

Council Meeting of October 12, 2016

Agenda Item No. 6e

## REQUEST FOR COUNCIL ACTION

**SUBJECT:** Barney's Wash Detention Basin Relocation Project - Amendment No. 2

**SUMMARY:** Approval of Amendment No. 2 to the Professional Service Agreement with Stantec for the Barney's Wash Detention Basin Relocation Project. This amendment is for final design services for 8600 South Roadway in an amount not to exceed \$310,420.00.

**FISCAL AND/OR ASSET IMPACT:** Funding will be from the Roads Capital Projects account.

**STAFF RECOMMENDATION:**

Staff recommends approving Amendment No. 2 to the Professional Service Agreement with Stantec for the Barney's Wash Detention Basin Relocation Project in an amount not to exceed \$310,420.00.

**MOTION RECOMMENDED:**

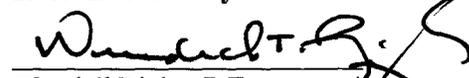
"I move to adopt Resolution No. 16-151 authorizing the Mayor to execute Amendment No. 2 to the Professional Service Agreement with Stantec for the Barney's Wash Detention Basin Relocation Project in an amount not to exceed \$310,420.00.

Roll Call vote required

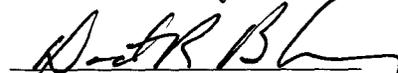
**Prepared by:**

  
David Murphy, P.E.  
Engineering Manager for CIP

**Recommended by:**

  
Wendell Rigby, P.E.  
Public Works Director

**Recommended by:**

  
David R. Brickey  
City Attorney

**Recommended by:**

  
Mark R. Palesh  
City Manager

## **BACKGROUND DISCUSSION:**

In July this year, a request for proposals was offered by the City for the Barney's Wash Detention Relocation (100% design) and the 8600 South Road design (30% design) in coordination and preparation for the new City recreation center project. Those designs and approvals have progressed to the point where full 100% design is now required for the 8600 South roadway and bridge over the Mountain View Corridor. Staff and Stantec have completed the concept planning and 30% design coordination, and this design amendment is required to fully complete the design and cost estimates for the project, and to obtain the appropriate amount of funding for the construction of the project.

The full 100% design scope and fee is attached. Based upon an estimated \$6 million preliminary cost for the project, this fee is approximately 5.2% of that amount. Staff recommends approval of the amendment.

### **Attachments:**

Resolution  
Amendment No. 2

**THE CITY OF WEST JORDAN, UTAH**  
A Municipal Corporation

RESOLUTION NO. 16-151

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT NO. 2 TO THE  
PROFESSIONAL SERVICES AGREEMENT BETWEEN  
THE CITY AND STANTEC FOR THE  
BARNEY'S WASH DETENTION BASIN RELOCATION PROJECT

**WHEREAS**, the City Council of the City of West Jordan has reviewed Amendment No. 2 to the Professional Services Agreement between the City of West Jordan and Stantec (a copy of which is attached) for final design of the 8600 South Roadway in an amount not to exceed \$310,420.00; and

**WHEREAS**, the City Council of the City of West Jordan desires to approve Amendment No. 2 to the Professional Services Agreement with Stantec for final design of the 8600 South Roadway, in an amount not to exceed \$310,420.00.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THAT:

Section 1. After approval as to legal form, the Mayor is hereby authorized and directed to approve Amendment No. 2 to the Professional Services Agreement with Stantec for final design of the 8600 South Roadway in an amount not to exceed \$310,420.00.

Section 2. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah this 12<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Kim V. Rolfe  
Mayor

ATTEST:

\_\_\_\_\_  
MELANIE S. BRIGGS  
City Recorder

Voting by the City Council	"AYE"	"NAY"
Council Member Dirk Burton	_____	_____
Council Member Jeff Haaga	_____	_____
Council Member Zach Jacob	_____	_____
Council Member Chris McConnehey	_____	_____
Council Member Chad Nichols	_____	_____
Council Member Sophie Rice	_____	_____
Mayor Kim V. Rolfe	_____	_____

**AMENDMENT NO. 2**  
**TO AN AGREEMENT**  
**FOR PROFESSIONAL SERVICES**  
**BETWEEN THE CITY OF WEST JORDAN**  
**AND**  
*Stantec*

THIS AMENDMENT, made and entered into this 12<sup>th</sup> day of October 2016 by and between the CITY OF WEST JORDAN, a municipal corporation (hereinafter referred to as "City"), and Stantec (hereinafter referred to as "Consultant").

The City and Consultant agree as to amend the following section of the original Professional Services Agreement to provide for additional engineering services for Barney's Wash Detention Basin and Relocation project. Except as expressly amended hereby, the Professional Services Agreement shall continue in full force and affect in accordance with the provisions thereof.

**2. DESCRIPTION OF SERVICES**

The services to be performed by Consultant are as follows:

Provide additional engineering services for the Project as described in the attached Consultant's proposal date September 23, 2016.

**3. COMPENSATION AND PAYMENT**

The total compensation payable to Consultant by City for the services described in Paragraph 2 shall not exceed the sum of **\$310,420.00** for Amendment No. 2 bringing the total not-to exceed fee to \$472,136.00 for services under this contract, and fee shall be earned on a fixed fee basis as indicated in the Professional Services Agreement.

In concurrence and witness whereof, this Agreement has been executed by the parties effective on the date and year first above written.

CITY OF WEST JORDAN

\_\_\_\_\_  
Kim V. Rolfe, Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Melanie Briggs, MMC  
City Recorder

\_\_\_\_\_  
David R. Brickey  
City Attorney

CONSULTANT

By: Frederick C. Duberow

Its: Principal

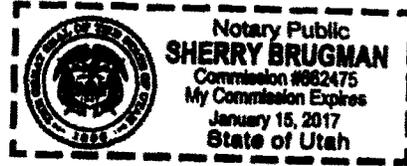
STATE OF Utah

:SS

COUNTY OF SALT Lake

On this 28<sup>th</sup> day of September, 2016, personally appeared before me, Frederick C. Duberow, who being by me duly sworn did say that he is the Principal of Stantec Consulting Services Inc., a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Sherry Brugman  
NOTARY PUBLIC



My Commission Expires: 01/15/17

Residing in SALT Lake County, Utah

**EXHIBIT A**  
(Consultant Proposal)



September 23, 2016  
File: 205303227

**Attention: David Murphy, PE**  
West Jordan City Public Works  
8000 South Redwood Road  
West Jordan, UT 84088

**Reference: Final Design for 8600 South Roadway**

Dear Dave,

Stantec is pleased to present this proposal for the final design of the 8600 South Roadway project. The scope of work includes final horizontal and vertical design for the road from 5600 West to the existing roundabout stub road at Ron Wood Park Road. Design tasks include final horizontal and vertical design, drainage, signing and striping, lane configuration at 5600 West, structural engineering, street lighting, landscaping, water, road dedication, and modifications to the sanitary sewer.

As you are aware, a 30% design was completed for the roadway. The design was based on a 70-foot right-of-way. From your review, the final design will be based on an 80-ft right-of-way (i.e. two lanes each way). The road will narrow to seventy feet west of the Recreation Center entrance. The following details the work associated with this design.

### **TASK 1 - PROJECT MANAGEMENT AND COORDINATION**

Stantec anticipates bi-weekly meetings at West Jordan's office throughout the project. In addition to the client coordination, we anticipate coordination/review meetings with Kern River, Questar, Rocky Mountain Power, and UDOT. Our Project manager will also be available for regular project communication/coordination via telephone and email.

### **TASK 2 – DESIGN**

#### **TASK 2.1 INFORMATION GATHERING**

##### **Survey**

Stantec has previously completed detailed survey of the proposed bridge crossing of Mountain View Corridor. The topo survey included detailed mapping at the existing roundabout and at the 5600 west/New Bingham Highway intersection. No additional topographic survey is anticipated.

##### **Geotechnical Investigation**

Completion of a geotechnical investigation is anticipated to be completed to support the design of the bridge. Stantec will work with CMT Engineering Laboratories to complete a geotechnical

Design with community in mind



September 23, 2016

**David Murphy, PE**

West Jordan City Public Works

Page 2 of 8

**Reference: Final Design for 8600 South Roadway**

investigation. Stantec will coordinate with the geotechnical engineer on general loading requirements and location of borings required.

### **5600 West Improvements**

Stantec will work with Parsons Brinkerhoff regarding their design of 5600 west widening north of New Bingham Highway. Stantec will provide information to support the design of the traffic signal and lane layouts. We will import relevant information from their design onto our plans.

## **TASK 2.2 ROADWAY, STRUCTURAL, LANDSCAPE, LIGHTING, DRAINAGE, AND UTILITIES (WATER, SEWER) DESIGN**

### **General**

The 30% plans were designed based on a 70-foot wide collector street section. Based on comments received from the City of West Jordan (WJC), the final design will be based on an 80-foot wide four lane road. The 80-foot width is based on (4) 12' lanes, (2) 4' Bike Lanes, (2) 2.5' curb and gutters, (2) 4.5' park strips, and (2) 5' walks. All design work will be completed based on the AASHTO *Policy on the Geometric Design of Highways and Streets*. Final design of the road and structure will go hand in hand. The largest driver for design modifications from the 30% plans to the Final design will be the determination of bridge type and number of spans. The roadway plan and profile drawings will be updated based on the new road and the final bridge type.

The new bridge will follow UDOT's design processes, procedures, standards, requirements and guidelines as defined in the UDOT Structures Design and Detailing Manual (SDDM), the Bridge Management Manual (BMM), and those of AASHTO (most notably AASHTO LRFD Bridge Design Specification, 6<sup>th</sup> Edition) and the FHWA. Project development and deliverables will generally adhere to local government Project Delivery Network and applicable UDOT Quality Control/Quality Assurance Procedures. Seismic design will follow AASHTO Guide Specification for LRFD Seismic Bridge Design.

If required by the project constraints or schedule, Stantec shall make use of UDOT Accelerated Bridge Construction (ABC) Rating Procedure for selection of the bridge elements that could be constructed using ABC construction practices. This scope of work assumes that only the bridge abutment or bent substructure could qualify for ABC practices; superstructure erection via ABC or mobile transport is not anticipated.

We anticipate completing a submittal / review process based on 30%, 60%, 90%, and final milestones.



September 23, 2016

**David Murphy, PE**

West Jordan City Public Works

Page 3 of 8

**Reference: Final Design for 8600 South Roadway**

### **Design Phase**

The following bullet items highlight key design tasks that will be completed for this phase of the project.

#### **30 % Design Phase**

- Stantec will update the 30% plans based on the new road width. Profile will be updated based on the recommended structure type and will meet required clearances.
- Drainage collection will be added to the 30% plans in plan view. Surface hydrology will be evaluated and incorporated in the initial drainage report.
- WJC typical details will be incorporated by reference.
- Landscape Coordination and Site visit – Our landscape architect will perform a site visit to review operations and maintenance preferences with WJC Staff. It is not anticipated that landscape and irrigation plans will be submitted at 30%.
- Structure Data Collection
  - Obtain the structure site data. This will augment existing data that is already part of the project. New information includes lighting requirements, guardrail and barrier preferences, WJC structural preferences; and WJC/UDOT architectural recommendations.
  - Obtain data on existing structures. When applicable, collected items such as existing plans, inspection reports, structure ratings, foundation information, and shop drawings. A field investigation of existing structures will be made, as approved by UDOT or WJC.
- Structure Type Selection Report - Review the structure site data to determine the requirements that will control the structure size, layout, type, and construction methods. Determine the structure layout alternatives. Determine the structure length, width, and span configurations that satisfy all horizontal and vertical clearance criteria.
  - Determine the structure type alternatives. Consider precast and cast-in-place concrete and steel superstructures and determine the spans and depths for each.
  - Determine the foundation alternatives. Consider piles, caissons, spread footings, and reinforced earth foundations based on geotechnical study, geology information from existing structures and early estimates from the project geotechnical engineer.



September 23, 2016

**David Murphy, PE**

West Jordan City Public Works

Page 4 of 8

**Reference: Final Design for 8600 South Roadway**

- Develop a preliminary staged construction-phasing plan, as necessary for traffic control and detours, in conjunction with the roadway design and traffic control plan. The impact of staged construction on the structure alternatives shall be considered and reported on.
- Compute preliminary quantities and preliminary cost estimates as necessary to evaluate and compare the structure layout, type, and rehabilitation alternatives.
- Evaluate the structure alternatives. Establish the criteria for evaluating and comparing the structure alternatives that, in addition to cost, encompass all aspects of the project's objectives. Based on these criteria, select the optimum structure layout, type, and rehabilitation alternatives, as applicable, for recommendation to WJC.
- Prepare preliminary general layout for the recommended structure. Prepare structure layouts in accordance with the UDOT Structures Design and Detailing Manual.
- Structure Selection Report: Prepare a structure selection report using Structure TSR template available from the UDOT website. Summarize the structure site data used to select and layout the structure.

**60%, 90%, and Final PS&E Design Phase**

Following the review of the milestone submittal plans, comments will be logged onto a comment resolution form. All comments will be coordinated with the reviewer/review agency. A final disposition will be included with the comment noting if it is to be incorporated. If a comment is not incorporated, a justification will be provided.

- Vertical design for water, sewer, and Storm Drain will be added to the profile. It is anticipated that a separate plan and profile sheet will be required for the water line east of the bridge.
- Pipe sizing and hydraulic calculations will be completed. The draft of the drainage report will be issued.
- Top and toe elevations will be determined for abutment MSE walls. Elevation Views and details will be generated for each MSE wall. Stantec will work with WJC and UDOT to determine a preferred MSE wall type.
- Project pavement requirements will be coordinated with the Geotechnical engineer and added to the plans.



September 23, 2016

**David Murphy, PE**

West Jordan City Public Works

Page 5 of 8

**Reference: Final Design for 8600 South Roadway**

- Project specific details will be generated. A detailed section of the proposed box culvert will be prepared to illustrate how the box culvert will interact with the embankment fill, the abutments, and the proposed MSE walls.
- Street lighting and bridge lighting design will be added to the drawing set.
- Contractual breaks will be included/updated where necessary. Currently these breaks are anticipated at the 5600 West intersection and work associated with the raising of the RMP facilities.
- Stantec will prepare and submit project specifications and an engineer's opinion of probable cost.
- Preliminary/Final landscape & irrigation plans will be completed including 60% plans, plant schedule, irrigation mainline plan routing, sizing, proposed valve locations, appurtenances and show water line point of connection. We will provide irrigation schedule and notes, list of spec sections, and proposed details.
- Rodway Dedication Plat -Stantec will prepare a plat based upon record documents contained in a title report(s) (to be provided by client) and field survey of WJC and county monuments. Right-of-way alignment will be determined and provided by the design engineer for this project. The plat will be prepared to meet WJC, county, and state requirements and will provide the necessary detail to dedicate the proposed right-of-way. An aerial easement will be provided for that portion crossing over the Mountain View Corridor right-of-way. Right-of-way taking legal descriptions will be prepared for each property that the proposed right-of-way crosses, in preparation for legal documents to be recorded. Once the proposed right-of-way has been finalized, our field surveyors will mark points of intersection of the alignment, in the field along each side of the new right-of-way. All work will be performed under the direction of a licensed Professional Land Surveyor in the State of Utah and will be conducted within local, State, and Federal mapping standards. (It is assumed that limited to no boundary issues are present within the proposed 8600 South Corridor.
- Seismic Design Strategy Report - Based on the structure type selected and the geotechnical conditions of the site, Stantec will prepare the Seismic Design Strategy Report. The report will identify key structural elements and response characteristics.
  - Define the seismic level of performance and return period for the design seismic event.
  - Provide the design peak horizontal ground acceleration coefficient (PGA), the 0.2-second period spectral acceleration coefficient ( $S_s$ ), the 1.0-second period spectral acceleration coefficient ( $S_1$ ), the site class and seismic design category. It



September 23, 2016

**David Murphy, PE**

West Jordan City Public Works

Page 6 of 8

**Reference: Final Design for 8600 South Roadway**

is assumed that a foundation investigation and/or determination of a liquefaction condition is not required based on the geotechnical engineer's familiarity with the area.

- Outline the design seismic behavior of the bridge including the global seismic design strategy, the earthquake resisting system (ERS) and the earthquake resisting elements (EREs) selected for the seismic analysis/design; list the proposed EREs and describe the expected level of damage to the bridge elements.
- Define how the actual design of the bridge accomplishes the expected seismic performance objectives.
- Structural Design - The design shall be in accordance with the Type Selection Report, the Seismic Design Strategy Report, AASHTO LRFD Bridge Design Specifications and the UDOT Structures Design and Detailing Manual.
  - Perform the structural analysis. Provide the superstructure and substructure design. Document with the design notes, detail notes, and computer output.
  - Prepare structural plans and specifications including special provisions applicable to the project.
  - Prepare submittals in accordance with the 60% and 90% milestone points of completion with updated drawings, specifications and cost estimate.
  - Prepare the bridge load rating packages in accordance with UDOT's Bridge Management Manual including presentation of calculations and rating sheets.
  - Compile all structural calculations, diagrams, computer analysis runs and specified supplier/vendor product sheets into a complete set of calculations. Follow the calculation arrangement as presented in the SDDM.
- As the project moves forward to final, Stantec will prepare a final package consisting of plans, specifications, and estimates. Stantec will share milestone plan sets and seek to obtain acceptance from WJC, UDOT, RMP, Kern River, and Questar of this final design package.
- Stantec will complete lead designer quality control reviews and peer led quality assurance reviews in line with WJC and UDOT requirements as well as our own ISO certified protocols.



September 23, 2016

**David Murphy, PE**

West Jordan City Public Works

Page 7 of 8

**Reference: Final Design for 8600 South Roadway**

## **BIDDING SERVICES**

As requested by WJC we have included the following services during bidding:

1. Issue up to two addenda.
2. Evaluate the bids and provide a recommendation of award.
3. Hold one meeting with the City to review bids or issue addenda.

## **SCHEDULE AND FEE ESTIMATE**

It is anticipated that bid documents will be available in March 2017. Please review the attached task cost report for our estimated fee for this project.

## **ASSUMPTIONS, CLARIFICATIONS, AND EXCLUSIONS**

The following further define our anticipated scope of work:

- It is assumed that there are no environmental issues within the 8600 South corridor.
- It is assumed that traffic signalization design will be completed by the 5600 West Project design team.
- It is assumed that no additional topographic survey will be required.
- Potholing of existing utilities will be performed by the WJC or the Utility Owner.
- It is assumed that no dry utilities are anticipated to cross the bridge structure with the exception of power for lighting.
- Stantec will work with WJC staff to design appropriate street and bridge lighting using recently adopted WJC lighting standards.
- It is assumed that the limits for the landscape design will be at the extents of the embankment fill slope.



September 23, 2016

**David Murphy, PE**

West Jordan City Public Works

Page 8 of 8

**Reference: Final Design for 8600 South Roadway**

- It is assumed that construction management, and/or construction observation services will be added as additional services as determined by WJC.
- Relocation of existing utilities is not anticipated.

Please review our proposal and associated task cost report. Let us know if you have any questions.

**Stantec Consulting Services, Inc.**

A handwritten signature in black ink that reads "Frederick C. Duberow".

Frederick C. Duberow, PE  
Principal

A handwritten signature in black ink that reads "Mark G. Atencio".

Mark G Atencio, PE  
Project Manager

Attachment: Fee Estimate

c. Peter M. Duberow

**City of West Jordan**  
**Stantec Consulting Task Cost Report**  
**September 27, 2016**



**FEE PROPOSAL**

**Owner:** City of West Jordan  
**Project:** 8600 South Bridge  
**Scope:** Design: bridge, storm drain, landscaping,

1) Mark Atencio, Project Manager  
 2) Tom Ritz, Bridge Design Manager  
 3) Peter Duberow, Project Design Engineer  
 4) Fred Duberow, QA/QC

**PERSONNEL & ROLES**

5) Cary Baird, Landscape Architect  
 6) Sr Project Engineer  
 7) Jr Project Engineer/EIT  
 8) Jr Drafter/Designer  
 9) Sr Drafter/Designer  
 10) Jeron Atkin, PLS  
 11)  
 12)

2016 Rates		\$145	\$169	\$145	\$198	\$145	\$132	\$103	\$96	\$105	\$145							
		1	2	3	4	5	6	7	8	9	10	11	12	13	Total Hours	Labor Charges	Expenses	Totals
Task No.	Task Description	MA	TR	PD	FD	CB	PE	EIT	JDD	SDD	JA							
<b>201.600</b>	<b>Project Management and Meetings</b>																	
1	Bi-weekly meetings	36		36											72	\$10,440	\$200	\$10,640
2	Project management	18			8										26	\$4,194		\$4,194
3	UDOT and Utility Coordination	20	16	20											56	\$8,504		\$8,504
4	Road Dedication Platting	2		2					42			24			70	\$8,092		\$8,092
5	Geotechnical Investigation			2			2	6							10	\$1,172	\$20,000	\$21,172
	<b>Subtotal Task 201.600</b>	<b>76</b>	<b>16</b>	<b>60</b>	<b>8</b>		<b>2</b>	<b>6</b>	<b>42</b>		<b>24</b>			<b>234</b>	<b>\$32,402</b>	<b>\$20,200</b>	<b>\$52,602</b>	
<b>201.700</b>	<b>30% Design</b>																	
1	Structural	5	12				63				80				160	\$19,469	\$800	\$20,269
2	Road-Utilities-Lighting	4		16	8		32	50			60				170	\$20,158		\$20,158
3	Landscaping Design	3				9									12	\$1,740	\$550	\$2,290
	<b>Subtotal Task 201.700</b>	<b>12</b>	<b>12</b>	<b>16</b>	<b>8</b>	<b>9</b>	<b>95</b>	<b>50</b>			<b>140</b>			<b>342</b>	<b>\$41,367</b>	<b>\$1,350</b>	<b>\$42,717</b>	
<b>201.800</b>	<b>60% Design</b>																	
1	Bridge	7	36				209				270				522	\$63,037		\$63,037
2	Road-Utilities-Lighting	4		20	8		24	60			60				176	\$20,712		\$20,712
3	Landscaping Design	3				12				24					39	\$4,479		\$4,479
	<b>Subtotal Task 201.800</b>	<b>14</b>	<b>36</b>	<b>20</b>	<b>8</b>	<b>12</b>	<b>233</b>	<b>60</b>		<b>24</b>	<b>330</b>			<b>737</b>	<b>\$88,228</b>		<b>\$88,228</b>	
<b>201.900</b>	<b>90% Design</b>																	
1	Bridge	6	40				240				306				592	\$71,440	\$800	\$72,240
2	Road-Utilities-Lighting	4		16	6		20	24			40				110	\$13,400		\$13,400
3	Landscaping Design	2				12				30					44	\$4,910		\$4,910
	<b>Subtotal Task 201.900</b>	<b>12</b>	<b>40</b>	<b>16</b>	<b>6</b>	<b>12</b>	<b>260</b>	<b>24</b>		<b>30</b>	<b>346</b>			<b>746</b>	<b>\$89,750</b>	<b>\$800</b>	<b>\$90,550</b>	
<b>201.110</b>	<b>Final Design</b>																	
1	Bridge	2	10				61				78				151	\$18,222		\$18,222
2	Road-Utilities-Lighting	2		8	4		12	20			30				76	\$9,036		\$9,036
3	Landscaping Design	1				8				20					29	\$3,225		\$3,225
	<b>Subtotal Task 201.110</b>	<b>5</b>	<b>10</b>	<b>8</b>	<b>4</b>	<b>8</b>	<b>73</b>	<b>20</b>		<b>20</b>	<b>108</b>			<b>256</b>	<b>\$30,483</b>		<b>\$30,483</b>	
<b>201.120</b>	<b>Bidding Services</b>																	
1	Issue Two Addenda	6	2	6	1	2	3	3							23	\$3,271	\$12	\$3,283
2	Evaluate the Bids and Recommend an Award	4		4				5							13	\$1,675		\$1,675
3	Meet with the City	3		3											6	\$870	\$12	\$882
	<b>Subtotal Task 201.120</b>	<b>13</b>	<b>2</b>	<b>13</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>8</b>						<b>42</b>	<b>\$5,816</b>	<b>\$24</b>	<b>\$5,840</b>	
	<b>Total Fee</b>	<b>132</b>	<b>116</b>	<b>133</b>	<b>35</b>	<b>43</b>	<b>666</b>	<b>168</b>	<b>116</b>	<b>924</b>	<b>24</b>			<b>2357</b>	<b>\$288,046</b>	<b>\$22,374</b>	<b>\$310,420</b>	