

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: 01/19/2023

Item description/summary:

OPUD was requested for Riverside Meadows Park reimbursable which were developed by Legacy Homes. Per Parks Development Agreement via OPUD and Plumas Lake Riverside Meadows, L.P. signed December 29th 2004 and reviewed by Russ Powells from Economic & Planning Services (EPS), it was deemed the developer met all requirements within the agreement and are refundable via reimbursements for the amount of \$943,700.39

Fiscal Analysis:

Will reduce \$940,700.39 from the existing Neighborhood fund of \$7.7 million which are collected from each lot that's developed and collected for future parks. The requested amount is within existing amount remaining in the neighborhood parks funding account.

Employee Feedback

n/a

Sample Motion:

Move to Board approval

Prepared by: Swarnjit Boyal, Public Work Engineer

ATTACHMENT 1 – PARK DEVELOPMENT AGREEMENT

PARK DEVELOPMENT AGREEMENT
(Riverside Meadows, Plumas Lake Specific Plan)

THIS AGREEMENT is made and entered into this 29th day of December, 2004 ^{MS} by and between the COUNTY OF YUBA, CALIFORNIA ("**County**"); the OLIVEHURST PUBLIC UTILITY DISTRICT, a public utility district formed and operating under California Public Utilities Code sections 15501 et seq. ("**OPUD**"); and PLUMAS LAKE RIVERSIDE MEADOWS, L.P., a California limited partnership ("**Plumas Lake**"), and MATTHEWS LAND, INC., a California corporation ("**Matthews**"), with respect to the following. For purposes hereof, Plumas Lake and Matthews shall be referred to collectively as "**Owner**":

RECITALS

A. Owner owns certain real property, commonly referred to as Riverside Meadows, consisting of the residential lots, school site and neighborhood park site shown on the map in **Exhibit "A"** (the "**Property**"). The Property is part of the larger development known as the Plumas Lake Specific Plan, in Yuba County, California.

B. The Property will be developed in phases, as shown in the Exhibit "A" as "Village 1," "Village 2," "Village 3," "Village 4," "Village 5," "Village 6," and Village 7," Some "Villages" may be recorded in more than one final map. The Property will be developed as shown in **Exhibit "A."** The Property includes an area planned for a future "Neighborhood Park," the location of which site is shown on **Exhibit "A"** (the "**Park Site**") and is generally shown in the Plumas Lake Specific Plan Area Park Master Plan (the "**Park Master Plan**") adopted by OPUD.

C. The County, as a condition to its approval of the Plumas Lake Specific Plan, required that the Owner of the Property enter into an agreement with OPUD and the County by which Owner will pay development fees and/or dedicate certain real property and improvements for park and recreational purposes.

D. OPUD is willing to accept title to the real property and the improvements described herein, in accordance with the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration for the mutual promises, conditions and covenants hereinafter set forth, the parties agree as follows:

1. Dedication and Acceptance.

(a) Dedication of Park Site. With the recordation of Village 2 final small lot subdivision map in which the Park Site is located, Owner shall offer for dedication to OPUD, the Park Site within said Village. Prior to acceptance, the dedicated Park Site must be free and clear of any wells, storage tanks, vernal pools, wetlands, or endangered species habitat. The Park Site shall also be free and clear of any and all liens, easements and encumbrances, except those easements required as conditions of approval for the Property, and such other exceptions, if any, approved in writing by OPUD. Upon OPUD's acceptance of the dedicated Park Site, Owner shall provide to OPUD a policy of title insurance equal to the value of the property with improvements, showing title subject only to such permitted exceptions. Any accrued and unpaid real property taxes, special taxes, or assessments for the Park Site shall be

paid by Owner through the date the improvements described in Section 2 below have been completed by Owner and accepted by OPUD.

The irrevocable offer of dedication referenced in this paragraph shall be credited against Owner's "**Parkland Dedication**" obligations for the Property pursuant to the requirements of OPUD and County, including County Ordinance Code section 11.15.661. Based on a Parkland Dedication obligation of approximately 8.68 acres (using the County's formula of .005 acres per person times 2.9 persons per acre, times 599 units in the Property) and the Park Site containing approximately 4.8 acres, Owner acknowledges that, with dedication of the Park Site identified in Exhibit "A" pursuant to the terms hereof, Owner shall remain obligated to pay additional parkland dedication in-lieu fees for the equivalent of approximately 3.88 acres of parkland for the residential development of this Property. Prior to the dedication of the Park Site by Owner with the recordation of the Village 2 final map, Owner shall pay the in-lieu parkland dedication fees associated with the recordation of any prior final maps within the Property.

(b) Acceptance of Park Site. If necessary, and subject to the terms and conditions of this Agreement (including the dedication of the Park Site and/or payment of in-lieu fees pursuant to Section 1(a) above), OPUD shall acknowledge on all final small lot subdivision maps within the Property that Owner has satisfied District with respect to District's parkland dedication and park development requirements. The final subdivision map that includes the park site shall contain a certificate or statement for execution by the clerk of OPUD stating that OPUD approves the Park component of the map and accepts, will accept subject to improvement, or rejects, on behalf of the public, the park site identified on the map. Owner acknowledges that the parkland dedication requirement is a requirement of the County, and OPUD is relying on Owner's representations that they have complied therewith. OPUD's certification shall not in any way relieve Owner of compliance with the County of Yuba's parkland requirements.

2. Construction of Improvements.

(a) Initial Improvements. Owner shall be responsible for funding and completing all of the design, engineering, and construction of the "Initial Improvements" described in **Exhibit "B"** for the Park Site. The Initial Improvements for the Park Site shall be completed on the earlier of (i) within 12 months of recordation of the final small lot subdivision map for Village 2 that includes the Park Site, or (ii) within one year of the date when sixty percent (60%) of the building permits are issued for such Village.

(b) Final Improvements. Owner shall be responsible for funding and completing all of the design, engineering and construction of the "Final Improvements" to the Park Site. The Final Improvements for the Park Site are more particularly set forth in **Exhibit "B"** and the Owner's estimated budget for the costs to construct the Final Improvements is attached hereto as **Exhibit "C"** (the "**Budgeted Costs**"), which costs have been approved by OPUD as being consistent with the Park Master Plan. Construction of the Final Improvements shall commence on or before the date when sixty percent (60%) of the building permits are issued for the Village that includes such park site and construction of such improvements shall be completed within one year of such commencement.

(c) Design and Inspection. OPUD shall not unreasonably withhold or delay its approval of the design of the Initial and Final Improvements, so long as the design of the Improvements are substantially consistent with the specifications for such Improvements adopted by OPUD and contained within the Park Master Plan. All Initial and Final Improvements shall be subject to the inspection of OPUD's representatives.

3. Deposit. Upon execution of this Agreement, Owner shall deposit with OPUD 2 (two) percent of the engineer's estimated cost of the proposed Initial and Final Improvements, which deposit shall be used to provide for engineering, plan review, and other OPUD expenses related to the review and approval of the design and construction of the Initial Improvements and Final Improvements. From time to time, Owner will deposit additional amounts to OPUD to cover such costs as reasonably requested by OPUD. Owner shall receive a credit toward Park Development Fees (as that term is defined below) in the amount of such deposit(s) at such time as credits are issued for the Final Improvements.

4. Credits.

(a) Parkland Dedication Credits. As noted in section 1 above, Owner's dedication of the Park Site will provide a credit to Owner against the Property's Parkland Dedication obligation equal to the amount of acres contained within the Park Site, but such dedication will not fully satisfy the Property's Parkland Dedication obligations. In consideration of Owner's dedication, the County shall either waive the requirement for Owner to pay the in-lieu fee for the acreage contained within the Park Site or shall provide Owner with credits toward its Parkland Dedication fee, which credits shall be calculated based on the park land value used by the County to establish the Parkland Dedication fee.

(b) Development Fee Credits. In addition to its Parkland Dedication obligations, Owner is obligated to pay a park development fee in connection with the development of the Property (the "**Park Development Fee**"). Owner acknowledges that the Park Development Fee does not include any funds for the Initial Improvements, and therefore Owner shall not receive any credits in connection with its construction of the Initial Improvements. The Park Development Fee is comprised of the sum of three components: a neighborhood park component, a community park component, and an administrative component. Upon completion of the Final Improvements described in Section 2(b) above, Owner shall receive a credit towards the neighborhood park component of the Park Development Fee equal to the lesser of (i) the actual costs incurred by Owner to design and install the Final Improvements, including construction management thereof, or (ii) the Budgeted Costs therefor approved by OPUD and attached hereto as **Exhibit "C"** (which lesser amount is the "**Park Improvement Amount**"). Provided, however, in no event will the credit for the Park Improvement Amount exceed the amount estimated by OPUD for the costs of the Final Improvements used to establish the Park Development Fee, as such cost estimates may be adjusted from time to time by OPUD. Such credit shall be spread pro-rata over the number of units then remaining to be constructed within the Village that includes such completed Park Site, and such credits for each unit shall not exceed 100 percent of the neighborhood park component of the Park Development Fee. If Owner's credits exceed the amount that can be applied against the then remaining development of such Village, Owner shall be entitled to be reimbursed for such excess credits in the manner provided in Section 4(d) below. Owner may post an improvement bond, or other security acceptable to OPUD, to secure its obligation to install the Final Improvements for the park site within such Village in an amount equal to 125%

of the budgeted costs therefor. If Owner elects to post such security, then so long as Owner is in compliance with all its obligations hereunder, Owner shall receive credits against the Park Development Fee equal to 90 (ninety) percent of the approved Budgeted Costs for the Final Improvements, which credits shall be spread pro-rata over the total number of units within such Village (only against the neighborhood park component of the Park Development Fee). Upon completion of the Final Improvements, such security shall be released to Owner and the parties shall make any adjustments to the fee credits for the remaining units within the Village based on the actual costs incurred by Owner for the Final Improvements and the number of such remaining units within such Village. If Owner does not post an improvement bond or other security for the Final Improvements and pays the Park Development Fee, then upon completion of the Final Improvements, Owner shall be entitled to reimbursement of the Park Development Fee paid by Owner equal to the Park Improvement Amount. The reimbursement of the Park Development Fee shall be administered in the same manner as reimbursements for excess fee credits in section 4 (d) below.

(c) Actual Costs Exceed Budgeted Amounts. If, during the course of construction, OPUD anticipates that the actual costs of construction of the Final Improvements will exceed the Budgeted Costs therefor, then Owner may receive, in the sole discretion of OPUD, additional credits and/or may be reimbursed for such cost overruns, provided, however, any such additional credits or reimbursements shall be subject to OPUD adopting an appropriate increase in the Park Development Fee.

(d) Application and Reimbursement of Excess Credits. If Owner has a surplus of unused credits after completion of the Final Improvements for the Park Site and build out of a Village, Owner may apply such excess Park Development credits to the remaining units to be built by Owner within the Property. If such excess credits cannot be applied to any remaining development of the Property, then Owner shall be entitled to a reimbursement of all its remaining unused credits in accordance with this Section. OPUD will only be obligated to reimburse Owner from funds available in the Neighborhood Park component of the Park Development Fee account, as such funds are collected from development within the Specific Plan. The right to a reimbursement will not be a general obligation of OPUD. All reimbursements to Owner and to any other owners from the Park Development Fee account shall be made on a first-completed, first-reimbursed basis, without interest, consistent with OPUD policy for such reimbursements. Alternatively, if Owner's surplus credits are not reimbursed, Owner may sell its surplus credits to other owners within the Plumas Lake Specific Plan. Notwithstanding any provision of this Section 4(d) to the contrary, if savings are realized in construction of the Final Improvements to the Park Site, OPUD may apply those savings to fund any outstanding park master plan facilities for the Community Park, including without limitation, a special use facility, such as a community center, gymnasium, amphitheater, senior center, or sports complex to be located in one of the two community parks, or an interconnecting pedestrian/bikeway system.

5. Park Site Maintenance. Upon acceptance of the grant deed to a completed Park Site, OPUD shall assume responsibility for all maintenance, repair and operation of such improved park site, subject however to a one-year warranty for workmanship and materials for all landscape and irrigation improvements and a ninety-day warranty for workmanship and materials for all landscaping, which warranties shall be provided by Owner or Owner's contractors upon OPUD's acceptance of the park site. Notwithstanding the foregoing, District shall not be obligated to accept, maintain, repair and operate the Park Site until a County

Service Area or similar funding mechanism has been created and adequate funding for such maintenance, repair and operation generated by Owner's Property through the County Service Area or similar funding mechanism has been received by District or is anticipated to be received by the District prior to the time District's expenses in connection therewith are incurred.

6. Entire Agreement. This Agreement, which includes the exhibits attached hereto and incorporated herein by this reference, contains the entire agreement of the parties and there are no representations, oral or written, except as set forth herein. This Agreement supersedes all prior communications, discussions, disputes or negotiations.

7. No Joint Venture. The relationship of the parties to this Agreement is determined solely by the provisions of this Agreement. This Agreement does not create and shall not be construed to create an agency, partnership, joint venture, trust or other relationship with duties or incidents different from those to parties at an arm's length transaction.

8. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties.

9. Notices. All notices required or provided for under this Agreement shall be in writing and faxed, delivered in person or sent by certified mail, with postage prepaid, return receipt requested, to the parties at the addresses listed below.

If to County:

Yuba County
215 Fifth Street
Marysville, CA 95901
Attention: Community Development Director

If to OPUD:

Olivehurst Public Utility District
P.O. Box 670
Olivehurst, CA 95691
Attention: General Manager

If to Owner:

Plumas Lake Riverside Meadows, LP
Matthews Land, Inc.
3202 West March Lane, Suite A
Stockton, CA 95219
Attn: Patrick H. Matthews

10. Governing Law. This Agreement shall be governed by the laws of the State of California.

11. Headings. The headings of this Agreement are for reference purposes only and are not to be considered in construing this Agreement.

12. Severability. If any of the provisions of this Agreement shall be held invalid by a court of competent jurisdiction, such decision shall not affect the validity of any remaining provision, and the remaining provisions shall remain in full force and effect as if this Agreement had been executed with the invalid portion thereof eliminated.

13. Counterparts. This Agreement may be signed in counterparts and all counterparts together shall constitute one document. This Agreement may also be signed and delivered via facsimile.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first herein above written.

APPROVED AS TO FORM:

By: *Dan Montgomery*
Dan Montgomery
County Counsel

COUNTY:

THE COUNTY OF YUBA

By: _____
Chairperson, Board of Supervisors

ATTEST:

Cindy Van H
Deputy Clerk of the Board

OPUD:

OLIVEHURST PUBLIC UTILITY DISTRICT

By: *Richard Adarabue*
President of the Board of Directors

OWNER:

PLUMAS LAKE RIVERSIDE MEADOWS, LP
a Limited Partnership

By: _____
Name: *RICHARD MATTHEWS*
Title: *PRESIDENT*

MATTHEWS LAND, INC.
a California corporation

By: _____
Name: *PATRICK MATTHEWS*
Title: *PRESIDENT*

Exhibit "A"
 Map of Property
 Including Designation of Villages
 And Park Site within Village 2

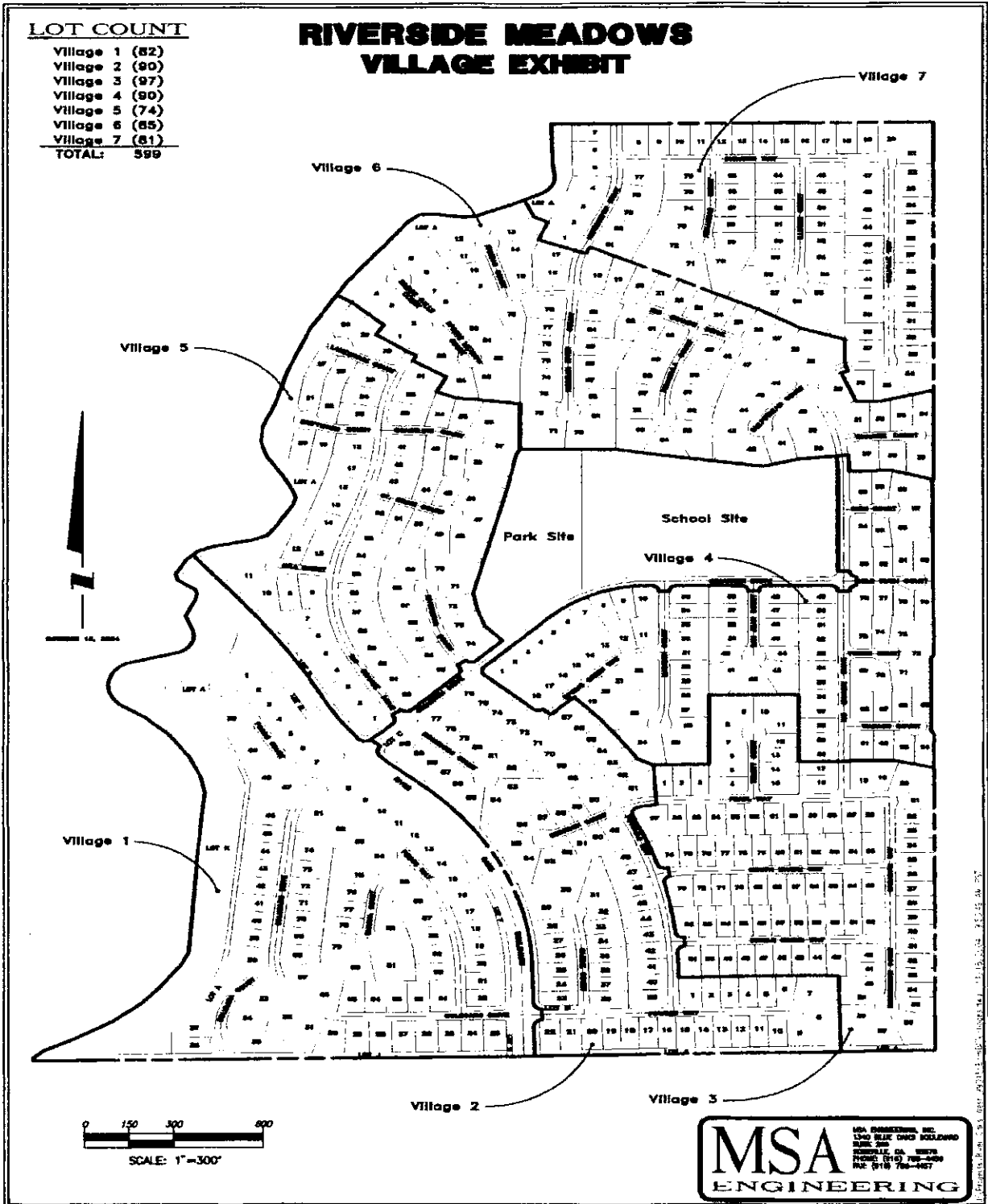


Exhibit "B"

Description of Initial and Final Park Improvements for Village 2 Park Site

Initial Park Improvements

Initial Park Improvements shall include the following:

- (1) All necessary street frontage improvements abutting the dedicated park site, including but not limited to all utilities, vertical curb, gutter and sidewalks.
- (2) Appropriate utility stubs into the park site, including but not limited to water, sewer, electrical and gas at locations and capacities specified by OPUD.
- (3) Rough grading of the park site to an elevation pursuant to a grading plan approved by OPUD.
- (4) Installation of drainage facilities to the boundary of the park site of an adequate size to provide the storm drainage needs of the developed park site.
- (5) Installation of a six foot wood fence along the Park Site where it abuts any residential lot.

Final Park Improvements

Basic Requirements as set forth in Park Master Plan:

- (3) Benches in shade areas
- (1) play structure, tot (2-5yr) or children's (5-12yr)
- (2) trash receptacles
- (1) Park sign
- (1) Drinking fountain
- Concrete paved social gathering space (25'x 25' min.)
- Open turf areas
- Trees
- Concrete mow bands
- Buffer planting along residential fences adjacent to the park

Exhibit "C"

Owner's Estimate of Budgeted Costs for Final Improvements (Riverside Park, Concept Plans by Odyssey Landscape Co.)

INCLUSIONS, EXCLUSION AND RATES

Includes:

<u>CODE</u>	<u>ITEM#</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>SUB TOTAL</u>	<u>TOTAL</u>
Site Work:	1	Grading	AC	4.67	\$ 30,181.00	
	2	Staking	AC	4.67	\$ 12,073.00	
	3	Drainage system	LS	1	\$ 45,532.00	
	4	Excavate play area	SF	4,567	\$ 6,257.00	
						\$94,043.00
Site Amenities:	5	Deep Edge at play lot	LF	254	\$ 11,176.00	
	6	Concrete paving	SF	7,541	\$ 47,705.00	
	7	Base for play surfacing @ Ramp	SF	192	\$ 1,152.00	
	8	Play surfacing @ Ramp	SF	192	\$ 4,800.00	
	9	8" concrete header	LF	900	\$ 9,000.00	
	10	Shade sails	LS	1	\$ 10,758.00	
	11	Concrete track (8' wide)	SF	12,599	\$ 62,995.00	
	12	30" wide seatwall (3' tall)	LF	128	\$ 8,320.00	
						\$ 155,906.00
Site Furniture:	15	Park Bench	EA	9	\$ 12,150.00	
	16	Trash receptacle	EA	5	\$ 3,400.00	
	17	Bike rack	EA	1	\$ 890.00	
	18	Picnic tables	EA	15	\$ 37,500.00	
	19	ADA picnic tables	EA	5	\$ 12,500.00	
	20	Drinking Fountain	EA	1	\$ 4,200.00	
	21	Park Sign	EA	1	\$ 6,000.00	
						\$ 76,640.00
Play Equipment:	22	Play structure #1	LS	1	\$ 45,000.00	
	23	2 Bay Swing	LS	1	\$ 3,500.00	
	24	Play equipment installation	LS	1	\$ 15,000.00	
	25	Fiber Surfacing	CY	227	\$ 8,172.00	
						\$ 71,672.00
Irrigation System:	26	Irrigation system	SF	178,330	\$151,580.00	
						\$151,580.00
Planting:	27	Soil Prep.	SF	178,577	\$ 62,500.00	
	28	Round-up	SF	203,598	\$ 6,088.00	
	29	Hydroseed Lawn	SF	162,202	\$ 12,976.00	
	30	15 gallon trees	EA	106	\$ 8,799.00	
	31	5 gallon shrubs	EA	376	\$ 6,768.00	
	32	1 gallon shrubs	EA	186	\$ 1,674.00	
	33	Bark	CY	85	\$ 3,825.00	
						\$102,630.00

Maintenance:	34	90 Day Maintenance	SF	203,598	\$ 16,300.00	
						\$ 30,540.00
TOTAL						\$ 683,011.00
				+ 10% Contingency		\$ <u>68,301.00</u>
GRAND TOTAL						\$ 751,312.00

- Excludes:
- Import/export of any soil
 - Cut/Patch of asphalt or concrete (across roads)
 - Curb/gutter/sidewalk along adjacent streets
 - Any erosion control measures
 - Permits/Fees if applicable
 - Any fences/walls/retaining walls other than those specified in bid
 - Primary and Secondary feeder conductors to PG&E transformer or from PG&E transformer to meter
 - Restrooms
 - Lighting
 - Parking Lot (by School District)
 - Streetlights along adjacent streets
 - Adjacent street improvements
 - Prevailing wage rates
 - Overtime wages

GRAND TOTAL: **\$ 751,312.00**

Note: -Estimate is subject to additional costs due to phasing of project and increased material costs due to elapse of time. Expect at least 5-10% increase per year for budgeting purposes.

ATTACHMENT 2 – Riverside Meadows Park Improvement Reimbursement



MEMORANDUM

To: Swarnjit Boyal
From: Russ Powell
Subject: Riverside Meadows Park Improvement
Reimbursement; EPS #222149
Date: January 23, 2023

The Olivehurst Public Utility District (District) requested that Economic & Planning Systems, Inc. (EPS) review documents submitted by Legacy Homes (Developer) seeking authorized reimbursement costs for a 4.8-acre park, constructed in the Riverside Meadows project in Plumas Lake. Under the Park Development Agreement (Agreement) for Riverside Meadows (dated December 29, 2004), the Developer is allowed a reimbursement of park construction costs that are the lesser of these:

- A. The actual costs of designing and installing final improvements of the park;
- B. The budgeted costs approved by the District and included in the Agreement; or
- C. The costs of constructing the park shown in the Nexus Study justified in the adoption of the park fee program.

The Developer prepared a packet of materials supporting the requested reimbursement amount of **\$947,237.39** for the completed park. EPS reviewed supporting materials for this reimbursement and, working with the Developer, found that an invoice for \$3,230 was included twice but was corrected with a reconciliation. The reconciled total actual cost of park construction is **\$943,700.39**. An invoice for \$307 for a replacement swing seat was removed from the requested reimbursement total as it was a replacement cost for a previously included cost.

As stated previously, the Developer is allowed reimbursement of the lesser of the three amounts, which in this case, is **\$943,700.39**.

Table 1 shows the calculated amounts of budgeted costs for park construction and construction costs assumed in the Nexus Study, which justified the amount of the park fee originally.

Table 1
Riverside Meadows Park Construction Reimbursement

(A) Actual Park Construction Costs	\$943,700.39
(B) Original Construction Cost Estimate (March 7, 2006)	
Amount	\$751,312
ENR-CCI Increase	179%
Current Year Value	\$1,346,250
(C) Nexus Study Park Cost Assumptions (June 2005)	
Cost per Acre	\$115,000
Total Park Acreage	4.80
Total Park Costs Based on Nexus Study [1]	\$552,000
ENR-CCI Increase	179%
Current Year Nexus Study Park Costs	\$989,110
The lesser of the above costs	\$943,700.39
ENR-CCI Adjustment	
	3/1/2006 1/1/2023 Increase
20-City	7,692.00 13,175.03 171%
San Francisco	8,444.44 15,798.78 187%
Average	179%

[1] Includes land improvements only and does not include allowable park amenities.

The budgeted costs for park construction were \$751,312 in 2006 dollars. The park fee program allows an annual increase in the amount of the park fee based on the average increase of the Engineering News-Record (ENR)-Construction Cost Index (CCI) for 20-Cities and San Francisco. As such, EPS increased the budgeted amount of park construction by the average increase in the ENR-CCI from March 2006 to January 2023 (179 percent). The new increased budgeted cost was **\$1,346,250** (2006 dollars).

The Nexus Study, which justified the park fee program, assumed a cost of construction for basic park improvements of \$115,000 per acre. The Nexus Study is dated June 16, 2005. Increasing park construction costs using the ENR-CCI from March 2006 to January 1, 2023, for a 4.8-acre park brought the current-year basic park construction costs to **\$989,100**. EPS did not increase costs dating back to June 2005 as these basic cost values, as inflated from March 2006 to January 2023, exceeded the actual costs of construction. It should be noted that park construction costs included in the Nexus Study contained values for other improvements made to parks, such as tables, benches, playgrounds, and ball fields. EPS did not quantify these costs as the cost of basic improvements exceeded the actual costs of construction.

Table 2 shows the summary of reimbursement costs by component and vendor.

Table 2
Summary of Reimbursements by Vendor and Task

Vendor	Task	Amount
Odyssey Landscape	Landscape Architect	\$6,800.00
MHM	Survey	\$4,328.90
MHM	Compaction Testing	\$1,909.80
OPUD	Deposits	\$6,516.34
Odyssey Landscape	Construction	\$919,481.85
Blain Stumpf	Safety Fencing	\$4,663.50
Total		\$943,700.39

Table 3 summarizes invoices by component and vendor.

Table 3
Riverside Meadows Park Construction Reimbursement
Invoice Summary by Vendor

Item	Odyssey Landscape Architect	Odyssey Construction	M-H-M Survey/Compaction	OPUD Deposits	Blain Stumpf Construction Fence	Total
1	\$6,800.00	\$853,090.92	\$2,816.50	\$1,516.34	\$3,618.00	
2		\$7,728.00	\$2,622.20	\$5,000.00	\$576.30	
3		\$5,850.00	\$800.00		\$469.20	
4		\$3,230.00				
5		\$22,206.11				
6		\$13,676.82				
7		\$7,700.00				
8		\$307.00				
9		\$1,350.00				
10		\$4,650.00				
Totals	\$6,800.00	\$919,788.85	\$6,238.70	\$6,516.34	\$4,663.50	\$944,007.39
Adjustments [1]		(\$307.00)				
Reimbursement	\$6,800.00	\$919,481.85	\$6,238.70	\$6,516.34	\$4,663.50	\$944,007.39

[1] Replacement part not to be included in reimbursment totals.