

DISTRICT # 2 & #6

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) _____ Waiver of First Requested

Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE: February 22, 2016 (COW) (B of T) **Date:** March 3, 2016

TITLE: Roosevelt Rd Water Main Lining, Phase I
Resident Engineering Services

SUBMITTED BY: Al Stefan, P.E., Village Engineer

BACKGROUND/POLICY IMPLICATIONS:

Provision of full time construction observation/inspection services for the Roosevelt Rd Water Main Lining project, Phase I.

FISCAL IMPACT/FUNDING SOURCE:

Total Contract Amount: \$298,977.07
Total CIP Budget Amount: \$190,000.00
NWS Project Number: WA 12 01 & WA 12 03
Account: Water/Sewer Capital Reserve: 520.790.715.75420

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



To: Scott Niehaus, Village Manager
Through: Carl Goldsmith, Director of Public Works *g*
From: Al Stefan, P.E., Village Engineer *AS*
Date: February 22, 2016
Subject: Roosevelt Road Water main Lining, Phase I
Resident Engineering Services

Attached please find a resolution, contract and fee schedule regarding resident engineering services for the Roosevelt Road Water Main Lining project.

This selection was made from the FY 2014/2015 Resident Engineering Short List. The resident engineering short list is comprised of five (5) firms. The Short List has been extended through December 31, 2016.

Compiling all the scores from the four (4) person evaluation committee yielded Thomas Engineering Group, LLC of Oak Park, as the overall top rated firm and thus was determined to be the "most qualified" firm to serve as resident engineer for this project.

Thomas Engineering Group, LLC performed the Resident Engineering services for many past Village projects; Surgers Center and Great Western Trail Bridges in the Village.

The scope and fee were negotiated with Thomas Engineering Group, LLC and agreed to by both parties. The not-to-exceed fee for resident engineering services is \$298,977.07. The cost of the services include \$236,385.07 (7.9% of engineering cost of estimate) for the construction engineering by Thomas Engineering Group and \$62,592 (2.1% of engineering cost of estimate) for public outreach and communications by Images, Inc.

Please present this agreement and resolution to the President and Board of Trustees for their review at their regular meeting of March 3, 2016. If approved, please return three original signed copies to Public Works-Engineering for further processing.

RESOLUTION

R _____ 16

**A RESOLUTION AUTHORIZING SIGNATURE OF
PRESIDENT AND CLERK ON AN AGREEMENT**

WHEREAS, the Corporate Authorities of the Village of Lombard have received an Agreement between the Village of Lombard, and Thomas Engineering Group, LLC for the Roosevelt Rd Water Main Lining Phase I project as attached hereto and marked Exhibit "A", and

WHEREAS, the Corporate Authorities deem it to be in the best interest of the Village of Lombard to approve such agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That the Village President be and hereby is authorized to sign on behalf of the Village of Lombard said agreement as attached hereto.

SECTION 2: That the Village Clerk be and hereby is authorized to attest said agreement as attached hereto.

Adopted this 3rd day of March 3, 2016.

Ayes: _____

Nays: _____

Absent: _____

Approved this 3rd day of March 3, 2016.

**Keith Giagnorio
Village President**

ATTEST:

**Sharon Kuderna
Village Clerk**



VILLAGE OF LOMBARD CONTRACT

CONTRACT DOCUMENT NUMBER WA-12-01/03, Roosevelt Road Water Main Lining, Phase I Resident Engineering Service

This agreement is made this 3rd day of March, 2016, between and shall be binding upon the VILLAGE of Lombard, an Illinois Municipal Corporation hereinafter referred to as the "VILLAGE" and Thomas Engineering Group, LLC. hereinafter referred to as the "ENGINEER" and its successors.

Witnessed, that in consideration of the mutual promises of the parties delineated in the contract documents, the ENGINEER agrees to perform the services and the VILLAGE agrees to pay for the following services as set forth in the contract documents:

Resident Engineering services for Roosevelt Rd Water Main Lining, Phase I

1. This contract shall embrace and include all applicable contract documents listed below as if attached hereto or repeated herein:
 - a. Request for Qualifications and Request for Proposal (December 13, 2013) consisting of the following:
 - i) Cover Sheet
 - ii) Table of Contents
 - iii) General Provisions
 - iv) Special Provisions
 - v) Request for Qualifications and Proposals for Resident Engineering Short-List
 - vi) Instructions Regarding the Consultant Evaluation Form
 - vii) Instructions Regarding the Statement of Qualifications Form
 - viii) Consultant Evaluation Form
 - ix) Statement of Qualifications Form
 - b. Request for Proposal dated November 19, 2015
 - c. ENGINEER'S Proposal Dated December 11, 2015
 - d. ENGINEER'S Letter Dated February 26, 2016 and attached revised Work Effort and Fee Dated February 26, 2016
 - e. Required Certificates and Signatures and Certificate of Insurance
 - f. Amendment #1 dated February 24, 2016
2. The VILLAGE agrees to pay, and the ENGINEER agrees to accept as full payment for the services, which are the subject matter of this contract in accordance with the General Provisions.
3. This Contract represents the entire agreement between the parties and may not be modified without the written approval of both parties.

IN WITNESS WHEREOF, the Village of Lombard, Illinois by Keith Giagnorio, Village President, and the ENGINEER have hereunto set their hands this 3rd day of March, 2016.

If an individual or partnership, all individual names of each partner shall be signed or if a corporation, an officer duly authorized shall sign here:

Thomas Engineering Group, LLC

Accepted this _____ day of _____, 2016.

Individual or Partnership _____ Corporation _____

By Position/Title

By Position/Title

THE VILLAGE OF LOMBARD, ILLINOIS

Accepted this 3rd day of March, 2016.

Keith Giagnorio, Village President

Attest:

Sharon Kuderna, Village Clerk

**VILLAGE OF LOMBARD
ENGINEER'S CERTIFICATION**

_____, having been first duly sworn depose and states as follows:
(Officer or Owner of Company)

_____, having submitted a proposal for:
(Name of Company)

Roosevelt Rd Water Main Lining to the Village of Lombard, hereby certifies that said ENGINEER:

1. has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105(A) (4).
2. is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:
 - a. it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the approve Revenue Act; or
 - b. it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.
3. is in full compliance with the Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR Parts 40 and 382 and that

(Name of employee/driver or "all employee drivers")
is/are currently participating in a drug and alcohol testing program pursuant to the
aforementioned rules.

By: _____
Officer or Owner of Company named above

Subscribed and sworn to
before me this _____
day of _____, 2016.

Notary Public

VILLAGE OF LOMBARD
AMENDMENT NO. 1
TO THE
CONSTRUCTION ENGINEERING SERVICES
CONTRACT DOCUMENTS NUMBER WA 12 01 & WA 12-03
FOR
ROOSEVELT ROAD WATERMAIN LINING, PHASE I

DATE: February 24, 2016

TO: Thomas Engineering Group, LLC
238 South Kenilworth Avenue
Suite 100
Oak Park, IL 60302
Attention: Thomas E. Gill, III
President

Dear Mr. Gill:

Please be advised that the Village of Lombard needs to amend the Construction Engineering Services Contract Documents Number WA-12-01 & 02 for the Roosevelt Road Watermain Lining, Phase I as follows. Carefully read the amendment and, if you take no exceptions to these changes, please sign and date four copies of the amendment, one of which will be returned for your use.

ILLINOIS EPA PUBLIC WATER SUPPLY LOAN PROGRAM

The Project will be funded through the Illinois EPA Public Water Supply Loan Program (PWSLP) and the Engineer shall maintain books, records, documents and other evidence directly pertinent to performance of PWSLP loan work under this Agreement consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards.

All information and reports resulting from access to records pursuant to this section shall be disclosed to the Illinois EPA. The Engineer agrees to the following:

- 1) Books, records, documents and other evidence directly pertinent to performance of PWSLP loan work under this agreement shall be maintained in accordance with generally accepted Accounting Principles. The Agency or any its authorized representatives shall have access to the books, records, documents and other evidence for the purpose of inspection, audit and copying. Facilities shall be provided for access and inspection.
- 2) Audits conducted pursuant to this provision shall be in accordance with auditing standards generally accepted in the United States of America.

- 3) All information and reports resulting from access to records pursuant to the above shall be disclosed to the Agency. The auditing agency shall afford the Engineer an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report.
- 4) The final audit report shall include the written comments, if any, of the audited parties.
- 5) Records shall be maintained and made available during performance of project services under this agreement and for three years after the final loan closing. In addition, those records that relate to any dispute pursuant to the Loan Rules Section 365/662.650 (Disputes) or litigation or the settlement of claims arising out of project performance or costs or items to which an audit exception has been taken, shall be maintained and made available for three years after the resolution of the appeal, litigation, claim or exception.

The Engineer warrants that no person or selling agency has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this Agreement without liability or in its discretion to deduct from the contact price or consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

The Engineer agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with Loan Rules. As required by the award conditions of USEPA's Assistance Agreement with IEPA, the Engineer acknowledges that the fair share percentages are 5% for MBEs and 12% for WBEs.

The Engineer shall not discriminate on the basis of race, color, national origin or sex in the performance of this Contract. The Engineer shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the Engineer to carry out these requirements is a material breach of this Contract, which may result in the termination of this Contract or other legally available remedies.

The Engineer shall complete the professional services described in the Contract Agreement no later than 60 days after the project reaches final completion.

IN WITNESS WHEREOF, the Village of Lombard, Illinois and the Engineer (Thomas Engineering Group, LLC) have hereunto executed this Amendment, the Effective Date of which is March 3, 2016.

THOMAS ENGINEERING GROUP, LLC

VILLAGE OF LOMBARD

By: _____

By: _____

Title: _____

Title: _____

Date Signed: _____

Date Signed _____

February 26, 2016

Ms. Ying Miao
Project Manager
Village of Lombard
1051 S. Hammerschmidt Avenue
Lombard, Illinois 60148-3926

Re: Proposal for Contract Document Number WA 12-01
Roosevelt Road Water Main Lining, Phase I – Resident Engineering Services

Dear Ms. Miao:

Thomas Engineering Group, LLC (TEG) respectfully submits the enclosed cost proposal to the Village of Lombard to provide Resident Engineering Services for the Roosevelt Road Water Main Lining, Phase I Project.

Please refer to the attachments summarizing the total work effort to complete our scope of services in accordance with the written Proposal as submitted on December 11, 2015 and pursuant to discussions with the Village. The proposed engineering fees are \$298,977.07 inclusive of assemblage and handling of IEPA Public Water Supply Loan Funding and the strategic communications plan and community outreach approach described in the Proposal.

Please be aware that the current construction cost estimate for the West Contract is \$2.995M. Our construction inspection labor fees and direct costs are estimated at 7.9% of the estimated construction cost. The total cost estimate of consultant services is approximately 10.0% of the estimated construction cost including public outreach and communications.

If you have any questions or require additional information, please call me at (847) 815-9500 or by e-mail at kevinv@thomas-engineering.com.

Sincerely,
thomas engineering group, llc



Kevin C. VanDeWoestyne, P.E.
Municipal Department Head

Enclosures

cc/email: Mr. Thomas Gill, P.E., Thomas Engineering Group, LLC
Mr. Ed Herlihy, P.E., Thomas Engineering Group, LLC

Exhibit A

Client: Village of Lombard
 Project: Roosevelt Road Water Main Lining Project (West Contract)
 Date: 2/26/2016



Task	PERSONNEL AND MANHOURS										LABOR SUMMARY	
	QC/QA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY / AS-BUILTS	IEPA LOAN ADMIN	IMAGES, INC.	TOTAL HOURS	% OF PROJECT (HOURS)	PAYROLL X 2.80 DLM		
PUBLIC OUTREACH AND COMMUNICATIONS	0.00	0.00	0.00	0.00	0.00	0.00	448.00	448.00	19%	\$	52,192.00	
PRE-CONSTRUCTION PHASE	6.00	16.00	86.00	0.00	0.00	2.00	0.00	110.00	5%	\$	14,568.85	
CONSTRUCTION ENGINEERING PHASE	0.00	130.00	1280.00	96.00	72.00	14.00	0.00	1592.00	69%	\$	201,516.56	
POST CONSTRUCTION PHASE	0.00	8.00	140.00	0.00	0.00	6.00	0.00	154.00	7%	\$	20,299.66	
TOTAL HOURS	6.00	154.00	1506.00	96.00	72.00	22.00	448.00	2304.00	100%			

TOTAL LABOR BY OTHERS (IMAGES, INC)	\$	52,192.00
TOTAL LABOR (TEG)	\$	236,385.07
DIRECT COSTS (IMAGES, INC.)	\$	10,400.00
TOTAL ENGINEERING FEE	\$	298,977.07

Client: Village of Lombard
Project: Roosevelt Road Water Main Lining Project (West Contract)

Date: Revised 2/19/16
Status: Permitted
% Complete: 100%

Task PUBLIC OUTREACH AND COMMUNICATION

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Documentation, Communication, and Administration							
2. Project Meeting Log							
3. Contract for Project on Village Website							
4. Signage for Project on Social Media							
5. Meetings and Small Group/One-on-One Meetings							
6. Field Sheets, E-mails, e-newsletters							
7. Direct Costs							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Public Information Meetings/Open House							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Project Construction							
2. Construction							
3. EPA Loan Administration							
4. Record Drawings/GIS Data Set-up, Collection & Processing							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Documentation Closeout							
2. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Utility Mapping							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Utility Mapping							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Documentation Closeout							
2. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Documentation Closeout							
2. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Utility Mapping							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Utility Mapping							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Utility Mapping							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Utility Mapping							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Utility Mapping							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Total Direct Costs (See attached expense calculations) \$10,400.00
Total Services By Others (See attached calculations) \$35,192.00
Total Labor Cost (TEC) \$238,393.07
Project Multiplier: 2.8
Budgeted Ave. Hourly Rate: \$124.40

Task	DCQA MANAGER	PROJECT MANAGER	RESIDENT ENGINEER	FIELD SUPPORT	SURVEY/ BUILDS	IEPA/LDA/AD ADMIN	IMAGES, INC.
1. Utility Mapping							
2. Public Information Meetings/Open House							
3. Pre Construction Construction/Stage Drawing/Screenable Reviews							
4. EPA Loan Administration							
TOTAL							

Total Engineering Fee \$238,377.07
Budgeted Ave. Hourly Rate: \$124.40

Village of Lombard Water Main Project - Images, Inc. Hours		BUDGET TOTALS			
Task #	TASK DESCRIPTION	TOTAL	Hours	Labor Cost (Loaded Hourly Rate)	Total Line Cost
1	Documentation, Communication, and Administration				
	Branding (logo, graphic, project identifier)	0			
	PI Strategy and Planning	17			
	Develop Message Points & FAQ (2 rounds)	13			
	Agency/Consultant Coordination Meetings	20			
	Administration	18			
	Village communications coordination	35			
		0			
			103	116.50	\$ 11,998.50
2	Project Mailing List				
	Develop Initial Stakeholder List, Lombard assistance	18			
	Update Stakeholder List	5			
			23	116.50	\$ 2,679.50
3	Content for Project on Village Website				
	Content on Project using Project Brand	2			
	Updates (content and graphic updates 2)	2			
			4	116.50	\$ 466.00
4	Media Relations and Social Media				
	Assist Communications Coordinator on Content for social media pages	34			
	Provide content to Village for press releases/eblasts	9			
	3rd party outreach/coordination	17			
		0			
		0			
		0			
			60	116.50	\$ 6,990.00
5	Meetings and Small Group/One-on One Meetings				
	Meeting Planning-Identify, reserve, and set up meeting sites, prepare materials	20			
	Set up/facilitate meetings	20			
	Prepare and email/mail invitations (See e-blasts)	27			
	Prepare meeting summaries (6)	5			
	Develop and Design exhibit boards and all meeting materials	75			
	Powerpoint Presentations for Meetings	44			
			191	116.50	\$ 22,251.50
6	Fact Sheets, E-blasts, e-newsletters				
	Write, Design, and produce a series of 4 Factsheets - 1-2 pages	30			
	Design, Prepare and Send E-blasts	37			
		0			
			67	116.50	\$ 7,805.50
	Total Hours	448	448		

\$ 52,192.00	Total Labor
\$ 10,400.00	Direct Costs
\$ 62,592.00	
\$ 52,192.00	

Village of Lombard Water Main Project - Images, Inc. - Direct Costs

Printing (Fact Sheets - series of 4, 2-page fact sheets)	\$ 4,000.00
Printing (Boards)	\$ 800.00
Printing (Meeting Materials)	\$ 3,800.00
A/V Equipment Rental for Meetings	\$ 1,500.00
Mileage	\$ 300.00
Total	\$ 10,400.00

Village of Lombard - Roosevelt Road Watermain Lining

Contract Document No.: WA-12-01/03

WA-12-01/03

Staff Hours Worksheet

Role	Thomas Engineering Group	Prime Consultant	PRE-CONSTRUCTION		CONSTRUCTION												POST-CONSTRUCTION		Total Hours			
			110		1598															162		
			HOURS PER 4 WEEK PERIOD (PERIOD ENDING)																			
			4/4/2016	5/2/2016	5/30/2016	6/27/2016	7/24/2016	8/22/2016	9/19/2016	10/17/2016	11/14/2016	12/12/2016	1/9/2017	2/6/2017								
QC/QA Manager			2	4	1	1	1	1	1	1	1	0	4	0	20							
Project Manager			4	12	20	20	20	20	20	20	20	10	4	0	154							
Resident Engineer			40	48	180	184	184	184	184	184	184	60	60	20	1506							
Engr./Underground Spec.			0	0	8	16	16	16	16	16	8	0	0	0	96							
Survey/Record Drawings/GIS			0	0	12	10	10	10	10	10	10	0	0	0	72							
Assemblage & Handling of IEPA Loan			0	2	2	2	2	2	2	2	2	2	2	2	22							

In-House Direct Costs:	Vehicle Days @ \$65/day	0	0	22	23	23	23	23	23	23	21	0	0	0	158
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Images Inc.	PR Sub-Consultant	
Role	Classification	
PR & Communications (Images, Inc.)	Separate Cost Proposal	

- Assumptions:
- RE = March 22nd NTP for pre-con tasks at part time hours.
 - Contractor May 2nd start + 180 Cal. Days + 10 Days = 11/8/2016 End Date.
 - Post-Construction @ 3 weeks full time + 1 week part time (punch list).
 - No Material Testing in TEG contract unless requested as extra service (MSL listed in team, but not required).
 - RE @ 45hrs/week and every other Saturday
 - PM @ 8hr hours.
 - RE and Surveyor completes record drawings.

DLM = 2.80		
rate	rate w/DLM	COST
\$ 70.00	\$ 198.00	\$ 3,920.00
\$ 69.36	\$ 184.21	\$ 29,908.03
\$ 41.40	\$ 115.92	\$ 174,575.52
\$ 56.50	\$ 158.20	\$ 15,187.20
\$ 46.20	\$ 129.36	\$ 9,313.92
\$ 56.50	\$ 158.20	\$ 3,480.40
\$ -	\$ 158	\$ -
		\$ 236,385.07

CONST. COST EST
\$2,995,000.00

\$ 62,592.00	\$ 62,592.00	\$ -	\$ 62,592.00	2.1%
		\$ 298,977.07	10.0%	