

**COOPERATIVE MISSION STREET/EL CAMINO REAL
UTILITIES UNDERGROUNDING PROJECT
MANAGEMENT AND COST SHARING AGREEMENT**

This Agreement is made and entered into among the Town of Colma ("Colma"), a municipal corporation of the State of California, the city of Daly City ("Daly City"), a municipal corporation of the State of California, the County of San Mateo ("County"), a political subdivision of the State of California, and the Colma Highway Lighting District ("Lighting District"), a political subdivision of the State of California (collectively, "Parties," and individually, "Party.")

Definitions of specially defined terms are set forth in the last numbered paragraph of this agreement.

RECITALS

WHEREAS, it is in the public interest to convert aerial facilities to underground facilities along Mission Street/El Camino Real between F Street in Colma and San Pedro Road and West Market Street and a portion of Valley Street and County Street in Daly City; and

WHEREAS, the persons interested in the Project (hereinafter, "Interested Participants") are as follows:

LOCAL AGENCIES: County, Daly City, and Colma; and

UTILITY COMPANIES: Pacific Gas and Electric (PG&E), AT&T (formerly SBC), Comcast, Astound (formerly RCN) and the Colma Highway Lighting District; and

STATE AGENCIES & REGIONAL DISTRICTS: the State of California Department of Transportation (CalTrans) and the Bay Area Rapid Transit District.

WHEREAS, the Local Agencies have each adopted Utility Underground Districts within the Project Area; and

WHEREAS, the Project Area lies within the territorial limits of the Colma, Daly City and the County, and portions of the Project will be constructed within the jurisdictional limits of each of these agencies; and

WHEREAS, each of the Project Participants has duly approved the plans and specifications for the Project; and

WHEREAS, Daly City and County desire to designate Colma as the Lead Agency for the Project and desire to assign their respective shares of Rule 20(A) funds to Colma for the cost of the Project that is constructed within their respective jurisdictional boundaries; and

WHEREAS, the Colma Highway Lighting District desires to pay its proportionate share of the cost of the project that is allocable to street lighting within the Lighting District boundaries;

EXHIBITS

The following described documents are attached to the Agreement as exhibits and are incorporated herein by reference as though set forth in full:

A –Project Liaisons for Colma, County, Daly City and the Lighting District.

B – Summary of Form B

C –Cost Reimbursement and Form B Approvals from AT&T and Comcast

AGREEMENT

NOW, THEREFORE, in consideration of mutual promises and agreements, and subject to the terms, conditions, and provisions hereinafter set forth, the parties hereto agree as follows:

1. Project Description

(a) The Project means the conversion of aerial facilities to underground facilities along Mission Street/El Camino Real between F Street in Colma and San Pedro Road and West Market Street and a portion of Valley Street and County Street in Daly City, including design work and construction, administration and inspection, as more particularly described in the approved Plans, Specifications and Bid Documents approved by the Local Agencies and Utility Companies.

(b) The scope of design work includes, but is not limited to, providing construction plans, specifications, bidding documents, Utility Distribution of Joint Trench Costs (Form B) and the Engineer's estimate for design and construction costs.

(c) The scope of construction work includes, but is not limited to, providing the following improvements, within the Project limits as shown on the approved plans, specifications and bidding documents:

(i) Underground conduit, designed and installed, at a minimum, to the design requirements and specifications set forth in the project plans and specifications.

(ii) Utility boxes, designed and installed, at a minimum, to the design requirements and specifications set forth in the project plans and specifications.

(iii) Street light connectivity wiring, designed and installed, per the design requirements of the various utility companies and to the Standards of Daly City and the Lighting District.

(iv) Installation of the utility service conduits per the design and installation requirements set forth by the jurisdiction where the work is taking place.

(v) Street lighting, designed, installed and connected, at a minimum, to the design requirements and specifications set forth in the project plans and specifications.

(vi) Repair and restore roadway, sidewalk, hardscape and landscape features at a minimum to the design requirements set forth in the project plans and specifications.

2. Project Management By Colma

(a) The Parties designate Colma as Lead Agency for the Project. Colma, as Lead Agency, has performed design services for which Colma shall be reimbursed for actual expenses in accordance with Form B (**Exhibit B**)

(b) Town has commenced or completed the following project management work, for which it shall receive reimbursement from Rule 20(A) funds or from the other Parties, as the Parties shall mutually agree:

- (i) Completed necessary environmental reviews;
- (ii) Prepared the approved plans, specifications and Bid Documents;
- (iii) Prepared and submitted the Form B for approval;
- (iv) Prepared an Engineer's Estimate of Construction Costs;
- (v) Administered bidding and bid opening processes;
- (vi) Prepared the construction contract;
- (vii) Provided copies of the plans, specifications, bidding documents, cost estimate and Form B to all Interested Participants for review and approval; and
- (viii) Obtained Cost Reimbursement and Form B Approvals from AT&T and Comcast.

(c) County, Daly City and the Lighting District hereby ratify each of the actions described in the preceding subsection (b).

(d) Colma shall perform all necessary Project Management services, including the following, for which it shall receive reimbursement from the other Parties and funds from the Utility Companies, as the Parties shall mutually agree:

- (i) Obtain all necessary permits and encroachments for construction;
- (ii) Award construction contract to the Lowest Responsible Bidder.
- (iii) Obtain proposals for construction management services, and select and contract with a qualified engineering firm to perform such services.

(iv) Collect Rule 20(A) funds from PG&E, as approved by the Local Agencies and collect the "Approved Cost Share" from the Utility Companies; and

(v) Provide sums necessary to pay project contractors all amounts lawfully due them.

3. Construction Management

The Construction Manager selected by Colma shall perform all construction management services. Without limitation, the Construction Manager shall:

- (a) Review, approve and issue change orders;
- (b) Review and approve progress payments;
- (c) Verify completed work and approve progress payments, upon concurrence by the Local Agencies and the Utility Companies;
- (d) Review, process, comment on and respond to project correspondence and requests for information.
- (e) Coordinate and conduct weekly construction meetings and monthly stakeholder meetings.
- (f) Coordinate with Utility Companies and Local Agencies for inspections, payment requests and scheduling demands.
- (g) Administer daily inspection duties:
 - (i) Verify compliance of work with project plans, specifications and utility companies' requirements.
 - (ii) Coordinate inspection requests from contractor with appropriate Utility Company.
 - (iii) Record daily work events, through written reports and pictures, to document existing conditions and construction progress;
 - (iv) Enforce Storm Water Prevention Program requirements.
 - (v) Enforce conditions stipulated in plans, and specifications and stipulations within the various encroachment permits.
 - (vi) Enforce public and project safety features and operations.
 - (vii) Record and obtain approval of quantity amounts installed in the field with the Local Agencies, the Lighting District, Utility Companies and General Contractor.
 - (viii) Review and up keep of As-Built drawings.

(h) Coordinate final construction walk-through, prepare punch list and coordinate final acceptance amongst Local Agencies, District and Utility Companies.

(i) Complete "record drawings" for the work performed and provide one reproducible set to all parties for their records.

4. Project Liaisons.

Attached hereto as **Exhibit A** is a list of the respective Project Liaisons for Colma, County, Daly City and the Lighting District. Each Party may designate a successor or alternate project manager by giving written notice thereof to the other Party. Each Party's Project Manager shall have all the necessary authority to review, approve and accept technical and professional work within the scope of the Agreement and shall serve as the principal point of contact with the other Parties.

5. Power of Lead Agency.

In exercising this Agreement, Colma shall be the Lead Agency, and, as such, shall possess all powers common to all the Parties that may be necessary to effectuate the purpose of this Agreement, subject only to the manner of exercise of such powers provided herein and the restrictions imposed by law upon Colma in exercise of such powers.

6. Project Assistance.

County, Daly City and the Lighting District shall assist Colma in implementing and administering the Project whenever such activities or portions of the Project require their participation. County, Daly City and Lighting District shall each: accept and provide necessary plan checking of the plans, specifications, bidding documents and engineer's estimate of the Project as it relates to that Party's portion of the project; review, process, comment and respond to Project correspondence, requests for information, meetings and related services in a timely and professional manner; attend scheduled project meetings, pre-construction meeting, weekly construction meetings and scheduled stakeholders meetings during normal business hours as appropriate for the project's scope of work and progress; attend final walk-through of the Project and prepare and assist in delivery of a punch list of contract items within thirty (30) calendar days after the walk-through.

7. Costs

(a) *Component Costs on Form B Cost Summary.* A summary of the costs, including design services and construction, for converting utility facilities of a Utility Company from aerial to undergrounding is shown on the Form B Cost Summary, which is attached hereto as **Exhibit B**. The component costs for each Utility Company are shown in a column for each such entity, while the component costs for Colma, County and Daly City are shown in rows for each such entity, respectively. For example, the cost of the PG&E component is \$1,135,976 (PG&E column on page 1 of Exhibit B) while Colma's share of the PG&E component is \$325,778 and its share of all components is \$768,564.

(b) *Assignment of Rule 20(A) Funds and Utility Company Contributions.* County and Daly City hereby assign to Colma their respective shares of all PG&E Rule 20(A) funds available for the PG&E component of the Project, as well as similar utility

contributions from AT&T, Astound, and Comcast in conformance with the approved Form B (Exhibit B). Colma shall collect those funds on behalf of Town, City, and County, and shall pay project contractors all amounts lawfully due under the project contract and shall be directly reimbursed by PG&E for completed work, upon concurrence by Daly City, County, Local Agencies and Utility Companies.

(c) *Daly City's Payments.* Unless Daly City approves additional costs, Daly City shall reimburse Colma an amount not to exceed \$108,971 for Project costs. Whenever the contractor invoices Colma for services and work completed in conformance with the approved Form B, Colma will notify Daly City of its share of the costs, Daly City will pay Colma its share of the approved invoices and Colma shall pay contractor all amounts lawfully due under the approved Invoices. It is understood that the amounts assigned by Daly City to Colma in accordance with the approved Form B total \$800,672, consisting of \$426,903 from PG&E's Rule 20(A) Funds, \$261,173 from AT&T (aka SBC), and \$112,596 from Comcast for work related to their facilities within County.

(d) *County's Payments.* Unless County approves additional costs, no out-of-pocket costs will be paid from County's General Fund. Whenever the contractor invoices Colma for services and work completed in conformance with the approved Form B, Colma will notify County of its share of the costs, County shall pay Colma its share of the approved invoices, and Colma shall pay contractor all amounts lawfully due under the approved Invoices. It is understood that all of County's share of Project Costs will be paid from funds coming from the Utility Companies and the Colma Highway Lighting District, and that the amounts assigned by County to Colma in accordance with the approved Form B are \$383,295 from PG&E's Rule 20(A) Funds, \$255,789 from AT&T (aka SBC), \$196,610 from Comcast, \$44,557 from Astound (RCN) and \$114,400 from Lighting District funds, for work related to their facilities within County.

(e) *Lighting District's Payments.* Unless Lighting District approves additional costs, Lighting District shall pay Colma an amount not to exceed \$114,400 for District's respective cost of converting Lighting District's facilities within the County area and an amount not to exceed \$109,906 for District's respective cost of converting Lighting District's facilities within Colma. Whenever a contractor invoices Colma for services, Colma will notify Lighting District of its share of the costs, Lighting District will pay Colma its share of the approved invoices, and Colma will pay contractor all amounts lawfully due under a project contract.

(f) *Colma's Payments.* Unless Colma approves additional costs, Colma will pay \$277,422 from its General Fund toward Project Costs. Whenever a contractor invoices Colma for services, Colma will pay contractor all amounts lawfully due under the approved Invoice. It is understood that \$491,152 of Colma's share of Project Costs will be paid from funds coming from the Utility Companies (including the Colma Highway Lighting District).

(g) *Summary.* The above-described payment obligations of the parties can only be increased: (1) if a party has expressly approved an increase in its respective share of the Project Costs; and (2) if a contribution is required pursuant to section 8 of the Agreement.

(h) *Contract Change Orders.* Colma shall submit all change order requests to all Project Managers for review, and each Party must respond to Colma within fifteen (15) calendar days of receipt with comments, if any. Colma shall obtain prior written approval from each Party's Project Manager for any change order affecting their portion of the Project. Each Party shall have final approval of any change orders affecting that Party's portion of work. The failure to respond within fifteen (15) calendar days shall be deemed to be approval of the request for a change order. Colma shall have final approval of any change orders affecting the overall Project. Each Party shall pay its share of approved Change Orders.

(i) *Project Materials.* Colma shall be responsible for requesting and obtaining material and product submittals as provided by the Contractor or requested in the project plans and submittals for review and approval for installation. Colma, with the assistance of each other Party, is responsible for the quality control and assurance of the material/products installed within that Party's UUD scope of work as defined in the project plans, specifications and project limits.

(j) *Final Statements.* Upon completion and acceptance of the Project, Colma shall forward to each Party, within thirty (30) calendar days, a statement of ALL Project costs on the Project within each Party's UUD or jurisdiction. This statement shall clearly list the costs of construction of all Project work completed within the jurisdictional limits of that Party's portion of the project, costs based on the actual contract unit prices as defined in Form B, paid and negotiated change orders, if any. Colma shall invoice each Party for the final project costs upon completion of the Project. Each Party shall, within thirty (30) calendar days of receipt of Colma's final accounting, provide Colma written approval of that Party's costs, or of any dispute that Party may have with Colma's cost accounting, and shall pay the balance due.

8. Contribution. Notwithstanding any other provision in this Agreement, if any Utility Company or any contractor fails to perform its obligations with respect to the Project:

(a) a majority vote by the County, Daly City and Colma, with each entitled to one vote, shall determine what remedies, if any, to pursue against the breaching entity;

(b) Daly City shall contribute 34%, the County shall contribute 37% and Colma shall contribute 29% of the cost of pursuing a remedy against or defending a claim by the breaching entity; and

(c) Daly City shall contribute 34%, the County shall contribute 37% and Colma shall contribute 29% of the costs necessary to complete and pay for the Project.

9. Insurance And Indemnification

(a) Colma shall require the contractor to execute a Hold Harmless and Indemnification Agreement in favor of the parties to this Agreement and to secure and maintain in full force and effect at all times during construction of the Project and until the Project is accepted by Colma, public liability and property damage insurance as follows:

(i) Comprehensive general liability insurance, including contractual liability specifically covering this Agreement, fire, legal liability, and premises operations, with a minimum combined single limit in the amount of two million dollars (\$2,000,000) per occurrence for bodily or personal injury to, illness of, or death of persons, and for damage to property;

(ii) Insurance against damage or destruction by fire, lightning and other risks from time to time included under generally available extended coverage endorsements in an amount adequate to cover the cost of replacement at full replacement cost value of all of Project improvements installed or constructed by the contractor; and

(iii) Worker's compensation insurance required by law.

(b) All insurance required under this section and all renewals thereof shall be issued by good and responsible companies qualified to do and doing business in the State of California. Contractor shall provide endorsements naming the Local Agencies and the Lighting District as additional insureds, which shall be approved by each respective entity. Each policy shall be in a form acceptable to each of the Parties, which approval shall not be unreasonably withheld.

10. Indemnification.

Each party shall indemnify, defend, and hold harmless each other party and its officials, officers, employees, agents, and volunteers from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of the indemnitor party or its employees, subcontractors, or agents, or by the quality or character of their work. In the event of concurrent fault of two or more parties, the liability for any and all claims for injury or damage to persons and property which arise out of this agreement shall be apportioned according to the California theory of comparative fault.

11. Additional Provisions

(a) The parties' waiver of any term, condition or covenant, or breach of any term, condition or covenant shall not be construed as a waiver of any other term condition or covenant or breach of any other term, condition or covenant.

(b) This Agreement contains the entire Agreement between Colma, Daly City, County and Lighting District relating to this Project. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement is of no force or effect.

(c) If any term, condition or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding of Colma, Daly City, County and Lighting District.

(d) This Agreement shall be governed and construed in accordance with the laws of the State of California.

(e) This Agreement may be executed in counterparts and will be binding as executed.

(f) The Term of the Agreement shall commence upon execution of the Agreement by both parties and terminate upon Project acceptance and final payments.

(g) All changes or extensions to this Agreement must be in writing in the form of an amendment and approved by all parties.

12. Termination

(a) Any Party may terminate the Agreement at any time prior to contractor's issuance of Notice to Proceed with the Project's construction upon thirty (30) calendar days' written notice to the other party. If the Agreement is terminated, each Party authorizes use of Rule 20(A) funds to compensate Colma, for its proportion of all actual documented and agreed upon completed costs incurred by Colma, for that Party's portion of work, up to the day of termination

(b) Once the Notice to Proceed for the Project has been issued, this Agreement may only be terminated with the mutual written consent and terms acceptable to all Parties.

13. Notices

Notices required under this Agreement may be delivered by first class mail addressed to the Project Manager for each Party that is shown on Exhibit A.

14. Ambiguities.

Each party and its counsel have participated fully in the review and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in interpreting this Agreement.

15. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one instrument.

16. Definitions.

Approved Invoice means an invoice approved by County, Daly City, Colma, and Lighting District.

Approved Plans, Specifications and/or Bidding Documents means the plan documents titled "Construction of Underground Utilities – Joint Use Trench, CIP No. 923, El Camino Real from Valley Street to F Street" dated 01/22/2007—and general and special specifications prepared by CSG Consultants, Inc. as approved by Daly City, Colma, County (inclusive of the Colma Highway Lighting District), PG&E, AT&T, Comcast and ASTOUND.

Astound means Communication and cable service provider.

AT&T means American Telephone and Telegraph Co. (Telephone service provider)

Colma means Town of Colma.

Comcast means Cable service provider

County means the County of San Mateo, a municipal corporation of the State of California.

Daly City means the city of Daly City.

Form (B) means the Utility Company's required procedure for a cost estimate analysis.

Interested Participants means the following entities, each of whom have some interest in the Project:

LOCAL AGENCIES: County, Daly City, and Colma;

UTILITY COMPANIES: Pacific Gas and Electric (PG&E), AT&T (formerly SBC), Comcast, Astound (formerly RCN) and the Colma Highway Lighting District; and

STATE AGENCIES & REGIONAL DISTRICTS: the State of California Department of Transportation (CalTrans) and the Bay Area Rapid Transit District.

Lead Agency means Town of Colma.

Lighting District means the Colma Highway Lighting District, which is responsible for providing and service for street lighting in certain areas of the County, including areas of Colma. For purposes of this Agreement, Lighting District is considered to be a utility company in the joint trench.

Party means Colma, Daly City, County or Lighting District, and *Parties* means all of them.

PG&E means Pacific, Gas and Electric Corporation, a natural gas and electricity service provider.

Project means the whole of the project described in section 1 above.

Rule 20(A) Funds means funding provided by PG&E pursuant to PG&E Tariff Rule 20A of the Public Utilities Commission to assist with relocation of overhead utility services to underground utility services.

Utility Companies means PG&E, AT&T, Astound, Comcast and the Colma Highway Lighting District.

Utility Company Contributions means funds provided by AT&T, Astound, Comcast or the Colma Highway Lighting District, including but not limited to Rule 20(A) Funds.

UUD means Utility Underground District.

IN WITNESS WHEREOF, the parties have executed the AGREEMENT the day and year shown.

Dated _____

City of Daly City,
A municipal corporation

Approved as to form only
Rose Zimmerman, City Attorney

By: _____
Patricia E. Martel, City Manager
City of Daly City

Dated _____

TOWN OF COLMA,
A municipal corporation

Approved as to form only
Roger Peters, City Attorney
Town of Colma

By: _____
Diane McGrath, City Manager
Town of Colma

Dated _____

COUNTY OF SAN MATEO
A Political Subdivision of the State of
California

Approved as to form only
County Counsel

By: _____
Rose Jacobs Gibson
President, Board of Supervisors

Dated _____

COLMA HIGHWAY LIGHTING DISTRICT
A Political Subdivision of the State of
California

Approved as to form only
District Counsel

By: _____
Rose Jacobs Gibson
President, Board of Supervisors

EXHIBIT A – PROJECT LIAISONS

Town of Colma:

Brad Donohue

CSG Consultants

1188 El Camino Real

Colma, CA 94014

Office Ph: (650) 757-6899

Mobile Ph: (650) 222-0448

COST SUMMARY FOR EL CAMINO REAL UNDERGROUNDING
(Construction Cost Analysis)

As of : 5/04/07

Daly City

	Rule 20A Funds		Utility Capital Funds				Total
	PG&E	ATT	Comcast	RCN	Streelights		
Construction Cost	\$304,944	\$179,836	\$75,752	\$0	\$83,055		\$643,587
Design / Administrative Cost	\$121,959	\$81,337	\$36,844	\$0	\$25,916		\$266,056
Total Construction Cost	\$426,903	\$261,173	\$112,596	\$0	\$108,971		\$909,643

Design / Admin. Cost Breakdown	% Design / Admin. Cost						
Design	38.53%	\$121,959	\$81,337	\$36,844	\$0	\$25,916	\$266,056
Permitting and Bid Docs	3.88%	\$46,996	\$31,342	\$14,197	\$0	\$9,986	\$102,520
15% Contingency (of construction cost)		\$4,729	\$3,154	\$1,428	\$0	\$1,005	\$10,315
Construction Management	36.82%	\$44,900	\$29,944	\$13,564	\$0	\$9,541	\$97,949
Construction Engineering Support	15.89%	\$19,375	\$12,921	\$5,853	\$0	\$4,117	\$42,266
	4.89%	\$5,962	\$3,976	\$1,801	\$0	\$1,267	\$13,005

As of : 5/04/07

COST SUMMARY FOR EL CAMINO REAL UNDERGROUNDING
(Construction Cost Analysis)

San Mateo County

	Rule 20A Funds		Utility Capital Funds				Total
	PG&E	ATT	Comcast	RCN	Streetlights		
Construction Cost	\$273,001	\$181,525	\$136,224	\$30,464	\$84,936	\$706,149	
Design / Administrative Cost	\$110,295	\$74,265	\$60,386	\$14,093	\$29,464	\$288,502	
Total Construction Cost	\$383,295	\$255,789	\$196,610	\$44,557	\$114,400	\$994,651	

Design / Admin. Cost Breakdown	% Design / Admin. Cost		\$110,295	\$74,265	\$60,386	\$14,093	\$29,464	\$288,502
Design	36.32%		\$42,265	\$28,458	\$23,140	\$5,401	\$11,290	\$110,555
Permitting and Bid Docs	3.88%		\$4,276	\$2,879	\$2,341	\$546	\$1,142	\$11,186
15% Contingency (of construction cost)	36.82%		\$40,605	\$27,341	\$22,231	\$5,189	\$10,847	\$106,213
Construction Management	16.05%		\$17,701	\$11,919	\$9,692	\$2,262	\$4,729	\$46,302
Construction Engineering Support	4.94%		\$5,447	\$3,657	\$2,982	\$696	\$1,455	\$14,247

COST SUMMARY FOR EL CAMINO REAL UNDERGROUNDING
(Construction Cost Analysis)

Colma

	Rule 20A Funds		Utility Capital Funds			Capital Rule 20B Funds	
	PG&E	ATT	Comcast	RCN	Streetslights	Colma	Total
Construction Cost	\$118,691	\$78,690	\$113,366	\$41,171	\$84,435	\$112,870	\$649,223
Design / Administrative Cost	\$47,900	\$33,173	\$48,477	\$18,723	\$24,761	\$46,317	\$219,362
Total Construction Cost	\$166,591	\$111,863	\$161,844	\$59,894	\$109,196	\$159,187	\$768,574

Design / Admin. Cost Breakdown	% Design / Admin. Cost						
Design	38.68%	\$47,900	\$33,173	\$48,477	\$18,723	\$24,761	\$219,352
Permitting and Bid Docs	3.88%	\$18,526	\$12,830	\$18,749	\$7,241	\$9,577	\$84,835
15% Contingency (of construction cost)		\$1,857	\$1,286	\$1,880	\$726	\$960	\$8,505
Construction Management	36.82%	\$17,634	\$12,213	\$17,847	\$6,893	\$9,116	\$80,755
Construction Engineering Support	15.78%	\$7,557	\$5,234	\$7,648	\$2,954	\$3,907	\$34,608
	4.85%	\$2,325	\$1,610	\$2,353	\$909	\$1,202	\$10,848