



CITY of NOVI CITY COUNCIL

**Agenda Item 3
August 26, 2013**

SUBJECT: Approval to award a construction contract for the Novi Road Pathway and 2013 ADA Compliance project to Fonson, Inc., the low bidder, in the amount of \$179,187.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division ⁽²⁴⁾ *BAC*

CITY MANAGER APPROVAL: *[Signature]*

EXPENDITURE REQUIRED	\$ 158,208 Novi Road Pathway \$ 20,979 ADA Compliance Program \$ 179,187 TOTAL
AMOUNT BUDGETED	\$ 203,050 Novi Road Pathway \$ 100,000 ADA Compliance Program (FY2012-13 and FY2013-14) \$ 303,050 TOTAL
LINE ITEM NUMBER	204-204.00-974.431 Novi Road Pathway 204-204.00-805.003 ADA Compliance Program

BACKGROUND INFORMATION:

The project includes the construction of approximately 1,800 feet of 6-foot wide concrete pathway to fill three gaps along the west side of Novi Road between Nine Mile Road and Ten Mile Road, identified as segment 92 in the *Pathway and Sidewalk Prioritization Analysis and Process*. A location map has been included for reference. Obtaining four permanent easements and four temporary easements was required to facilitate the construction and maintenance of this pathway. Of the four properties requiring easements, one was donated, one was acquired for a negotiated price, and the remaining two easements over parcels 22-27-200-010 and 22-27-200-012 are being acquired through eminent domain. The permit required for the construction of a boardwalk across Chapman Creek and the associated floodplain has been issued by the Department of Environmental Quality.

This project also includes the second construction season for the Americans with Disabilities Act (ADA) Compliance Implementation Program as recommended by the ADA Compliance Transition Plan adopted in March 2011 and funded in the 2012-13 fiscal year CIP. The ADA Compliance Transition Plan provides a long-term plan for bringing the City's public sidewalks and other related facilities into compliance with ADA requirements. This annual program addresses high priority areas (e.g., high pedestrian usage and areas where pathway barriers exist). This year's ADA Compliance project is targeting sidewalks along Novi Road adjacent to the pathway project.

During discussions with the Arrowon Pines Condos Homeowners Association, staff learned that they were considering replacing the pavement at the entrance to the subdivision at private Algonquin Drive. Since this project included some minor improvements at the entrance, staff has been working with the Homeowners Association to include the additional work they wanted to complete with this project, pending their commitment to fund the additional work. Staff is still waiting to hear how they want to proceed. Therefore, this award does not include the Algonquin Drive improvements, but in the event

they decide to proceed with the work, a change order will be issued upon receipt of payment from the HOA for its share of the work (in the amount of \$29,899.53).

The City and the property owner of the remaining two easements (parcels 22-27-200-010 and 22-27-200-012) previously negotiated a settlement for the easements; however issues arising between the property owner and the mortgage lender have hampered finalizing a settlement. There is still some potential to obtain the easements during the current construction season and the Circuit Court may be required to issue an order for distribution of just compensation between the property owner and the lender. The award currently includes construction of the pathway over these parcels assuming that the easements will be acquired in time for construction. Otherwise, a change order removing the work over these parcels would be issued with the potential to add the work back into the contract at the time the easements are obtained through either settlement or court order.

Four (4) bids were received and opened on August 14, 2013 following a public bid solicitation period. The lowest bidder is Fonson, Inc. Fonson's bid is recommended as being in the best interest of the City as it is responsive (i.e. Fonson has complied with all requirements of the bidding instructions) and it is the lowest price. (SDA's award recommendation letter including the bid tabulation dated August 16, 2013 is attached.) A summary of the four bids is as follows:

Contractor	Bid Price (including Crew Days)*
Fonson Inc.	\$190,706.87
Mattioli Cement	\$209,105.60
Carlo Construction	\$222,164.60
Licaria Concrete	\$245,958.25

*Crew Days are included to compare bids, but are not included in the award.

This budgeted amount for Novi Pathway construction for FY2012-13 was \$253,050 for construction and engineering, of which \$29,454 was awarded for design engineering, \$179,187 is now being recommended for award to Fonson for construction, \$24,063 is also recommended for award to SDA for construction engineering services (a separate item on this agenda), and \$12,519 for the required easements, for total contract awards in the amount of \$245,223.

The construction contract calls for substantial completion of the project within 45 days and final completion within 60 days of the Notice to Proceed.

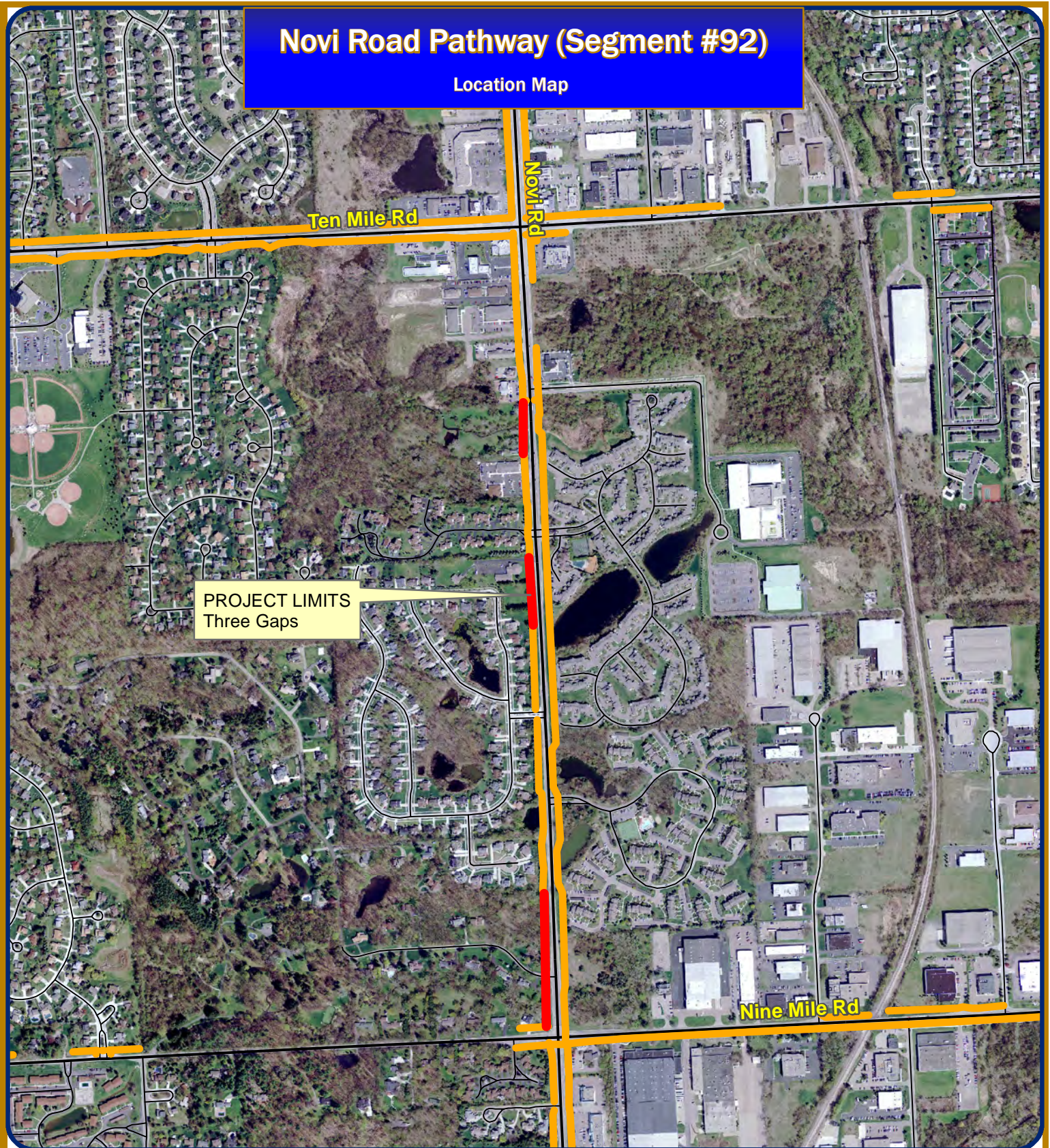
RECOMMENDED ACTION: Approval to award a construction contract for the Novi Road Pathway and 2013 ADA Compliance project to Fonson, Inc., the low bidder, in the amount of \$179,187.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Wrobel				

Novi Road Pathway (Segment #92)

Location Map



PROJECT LIMITS
Three Gaps

Ten Mile Rd

Novi Rd

Nine Mile Rd

Map Author: Croy
Date: 8/2/13
Project: Novi Pathway
Version #: v2.0




City of Novi
Engineering Division
Department of Public Services
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

-  Novi Road Pathway (3 Gaps)
-  Existing Pathway



1 inch = 850 feet

2012 ADA Improvements - Novi Rd



Map Author: Croy
 Date: 9/25/12
 Project: 2012 ADA - Novi Road
 Version #: v1.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 inch = 344 feet



City of Novi
 Engineering Division
 Department of Public Services
 26300 Lee BeGole Drive
 Novi, MI 48375
 cityofnovi.org



August 16, 2013

Mr. Benjamin Croy, PE, Civil Engineer
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: **Recommendation for Award**
Novi Road Pathway and 2013 ADA Compliance Program Project
SDA Project No.: NV13-003

Dear Mr. Croy:

On August 14, 2013, at 3:00 p.m. construction bids were opened and publicly read at the City of Novi Civic Center for the Novi Road Pathway and 2013 ADA Compliance Program Project.

The City Clerk's office received four (4) sealed bids for this project, with each bidder considered to be responsive having submitted a bid compliant with all requirements. Breakout bids were requested for the Base Bid work (pathway and ADA program) due to separate funding sources, as well as an alternate bid for the reconstruction of the Algonquin Drive approach pavement which is a private street entrance to Arrowon Pines Condos. The apparent low bidder, Fonson, Inc., submitted a base bid of \$190,706.87 and an alternate bid of \$31,163.13. The alternate bid work would result in a deduction of \$1263.60 from the base bid due to a reduction in work needed for ADA compliance.

Following the bid opening, Spalding DeDecker Associates, Inc. (SDA) reviewed all of the bids received, verified the calculations, and prepared the bid tabulation for the project (attached). Based on a review of experience and references provided by Fonson, Inc., SDA finds that Fonson is qualified to perform the required construction.

It is our recommendation that the project be awarded to the low bidder, Fonson, Inc., for the Novi Road Pathway and 2013 ADA Compliance Program Project in the contract amount of \$207,166.40, which is the total base bid of \$190,706.87, plus \$29,899.53 for Alternate No. 1, and minus \$13,440.00 for crew days bid. Please note that the City of Novi portion of the contract amount is \$179,186.87 as Alternate No. 1 will be funded by the Arrowon Pines Condos.

Upon award by the City Council, our office will coordinate the completion of the Contract Agreement, Bonds and Insurance information with Fonson, and submit contract documents for execution.

Very Truly Yours,
SPALDING DEDECKER ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'David P. Eno'.

David P. Eno, P.E. – Project Manager

enclosures: bid tabulation
cc: Mr. Craig S. Fons, Vice-President – Fonson, Inc.

BID TABULATION - Novi Rd Pathway (Nine to Ten Mile) and 2013 ADA Compliance Program

4 bids received, opened 8/14/2013

SDA Project: NV12004

Section 1 - Novi Road Pathway				Engineer's Estimate		Fonson Inc.		Mattioli Cement		Carlo Const.		Licaria Concrete	
NO.	ITEM	QUANTITY	UNIT	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)
1-1	Bonds, Insurance & Initial Set-up Expense (5% max)	1	LS	7,900.00	7,900.00	8,200.00	8,200.00	7,900.00	7,900.00	9,300.00	9,300.00	8,300.00	8,300.00
1-2	Inspection Crew Days (\$640/day)	*	DAY	20	12,800.00	14	8,960.00	25	16,000.00	30	19,200.00	21	13,440.00
1-3	Pre Construction Audio/Visual DVD Coverage	1	LS	2,500.00	2,500.00	1,745.00	1,745.00	1,000.00	1,000.00	1,000.00	1,000.00	2,000.00	2,000.00
1-4	Soil Erosion and Sedimentation Control Measures	1	LS	8,000.00	8,000.00	5,440.00	5,440.00	4,300.00	4,300.00	6,500.00	6,500.00	5,000.00	5,000.00
1-5	Tree Protection Fencing	1,560	LF	2.50	3,900.00	3.50	5,460.00	2.26	3,525.60	2.00	3,120.00	7.00	10,920.00
1-6	Temporary Traffic Control Devices	1	LS	8,000.00	8,000.00	10,880.00	10,880.00	2,400.00	2,400.00	7,500.00	7,500.00	3,500.00	3,500.00
1-7	Clearing and Grubbing	16.1	STA	550.00	8,855.00	315.00	5,071.50	650.00	10,465.00	315.00	5,071.50	3,500.00	56,350.00
1-8	Remove Tree, (8"-18")	3	EA	500.00	1,500.00	230.00	690.00	300.00	900.00	230.00	690.00	950.00	2,850.00
1-9	Remove Concrete Curb & Gutter	124	LF	25.00	3,100.00	7.90	979.60	7.00	868.00	21.85	2,709.40	10.00	1,240.00
1-10	Remove Concrete Sidewalk	185	SF	3.00	555.00	2.75	508.75	2.00	370.00	2.50	462.50	1.00	185.00
1-11	Remove Asphalt Pavement	285	SF	3.00	855.00	1.60	456.00	4.00	1,140.00	2.25	641.25	1.00	285.00
1-12	Adjust Structure, Complete	2	EA	450.00	900.00	400.00	800.00	400.00	800.00	195.00	390.00	350.00	700.00
1-13	Adjust Structure Greater Than 6", Complete	1	VF	250.00	250.00	600.00	600.00	700.00	700.00	286.00	286.00	150.00	150.00
1-14	Pathway Grading	16.1	STA	500.00	8,050.00	1,175.00	18,917.50	1,000.00	16,100.00	1,525.00	24,552.50	475.00	7,647.50
1-15	Undercut Excavation (As Needed)	145	CY	25.00	3,625.00	74.00	10,730.00	30.00	4,350.00	25.00	3,625.00	5.00	725.00
1-16	Embankment, (CIP)	150	CY	30.00	4,500.00	20.75	3,112.50	30.00	4,500.00	15.00	2,250.00	6.85	1,027.50
1-17	6" 21AA Limestone Aggregate Base Course (C.I.P.)	1,220	SY	10.00	12,200.00	12.25	14,945.00	11.00	13,420.00	13.00	15,860.00	6.85	8,357.00
1-18	Concrete Curb and Gutter	99	LF	25.00	2,475.00	24.00	2,376.00	30.00	2,970.00	23.50	2,326.50	18.00	1,782.00
1-19	4" Concrete Sidewalk	9,150	SF	5.00	45,750.00	2.65	24,247.50	3.00	27,450.00	4.00	36,600.00	3.30	30,195.00
1-20	6" Concrete Sidewalk	163	SF	6.50	1,059.50	3.05	497.15	4.00	652.00	6.10	994.30	3.65	594.95
1-21	ADA Ramp – 6" Concrete	138	SF	7.00	966.00	3.05	420.90	10.00	1,380.00	6.50	897.00	6.50	897.00
1-22	Rip-rap Spillway	4	SY	40.00	160.00	130.00	520.00	490.00	1,960.00	525.00	2,100.00	200.00	800.00
1-23	Gravel Drive, 4 Inch	185	SY	6.00	1,110.00	7.75	1,433.75	22.00	4,070.00	6.80	1,258.00	5.00	925.00
1-24	ADA Detectable Warning Plate	32	SF	25.00	800.00	33.00	1,056.00	100.00	3,200.00	38.75	1,240.00	50.00	1,600.00
1-25	Wood Backboard on Existing Gaurdrail	290	LF	12.00	3,480.00	14.00	4,060.00	15.00	4,350.00	14.00	4,060.00	18.90	5,481.00
1-26	Wooden Boardwalk, Complete	272	SF	50.00	13,600.00	44.00	11,968.00	45.00	12,240.00	44.00	11,968.00	59.40	16,156.80
1-27	Boardwalk Post - Additional Depth (As Needed)	50	VF	50.00	2,500.00	25.00	1,250.00	25.00	1,250.00	25.00	1,250.00	33.75	1,687.50
1-28	8' Aluminum Boardwalk Transition Plate	2	EA	150.00	300.00	150.00	300.00	1,000.00	2,000.00	825.00	1,650.00	1,700.00	3,400.00
1-29	Composite Pedestrian Railing (3 rail fence)	99	LF	25.00	2,475.00	32.00	3,168.00	100.00	9,900.00	76.00	7,524.00	90.00	8,910.00
1-30	Concrete Spillway- Modified	3	SY	100.00	300.00	200.00	600.00	750.00	2,250.00	636.00	1,908.00	150.00	450.00
1-31	Mulch Blanket	1,000	SY	4.50	4,500.00	1.80	1,800.00	1.83	1,830.00	1.75	1,750.00	3.10	3,100.00
1-32	Taxus x media 'Densformis'	5	EA	80.00	400.00	175.00	875.00	100.00	500.00	200.00	1,000.00	300.00	1,500.00
1-33	Viburnum carlesii	3	EA	85.00	255.00	175.00	525.00	125.00	375.00	200.00	600.00	300.00	900.00
1-34	Thuja occidentalis 'Rheingold'	3	EA	60.00	180.00	175.00	525.00	150.00	450.00	200.00	600.00	300.00	900.00
1-35	Berberis thun. 'Crimson Pygmy'	6	EA	60.00	360.00	175.00	1,050.00	100.00	600.00	200.00	1,200.00	300.00	1,800.00
1-36	Restoration	1	LS	10,000.00	10,000.00	13,000.00	13,000.00	1,500.00	1,500.00	6,500.00	6,500.00	9,600.00	9,600.00
SECTION 1 TOTAL - NOVI ROAD PATHWAY:					\$178,160.50		\$167,168.15		\$167,665.60		\$188,583.95		\$213,356.25

* NOTE: Number of Construction Observation Days bid by contractor, entered in Unit Price column here for bid tabulation purposes

Corrections:	1-12: as-read, \$1200; total	none	1-7: as-read \$5071.00	1-19: as-read \$30192; total
--------------	------------------------------	------	------------------------	------------------------------

Section 2 - 2013 ADA Compliance Program				Engineer's Estimate		Fonson Inc.		Mattioli Cement		Carlo Const.		Licaria Concrete	
NO.	ITEM	QUANTITY	UNIT	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)
2-1	Bonds, Insurance and Mobilization (5% Max)	1	LS	1,600.00	1,600.00	1,150.00	1,150.00	1,900.00	1,900.00	1,600.00	1,600.00	1,200.00	1,200.00
2-2	Inspection Crew Days (\$640/day)	*	DAY	5	3,200.00	4	2,560.00	6	3,840.00	7	4,480.00	7	4,480.00
2-3	Pre Construction Audio/Visual DVD Coverage	1	LS	1,750.00	1,750.00	985.00	985.00	750.00	750.00	750.00	750.00	1,200.00	1,200.00
2-4	Soil Erosion and Sedimentation Control Measures	1	LS	1,000.00	1,000.00	785.50	785.50	3,000.00	3,000.00	2,500.00	2,500.00	2,000.00	2,000.00
2-5	Temporary Traffic Control Devices	1	LS	4,000.00	4,000.00	400.00	400.00	1,200.00	1,200.00	2,900.00	2,900.00	3,000.00	3,000.00
2-6	Remove Concrete Curb and Gutter	136	LF	25.00	3,400.00	8.95	1,217.20	7.00	952.00	21.85	2,971.60	10.00	1,360.00
2-7	Remove Concrete Sidewalk	835	SF	3.00	2,505.00	0.78	651.30	1.00	835.00	1.95	1,628.25	1.00	835.00
2-8	Remove Concrete Pavement	18	SY	30.00	540.00	15.74	283.32	100.00	1,800.00	19.85	357.30	10.00	180.00
2-9	Adjust Structure, Complete	2	EA	450.00	900.00	390.00	780.00	400.00	800.00	190.00	380.00	300.00	600.00
2-10	Relocate Sprinkler Head, w/Pipe	1	EA	100.00	100.00	97.00	97.00	700.00	700.00	85.00	85.00	300.00	300.00
2-11	Undercut Excavation (As Needed)	4	CY	25.00	100.00	180.00	720.00	100.00	400.00	25.00	100.00	20.00	80.00
2-12	6" 21AA Limestone Aggregate Base Course (C.I.P.)	135	SY	10.00	1,350.00	17.20	2,322.00	13.00	1,755.00	13.00	1,755.00	6.85	924.75
2-13	Concrete Curb and Gutter	136	LF	25.00	3,400.00	24.00	3,264.00	30.00	4,080.00	23.50	3,196.00	20.00	2,720.00
2-14	4" Concrete Sidewalk	555	SF	5.00	2,775.00	2.85	1,581.75	3.60	1,998.00	4.00	2,220.00	2.99	1,659.45
2-15	ADA Ramp - 6" Concrete	371	SF	7.00	2,597.00	3.15	1,168.65	10.00	3,710.00	6.50	2,411.50	6.80	2,522.80
2-16	Concrete Pavement	18	SY	60.00	1,080.00	58.50	1,053.00	40.00	720.00	47.00	846.00	30.00	540.00
2-17	ADA Detectable Warning Plate	120	SF	25.00	3,000.00	33.00	3,960.00	100.00	12,000.00	38.75	4,650.00	50.00	6,000.00
2-18	Restoration	1	LS	2,500.00	2,500.00	560.00	560.00	1,000.00	1,000.00	750.00	750.00	3,000.00	3,000.00
SECTION 2 TOTAL - 2013 ADA COMPLIANCE PROGRAM:					\$35,797.00		\$23,538.72		\$41,440.00		\$33,580.65		\$32,602.00

* NOTE: Number of Construction Observation Days bid by contractor, entered in Unit Price column here for bid tabulation purposes

Corrections:	2-5: as-read, \$1217.50	none	2-6: as-read \$2971.00	none
--------------	-------------------------	------	------------------------	------

TOTAL BASE BID (SECTION 1 + SECTION 2):	\$213,957.50	\$190,706.87	\$209,105.60	\$222,164.60	\$245,958.25
--	---------------------	---------------------	---------------------	---------------------	---------------------

Section 3 - Alt No. 1 - Algonquin Drive Approach Replacement				Engineer's Estimate		Fonson Inc.		Mattioli Cement		Carlo Const.		Licaria Concrete	
NO.	ITEM	QUANTITY	UNIT	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)
3A-1	Bonds, Insurance & Initial Set-up Expense (5% max)	1	LS	\$1,200.00	1,200.00	1,000.00	1,000.00	1,500.00	1,500.00	2,000.00	2,000.00	1,500.00	1,500.00
3A-2	Inspection Crew Days	*	DAY	4	2,560.00	3	1,920.00	5	3,200.00	6	3,840.00	6	3,840.00
3A-3	Pre Construction Audio/Visual DVD Coverage	1	LS	\$500.00	500.00	825.00	825.00	750.00	750.00	750.00	750.00	1,000.00	1,000.00
3A-4	Soil Erosion and Sedimentation Control Measures	1	LS	\$400.00	400.00	318.63	318.63	1,000.00	1,000.00	1,200.00	1,200.00	1,000.00	1,000.00
3A-5	Temporary Traffic Control Devices	1	LS	\$1,000.00	1,000.00	250.00	250.00	1,000.00	1,000.00	2,900.00	2,900.00	2,000.00	2,000.00
3A-6	Remove Concrete Curb & Gutter	130	LF	\$12.00	1,560.00	6.10	793.00	10.00	1,300.00	19.00	2,470.00	10.00	1,300.00
3A-7	Remove Concrete Type "M" Opening	105	LF	\$20.00	2,100.00	6.00	630.00	10.00	1,050.00	24.00	2,520.00	10.00	1,050.00
3A-8	Remove Concrete Pavement	185	SY	\$20.00	3,700.00	13.50	2,497.50	10.00	1,850.00	16.00	2,960.00	12.00	2,220.00
3A-9	Relocate Sprinkler Head, w/ Pipe	2	EA	\$100.00	200.00	97.00	194.00	300.00	600.00	85.00	170.00	300.00	600.00
3A-10	Undercut Excavation and Backfill (As Needed)	20	CY	\$25.00	500.00	90.00	1,800.00	40.00	800.00	25.00	500.00	10.00	200.00
3A-11	Concrete Curb and Gutter	130	LF	\$18.00	2,340.00	24.00	3,120.00	30.00	3,900.00	23.50	3,055.00	20.00	2,600.00
3A-12	MDOT Type "M" Gutter	105	LF	\$25.00	2,625.00	28.00	2,940.00	30.00	3,150.00	25.00	2,625.00	20.00	2,100.00
3A-13	Bituminous Pavement, HMA 4C	22	Ton	\$100.00	2,200.00	150.00	3,300.00	130.00	2,860.00	150.00	3,300.00	180.00	3,960.00
3A-14	Bituminous Pavement, HMA 3C	22	Ton	\$100.00	2,200.00	150.00	3,300.00	130.00	2,860.00	150.00	3,300.00	180.00	3,960.00
3A-15	Bituminous Pavement, HMA 11 A (Two Lifts)	55	Ton	\$75.00	4,125.00	145.00	7,975.00	125.00	6,875.00	145.00	7,975.00	180.00	9,900.00
3A-16	Restoration	1	LS	\$500.00	500.00	300.00	300.00	1,200.00	1,200.00	750.00	750.00	1,000.00	1,000.00
Subtotal - total work for Algonquin Drive Approach Reconstruct:					\$27,710.00		\$31,163.13		\$33,895.00		\$40,315.00		\$38,230.00
Work required due to 2013 ADA Compliance Program:													
3B-1	6" 21AA Limestone Aggregate Base Course (CIP)	18	SY	\$10.00	180.00	12.20	219.60	13.00	234.00	13.00	234.00	20.00	360.00
3B-2	Concrete Pavement	18	SY	\$60.00	1,080.00	58.00	1,044.00	40.00	720.00	47.00	846.00	10.00	180.00
Deduction of work included in ADA Compliance Program:					\$1,260.00		\$1,263.60		\$954.00		\$1,080.00		\$540.00

TOTAL BID - ALTERNATE NO. 1 - ALGONQUIN DR APPROACH RECONSTRUCT (to be paid for by Arrowon Pines Condos)	\$26,450.00	\$29,899.53	\$32,941.00	\$39,235.00	\$37,690.00
---	--------------------	--------------------	--------------------	--------------------	--------------------

Corrections:	none	none	none	none
--------------	------	------	------	------

Total PROJECT cost including Alternate No. 1:	\$241,667.50	\$221,870.00	\$243,000.60	\$262,479.60	\$284,188.25
--	---------------------	---------------------	---------------------	---------------------	---------------------