

**General Agreement for
Osprey Hill One**

This agreement is made and entered into as of this 14 day of MARCH, 2005, by and between the City of Sheridan, a municipal Corporation in the State of Wyoming, hereinafter known as the "City", and **Three Left Handers LLC**, owner and developer of Osprey Hill One, hereinafter known as the "Developer". The City and Developer for their mutual benefit and consideration agree to the terms and conditions as listed herein for development of Osprey Hill One per Appendix B., Section 703:

Section 1. GENERAL CONDITIONS

- A. The development of the Osprey Hill One is subject to the requirements in Appendix B (Subdivisions) of the Sheridan City Code, and adopted City of Sheridan Standards for Street and Utility Construction.
- B. The open space identified as Tract B on the final plat shall be dedicated to the City upon completion of the development for Osprey Hill One (or cash in lieu per Appendix B, Sec. 507). This shall count .74 acres towards the 2.27 acres required for Phase I. As per the Annexation Agreement for Osprey Hill, signed and dated July 19, 2004, parkland and open space requirements for Phase I may be allocated in later phases. In the event that later phases are not developed by March 31, 2015 the Developer shall provide cash in lieu for 1.53 acres at the rate of \$12,500 per acre in accordance with Appendix B, Section 507.
- C. Developer shall develop future phases of Osprey Hill to include construction of a multi-use pathway in an open space area near the eastern boundary of the development in accordance with the general diagram included herein as Exhibit A. Developer shall coordinate with neighboring property owners to ensure pathway constructed has sensible connection.
- D. Development of Osprey Hill One will consist of installation of water and sewer mains (with service line stub-outs to each lot), road sub-base, curb, gutter, and the first lift of street paving as per the approved plans and specifications. Completion of the sub-surface utilities, curb, gutter, and street paving shall be no later than September 30, 2005. Prior to the issuance of the 31st building permit for the subdivision, the developers shall construct a secondary access road with an all weather surface capable of supporting a 45,000-pound emergency vehicle as per the approved plans and specifications.
- E. The Developer shall provide financial assurances pursuant to and in conformance with Sheridan City Code, Appendix B., Sections 701 and 702, including 10% contingency fee. Letters of Credit assurances shall cover the following total estimated infrastructure costs contained in Bid Schedules dated February 15, 2005 and included herein as Exhibit B:
 - a. Water & sewer mains - \$467,490.00
 - b. Curb, gutter, sidewalks & multi-use path - \$421,767.00
 - c. Roadway construction - \$152,687.00
 - d. Total Infrastructure cost - \$1,041,194.00
 - e. 10% contingency - \$101,194.00
 - f. Letter of Credit - \$1,146,138.00

Pursuant to Appendix B., Sections 701 and 702, the Letters of Credit shall have appropriate amounts released upon verification by the City of completion of each portion or phase of development.

- F. In accordance with City of Sheridan Standards for Street and Utility Construction, the developer shall provide test results, inspection reports and suitable mylar as-built drawings, certified by a registered professional engineer, verifying satisfactory completion for water and sewer utilities for Osprey Hill One. Except as provided in section G below, water and sewer utilities shall be approved and preliminary acceptance completed by City prior to issuance of

residential building permits for Osprey Hill One. Acceptance of sewer utilities will include video inspection by City personnel.

- G. Residential building permits will be issued as per requirements of the Building Department and Appendix B, Section 707 of the Sheridan City Code. Notwithstanding section F. above and other conditions or stipulations herein, the City and Developer agree that one building permit may be issued for a model residential unit at the start of construction of street and utility improvements for purposes of display and demonstration only. Said building shall not have final inspection nor be occupied until completion of, and preliminary acceptance by the City of, utilities and completion of first lift of asphalt, unless said building is within 150 feet of a paved surface, in which case, final inspection and occupation can be permitted.
- H. Building permits beyond the model residential unit will not be issued until the monumentation and staking have been completed, sewer and water improvements have been installed, and street grading is completed. Said buildings shall not have final inspections nor be occupied until the completion of first lift of asphalt, or said building is within 150 feet of a paved surface.
- I. Verification for services of franchise utilities must be provided upon signing of this agreement.
- J. Street paving, Sidewalks and the multi-use path shall be completed by February 7, 2007.
- K. The traffic study for the development identified some off-site improvements that would be triggered by the construction of the development. Specifically, the developers should contribute to the cost of installing a traffic signal at Highland Avenue and Loucks Street. For this phase of the development, a check in the amount of \$3,923.00 must be provided at the signing of the agreement. Future phases of the development will be required to provide additional funding, based upon size of the phase, to a maximum total contribution from the developers of \$15,000.00 for this signal installation.
- L. After the emergency access roadway is constructed, the Developer shall grade, gravel, and maintain an emergency access roadway from the termination of Osprey Boulevard to its intersection with the right-of-way granted in the December 23, 1964 agreement between the City of Sheridan and Donald H. and Ermal M. Roberts. This roadway shall be maintained with an all-weather surface capable of supporting a 45,000-pound emergency vehicle.
- M. The City of Sheridan confers no vested rights to the Developer for building permits for the lots in Phase I. If additional development occurs that ties up sewer capacity in the sewer main serving the development, no additional building permits shall be issued until additional sewer capacity to handle the proposed buildings exists.
- N. Placement of ancillary utilities and services in platted easements, including but not limited to: cable television, gas, electricity, and telephone service, will be coordinated with the installation of water and sewer service lines and sidewalks to avoid interference with, or damage to, any service or utility properly installed in a platted easement. The Developer shall be responsible for repairs to any City utilities for which lack of coordination led to damage.
- O. Required grading and elevations shall be marked on said plats and/or plans in compliance with the approved master drainage plan for the Osprey Hill One. Drainage to adjacent lots is prohibited except where it is designed to flow directly into an approved drainage easement.
- P. Developer, or Developer's agent, shall disclose the requirement that a geotechnical investigation must be completed on each lot before building permits can be issued to each potential buyer.

Section 2. COMPLIANCE WITH TERMS AND CONDITIONS

The Developer agrees to comply with the terms of this Agreement, including all deadlines, contained in Section 1. Should the Developer fail to comply with any of the conditions in Section 1. of this Agreement, the City will send a letter to the Developer listing the conditions for which Osprey Hill One, are not compliant. The City reserves the right to withhold any future development approvals for Osprey Hill One, if the Developer does not propose appropriate remedies which are acceptable to the City to eliminate the non-compliance(s) within two weeks of the date of the letter of non-compliance.

Section 3. VESTED RIGHTS

City Council approval of the Osprey Hill One and the subsequent acceptance of any infrastructure or utilities outlined in this agreement confers no vested rights to the Developer for future phases of development in the Osprey Hill Annexation area. Sewer, water, and related infrastructure capacity will be evaluated individually for each proposed future phase at the time of plat submittal for the respective phase. Both parties will work in good faith to review solutions for future sewer capacity. The City reserves the right to deny proposals for future phases based on infrastructure inadequacies, geotechnical issues, or any other adverse condition as determined by the Director of Public Works.

Section 4. EFFECTIVE DATE

This Agreement shall be effective upon the date listed in the first paragraph on page 1.

Section 5. TERMINATION

This Agreement may be amended, revised, or terminated only by the mutual consent of both parties.

Section 6. SEVERABILITY

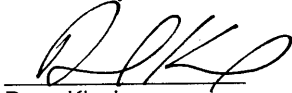
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 7. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall in any way be deemed a waiver of any of the requirements or immunities provided by the Wyoming Governmental Claims Act.

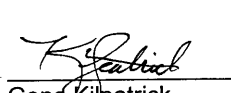
IN WITNESS WHEREOF, the parties execute this agreement as of the date set forth above.

For the City of Sheridan:



Dave Kinskey
Mayor

For the Developer:



Gene Kilpatrick
President, Three Left Handers LLC

For the Developer:



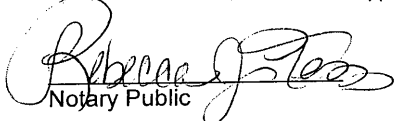
Paul Del Rossi
Partner, Three Left Handers LLC

For the Developer:



Tom Barker
Partner, Three Left Handers LLC

The above and foregoing Agreement was Subscribed, Sworn to, and Acknowledged before me this 14th day of March, 2005.



Notary Public

My commission expires 10/12/2008

Osprey Hill One Development Agreement



EXHIBIT A OSPREY HILL ONE MULTI USE PATH



SCALE: 1" = 500'



237 NORTH MAIN STREET SHERIDAN, WYOMING 82801

PH. (307) 672-1711
FAX (307) 674-5014

PROJECT NO.
E03040
DATE: 02-15-05 DRAWN BY: HPM

657

Bid Schedule A		Units	Quantity	Unit Price	Extended Price
General Costs and Earthwork					
General Costs					
1. Contract Bond and Insurance	LS	1		\$12,150.00	\$12,150.00
2. Mobilization	LS	1		\$20,500.00	\$20,500.00
3. Imported Pipe Foundation Material	CY	100		\$25.00	\$2,500.00
Subtotal:					\$35,150.00
Earthwork					
4. Topsoil Removal and Stock Pile	CY	10,000		Not in Contract	
5. Unclassified Excavation	CY	47,000		Not in Contract	
6. Topsoil Removal and Replacement	CY	5,000		Not in Contract	
7. Revegetation	AC	22		Not in Contract	
8. Erosion Control - Blanket	SF	8,000		\$0.29	\$2,320.00
9. Erosion Control - Pit Run Rock	CY	100		\$15.00	\$1,500.00
10. 18" RCP Arch Culvert	LF	60		Not in Contract	
11. 18" RCP Arch FE Section	EA	2		Not in Contract	
12. 18" CMP Culvert (Bike Path)	LF	30		\$24.00	\$720.00
13. 12" Storm Sewer Pipe	LF	997		\$24.00	\$23,928.00
14. Type A Storm Sewer Manhole	EA	1		\$2,550.00	\$2,550.00
15. Type A Storm Sewer Inlet	EA	3		\$1,880.00	\$5,640.00
16. Type B Storm Sewer Inlet	EA	2		\$1,880.00	\$3,760.00
17. Reclamation	AC	4		\$3,360.00	\$13,440.00
17A. Rock Mat	SF	180		\$6.00	\$1,080.00
17B. 12" HDPE Irrigation Sleeve w/end caps	LF	80		\$24.00	\$1,920.00
17C. Rock Picking	AC	4		\$650.00	\$2,600.00
Subtotal:					\$59,458.00
Bid Schedule A Total:					\$94,608.00

Bid Schedule B		Units	Quantity	Unit Price	Extended Price
Sanitary Sewer System					
Off-Site Sanitary Sewer					
18. Connect to Existing 8" Sewer Pipe	LS	1		\$200.00	\$200.00
19. 8" PVC Sanitary Sewer Pipe	LF	1,485		\$21.00	\$31,185.00
20. 48" Sanitary Sewer Manhole	EA	6		\$2,500.00	\$15,000.00
21. Asphalt Pavement Sawcut/Removal	SF	2,500		\$3.00	\$7,500.00
22. Base Removal and Replacement	SF	2,500		\$3.00	\$7,500.00
23. 16" Boring with Casing	LF	63		\$200.00	\$12,600.00
23A. Foam Board Insulation	LF	448		\$3.50	\$1,568.00
23B. Class E Concrete at Crossings	CY	10		\$65.00	\$650.00
Subtotal:					\$76,203.00
Osprey Boulevard Sanitary Sewer					
24. 4" PVC Sanitary Sewer Service	LF	405		\$16.00	\$6,480.00
25. 8" PVC Sanitary Sewer	LF	1,370		\$21.00	\$28,770.00
26. 8"x4" Sanitary Sewer Service Tap	EA	10		\$230.00	\$2,300.00
27. 48" Sanitary Sewer Manhole	EA	7		\$2,500.00	\$17,500.00
28. 8" PVC Cleanout	EA	1		Deleted From Project	
Subtotal:					\$55,050.00

Kingfisher Avenue East Sanitary Sewer				
29. 4" PVC Sanitary Sewer Service	LF	680	\$16.00	\$10,880.00
30. 8" PVC Sanitary Sewer	LF	910	\$21.00	\$19,110.00
31. 8"x4" Sanitary Sewer Service Tap	EA	16	\$230.00	\$3,680.00
32. 48" Sanitary Sewer Manhole	EA	4	\$2,500.00	\$10,000.00
33. 4" PVC Cleanout	EA	3	\$100.00	\$300.00
Subtotal:				\$43,970.00
Kingfisher Avenue West Sanitary Sewer				
34. 4" PVC Sanitary Sewer Service	LF	305	\$16.00	\$4,880.00
35. 8" PVC Sanitary Sewer	LF	571	\$21.00	\$11,991.00
36. 8"x4" Sanitary Sewer Service Tap	EA	8	\$230.00	\$1,840.00
37. 48" Sanitary Sewer Manhole	EA	2	\$2,500.00	\$5,000.00
38. 8" PVC Cleanout	EA	1	Deleted From Project	
39. Testing Laboratory Services	LS	1	\$2,000.00	\$2,000.00
Subtotal:				\$25,711.00
Bid Schedule B Total:				\$200,934.00

Bid Schedule C

Potable Water System

	Units	Quantity	Unit Price	Extended Price
Off-Site Potable Water				
40. 16"x8" Water Main Tap	EA	1	\$4,200.00	\$4,200.00
41. 6" Water Main and Plug	LF	15	\$20.00	\$300.00
42. 8" PVC Water Main	LF	6	\$21.00	\$126.00
43. 10" PVC Water Main	LF	853	\$26.00	\$22,178.00
44. 8" In-Line Gate Valve	EA	1	\$975.00	\$975.00
45. 10" In-Line Gate Valve	EA	2	\$1,100.00	\$2,200.00
46. Fire Hydrant and 6" Gate Valve	EA	1	Deleted From Project	
47. 10"x10"x6" Tee	EA	1	Deleted From Project	
48. 10"x10"x8" Tee	EA	1	Deleted From Project	
49. 10"x10"x10" Tee	EA	2	\$550.00	\$1,100.00
50. 45"x8" Bend	EA	1	\$250.00	\$250.00
51. 10"x8" Reducer	EA	1	\$200.00	\$200.00
52. 10" Water Main Plug	EA	1	\$285.00	\$285.00
53. Remove/Replace County Road Sign	EA	1	\$150.00	\$150.00
54. Traffic Control	LS	1	\$1,000.00	\$1,000.00
Subtotal:				\$32,964.00
Osprey Boulevard Potable Water				
55. 6" PVC Water Main	LF	34	\$18.00	\$612.00
56. 8" PVC Water Main	LF	112	\$21.00	\$2,352.00
57. 10" PVC Water Main	LF	1,327	\$26.00	\$34,502.00
58. 8" In-Line Gate Valve	EA	2	\$975.00	\$1,950.00
59. 10" In-Line Gate Valve	EA	2	\$1,250.00	\$2,500.00
60. Fire Hydrant and 6" Gate Valve	EA	3	\$2,775.00	\$8,325.00
61. 10"x8" Cross	EA	1	\$1,200.00	\$1,200.00
62. 8"x8"x6" Tee	EA	1	Deleted From Project	
63. 10"x10"x6" Tee	EA	3	\$450.00	\$1,350.00
64. 11 1/4"x10" Bend	EA	2	\$300.00	\$600.00
65. 22 1/2"x10" Bend	EA	4	\$300.00	\$1,200.00
66. 10" Water Main Plug	EA	1	\$285.00	\$285.00
67. 17 lb. Anodes	EA	3	\$125.00	\$375.00
68. 5 lb. Anodes	EA	15	\$90.00	\$1,350.00
69. 3/4" Water Service	LF	325	\$7.50	\$2,437.50
70. 3/4" Corp Stop	EA	9	\$100.00	\$900.00
71. 3/4" Curb Stop	EA	9	\$150.00	\$1,350.00
72. 1" to 3/4" Coupler	EA	9	\$25.00	\$225.00
72A. Foam Board Insulation	LF	120	\$3.50	\$420.00
Subtotal:				\$61,933.50
Kingfisher Avenue East Potable Water				
73. 6" PVC Water Main	LF	13	\$18.00	\$234.00
74. 8" PVC Water Main	LF	744	\$21.00	\$15,624.00
75. 8" In-Line Gate Valve	EA	1	\$975.00	\$975.00
76. Fire Hydrant and 6" Gate Valve	EA	2	\$2,775.00	\$5,550.00
77. 8"x8"x6" Tee	EA	1	\$325.00	\$325.00
78. 11 1/4"x8" Bend	EA	1	\$250.00	\$250.00
79. 22 1/2"x8" Bend	EA	2	\$250.00	\$500.00

80. 45°x8" Bend	EA	1	\$250.00	\$250.00
81. 17 lb. Anodes	EA	2	\$125.00	\$250.00
82. 5 lb. Anodes	EA	6	\$90.00	\$540.00
83. 3/4" Water Service	LF	795	\$7.50	\$5,962.50
84. 3/4" Corp Stop	EA	17	\$100.00	\$1,700.00
85. 3/4" Curb Stop	EA	17	\$150.00	\$2,550.00
86. 1" to 3/4" Coupler	EA	17	\$25.00	\$425.00
Subtotal:				\$35,135.50
Kingfisher Avenue West Potable Water				
87. 6" PVC Water Main	LF	9	\$18.00	\$162.00
88. 8" PVC Water Main	LF	579	\$21.00	\$12,159.00
89. Fire Hydrant and 6" Gate Valve	EA	1	\$2,775.00	\$2,775.00
90. 8"x8"x6" Tee	EA	1	\$325.00	\$325.00
91. 22 1/2"x8" Bend	EA	2	\$250.00	\$500.00
92. 8" Water Main Plug	EA	1	\$250.00	\$250.00
93. 17 lb. Anodes	EA	1	\$125.00	\$125.00
94. 5 lb. Anodes	EA	3	\$90.00	\$270.00
95. 3/4" Water Service	LF	320	\$7.50	\$2,400.00
96. 3/4" Corp Stop	EA	8	\$100.00	\$800.00
97. 3/4" Curb Stop	EA	8	\$150.00	\$1,200.00
98. 1" to 3/4" Coupler	EA	8	\$50.00	\$400.00
99. Testing Laboratory Services	LS	1	\$2,000.00	\$2,000.00
Subtotal:				\$23,366.00
Bid Schedule C Total:				\$153,399.00

Bid Schedule D**Natural Gas, Electric Power, and Communications**

	Units	Quantity	Unit Price	Extended Price
100. Uty Tr Exc/BF (Main Feeder Lines)	LF	2,850	\$3.00	\$8,550.00
101. Uty Tr Exc/BF (Service Drops)	LF	1,000	\$3.00	\$3,000.00
102. Testing Laboratory Services	LS	1	\$1,000.00	\$1,000.00
Bid Schedule D Total:				\$12,550.00

Bid Schedule E
Street Construction

	Units	Quantity	Unit Price	Extended Price
Westview Drive Realignment (Off-Site) Street Construction				
103. Remove 30' Cattleguard	EA	1	\$900.00	\$900.00
105. Relocate Stop Sign	EA	1	\$100.00	\$100.00
106. Remove Existing Asphalt Pavement	SY	478	\$2.51	\$1,199.78
107. Sawcut Highway Asphalt	LF	81	\$10.00	\$810.00
108. Compacted Embankment	LS	1	\$1,500.00	\$1,500.00
Subtotal:				\$4,509.78
Osprey Boulevard Street Construction				
111. Sawcut Highway Asphalt	LF	69	\$10.00	\$690.00
119. Stop Sign (R-1)	EA	1	\$200.00	\$200.00
120. Speed Limit Sign	EA	1	\$200.00	\$200.00
Subtotal:				\$1,090.00
Kingfisher Avenue East Street Construction				
127. Stop Sign (R-1)	EA	1	\$200.00	\$200.00
Subtotal:				\$200.00
Kingfisher Avenue West Street Construction				
133. Stop Sign (R-1)	EA	1	\$200.00	\$200.00
Subtotal:				\$200.00
Bid Schedule E Total:				\$5,999.78

Bid Schedule E - 2nd Bid
Street Construction

	Units	Quantity	Unit Price	Extended Price
Westview Drive Realignment (Off-Site) Street Construction				
103. Remove 30' Cattleguard	EA	1	Not in Contract	
104. Remove Fence	LF	66	Not in Contract	
105. Relocate Stop Sign	EA	1	Not in Contract	
106. Remove Existing Asphalt Pavement	SY	478	Not in Contract	
107. Sawcut Highway Asphalt	LF	81	Not in Contract	
108. Compacted Embankment	LS	1	Not in Contract	
109. Granular Road Base	CY	50	\$45.00	\$2,250.00
110. 4" HPMBP	SY	328	\$15.75	\$5,166.00
Subtotal:				\$7,416.00
Osprey Boulevard Street Construction				
111. Sawcut Highway Asphalt	LF	69	\$10.00	\$690.00
112. Concrete Curb and Gutter	LF	1,580	\$13.65	\$21,567.00
113. 5" PCC Pavement	SY	749	\$37.80	\$28,312.20
114. 3" HPMBP	SY	4,411	\$10.00	\$44,110.00
115. 4"x4' Attached PCC Sidewalk	SF	6,256	Not in Contract	
116. 6" PCC Valley Gutter and Two Fillets	LS	1	\$5,756.00	\$5,756.00
117. Granular Road Base	CY	770	\$45.00	\$34,650.00
118. 2" HPMBP (Bike Path)	SY	571	Not in Contract	
119. Stop Sign (R-1)	EA	1	Not in Contract	
120. Speed Limit Sign	EA	1	Not in Contract	
121. 4-Strand Smooth Wire Fence	LF	1,670	Not in Contract	
21A. Street Preparation	LS	1	\$3,000.00	\$3,000.00
Subtotal:				\$138,085.20
Kingfisher Avenue East Street Construction				
122. Street Preparation	LS	1	\$3,000.00	\$3,000.00
123. Concrete Curb and Gutter	LF	1,516	\$13.65	\$20,693.40
124. Granular Road Base	CY	900	\$45.00	\$40,500.00
125. 2 1/2" HPMBP	SY	2,962	\$8.50	\$25,177.00
126. 4"x4' Attached PCC Sidewalk	SF	6,090	Not in Contract	
127. Stop Sign (R-1)	EA	1	Not in Contract	
Subtotal:				\$89,370.40
Kingfisher Avenue West Street Construction				
128. Concrete Curb and Gutter	LF	1,032	\$13.65	\$14,086.80
129. Street Preparation	LS	1	\$3,000.00	\$3,000.00
130. Granular Road Base	CY	550	\$45.00	\$24,750.00
131. 2 1/2" HPMBP	SY	1,950	\$8.50	\$16,575.00
132. 4"x4' Detached PCC Sidewalk	SF	4,130	Not in Contract	
133. Stop Sign (R-1)	EA	1	Not in Contract	
Subtotal:				\$58,411.80
2006 Construction				
115. 4"x4' Attached PCC Sidewalk	SF	6,256	\$3.30	\$20,644.80
118. 2" HPMBP (Bike Path)	SY	571	\$12.80	\$7,308.80
126. 4"x4' Attached PCC Sidewalk	SF	6,090	\$3.50	\$21,315.00
132. 4"x4' Detached PCC Sidewalk	SF	4,130	\$3.50	\$14,455.00
134. 1 1/2" HPMBP	SY	4,912	\$6.00	\$29,472.00
135. 2" HPMBP	SY	4,411	\$8.00	\$35,288.00
Subtotal:				\$128,483.60
Bid Schedule E Total:				\$421,767.00

Bid Schedule A - Conventional General Costs and Earthwork		Units	Quantity	Unit Price	Extended Price
General Costs					
1. Contract Bond and Insurance	LS		1		
2. Mobilization	LS		1	\$500.00	\$500.00
3. Imported Pipe Foundation Material	CY		100	Not in Contract	
Subtotal:					\$500.00
Earthwork					
4. Topsoil Removal and Stock Pile	CY		10,000	\$1.81	\$18,100.00
5. Unclassified Excavation	CY		47,000	\$2.54	\$119,380.00
6. Topsoil Removal and Replacement	CY		5,000	\$2.54	\$12,700.00
7. Revegetation	AC		22	Not in Contract	
8. Erosion Control - Blanket	SF		8,000	Not in Contract	
9. Erosion Control - Pit Run Rock	CY		100	Not in Contract	
10. 18" RCP Arch Culvert	LF		60	\$28.36	\$1,701.60
11. 18" RCP Arch FE Section	EA		2	\$153.12	\$306.24
12. 18" CMP Culvert (Bike Path)	LF		30	Not in Contract	
13. 12" Storm Sewer Pipe	LF		997	Not in Contract	
14. Type A Storm Sewer Manhole	EA		1	Not in Contract	
15. Type A Storm Sewer Inlet	EA		3	Not in Contract	
16. Type B Storm Sewer Inlet	EA		2	Not in Contract	
17. Reclamation	AC		4	Not in Contract	
Subtotal:					\$152,187.84
Bid Schedule A Total:					\$152,687.84