

COUNCIL WORKSHOP ITEM

ITEM: Central Business District Redevelopment Phase IV Proj. 15-00
DATE: March 8, 2001
PREPARED BY: David C. Conley
PURPOSE: To authorize execution of the contract to Martam Construction, Inc. for all work associated with the infrastructure and streetscape improvements in accordance with plans and specifications for Project 15-00, CBD Redevelopment, Phase IV.

DISCUSSION: Staff has entered into and completed revised negotiations with Martam Construction for the CBD Redevelopment Phase IV construction. This project is the fourth phase of the multi-phased approach to the construction of the infrastructure and streetscape improvements throughout the CBD. This project covers the area of improvement as follows: Main Street from the tracks to Franklin, Warren from Forest to Main, and the reconstruction of Parking Lot A. With this revision, Washington from Maple to Burlington, the access chamber for the 11 ft. diameter storm sewer, and the undergrounding of the utilities, has been removed from the scope of this project.

The Public Works & Engineering Department has reviewed the proposal and recommends award of the contract to:

Martam Construction, Inc.
1200 Gasket Dr.
Elgin, IL 60120

in the amount of \$2,429,002.45 plus a 5% contingency of \$121,450.12. It is noted that through intergovernmental agreement, the Downers Grove Sanitary District is responsible for \$103,925.00 of the total contract. This agreement is the same as the previous agreements with the District for CBD improvements and will be forwarded to the District within the next two weeks. The total proposed revised contract price is \$87,849.95 or 3.7% above the engineer's estimate. In evaluating the proposed unit prices, a comparison was made of the 114 out of 154 similar items on the Phase 3 contract. The proposed unit prices for Phase 4 are commensurable with the previous contract with justifiable adjustment due to complexity and construction material increases.

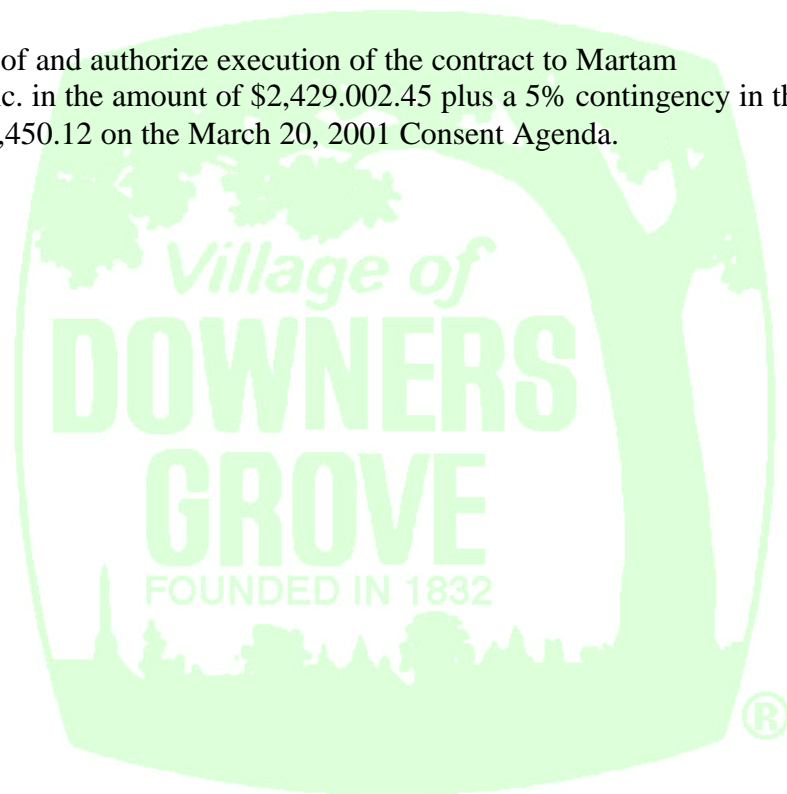
This project is funded in the Capital Improvement Program 07-529-0000-5711.

ATTACHMENT:

Attached for informational purposes is a tabulation of unit prices and comparative to the engineer's estimate as provide in cooperation with RJN and staff.

RECOMMENDATION:

To place award of and authorize execution of the contract to Martam Construction, Inc. in the amount of \$2,429,002.45 plus a 5% contingency in the amount of \$121,450.12 on the March 20, 2001 Consent Agenda.



CBD REDEVELOPMENT PHASE IV

No.	Item Description	Quantity	Unit	Engineer's Estimate		Martam Contract	
				Unit Price	Total	Unit Price	Total
1	TREE REMOVAL (OVER 6" DIA.)	21	UNIT	\$18.00	\$378.00	\$18.00	\$378.00
2	AGGREGATE FOR TEMPORARY ACCESS	341	TON	\$15.00	\$5,115.00	\$16.00	\$5,456.00
3	TEMPORARY FENCE (TREES & WORK ZONE AREA)	3,060	LF	\$3.50	\$10,710.00	\$3.50	\$10,710.00
4	STRUCTURE EXCAVATION	699	CY	\$25.00	\$17,475.00	\$27.00	\$18,873.00
5	CONCRETE RETAINING WALL REMOVAL	312	LF	\$15.00	\$4,680.00	\$25.00	\$7,800.00
6	PAVEMENT REMOVAL	8,971	SY	\$12.00	\$107,652.00	\$11.00	\$98,681.00
7	SIDEWALK REMOVAL	18,062	SF	\$1.60	\$28,899.20	\$1.80	\$32,511.60
8	DRIVEWAY PAVEMENT REMOVAL	392	SY	\$8.00	\$3,136.00	\$9.00	\$3,528.00
9	COMBINATION CURB & GUTTER REMOVAL	3,625	LF	\$5.00	\$18,125.00	\$5.50	\$19,937.50
10	REMOVE EXISTING MASONRY BLOCK RETAINING WA	545	SF	\$12.00	\$6,540.00	\$4.00	\$2,180.00
11	HANDRAIL REMOVAL	197	LF	\$6.00	\$1,182.00	\$6.00	\$1,182.00
12	REMOVE PEDESTRIAN SIGNAL PUSH BUTTON	1	EA	\$800.00	\$800.00	\$50.00	\$50.00
13	REMOVE PEDESTRIAN SIGNAL POST	2	EA	\$1,200.00	\$2,400.00	\$30.00	\$60.00
14	EARTH EXCAVATION	6,200	CY	\$21.00	\$130,200.00	\$24.00	\$148,800.00
15	POROUS GRANULAR EMBANKMENT, SUBGRADE	1,305	CY	\$29.00	\$37,845.00	\$29.60	\$38,628.00
16	TRENCH BACKFILL	3,601	CY	\$30.00	\$108,030.00	\$33.00	\$118,833.00
17	SUBBASE GRANULAR MATERIAL, TYPE B, 4"	1,825	SY	\$5.50	\$10,037.50	\$5.20	\$9,490.00
18	SUBBASE GRANULAR MATERIAL, TYPE B, 6"	5,566	SY	\$6.80	\$37,848.80	\$6.60	\$36,735.60
19	BITUMINOUS SURFACE REMOVAL, 2"	453	SY	\$5.00	\$2,265.00	\$2.50	\$1,132.50
20	REFLECTIVE CRACK CONTROL TREATMENT, TY A	453	SY	\$2.00	\$906.00	\$1.60	\$724.80
21	TEMPORARY PAVEMENT SURFACE	120	SY	\$42.00	\$5,040.00	\$45.00	\$5,400.00
22	BITUMINOUS MATERIAL (PRIME COAT)	10	TON	\$350.00	\$3,500.00	\$300.00	\$3,000.00
23	TEMPORARY BITUMINOUS PAVEMENT	170	TON	\$80.00	\$13,600.00	\$80.00	\$13,600.00
24	TEMPORARY BITUMINOUS SIDEWALK	7	TON	\$80.00	\$560.00	\$80.00	\$560.00
25	PAVEMENT PATCHING, CLASS D, BITUMINOUS	98	SY	\$42.00	\$4,116.00	\$38.00	\$3,724.00
26	GEOTECH FABRIC FOR GROUND STABILIZATION	7,400	SY	\$1.00	\$7,400.00	\$1.20	\$8,880.00
27	BITUMINOUS BASE COURSE, 6"	1,522	SY	\$13.00	\$19,786.00	\$15.00	\$22,830.00
28	BITUMINOUS BASE COURSE, 8"	1,771	SY	\$17.00	\$30,107.00	\$20.00	\$35,420.00
29	BITUMINOUS CONCRETE BINDER COURSE, TYPE 2	296	TON	\$46.00	\$13,616.00	\$50.00	\$14,800.00
30	BIT. CONC. SURFACE CSE., MIX D. CLASS I, TYPE 2	337	TON	\$48.00	\$16,176.00	\$50.00	\$16,850.00
31	PORTLAND CEMENT CONCRETE BASE COURSE, 4"	129	SY	\$35.10	\$4,527.90	\$32.00	\$4,128.00
32	COMB. CONC. CURB & GUTTER, TYPE B-6.12	3,328	LF	\$16.00	\$53,248.00	\$16.00	\$53,248.00
33	COMB. CONC. CURB & GUTTER, TY B-6.12 (MODIFIED)	300	LF	\$17.00	\$5,100.00	\$17.00	\$5,100.00
34	CONCRETE CURB, TYPE B-6	126	LF	\$23.00	\$2,898.00	\$22.00	\$2,772.00
35	CONCRETE MEDIAN, TYPE SB-6.12	252	SF	\$14.00	\$3,528.00	\$13.00	\$3,276.00
36	PROTECTIVE COAT	3,565	SY	\$1.00	\$3,565.00	\$1.00	\$3,565.00
37	HI-EARLY STRENGTH PCC PAVEMENT, 10"	4,985	SY	\$54.00	\$269,190.00	\$54.00	\$269,190.00
38	PCC DRIVEWAY PAVEMENT, 7"	348	SY	\$41.00	\$14,268.00	\$54.00	\$18,792.00
39	PCC SIDEWALK, 5", BUFF COLOR	20,297	SF	\$5.10	\$103,514.70	\$5.00	\$101,485.00
40	HI-EARLY STRENGTH PCC X-WALK, 10", BUFF COLO	1,506	SF	\$9.00	\$13,554.00	\$8.40	\$12,650.40
41	HI-EARLY STRENGTH PCC PAVEMENT, 6", RED BRIC	439	SF	\$6.80	\$2,985.20	\$8.40	\$3,687.60
42	HI-EARLY STRENGTH PCC X-WALK, 10", RED COLOR	495	SF	\$9.00	\$4,455.00	\$8.40	\$4,158.00
43	CONCRETE PLANTER CURB	363	LF	\$27.00	\$9,801.00	\$26.00	\$9,438.00
44	PVC SLEEVE, 2" DIA.	50	LF	\$8.00	\$400.00	\$5.00	\$250.00
45	STRUCTURAL SOIL	348	CY	\$60.00	\$20,880.00	\$58.00	\$20,184.00
46	PLANTING SOIL MIX	231	CY	\$32.00	\$7,392.00	\$34.00	\$7,854.00
47	FENCE REMOVAL AND REPLACEMENT	20	LF	\$18.00	\$360.00	\$30.00	\$600.00
48	TREE GRATE	14	EA	\$1,020.00	\$14,280.00	\$1,080.00	\$15,120.00
49	TRASH RECEPTACLES WITH DOMED LIDS	30	EA	\$920.00	\$27,600.00	\$950.00	\$28,500.00
50	CONCRETE PAVERS, TYPE B	1,162	SF	\$14.50	\$16,849.00	\$14.00	\$16,268.00
51	CONCRETE STRUCTURES - SEATWALLS	18	CY	\$1,200.00	\$21,600.00	\$1,200.00	\$21,600.00
52	CONCRETE STRUCTURES - RETAINING WALL	115	CY	\$1,300.00	\$149,500.00	\$680.00	\$78,200.00
53	CONCRETE ENTRANCE STEPS	4	EA	\$3,000.00	\$12,000.00	\$6,000.00	\$24,000.00
54	LIMESTONE COPING - SEATWALLS	167	SF	\$69.00	\$11,523.00	\$70.00	\$11,690.00
55	LIMESTONE COPING - RETAINING WALL	266	SF	\$69.00	\$18,354.00	\$70.00	\$18,620.00
56	LIMESTONE PIER CAPS - SEATWALLS	23	EA	\$230.00	\$5,290.00	\$220.00	\$5,060.00
57	LIMESTONE PIER CAPS - RETAINING WALL	6	EA	\$230.00	\$1,380.00	\$220.00	\$1,320.00

CBD REDEVELOPMENT PHASE IV

No.	Item Description	Quantity	Unit	Engineer's Estimate		Martam Contract	
				Unit Price	Total	Unit Price	Total
58	RELOCATE IRRIGATION SYSTEM	1	LS	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00
59	PIPE UNDERDRAINS, 4" WRAPPED	436	LF	\$18.00	\$7,848.00	\$17.00	\$7,412.00
60	DRAINAGE/UTILITY STRUCTURE TO BE REMOVED	19	EA	\$260.00	\$4,940.00	\$260.00	\$4,940.00
61	STORM SEWERS, 6" PVC	136	LF	\$34.00	\$4,624.00	\$33.00	\$4,488.00
62	STORM SEWERS, 8" PVC	15	LF	\$35.00	\$525.00	\$35.00	\$525.00
63	STORM SEWERS, CLASS IV, TYPE 2, 12"	666	LF	\$35.00	\$23,310.00	\$36.00	\$23,976.00
64	STORM SEWERS, CLASS IV, TYPE 2, 15"	26	LF	\$38.00	\$988.00	\$40.00	\$1,040.00
65	STORM SEWERS, CLASS IV, TYPE 2, 18"	230	LF	\$44.00	\$10,120.00	\$45.00	\$10,350.00
66	STORM SEWERS, CLASS IV, TYPE 2, 24"	172	LF	\$53.00	\$9,116.00	\$58.00	\$9,976.00
67	DRAINAGE/UTILITY STRUCTURE ADJUSTMENT (SPE	12	EA	\$500.00	\$6,000.00	\$650.00	\$7,800.00
68	STORM MANHOLE, 4' DIA., TYPE A	5	EA	\$1,800.00	\$9,000.00	\$1,720.00	\$8,600.00
69	STORM MANHOLE, 4' DIA., TYPE C	2	EA	\$1,800.00	\$3,600.00	\$1,720.00	\$3,440.00
70	STORM MANHOLE, 5' DIA., TYPE C	2	EA	\$2,400.00	\$4,800.00	\$2,100.00	\$4,200.00
71	INLET, 2' DIA., TYPE A	14	EA	\$900.00	\$12,600.00	\$900.00	\$12,600.00
72	INLETS, 3' DIA., TYPE B & C	6	EA	\$1,100.00	\$6,600.00	\$1,200.00	\$7,200.00
73	CONNECTION TO 48" STORM SEWER	1	EA	\$4,900.00	\$4,900.00	\$8,600.00	\$8,600.00
74	VALVE VAULT, TYPE A, 5' DIA.	4	EA	\$1,850.00	\$7,400.00	\$1,800.00	\$7,200.00
75	MAINTENANCE OF EXISTING TRAFFIC SIGNAL INSTA	2	EA	\$3,000.00	\$6,000.00	\$8,000.00	\$16,000.00
76	WINDOW/AWNING CLEANING	8	EA	\$200.00	\$1,600.00	\$200.00	\$1,600.00
77	FLAG POLE WITH FOUNDATION	1	EA	\$8,000.00	\$8,000.00	\$6,000.00	\$6,000.00
78	FENCING	265	LF	\$90.00	\$23,850.00	\$110.00	\$29,150.00
79	HANDRAIL	75	LF	\$40.00	\$3,000.00	\$110.00	\$8,250.00
80	DUST CONTROL WATERING	60	UNITS	\$100.00	\$6,000.00	\$50.00	\$3,000.00
81	MAINT. OF PED. ACCESS TO ABUTTING PROPERTIES	1	LS	\$12,000.00	\$12,000.00	\$20,000.00	\$20,000.00
82	RAILROAD PROTECTIVE LIABILITY INSURANCE	1	LS	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
83	FLAGMAN	5	DAYS	\$400.00	\$2,000.00	\$760.00	\$3,800.00
84	TRAFFIC CONTROL AND PROTECTION	1	LS	\$35,000.00	\$35,000.00	\$50,000.00	\$50,000.00
85	MOBILIZATION	1	LS	\$120,000.00	\$120,000.00	\$160,000.00	\$160,000.00
86	THERMOPLASTIC PAVEMENT MARKING, LINE 4"	1,609	LF	\$0.70	\$1,126.30	\$0.60	\$965.40
87	THERMOPLASTIC PAVEMENT MARKING, LINE 6"	426	LF	\$1.80	\$766.80	\$0.80	\$340.80
88	THERMOPLASTIC PAVEMENT MARKING, LINE 24"	135	LF	\$8.00	\$1,080.00	\$3.60	\$486.00
89	THERMOPLASTIC PAVEMENT MARKING, LTRS. & SYM	162	SF	\$6.40	\$1,036.80	\$6.00	\$972.00
90	PREFORMED PLASTIC PAVEMENT MARKING, LINE 4"	2,565	LF	\$4.60	\$11,799.00	\$3.40	\$8,721.00
91	PREFORMED PLASTIC PAVEMENT MARKING, LINE 6"	300	LF	\$6.80	\$2,040.00	\$5.00	\$1,500.00
92	PREFORMED PLASTIC PAVEMENT MARKING, LINE 24"	64	LF	\$29.40	\$1,881.60	\$22.00	\$1,408.00
93	PREFORMED PLASTIC PAVEMENT MARKING, LTRS/S	344	SF	\$27.80	\$9,563.20	\$20.00	\$6,880.00
94	HANDHOLE REMOVAL	4	EA	\$300.00	\$1,200.00	\$250.00	\$1,000.00
95	LIGHTING FOUNDATION REMOVAL, CONCRETE	21	EA	\$300.00	\$6,300.00	\$320.00	\$6,720.00
96	REMOVE EXISTING LIGHT UNIT & POLE (NO SALVAGE)	21	EA	\$450.00	\$9,450.00	\$480.00	\$10,080.00
97	LIGHTING CONTROLLER, ENCLOSURE ON EXISTING	1	EA	\$9,800.00	\$9,800.00	\$9,200.00	\$9,200.00
98	LIGHT POLE FOUNDATION, 24" DIA.	210	LF	\$140.00	\$29,400.00	\$125.00	\$26,250.00
99	LIGHT POLE FOUNDATION, 30" DIA.	20	LF	\$180.00	\$3,600.00	\$150.00	\$3,000.00
100	HANDHOLE	19	EA	\$1,000.00	\$19,000.00	\$1,200.00	\$22,800.00
101	HANDHOLE ADJUSTMENT	3	EA	\$1,400.00	\$4,200.00	\$1,600.00	\$4,800.00
102	DRILL EXISTING HANDHOLE	1	EA	\$180.00	\$180.00	\$450.00	\$450.00
103	DRILL EXISTING FOUNDATION	2	EA	\$250.00	\$500.00	\$575.00	\$1,150.00
104	TRENCH & BACKFILL FOR ELECTRICAL WORK	2,956	LF	\$3.30	\$9,754.80	\$3.60	\$10,641.60
105	MODIFY EXISTING LIGHTING CONTROLLER	1	EA	\$1,200.00	\$1,200.00	\$3,250.00	\$3,250.00
106	MODIFY EXISTING TRAFFIC SIGNAL CONTROLLER	2	EA	\$2,800.00	\$5,600.00	\$3,250.00	\$6,500.00
107	PAINT EXISTING TRAFFIC SIGNAL EQUIPMENT	1	LS	\$8,500.00	\$8,500.00	\$12,000.00	\$12,000.00
108	CONDUIT PUSHED, 2" DIA., GRS	725	LF	\$12.00	\$8,700.00	\$22.50	\$16,312.50
109	GROUND ROD	37	EA	\$122.00	\$4,514.00	\$135.00	\$4,995.00
110	CONDUIT IN TRENCH, 1" DIA., GRS	151	LF	\$6.00	\$906.00	\$5.25	\$792.75
111	CONDUIT IN TRENCH, 2" DIA., GRS	566	LF	\$8.00	\$4,528.00	\$8.75	\$4,952.50
112	CONDUIT IN TRENCH, 3/4" DIA., PVC SCH 40	85	LF	\$2.80	\$238.00	\$2.50	\$212.50
113	CONDUIT IN TRENCH, 1" DIA., PVC SCH 40	2,672	LF	\$3.20	\$8,550.40	\$2.70	\$7,214.40
114	CONDUIT IN TRENCH, 2" DIA., PVC SCH 40	2,891	LF	\$4.20	\$12,142.20	\$5.00	\$14,455.00
115	FIBER OPTIC CABLE IN CONDUIT, NO. 625/125 MULT	1,940	LF	\$3.50	\$6,790.00	\$5.25	\$10,185.00

CBD REDEVELOPMENT PHASE IV

No.	Item Description	Quantity	Unit	Engineer's Estimate		Martam Contract	
				Unit Price	Total	Unit Price	Total
116	ELECTRIC CABLE IN CONDUIT, TRACER NO. 14-1/C	1,940	LF	\$0.60	\$1,164.00	\$0.65	\$1,261.00
117	ELECTRIC CABLE IN CONDUIT, 600V (TY THHW) NO.	100	LF	\$0.66	\$66.00	\$0.70	\$70.00
118	ELECTRIC CABLE IN CONDUIT, 600V (TY THHW) NO.	4,085	LF	\$0.96	\$3,921.60	\$1.00	\$4,085.00
119	ELECTRIC CABLE IN CONDUIT, 600V (TY THHW) NO.	25,115	LF	\$1.20	\$30,138.00	\$1.30	\$32,649.50
120	INSTALLATION OF STREET LIGHT POLE & LUM., 12'	35	EA	\$820.00	\$28,700.00	\$845.00	\$29,575.00
121	INSTALLATION OF STREET LIGHT POLE & LUM., 29'	2	EA	\$1,800.00	\$3,600.00	\$970.00	\$1,940.00
122	LUMINAIRES	2	EA	\$550.00	\$1,100.00	\$580.00	\$1,160.00
123	RECEPTACLE BOX IN PLANTERS	6	EA	\$280.00	\$1,680.00	\$280.00	\$1,680.00
124	POWER OUTLET IN POLE, 60 AMP TWIST LOCK-HUB	4	EA	\$350.00	\$1,400.00	\$366.00	\$1,464.00
125	ALLOWANCE FOR UTILITY SERVICE COST	1	LS	\$8,000.00	\$8,000.00	\$6,000.00	\$6,000.00
126	EXPLORATORY TRENCH	200	LF	\$60.00	\$12,000.00	\$50.00	\$10,000.00
127	FIRE HYDRANTS TO BE REMOVED	2	EA	\$500.00	\$1,000.00	\$550.00	\$1,100.00
128	VALVE BOXES TO BE REMOVED	3	EA	\$150.00	\$450.00	\$150.00	\$450.00
129	DUCTILE IRON WATER MAIN, 6"	95	LF	\$34.00	\$3,230.00	\$34.00	\$3,230.00
130	DUCTILE IRON WATER MAIN, 8"	116	LF	\$41.00	\$4,756.00	\$42.00	\$4,872.00
131	DUCTILE IRON WATER MAIN, 12"	1,410	LF	\$47.00	\$66,270.00	\$49.00	\$69,090.00
132	WATER VALVE, 6"	1	EA	\$900.00	\$900.00	\$980.00	\$980.00
133	WATER VALVE, 12"	4	EA	\$1,600.00	\$6,400.00	\$1,550.00	\$6,200.00
134	WATER MAIN FITTINGS	4,715	LBS	\$2.70	\$12,730.50	\$2.50	\$11,787.50
135	WATER SERVICE LINE, 3/4", w/ CURB STOP & BOX	112	LF	\$24.00	\$2,688.00	\$23.00	\$2,576.00
136	WATER SERVICE LINE, 1", w/ CURB STOP & BOX	716	LF	\$39.00	\$27,924.00	\$38.00	\$27,208.00
137	WATER SERVICE LINE, 1 1/2", w/ CURB STOP & BOX	31	LF	\$45.00	\$1,395.00	\$52.00	\$1,612.00
138	WATER SERVICE LINE, 2", w/ CURB STOP & BOX	93	LF	\$59.00	\$5,487.00	\$68.00	\$6,324.00
139	WATER SERVICE LINE, 4", w/ VALVE & BOX	50	LF	\$66.00	\$3,300.00	\$100.00	\$5,000.00
140	WATER MAIN TO BE ABANDONED	2	EA	\$800.00	\$1,600.00	\$900.00	\$1,800.00
141	CONNECTION TO EXISTING WATER MAIN	5	EA	\$920.00	\$4,600.00	\$950.00	\$4,750.00
142	FIRE HYDRANT w/ AUXILIARY VALVE & VALVE BOX	4	EA	\$2,440.00	\$9,760.00	\$2,350.00	\$9,400.00
143	LAWN HYDRANT	7	EA	\$640.00	\$4,480.00	\$600.00	\$4,200.00
144	BYPASS SEWERAGE PUMPING	2	DAYS	\$1,400.00	\$2,800.00	\$1,000.00	\$2,000.00
145	SANITARY SEWER, 6"	692	LF	\$46.00	\$31,832.00	\$51.00	\$35,292.00
146	SANITARY SEWER, 8"	756	LF	\$56.00	\$42,336.00	\$61.00	\$46,116.00
147	SANITARY MANHOLE, 4' DIA.	3	EA	\$4,200.00	\$12,600.00	\$4,400.00	\$13,200.00
148	SANITARY DROP MANHOLE, 4' DIA.	1	EA	\$5,600.00	\$5,600.00	\$8,400.00	\$8,400.00
149	TREE ROOT PRUNING	90	LF	\$4.00	\$360.00	\$6.00	\$540.00
150	NITROGEN FERTILIZER NUTRIENTS	21	LBS	\$1.00	\$21.00	\$1.00	\$21.00
151	PHOSPHORUS FERTILIZER NUTRIENTS	15	LBS	\$1.00	\$15.00	\$1.00	\$15.00
152	POTASSIUM FERTILIZER NUTRIENTS	12	LBS	\$1.00	\$12.00	\$1.00	\$12.00
153	FURNISHING & PLACING TOPSOIL, 4"	500	SY	\$3.00	\$1,500.00	\$2.60	\$1,300.00
154	SODDING, SALT TOLERANT	500	SY	\$6.00	\$3,000.00	\$5.50	\$2,750.00
	TOTAL BASE BID (ITEMS 1 THRU 170)				\$2,321,152.50		\$2,409,002.45
A	ALLOWANCE FOR STREET SIGNING	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
	BASE BID + ALLOWANCE				\$2,341,152.50		\$2,429,002.45