



**REGULAR AGENDA
SPRINGVILLE REDEVELOPMENT AGENCY
MARCH 05, 2019 AT 6:50 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663**

CALL TO ORDER

REGULAR AGENDA

1. Consideration of the Olds Family Trust sewer agreement - John Penrod, Assistant City Administrator/City Attorney

MOTION FOR REVIEW AND FINALIZATION OF THE MARCH 05, 2019 MINUTES

ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 02/28/2019

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings. s/s - Kim Crane, CMC, City Recorder





STAFF REPORT

DATE: February 27, 2019

TO: The Honorable Mayor and City Council and the Springville City Redevelopment Agency

FROM: John Penrod, City Attorney

SUBJECT: CONSIDERATION OF A RESOLUTION TO APPROVE THE FRONTAGE ROAD NEIGHBORHOOD DEVELOPMENT PROJECT AREA SEWER AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AGENCY OF SPRINGVILLE CITY, THE OLDS FAMILY 2002 TRUST, AND SPRINGVILLE CITY.

RECOMMENDED MOTION

Motion to Approve Resolution #_____ that approves the Frontage Road Neighborhood Development Project Area Sewer Agreement by and between the Redevelopment Agency of Springville City, The Olds Family 2002 Trust, and Springville City.

BACKGROUND

On December 18, 2017, the Springville City Redevelopment Agency approved entering into a Participation Agreement with The Olds Family 2002 Trust (“Participant”), which agreement allocated 70% of the Agency’s tax increment from Participant’s property to Participant. Under the Participation Agreement, before any tax increment was to be paid to Participant, a sewer lift station needed for Participant’s property was to be paid with the tax increment that has been and will be collect from Participant’s property.

In the event that Participant decides that Participant wants the lift station sooner than tax increment is collect to pay for the lift station, the Participation Agreement allows Participant to move forward with constructing the lift station at Participant’s cost. Agency and the City, for capacity needed offsite, would then reimburse Participant for the costs of the lift station. The proposed agreement sets the terms for Participant to construct the lift station at this time.

The following provisions, among others, are in the proposed agreement:

- Lift Station Cost. Total Cost to Build Sewer Lift Station is \$619,126.54. Agency and City will not make any payments until the lift station has been completed.
 - Engineers’ Division of Costs:
 - Agency will pay \$444,572.78
 - Initial payment will be \$161,574.11 (amount of current tax increment collected from Participant’s property).

- Remaining balance will be paid as Agency collects tax increment. No payment is required if tax increment is not collected.
 - City will pay \$174,553.76.
- Lift Station Property. The property required for the lift station is approximately 3,600 square feet and is located along the frontage of the subdivision. Based on the square footage price property for property already sold in the development, the property is worth \$14,400. After the lift station has been constructed, the property will be deeded to the City. The City will pay 70% (\$10,080) and Agency 30% (\$4,320) for the property.
- Change Orders. Both parties will pay fifty percent of each change order, unless the change order is clearly for either onsite or offsite costs. If the change order is for onsite development, the Agency will pay it. If it is for offsite development, the City will pay for it.

FISCAL IMPACT

Agency will pay \$448,892.78 as tax increment is collected. In the event that the Agency does not collect that amount, the Agency does not need to pay the full amount. The City will pay \$184,633.76 for the lift station.

RDA RESOLUTION 2019-XXR

A RESOLUTION APPROVING THE FRONTAGE ROAD NEIGHBORHOOD DEVELOPMENT PROJECT AREA SEWER AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AGENCY OF SPRINGVILLE CITY, THE OLDS FAMILY 2002 TRUST, AND SPRINGVILLE CITY.

WHEREAS, On December 18, 2017, the Springville City Redevelopment Agency (the "Agency") and The Olds Family 2002 Trust (the "Participant") entered into the Frontage Road Neighborhood Development Project Area Participation Agreement by and between The Redevelopment Agency of Springville City and The Olds Family 2002 Trust (the "Participation Agreement"). One of the issues addressed in the Participation Agreement is the sewer lift station (the "Lift Station") needed for the development of property the Participant owns in the project area (the "Site"); and

WHEREAS, the Participation Agreement states that the parties' to the Participation Agreement may enter into an agreement wherein the Participant would move forward with the construction of the Lift Station at the Participant's own cost with the understanding that the Agency would reimburse the Participant for costs associated with the Site and Springville City (the "City") would reimburse the Participant for Lift Station costs necessary to service property outside of the project area. The attached agreement is the agreement contemplated in the Participation Agreement; and

WHEREAS, the attached agreement estimates that the total cost of the Lift Station is \$619,126.54, with the Agency's share being approximately \$444,572.78 and the City's share being approximately \$174,553.76; and

WHEREAS, the agreement also values the property on which the Lift Station will be located as being worth \$14,400 for approximately 3,600 square feet. Under the agreement, the Agency will pay \$4,320 (30%) and the City will pay \$10,080 (70%) for the property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SPRINGVILLE CITY REDEVELOPMENT AGENCY, STATE OF UTAH:

SECTION 1. Agreement Approval. The Agreement, substantially in the form attached as EXHIBIT A, is approved and shall be executed by the Agency.

SECTION 2. Effective Date. This resolution shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE BOARD OF THE SPRINGVILLE CITY REDEVELOPMENT AGENCY, STATE OF UTAH, ON THIS 5th DAY OF MARCH, 2019.

Richard J. Child, Chair
Springville City Redevelopment Agency

Attest:

Kim Crane, Agency Secretary

EXHIBIT A
AGREEMENT

**FRONTAGE ROAD NEIGHBORHOOD DEVELOPMENT PROJECT AREA
SEWER AGREEMENT
BY AND BETWEEN THE
REDEVELOPMENT AGENCY OF SPRINGVILLE CITY,
THE OLDS FAMILY 2002 TRUST, AND
SPRINGVILLE CITY**

This Agreement is entered this 05th day of March, 2019, by and between the **Redevelopment Agency of Springville City**, a political subdivision of the State of Utah ("Agency"); **Thomas L. Olds, Jr. and Kelly Olds, Trustees of The Olds Family 2002 Trust under Declaration of Trust dated June 3, 2002** ("Participant"); and **Springville City**, a Utah municipal corporation ("City"). Agency, Participant, and City may also be individually referred to as "**Party**" and collectively as "**Parties**".

BACKGROUND

- A. On _____, Agency and Participant entered into the Frontage Road Neighborhood Development Project Area Participation Agreement by and between The Redevelopment Agency of Springville City and The Olds Family 2002 Trust (the "Participation Agreement"). The Participation Agreement contains a number of provisions concerning how tax increment will be paid from Agency to Participant.
- B. One of the issues addressed in the Participation Agreement is the sewer Lift Station (the "Lift Station") needed for the Site. The Site in this Agreement shall mean the Site as defined in the Participation Agreement.
- C. Section 2.1 of the Participation Agreement states that the Lift Station is to be "paid from two sources: a) the Agency will utilize tax increment it has and will receive from the Site, other than the 20% of tax increment that is required to be used on housing, to pay for that portion of the Lift Station Costs attributable to the size and

- capacity of the Lift Station appropriate for the Site; and b) the Agency and/or the City will pay from sources, other than the Participant and tax increment that is to be paid to Participant under this agreement for that portion of the Lift Station Costs attributable to the additional size and capacity of the Lift Station necessary to service surrounding non-Site property.”
- D. Furthermore, Section 2.1 of the Participation Agreement states, “In the event that the timing of the Site’s development requires the Lift Station to be installed prior to the Agency collecting that portion of the Lift Station Costs attributable to the Site, the Parties will work together to determine how the Lift Station will be installed and how the Lift Station Costs will be paid. However, in no event shall the Agency be required to pay for the Lift Station Costs attributable to the Site out of funds besides the tax increment it receives from the Site.”
- E. Based on the anticipated schedule for developing the Site, Participant is desirous at this time to move forward with the construction of the Lift Station and is willing to pay for the entire costs of the Lift Station upfront with the understanding that Participant will receive reimbursement from Agency and City in accordance with the terms of this Agreement.
- F. Since entering into the Participation Agreement, the Parties have designed and determined the Lift Station costs attributable to the Lift Station’s size and capacity needed for the Site and costs for upsizing the Lift Station to meet the additional size and capacity needed for surrounding non-Site property.
- G. The Lift Station costs necessary for the Site are \$444,572.78, as shown on the estimated itemized costs for the Flow 90 GPM System attached as Exhibit A. The total cost of the Lift Station, including upsizing costs for the surrounding areas, is \$ \$619,126.54, as shown on the estimated itemized costs for the Flow 625 GPM System attached as Exhibit A. Accordingly, the total amount to be paid from Agency tax increment from the Site is \$444,572.78. City is responsible to pay the upsizing cost of \$174,553.76.

- H. In addition to the costs to construct the Lift Station, Agency desires to purchase the property and Participant desires to sell the property on which the Lift Station will be constructed. The property on which the Lift Station is to be constructed is approximately 3,600 square feet (the "Lift Station Property"), as shown on the attached map attached as Exhibit B, and has a fair market value of \$14,400. The purchase price of the Lift Station Property will be shared by City and Agency with City paying 70% (\$10,080) and Agency paying 30% (\$4,320). The purchase price for the Lift Station Property shall be paid at the time the property is deeded to City.
- I. The Parties desire to enter into this Agreement to formalize the process for the construction of the Lift Station, purchase of the Lift Station Property and reimbursement payment to Participant for Lift Station.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms as more fully set forth below, Participant, Agency and City agree to the following:

1. **Recitals Affirmed.** The parties each certify the correctness and accuracy of the facts recited above and adopt the same as a statement of their principal reasons for entering this Agreement.
2. **Purpose.** This Agreement is entered into for the construction of the Lift Station on the Site as described herein. Other than the Lift Station, nothing in this Agreement addresses or governs any development of the Site.
3. **Construction of the Lift Station.** Participant shall construct the Lift Station a) in a good and workmanlike manner, (b) in conformance with the construction plans attached as Exhibit C, and (c) in compliance with all applicable laws, statutes, ordinances, resolutions, the Springville Municipal Code (the "City Code"), rules, regulations, and official policies of the City applicable to the construction and installation of the Lift Station. Participant shall furnish all materials, supplies, tools, equipment, labor and any and all other services necessary for the construction, installation and completion of the Lift Station at Participant's sole cost with the understanding that Participant will be reimbursed pursuant to Section 4 of this Agreement.

4. **Lift Station Costs.** The costs for constructing and installing the Lift Station shall be as follows:

- a. Lift Station costs attributable to the Site shall be \$444,572.78. plus \$4,320 for the land costs, totaling \$448,892.78.
- b. Upsizing the Lift Station costs attributable to the surrounding area shall be \$174,553.76, plus \$10,080 for land costs, totaling \$184,633.76.
- c. Total costs to construct and install the Lift Station, including land costs, shall be \$633,526.54.

5. **Reimbursement.** Participant will be paid reimbursement payments for the amount of \$633,526.54 ("Reimbursement Payments"), as follows:

- a. Upon (1) completion of construction of the Lift Station; (2) City's approval and acceptance of the Lift Station; and (3) Participant's delivery of a fully-executed deed to the Lift Station Property to City (or an easement to City pursuant to Section 6):
 - i. Agency shall pay to Participant the full amount of tax increment the Site has received to that date (minus 20% of the tax increment that is required to be used on housing), which amount currently is approximately \$161,574.11, and
 - ii. City shall pay to Participant the amount of \$184,633.76.
- b. As Agency receives tax increment generated from the Site, (minus 20% of all tax increment received that is required to be used for housing), Agency shall pay to Participant any remaining and unpaid balance of the \$448,892.78 (as adjusted pursuant to Section 5(c) below) until the amount is paid in full. As stated under the Participation Agreement, Agency is only required to pay Participant for the costs of the Lift Station to the extent that tax increment is actually generated from the Site and actually paid to Agency. Collected tax increment from the Site, minus the 20% of tax increment for housing, is Agency's only available funding source and the only funds Agency is obligated to pay

Participant for the Lift Station. Participant acknowledges and agrees that Agency has no funds or revenue to make reimbursement payments under this Agreement other than the tax increment Agency receives from the taxing entities that levy taxes on the Site. Other than the amounts referred to under 5.a., Participant acknowledges that Participant may not receive any other reimbursement payments because Agency may not receive tax increment.

- c. The parties acknowledge and agree that the amount of \$619,126.54 may not be the actual costs to construct and install the Lift Station. In the event the actual costs to construct and install the Lift Station exceed \$619,126.54, the Parties shall each pay one-half of the amount in excess of \$619,126.54, unless a Party gives notice to the other Party that the excess costs are properly attributed more to one Party than the other Party, in which case the respective engineers of the Parties shall meet and confer to determine the appropriate allocation of the excess cost between the Parties. In the event that the above-estimated construction costs of the Lift Station are less than the Reimbursement Payments, the Reimbursement Payments shall be reduced to the actual costs, and the Agency and City shall each be credited their respective pro-rata portion of the decrease in Reimbursement Payments. The Parties shall, in good faith, review and approve or reject all change orders arising during the construction process. Each Party shall have ten days after receipt of a proposed change order to approve or reject the change order. If a Party does not approve or reject a proposed change order within ten days after receipt of the change order, the Party shall be deemed to have approved the change order. If a Party rejects a proposed change order, the Party shall provide a detailed written explanation of the rejection.

6. **Lift Station Property.** Prior to any payments being made to Participant under Section 5 of this Agreement, Participant shall deed the Lift Station Property to City with a warranty deed or, if the Lift Station Property has not been legally subdivided, Participant shall convey an easement in a form that is acceptable to City for the Lift Station Property, which easement shall be in effect until the Lift Station Property is subdivided. Participant agrees to include the Lift Station Property in a future subdivision of Participant's property, and once the Lift Station Property is legally subdivided, Participant shall deed the Lift Station Property to City with a

warranty deed. Participant shall deed the Lift Station Property to City free of any and all liens, encumbrances, deed restrictions, easements, encroachments, conditions, and liabilities of any kind. In addition to the deed, Participant shall assign and deliver to City all Lift Station construction warranties. Upon City's acceptance of the deed (or easement) by City, Participant shall have no further obligation or liability to City with regard to the operation, maintenance, or warranty of the Lift Station.

7. **Participation Agreement.** The Parties acknowledge that Agency has no obligation to pay Participant any of the Participant's Tax Increment Share under the Participation Agreement until the Lift Station Costs are paid.

8. **Indemnity.** Participant agrees to indemnify, release and defend City and Agency with Counsel of City and Agency's choice, and hold City and Agency, and those two entities' employees, officers, and agents harmless from and against any and all claims, demands, actions, or liability whatsoever, including, but not limited to, any bodily injury, property damage, cost, or expense (including, but not limited to, reasonable attorneys' fees) of any kind or character to any person or property, to the extent resulting from (i) any negligent act or omission of Participant or Participant's contractors, sub-contractors, employees and/or agents, (ii) any claim or action related to the installation of the Lift Station or breach of this Agreement, (iii) any negligent or defective construction of any part of the Lift Station, during construction thereof, and from completion of such construction until that date which is one (1) year after the acceptance of the Lift Station by City; and (iv) liens or claims on the Lift Station by any persons providing materials and/or services related to the Lift Station on behalf of or at the request of Participant or Participant's contractors, subcontractors, employees or agents.

9. **Authority and Authorization.** Each Party hereby represents and warrants to the other Parties that the execution and delivery of this Agreement by the Party and the performance of the terms hereof by the Party, have been duly authorized through proper action and, upon full execution hereof, this Agreement will be binding on and enforceable against each Party.

10. **Other Laws.** Participant may be responsible to fulfill other federal, state and local laws, including, but not limited to Workers Compensation and Occupational Safety and Health Administration

regulations. Participant agrees to comply with all laws during construction of the Lift Station.

11. **Assignment**. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of all of the Parties.

12. **Attorney Fees**. In the event this Agreement or any of the exhibits hereto are breached, the party at fault agrees to pay the attorney fees and all costs of enforcement of the non-breaching party.

13. **Governing Law and Jurisdiction**: This Agreement shall be governed by the laws of the State of Utah. Any suit, action or proceeding with respect to this Agreement shall be brought in the Fourth District Court of Utah. All parties submit to the jurisdiction of Utah courts with respect to any proceeding and agree that service of process as provided by Utah law may be made on all parties in such proceeding. No party may claim that Utah is an inconvenient forum.

14. **Severability**. Should any portion or paragraph of this Agreement be declared invalid or unenforceable, the remaining portions or paragraphs of the Agreement shall remain valid and enforceable.

15. **Modification**. Modification of this Agreement shall only be effective if agreed upon, in writing, and approved by each of the Parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers.

**REDEVELOPMENT AGENCY
OF SPRINGVILLE CITY**

By: _____
Richard J. Child
Chairman

Attest:

By: _____
Kim Crane
Secretary

**Thomas L. Olds, Jr. and Kelly Olds,
Trustees of The Olds Family 2002
Trust under Declaration of Trust
dated June 3, 2002**

By: _____
Thomas L. Olds, Jr.
Trustee

By: _____
Kelly Olds
Trustee

SPRINGVILLE CITY

By: _____
Richard J. Child
Mayor

Attest:

By: _____
Kim Crane
City Recorder

Spring Pointe Lift Station Estimate
Civil Science Update - January 29, 2019

Item	Description	Flow 90 GPM System			
		Quant	Unit	Price	Amount
1.0	Mobilization				\$ 13,275.00
	Transport and Travel	8	TRP	\$ 800.00	\$ 6,400.00
	Bond	1	LS	\$ 5,000.00	\$ 5,000.00
	Testing and Compliance	1	LS	\$ 1,875.00	\$ 1,875.00
2.0	Surfaces-Aggregate				\$ 10,992.50
	Drain Rock	60	TN	\$ 19.00	\$ 1,140.00
	A1a Import	100	TN	\$ 14.00	\$ 1,400.00
	Asphalt Repair w Roadbase	345	SF	\$ 4.00	\$ 1,380.00
	3" Crushed Limestone with Weed Barrier	400	SY	\$ 15.00	\$ 6,000.00
	Roadbase For Slabs	55	TN	\$ 19.50	\$ 1,072.50
3.0	Site Work/Excavation				\$ 48,601.00
	Wet Well Pit Excavation	148	CY	\$ 25.00	\$ 3,700.00
	Remove Over Burden	550	CY	\$ 7.00	\$ 3,850.00
	Export Unsuitable	148	CY	\$ 7.00	\$ 1,036.00
	20' Trench Box	1	LS	\$ 10,000.00	\$ 10,000.00
	Dewatering	1	LS	\$ 15,000.00	\$ 15,000.00
	Fences and Gates	240	LF	\$ 40.00	\$ 9,600.00
	New Sidewalk (street sides)	600	SF	\$ 6.00	\$ 3,600.00
	Curb-Remove/ Replace	33	LF	\$ 55.00	\$ 1,815.00
4.0	Inlet Piping and Structures				\$ 11,340.00
	8" Sewer Pipe	14	LF	\$ 60.00	\$ 840.00
	60" Inlet Box	1	LS	\$ 10,500.00	\$ 10,500.00
	60" ManHole				
	10" sewer pipe				
	Relay 10" Sewer Pipe/Rechannel Existing MH				
5.0	Concrete Structures				\$ 30,850.00
	72" Manhole Wet Well	18	LF	\$ 1,000.00	\$ 18,000.00
	8' Box Wet Well				
	Line 8' Box Wet Well				
	8'x5'x7.5' Valve Box	7	CY	\$ 900.00	\$ 6,300.00
	Line Valve Box	262	SF	\$ 25.00	\$ 6,550.00
6.0	Internal Suction and Discharge				\$ 21,182.50
	Check Valves	2	EA	\$ 1,191.25	\$ 2,382.50
	Gate Valves	4	EA	\$ 450.00	\$ 1,800.00
	Fittings, Spools and Pipe	1	LS	\$ 5,000.00	\$ 5,000.00
	Aluminum Retractable Basket Screen	1	EA	\$ 2,000.00	\$ 2,000.00
	Stainless Steel Retractable Bar Screen				
	Open Channel Grinder				
	Channelize For Grinder				
	Flow Meter	1	EA	\$ 4,500.00	\$ 4,500.00
	Flow Meter Isolation Valve	1	EA	\$ 1,250.00	\$ 1,250.00
	Air Vent to Relieve Air For Full Flow Meter	1	EA	\$ 1,750.00	\$ 1,750.00
	Culinary Service For Maintnace	1	EA	\$ 2,500.00	\$ 2,500.00
7.0	External Discharge Piping				\$ 17,900.00
	6" HDPE to Street With Elbow	40	LF	\$ 85.00	\$ 3,400.00
	Force Main Inspection Ports	1	LS	\$ 14,500.00	\$ 14,500.00
8.0	Building Enclosure				\$ 30,375.00
	15'x9' Building With Foundation	135	SF	\$ 225.00	\$ 30,375.00
9.0	HVAC/Mechanical				\$ 5,675.00
	Electric Heat	1	LS	\$ 1,275.00	\$ 1,275.00
	Ventilation	1	LS	\$ 4,400.00	\$ 4,400.00
10.0	Grates-Hoist-Misc Metal				\$ 4,500.00
	Access Hatch	3	EA	\$ 1,500.00	\$ 4,500.00
11.0	Electrical				\$ 34,700.00
	Transformer Pad	1	EA	\$ 950.00	\$ 950.00
	20 KW Generator W Transfer Switch	1	LS	\$ 15,000.00	\$ 15,000.00
	38 KW Generator with Transfer Switch				
	Building Service and Lighting	1	LS	\$ 18,750.00	\$ 18,750.00
12.0	Pumps and Controls				\$ 42,802.50
	2.7 HP Chopper Pumps	2	EA	\$ 7,400.00	\$ 14,800.00
	7.5 HP Pumps-15 HP Pumps				
	Duplex Controls	1	EA	\$ 14,200.00	\$ 14,200.00
	Prefabricated Pump Basin	1	EA	\$ 9,802.50	\$ 9,802.50
	Rails and Connectors	2	EA	\$ 2,000.00	\$ 4,000.00
13.0	SCADA and Alarms				\$ 18,750.00
		1	LS	\$ 18,750.00	\$ 18,750.00
	Subtotal				\$ 290,943.50
13.0	Profic and Overhead - 15%		15%		\$ 43,641.53
14.0	Contincey - 15%		15%		\$ 50,187.75
15.0	Engineering		LS		\$ 40,000.00
16.0	Construction Management		LS		\$ 19,800.00
	Estimated Total				\$ 444,572.78

Flow 360/625 GPM System			
Quant	Unit	Price	Amount
			\$ 18,300.00
12	TRP	\$ 800.00	\$ 9,600.00
1	LS	\$ 6,500.00	\$ 6,500.00
1	LS	\$ 2,200.00	\$ 2,200.00
			\$ 22,138.50
180	TN	\$ 19.00	\$ 3,420.00
459	TN	\$ 14.00	\$ 6,426.00
1305	SF	\$ 4.00	\$ 5,220.00
400	SY	\$ 15.00	\$ 6,000.00
55	TN	\$ 19.50	\$ 1,072.50
			\$ 63,597.00
370	CY	\$ 25.00	\$ 9,250.00
550	CY	\$ 7.00	\$ 3,850.00
481	CY	\$ 7.00	\$ 3,367.00
1	LS	\$ 10,000.00	\$ 10,000.00
1	LS	\$ 21,180.00	\$ 21,180.00
240	LF	\$ 40.00	\$ 9,600.00
600	SF	\$ 6.00	\$ 3,600.00
50	LF	\$ 55.00	\$ 2,750.00
			\$ 35,980.00
1	LS	\$ 10,500.00	\$ 10,500.00
1	EA	\$ 8,500.00	\$ 8,500.00
82	LF	\$ 90.00	\$ 7,380.00
64	LF	\$ 150.00	\$ 9,600.00
			\$ 68,350.00
1	LS	\$ 34,250.00	\$ 34,250.00
850	SF	\$ 25.00	\$ 21,250.00
7	CYD	\$ 900.00	\$ 6,300.00
262	SF	\$ 25.00	\$ 6,550.00
			\$ 25,782.50
2	EA	\$ 1,191.25	\$ 2,382.50
4	EA	\$ 600.00	\$ 2,400.00
1	LS	\$ 6,000.00	\$ 6,000.00
1	EA	\$ 4,000.00	\$ 4,000.00
0	EA	\$ 36,575.00	\$ -
1	LS	\$ 1,000.00	\$ 1,000.00
1	EA	\$ 4,500.00	\$ 4,500.00
1	EA	\$ 1,250.00	\$ 1,250.00
1	EA	\$ 1,750.00	\$ 1,750.00
1	EA	\$ 2,500.00	\$ 2,500.00
			\$ 17,900.00
40	LF	\$ 85.00	\$ 3,400.00
1	EA	\$ 14,500.00	\$ 14,500.00
			\$ 30,375.00
135	SF	\$ 225.00	\$ 30,375.00
			\$ 8,775.00
1	LS	\$ 1,275.00	\$ 1,275.00
1	LS	\$ 7,500.00	\$ 7,500.00
			\$ 4,500.00
3	EA	\$ 1,500.00	\$ 4,500.00
			\$ 34,700.00
1	EA	\$ 950.00	\$ 950.00
1	LS	\$ 15,000.00	\$ 15,000.00
1	LS	\$ 18,750.00	\$ 18,750.00
			\$ 70,002.50
2	EA	\$ 20,000.00	\$ 40,000.00
1	EA	\$ 14,200.00	\$ 14,200.00
1	EA	\$ 9,802.50	\$ 9,802.50
2	EA	\$ 3,000.00	\$ 6,000.00
			\$ 18,750.00
1	LS	\$ 18,750.00	\$ 18,750.00
			\$ 419,150.50
			\$ 62,872.58
			\$ 72,303.46
			\$ 45,000.00
			\$ 19,800.00
			\$ 619,126.54
			\$ 174,553.76