW, TYPE B	TON	5,000	\$ 1.00	\$ 5,000.00	\$ 15.00	\$ 75,000.00	\$ 17.00	\$ 85,000.00	\$ 0.01	\$ 50.00	\$ 17.50	\$ 87,500.00
7	203 (9)	OBLITERATION OF ROADWAY	SQUARE YARD	58	\$ 25.00	\$ 1,450.00	\$ 30.00	\$ 1,740.00	\$ 5.00	\$ 290.00	\$ 40.00	\$ 2,320.00	\$ 10.00	\$ 580.00
8	203 (19)	BORROW, TYPE IIA	TON	3,800	\$ 15.00	\$ 57,000.00	\$ 30.00	\$ 114,000.00	\$ 22.60	\$ 85,880.00	\$ 24.00	\$ 91,200.00	\$ 17.50	\$ 66,500.00
9	203 (27)	DITCH LINEAR GRADING	STA	80	\$ 750.00	\$ 60,000.00	\$ 450.00	\$ 36,000.00	\$ 476.00	\$ 38,080.00	\$ 250.00	\$ 20,000.00	\$ 500.00	\$ 40,000.00
10	301 (1)	AGGREGATE BASE COURSE, GRADING D-1	TON	4,250	\$ 1.00	\$ 4,250.00	\$ 35.00	\$ 148,750.00	\$ 31.80	\$ 135,150.00	\$ 37.00	\$ 157,250.00	\$ 25.00	\$ 106,250.00
11	401 (1B)	HMA, TYPE II; CLASS B	TON	2,750	\$ 90.00	\$ 247,500.00	\$ 125.00	\$ 343,750.00	\$ 136.00	\$ 374,000.00	\$ 130.00	\$ 357,500.00	\$ 125.00	\$ 343,750.00
12	603 (1-12)	CSP 12 INCH	LINEAR FOOT	326	\$ 100.00	\$ 32,600.00	\$ 40.00	\$ 13,040.00	\$ 97.00	\$ 31,622.00	\$ 55.00	\$ 17,930.00	\$ 150.00	\$ 48,900.00
13	603 (1-24)	CSP 24 INCH	LINEAR FOOT	50	\$ 130.00	\$ 6,500.00	\$ 80.00	\$ 4,000.00	\$ 147.00	\$ 7,350.00	\$ 113.00	\$ 5,650.00	\$ 250.00	\$ 12,500.00
14	603 (3-24)	END SECTION FOR CSP 24 INCH	EACH	2	\$ 1,000.00	\$ 2,000.00	\$ 550.00	\$ 1,100.00	\$ 660.00	\$ 1,320.00	\$ 600.00	\$ 1,200.00	\$ 500.00	\$ 1,000.00
15	615 (1)	STANDARD SIGNS	SQUARE FOOT	97	\$ 150.00	\$ 14,550.00	\$ 125.00	\$ 12,125.00	\$ 167.00	\$ 16,199.00	\$ 160.00	\$ 15,520.00	\$ 150.00	\$ 14,550.00
16	615 (6)	SALVAGE SIGNS	EACH	13	\$ 75.00	\$ 975.00	\$ 150.00	\$ 1,950.00	\$ 83.00	\$ 1,079.00	\$ 80.00	\$ 1,040.00	\$ 75.00	\$ 975.00
17	618 (2A)	SEEDING	SQUARE YARD	13,250	\$ 1.50	\$ 19,875.00	\$ 1.50	\$ 19,875.00	\$ 2.45	\$ 32,462.50	\$ 1.00	\$ 13,250.00	\$ 1.50	\$ 19,875.00
18	620 (1)	TOPSOIL	SQUARE YARD	13,250	\$ 2.00	\$ 26,500.00	\$ 4.00	\$ 53,000.00	\$ 1.30	\$ 17,225.00	\$ 3.75	\$ 49,687.50	\$ 2.00	\$ 26,500.00
19	630 (1)	GEOTEXTILE, SEPARATION, CLASS 3	SQUARE YARD	7,900	\$ 3.00	\$ 23,700.00	\$ 1.00	\$ 7,900.00	\$ 0.65	\$ 5,135.00	\$ 0.86	\$ 6,794.00	\$ 2.00	\$ 15,800.00
20	639 (1A)	RESIDENCE DRIVEWAY, PAVED	EACH	4	\$ 2,000.00	\$ 8,000.00	\$ 750.00	\$ 3,000.00	\$ 1,600.00	\$ 6,400.00	\$ 900.00	\$ 3,600.00	\$ 3,500.00	\$ 14,000.00
21	639 (1B)	RESIDENCE DRIVEWAY, GRAVEL	EACH	14	\$ 1,000.00	\$ 14,000.00	\$ 150.00	\$ 2,100.00	\$ 200.00	\$ 2,800.00	\$ 250.00	\$ 3,500.00	\$ 1,000.00	\$ 14,000.00
22	639 (2)	COMMERCIAL DRIVEWAY	EACH	4	\$ 2,000.00	\$ 8,000.00	\$ 1,350.00	\$ 5,400.00	\$ 2,590.00	\$ 10,360.00	\$ 2,000.00	\$ 8,000.00	\$ 3,500.00	\$ 14,000.00
23	639 (3)	PUBLIC APPROACH	EACH	1	\$ 2,000.00	\$ 2,000.00	\$ 1,350.00	\$ 1,350.00	\$ 3,710.00	\$ 3,710.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00
24	640 (1)	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	ALL REQUIRED		\$ 150,000.00		\$ 60,000.00		\$ 24,000.00		\$ 140,000.00		\$ 100,000.00
25	641 (1)	EROSION AND POLLUTION CONTROL ADMINISTRATION	LUMP SUM	ALL REQUIRED		\$ 5,000.00		\$ 2,500.00		\$ 6,500.00		\$ 7,000.00		\$ 1,000.00
26	641 (3)	TEMPORARY EROSION AND POLLUTION CONTROL	LUMP SUM	ALL REQUIRED		\$ 15,000.00		\$ 5,000.00		\$ 6,800.00		\$ 5,000.00		\$ 45,000.00
27	642 (1)	CONSTRUCTION SURVEYING	LUMP SUM	ALL REQUIRED		\$ 25,000.00		\$ 40,000.00		\$ 26,550.00		\$ 43,000.00		\$ 25,000.00
28	642 (2)	TWO PERSON SURVEY PARTY	hour	8	\$ 360.00	\$ 2,880.00	\$ 275.00	\$ 2,200.00	\$ 402.00	\$ 3,216.00	\$ 275.00	\$ 2,200.00	\$ 360.00	\$ 2,880.00
29	643 (1)	TRAFFIC MAINTENANCE	LUMP SUM	ALL REQUIRED		\$ 50,000.00		\$ 10,000.00		\$ 95,000.00		\$ 30,000.00		\$ 140,000.00
30	643 (2)	PERMANENT CONSTRUCTION SIGNS	LUMP SUM	ALL REQUIRED		\$ 10,000.00		\$ 10,000.00		\$ 10,000.00		\$ 10,000.00		\$ 10,000.00
31	643 (15A)	FLAGGING	CONTINGENT SUM	ALL REQUIRED		\$ 16,200.00		\$ 16,200.00		\$ 16,200.00		\$ 16,200.00		\$ 16,200.00
32	670 (1)	PAINTED TRAFFIC MARKINGS	LUMP SUM	ALL REQUIRED		\$ 8,000.00		\$ 7,500.00		\$ 5,300.00		\$ 8,700.00		\$ 7,500.00
33	800 (1)	INTERIM WORK AUTHORIZATION	CONTINGENT SUM	ALL REQUIRED		\$ 25,000.00		\$ 25,000.00		\$ 25,000.00		\$ 25,000.00		\$ 25,000.00
TOTAL BASE BID					\$995,060.00		\$1,249,189.00		\$1,284,443.50		\$1,333,443.50		\$1,422,635.00	
ADDITIVE ALTERNATE #1														
1	201(3B)	CLEARING AND GRUBBING	LUMP SUM	ALL REQUIRED	\$ 5,000.00	\$ 5,000.00		\$ 8,000.00		\$ 10,100.00		\$ 21,800.00		\$10,000.00
2	202 (2)	REMOVAL OF PAVEMENT	SQUARE YARD	3,150	\$ 2.25	\$ 7,087.50	\$ 4.00	\$ 12,600.00	\$ 5.00	\$ 15,750.00	\$ 3.81	\$ 12,001.50	\$ 5.00	\$15,750.00
3	203 (3)	UNCLASSIFIED EXCAVATION	CUBIC YARD	970	\$ 6.25	\$ 6,062.50	\$ 15.00	\$ 14,550.00	\$ 14.40	\$ 13,968.00	\$ 15.50	\$ 15,035.00	\$ 10.00	\$9,700.00
4	203 (6B)	BORROW, TYPE B	TON	210	\$ 1.00	\$ 210.00	\$ 15.00	\$ 3,150.00	\$ 17.00	\$ 3,570.00	\$ 0.01	\$ 2.10	\$ 17.50	\$3,675.00
5	203 (27)	DITCH LINEAR GRADING	STA	24	\$ 750.00	\$ 18,000.00	\$ 450.00	\$ 10,800.00	\$ 475.00	\$ 11,400.00	\$ 250.00	\$ 6,000.00	\$ 500.00	\$12,000.00
6	301 (1)	AGGREGATE BASE COURSE, GRADING D-1	TON	910	\$ 25.00	\$ 22,750.00	\$ 35.00	\$ 31,850.00	\$ 31.80	\$ 28,938.00	\$ 37.00	\$ 33,670.00	\$ 25.00	\$22,750.00
7	401 (1B)	HMA, TYPE II; CLASS B	TON	570	\$ 90.00	\$ 51,300.00	\$ 125.00	\$ 71,250.00	\$ 137.60	\$ 78,432.00	\$ 130.00	\$ 74,100.00	\$ 125.00	\$71,250.00
8	603 (1-18)	CSP 18 INCH	LINEAR FOOT	44	\$ 100.00	\$ 4,400.00	\$ 60.00	\$ 2,640.00	\$ 145.00	\$ 6,380.00	\$ 85.00	\$ 3,740.00	\$ 150.00	\$6,600.00
9	603 (1-36)	CSP 36 INCH	LINEAR FOOT	58	\$ 165.00	\$ 9,570.00	\$ 200.00	\$ 11,600.00	\$ 160.00	\$ 9,280.00	\$ 171.00	\$ 9,918.00	\$ 300.00	\$17,400.00
10	615 (1)	STANDARD SIGNS	SQUARE FOOT	32	\$ 150.00	\$ 4,800.00	\$ 125.00	\$ 4,000.00	\$ 167.00	\$ 5,344.00	\$ 160.00	\$ 5,120.00	\$ 150.00	\$4,800.00
11	615 (6)	SALVAGE SIGNS	EACH	5	\$ 75.00	\$ 375.00	\$ 150.00	\$ 750.00	\$ 83.00	\$ 415.00	\$ 80.00	\$ 400.00	\$ 75.00	\$375.00
12	618 (2A)	SEEDING, TYPE A	SQUARE YARD	3,200	\$ 2.00	\$ 6,400.00	\$ 1.50	\$ 4,800.00	\$ 3.40	\$ 10,880.00	\$ 1.00	\$ 3,200.00	\$ 1.50	\$4,800.00
13	620 (1)	TOPSOIL	SQUARE YARD	3,200	\$ 2.50	\$ 8,000.00	\$ 4.00	\$ 12,800.00	\$ 1.10	\$ 3,520.00	\$ 3.75	\$ 12,000.00	\$ 2.00	\$6,400.00
1	639 (1B)	RESIDENCE DRIVEWAY, GRAVEL	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 150.00	\$ 150.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 1,000.00	\$1,000.00
2	639 (3)	PUBLIC APPROACH	EACH	1	\$ 2,000.00	\$ 2,000.00	\$ 1,350.00	\$ 1,350.00	\$ 3,705.00	\$ 3,705.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$3,500.00
3	641 (3)	TEMPORARY EROSION AND POLLUTION CONTROL	LUMP SUM	ALL REQUIRED		\$ 1,000.00		\$ 1,500.00		\$ 1,400.00		\$ 2,600.00		\$5,000.00
4	642 (1)	CONSTRUCTION SURVEYING	LUMP SUM	ALL REQUIRED		\$ 7,500.00		\$ 5,000.00		\$ 8,300.00		\$ 5,000.00		\$5,000.00
5	643 (1)	TRAFFIC MAINTENANCE	LUMP SUM	ALL REQUIRED		\$ 15,000.00		\$ 3,500.00		\$ 33,000.00		\$ 7,300.00		\$5,000.00
6	643 (3)	FLAGGING	CONTINGENT SUM	ALL REQUIRED		\$ 4,800.00		\$ 4,800.00		\$ 4,800.00		\$ 4,800.00		\$4,800.00
7	670 (1)	PAINTED TRAFFIC MARKINGS	LUMP SUM	ALL REQUIRED		\$ 1,500.00		\$ 5,000.00		\$ 2,900.00		\$ 1,300.00		\$1,500.00
TOTAL ADDITIVE ALTERNATE #1					\$176,755.00		\$210,090.00		\$252,282.00		\$219,736.60		\$211,300.00	