

AGENDA ITEM FOR ADMINISTRATIVE MEETING () Discussion only
(X) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Survey Contracts

<p>Background:</p> <p>The annual contracts for surveying services for corner search and remonumentation are before the Board for approval. All cost is paid through the Public Land Corner Preservation fund. Contracts for three different areas are proposed</p>	<p>Requested Action:</p> <p>Approve contract for survey services as follows: PBS Engineering and Environmental in the amount of \$223,500 Primm Land Surveying in the amount of \$75,811.68 Wells Surveying in the amount of \$47,675</p>
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ATTACHMENTS: Proposals

*****For Internal Use Only*****

Checkoffs:

- () Dept. Heard (copy)
- () Human Resources (copy)
- (X) Legal (copy)
- () (Other - List:)

To be notified of Meeting:
 Dave Krumbein
 Needed at Meeting:

Scheduled for meeting on: April 6, 2022

Action taken:

Follow-up:



March 13, 2022

David Krumbein, P.L.S.
Umatilla County Surveyor
P.O. Box 1126
Pendleton, OR 97801

Regarding: Proposal to Provide surveying
T. 5 N., R. 28 E., W.M.
Umatilla County, Oregon

Dear Mr. Krumbein,

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this proposal to Umatilla County to provide Surveying at T. 5 N., R. 28 E., W.M. in Umatilla County, Oregon.

This proposal outlines our project approach, scope of work, schedule, and budget for PBS services based on our understanding of the project, information provided to us to date, and experience with similar projects.

PROJECT UNDERSTANDING AND APPROACH

Preliminary research indicates that there are potentially 95 Section, Quarter Section and Closing Corners associated with T. 5 N., R. 28 E., W.M.

SCOPE OF WORK

PBS proposes the following scope of work:

- Research and analyze all available survey records.
- Notify affected landowners that PBS staff will be on or crossing their property to locate and restore Section and Quarter Section corners. As part of the notification, PBS will also ask if they have any personal or historical knowledge of the corners that may not be in the public records.
- Using GNSS receivers with a combination of static, fast static, RTK and Network RTK methods, supplemented with traditional terrestrial survey techniques for corners not suitable for GPS observations, PBS survey staff will locate existing corners and adjacent pertinent evidence.
- The existing evidence will be evaluated by the project surveyor and if acceptable the corner will be monumented or maintained in accordance with the current BLM "Manual of Survey Instructions" and ORS 209.

LIMITATIONS OF SCOPE

Problem corners will be identified but not monumented as part of this proposal. After the completion of the work associated with non-problematic corners, PBS will consult with the County Surveyor to resolve the problem corners and negotiate an acceptable cost for the resolution.

DELIVERABLES

- Record of survey documenting corners found and set.

- Land Corner record forms describing the evidence found, new monument and accessories. Each monumented corner will have a NAD 83 2011 (epoch 2010) Oregon Coordinate system, North Zone coordinate noted on the corner record.

COMPENSATION

PBS proposes to provide the scope of work on a time and materials basis for a Cost-not-to-exceed of \$223,500.

This cost estimate includes all labor, materials, transportation, equipment, and other expenses required to complete the work described.

The fees and terms under which these services are provided will be in accordance with the attached PBS General Terms and Conditions for Professional Services (Rev. 10/2018). The Terms and Conditions and this proposal constitute the entire agreement (Agreement) between the parties and may not be changed without prior written consent of the parties.

The pricing and other information contained in this proposal document are proprietary and shall not be duplicated, used, or disclosed, in whole or in part, to other parties without the permission of PBS.

SCHEDULE

PBS is available to begin work on this project immediately upon receipt of a signed copy of this Agreement. The scope of work will be completed approximately six months after the receipt of notice to proceed.

JOBSITE SAFETY

At PBS, we are committed to keeping our employees, clients, contractors, and communities safe and healthy. All work that PBS employees perform is conducted following federal, state, and local safety guidelines.

APPROVAL

Please indicate acceptance of this Agreement by returning a signed copy of this Agreement or a purchase order incorporating the terms and conditions of this Agreement.

Please feel free to contact me at 509.394.4073 or greg.flowers@pbsusa.com with any questions or comments.

Sincerely,



Greg Flowers
Senior Survey Manager
PBS Engineering and Environmental Inc.

ACCEPTED BY:
Umatilla County

Signature of Authorized Representative

Name (Please Print)

Title

Date

Attachment(s): PBS General Terms and Conditions for Professional Services (Rev. 10/2018)

GF-RP



GENERAL TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

These General Terms and Conditions for Professional Services ("Terms and Conditions") are attached to and made part of the letter proposal and scope of work (collectively, the "SOW") from PBS Engineering and Environmental Inc. ("PBS") to Client (as defined in the letter proposal). The Terms and Conditions and the SOW (collectively, the "Agreement") represent the entire and integrated agreement between Client and PBS. This Agreement supersedes all prior negotiations, representations, or agreements, written or oral. If there are any inconsistencies between the SOW and the Terms and Conditions, the SOW shall control. Any services outside the SOW will be considered an "extra" and billed directly to the Client, outside of the contract amount, on a "Time and Materials" basis in accordance with PBS's currently established bill rates and these Terms and Conditions.

The Agreement memorializes the contractual obligations of PBS and Client with respect to PBS' delivery of professional consulting services to Client as an engineer, consultant, or owner representative.

1. **PROFESSIONAL LIABILITY AND STANDARD OF CARE:** PBS will perform the professional services described in the SOW in accordance with the standard of care and skill ordinarily recognized under similar circumstances by members of its profession in the state and region at the time the services are performed. PBS makes no other warranty, express or implied, in connection with its performance of its professional services. If PBS' services under this Agreement do not include observation or review of contractor performance during construction phase, PBS services are deemed complete on the date the design is completed or if applicable, the date when the approving authority approves the design. Client assumes all responsibility for the application and interpretation of the construction phase review of design.
2. **TERM AND TERMINATION:** This Agreement will remain in full force and effect until all work described in the SOW has been completed and Client has paid for the work in full. Client may terminate this Agreement at any time and for any reason by providing written notice to PBS of its decision to terminate. Client is responsible for payment of all fees for any work performed by PBS through the date and time PBS receives the written termination notice. The amount of fees owed will be established by the SOW and PBS' then current rate schedule. PBS may elect to suspend or terminate this Agreement for nonpayment of its fees. If PBS elects to suspend services, PBS will give Client seven days' written notice to cure the nonpayment before suspending services. In the event of a suspension of services, PBS shall have no liability to Client because of the suspension and Client shall indemnify, defend, and hold PBS harmless from and against any claims arising out of or in any way related to such suspension. If Client fails to cure a nonpayment after a suspension that lasts thirty (30) days, PBS may terminate this Agreement and recover its fees as provided in this Agreement and by law.
3. **INDEPENDENT CONTRACTOR:** Client has retained PBS, including its subconsultants and subcontractors, to perform the services and to prepare any deliverables described in the SOW as an independent contractor. Accordingly, PBS is not responsible for the following: (a) the health and safety of Client's personnel or other persons present on the Property (as defined in paragraph 8 below) at the time PBS performs its field services; (b) the overall status of Client's project; (c) any damage to any real or personal property of Client unless it results from an intentional or negligent act of PBS; (d) the interpretation of any PBS report, design drawings, or results by others; (e) any use of PBS reports, design drawings, or results by Client or others except as specifically set forth herein; or (f) any other matter not encompassed in the SOW.
4. **INSURANCE AND LIMITATION OF PBS' LIABILITY:** PBS carries the following insurance: Worker's Compensation and/or Employer's Liability as required by law; Commercial General Liability (\$1,000,000 per occurrence/\$2,000,000 aggregate); Employer's Liability (\$1,000,000); Business Automobile Liability (\$1,000,000); and Professional Liability (\$1,000,000), including pollution liability coverage. PBS makes no representations or warranties concerning the effect, applicability, or scope of such insurance. Client acknowledges and agrees that PBS' maximum liability to Client for any breach of this Agreement or for any PBS act or omission affecting client, including negligence, shall not exceed the policy limits for any policy of insurance that applies to the breach, act, or omission. Under no circumstances shall PBS be liable to Client for any indirect, incidental, special, punitive, or consequential damages, including any loss of use, profit or revenue.
5. **RATE SCHEDULE:** Fees for services are based on the number of hours spent working on Client's project by PBS personnel, including travel, plus all reimbursable expenses. PBS hourly rates will be billed as stated in the SOW or at its current hourly rates as applicable (current rates are available upon request). Invoices will include sales tax when required.
6. **REIMBURSABLE EXPENSES:**
 - A. **Outside Services.** Services performed by any subconsultants or subcontractors will be invoiced at cost plus 15 percent (15%). Examples of services that may be subcontracted include other professional disciplines, soil boring, well installation, heavy and specialty equipment operators, geophysical surveys, commercial data base search providers, and computer programming.
 - B. **Supplies and Equipment.** Charges for items not ordinarily furnished by PBS such as expendable equipment, rental equipment, subsistence, travel expenses, tolls, special fees, reproduction, permits, licenses, priority mail fees, and deposits will be invoiced at cost plus 10 percent (10%). Certain PBS-owned equipment (for sampling, testing, personal protective equipment, surveying, mapping, vehicle mileage, photocopying, etc.) may be required to complete Client's project. These will be invoiced at PBS standard rates without markup (rates available upon request).
 - C. **Laboratory.** PBS utilizes both in-house and outside laboratories for sample analysis. PBS maintains a list of standard rates for sample analyses commonly utilized in conjunction with PBS services (available upon request).
7. **PAYMENTS TO PBS AND LIEN RIGHTS:** Invoices for services performed will be submitted periodically, but no more frequently than monthly. Invoices will describe the work PBS has performed and hours worked, reimbursable expenses incurred, and the total amount due to PBS in accordance with this Agreement. All invoices are due net thirty (30) days and an account will become delinquent 30 days after the invoice date. Delinquent accounts shall bear interest at the rate of eighteen percent (18%) per annum; provided, however, that if 18% per annum exceeds the maximum rate allowable by law, the maximum rate allowable by law will apply instead. If Client contests an invoice, Client may withhold only that portion contested and must pay the undisputed portion. Client acknowledges and agrees that if PBS may assert a lien against Client's project to secure payment for its services to the extent permitted by law.

8. **RIGHT OF ENTRY:** Unless otherwise agreed in writing, Client will furnish PBS with a legal right-of-entry to any real property PBS is required to access in order to perform its services (the "Property") and that Client will be responsible for securing appropriate conditions concerning the time, place, and manner of PBS' entry upon the Property to perform its services. PBS will take reasonable precautions to minimize damage to the Property in the performance of its services. Restoration of the Property to its approximate condition prior to performance of PBS' services is not provided unless it is expressly included in the SOW. If the Client desires PBS to restore the Property to its approximate former condition, PBS will accomplish this and add the cost plus 15 percent (15%) to its fee.
9. **BURIED UTILITIES:** PBS field personnel are trained in the public utility notification process and the risk of subsurface work encountering buried utilities. PBS personnel will avoid observable hazards or utilities at the Property and will take reasonable precautions to avoid damage to subsurface structures and utilities. PBS is not responsible for damage or loss due to undisclosed or unknown surface or subsurface conditions. Client will hold PBS and PBS subcontractors harmless from any loss resulting from inaccuracy of markings, of plans, or lack of plans, relating to the location of utilities. Note: Utility locates typically require two full working days' advance notice.
10. **RETENTION OF RECORDS AND SAMPLES:** Client may make and retain copies of documents provided to Client for reference with the understanding that such documents may not be relied upon unless signed by PBS or its consultants. PBS has a Records Retention policy (available upon request), and pursuant thereto, client acknowledges that PBS has the right to destroy copies of documents without seeking further approval from Client. Samples retained by PBS and not subject to the recipient laboratory retention policy will be discarded 30 days after submission of PBS' final report unless other arrangements are made.
11. **EMPLOYEE AND SERVICES SOLICITATION:** Client agrees not to solicit or tender any employment offer of/to any PBS employee, or consulting services offer to any PBS subcontractor assigned to perform work for Client under this Agreement within six (6) months of completion of their part of the work without PBS' prior written approval. Client agrees that any breach of this provision resulting in the Client hiring any PBS employee for employment or any PBS subcontractor for consulting services will cause damage to PBS and obligate the Client to reimburse PBS for recruitment and service fees incurred in connection with the breach upon demand by PBS.
12. **OWNERSHIP OF INTELLECTUAL PROPERTY:** All concepts, plans, drawings, specifications, designs, models, reports, photographs, computer software, surveys, calculations, construction and other data, documents, and processes produced by PBS pursuant to this Agreement, including all copyright and other intellectual property therein (collectively, the "Instruments of Service"), are and shall at all times remain PBS' property. Any Client use of any Instruments of Service is permitted only if authorized by a written agreement executed by PBS and Client. Any unauthorized use or distribution of any Instruments of Service is a violation of this Agreement, will cause damage to PBS, and shall be at Client and recipient's sole risk. Accordingly, Client agrees to indemnify, defend, and hold PBS, its officers and employees, and its subconsultants and subcontractors harmless from and against any and all claims, damages, costs, losses, and expenses, including but not limited to attorney fees and costs of arbitrations, mediations, trials, proceedings in bankruptcy, or appeals, arising out of or in any way related to Client's unauthorized use, sale, or delivery to any third party of any Instrument of Service.
13. **TIME FOR COMPLETION:** If, through no fault of PBS, the schedule to provide our services is changed, then the time for completion of PBS's services, and the rates and amounts of PBS' compensation shall be adjusted equitably via contract amendment. PBS shall not be responsible for delays in completing its services that cannot be reasonably foreseen at the time of entering into this agreement, or for delays caused by factors beyond PBS's control.
14. **MISCELLANEOUS:** Neither party shall hold the other responsible for delay in performance caused by Acts of God, strikes, lockouts, weather, accidents, or other events beyond the control of the other or the other's employees and agents.

Any waiver of any provision, term, or condition, in this Agreement must be in writing and any such waiver will not be construed as a waiver of any subsequent breach of the same provision, term, or condition.

PBS may rely upon the accuracy and completeness of all information furnished by Client and may use such information in performing or furnishing services under this Agreement.

An opinion of construction, remediation, and restoration costs prepared by PBS represents its judgment as a professional. PBS has no control over the cost of labor and material, or over competitive bidding or market conditions.

If the SOW includes the investigation, remediation, or disposal of solid or hazardous wastes or substances, then the following terms shall apply: (a) PBS will assist Client with its legal obligation to make a hazardous waste determination and then act as an arranger with respect to solid and hazardous waste management only. Client acknowledges its full and sole responsibility to otherwise manage its solid and hazardous wastes and its ultimate liability for final disposal of all the solid and hazardous wastes it generates; (b) Should any release of hazardous substances or any other matter requiring notification to governmental authorities arise while PBS performs the services under this Agreement, Client acknowledges its responsibility to make such notification and agrees to do as required by applicable law; and, (c) Client agrees that PBS and its subconsultants and subcontractors are not responsible for any known or unknown pre-existing hazardous substance condition(s) PBS is being asked to investigate at the Property (collectively, "pre-existing conditions"). Accordingly, Client agrees to defend, indemnify, and hold PBS and its subconsultants and subcontractors harmless from liability for injury to person or property or loss arising from any pre-existing conditions, the unintentional exacerbation of any pre-existing conditions by PBS, and the exacerbation of pre-existing conditions by any third parties.

PBS does not provide legal opinions or advice. Client should consult with an attorney for advice on any legal issues related to this Agreement including efforts to minimize legal liability, the reportability of a condition to a public agency, potential cost recovery from responsible parties, and the possibility of protecting PBS' services under the attorney-client and attorney work product privileges.

In the event there is a dispute between PBS and the Client concerning the performance of any provision in this Agreement, the losing party shall pay the prevailing party's reasonable attorney's fees and costs in mediation, arbitration, trial, any proceeding in bankruptcy, and in any appeal or review. In addition, Client agrees to pay PBS for all employee time, costs, and witness costs incurred for collection activity. All disputes between Client and PBS shall be settled by arbitration in accordance with the rules of JAMS Mediators and Arbitrators.

Primm Land Surveying, Inc.

P.O. Box 1322 ~ 1340 N.E. 4th ~ Hermiston, OR 97838
Bus (541) 564-7887 Fax (541) 567-8020
brit@primmlandsurveying.com
keith@primmlandsurveying.com



15 Mar 22

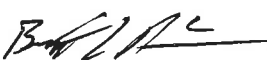
Primm Land Surveying, Inc
PO Box 1322
1340 NE 4th Street
Hermiston, OR 97838


David H. Krumbein
Umatilla County Survey Department
3920 Westgate
Pendleton, Or 97801

Dave,

As requested, we will commence work on Township 5 North, Range 29 East, W.M. in the 1st quarter of 2019 and anticipate having the final deliverables to Umatilla County during the 4th quarter of 2022 for a not to exceed figure of \$ 75,811.68.

Respectfully

Brit L. Primm, PLS
Registered Professional Land Surveyor
OR, ID, UT, AK
Cell 541 571-2822 

Keith P. Primm, PLS
Registered Professional Land Surveyor
OR, WA, ID, UT, AK
Cell 541 571-2823 



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09 Feb 22

Primm Land Surveying, Inc
PO Box 1322
1340 NE 4th Street
Hermiston, OR 97838

David H. Krumbein
Umatilla County Survey Department
3920 Westgate
Pendleton, Or 97801

Dave,

As per Umatilla County Surveyor's Office request for proposals for surveying services on
T5N R28EWM, T5N R29 EWM and T3N R28E.

Enclosed are the following:

- 1) Personnel Resumes of the individuals performing the work both in the field and the office.
- 2) Primm Land Surveying Inc. past experience locating and/or establishing public land corners within Umatilla County "Exhibit A".
- 3) Personal Resumes "Exhibit B".
- 4) A schedule of the anticipated survey procedures utilized "Exhibit C".
- 5) Estimated project cost and corner cost "Exhibit D".

Respectfully

Brit L. Primm, PLS
Registered Professional Land Surveyor
OR, ID, UT, AK
Cell 541 571-2822

Keith P. Primm, PLS
Registered Professional Land Surveyor
OR, WA, ID, UT, AK
Cell 541 571-2823



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Primm Land Surveying, Inc.----- LETTER

Primm Land Surveying, Inc.

P.O. Box 1322 ~ 1340 N.E. 4th ~ Hermiston, OR 97838
Bus (541) 564-7887 Fax (541) 567-8020
brit@primmlandsurveying.com
keith@primmlandsurveying.com



09 Feb 22

Primm Land Surveying, Inc. proposed method and schedule locating and or reestablishing Public Land Corners in Umatilla County.

Primm Land Surveying Inc. proposed method and schedule of survey is as follows:

- 1) Notify all land owners for permission to access their property for surveying purposes.
- 2) Recover any corners set in the Township utilizing record of surveys and NGS control with published SPC Oregon North Zone 83/91. Provided there is no control, a 4 hour OPUS observation will be performed to establish said control.
- 3) Compute positions of the remaining section corners and $\frac{1}{4}$ corners based on the original GLO survey.
- 4) Search for the remaining section corners and $\frac{1}{4}$ corners not found based on the original GLO survey.
 - A) If any are found, set an appropriate monument and bury the original monument at the base and perpetuate it in the 4 quadrants for the section corners.
 - B) If any are found, set an appropriate monument and bury the original monument at the base and perpetuate it in the 2 quadrants for the $\frac{1}{4}$ corners.
 - C) If any are not found a search would be broadened out to the nearest GLO corner.
- 5) Make a diligent search for the original corner and hold the best available evidence, provided no evidence is found, the corner will be located by proportioning methods as identified in the BLM manual of instruction.
- 6) Set the section corners and $\frac{1}{4}$ corners based on found original GLO corners, best available evidence or proportioned methods from the found GLO corners.
- 7) Prepare an Oregon Corner Restoration Form on all corners found or set.
- 8) Prepare a plat of the surveyed Township.
- 9) Primm Land Surveying Inc. utilizes the following office software for calculations and drafting:
Trimble Business Center & AutoCAD.
- 10) Primm Land Surveying Inc. utilizes the following field equipment for measurements:
Trimble R10 & R8 GNSS static and RTK GPS receivers & Trimble S6 Robotic Optical Unit.
- 11) No corners will be monumented in T5N R28E, T5N R29E and T3N R28E until consultation with Umatilla County Surveyor.

Respectfully

Brit L. Primm, PLS
Registered Professional Land Surveyor
OR, ID, UT, AK
Cell 541 571-2822

Keith P. Primm, PLS
Registered Professional Land Surveyor
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Primm Land Surveying, Inc.----- PROCEDURES "Exhibit C"



A Veteran Owned and Operated Company



Primm Land Surveying, Inc.

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09 Feb 22

Primm Land Surveying, Inc. estimated per corner cost locating and or reestablishing Public Land Corners in Umatilla County.

T5N R28EWM

Total corners 90
Condition reports 90 OR
Survey plat 1 each
Estimated cost **81,226.80**
Estimated Per corner cost **902.52**

T5N R29EWM

Total corners 84
Condition reports 84 OR
Survey plat 1 each
Estimated cost **75,811.68**
Estimated Per corner cost **902.52**

T3N R28EWM

Total corners 73
Condition reports 73
Survey plat 1 each
Estimated cost **65,883.96**
Estimated Per corner cost **902.52**

(BOTH COMBINED)

T5N R28EWM

T5N R29EWM

Total corners 174
Condition reports 174 OR
Survey plat 2 each
-5% reduction
Estimated cost **149,186.56**
Estimated Per corner cost **857.39**

(BOTH COMBINED)

T5N R28EWM

T3N R28EWM

Total corners 163
Condition reports 163 OR
Survey plat 2 each
-5% reduction
Estimated cost **139,755.22**
Estimated Per corner cost **857.39**

(BOTH COMBINED)

T5N R29EWM

T3N R28EWM

Total corners 157
Condition reports 157
Survey plat 2 each
-5% reduction
Estimated cost **134,610.86**
Estimated Per corner cost **857.39**

(ALL COMBINED)

T5N R28EWM

T5N R29EWM

T3N R28EWM

Total corners 247
Condition reports 247
Survey plat 3 each
10% reduction
Estimated cost **200,630.20**
Estimated Per corner cost **812.27**

Respectfully

Brit L. Primm, PLS

Registered Professional Land Surveyor

OR, ID, UT, AK

Cell 541 571-2822

Keith P. Primm, PLS

Registered Professional Land Surveyor

OR, WA, ID, UT, AK

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Primm Land Surveying, Inc.----- COST "Exhibit D".

PRIMM LAND SURVEYING, INC.

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COMPLETE SURVEYING SERVICES
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A Veteran Owned and Operated Company



**WELLS SURVEYING
LAND SURVEYING AND PLANNING**

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- PROPERTY SURVEYING
- SUBDIVISION AND PLATTING
- CADASTRAL SURVEYING
- TOPOGRAPHIC SURVEYING

March 17, 2022

Mr. Dave Krumbein, PE, PLS
County Surveyor
P.O. Box 1126
Pendleton, OR 97801

Subject: Cost Proposal corner search, recovery, reestablishment, monumentation and State Plane Coordinates for the North Half of T3N., R28E., W.M.

Dear Mr. Krumbein:

This is our proposal for the North Half of T3N., R28E., W.M. This proposal includes maintenance, (adding accessories), to existing brass cap monuments. On the East side of the township, existing monuments and accessories exist from County Contract recorded as Survey No. 11-38-C. These corners would not be maintained. We understand that there may be "problem corners" with more than one position and that those problem corners would be identified and costs for true corner resolution would be determined separately from this cost proposal.

The project area is heavily farmed, with many irrigated circle pivots, and it's difficult to know what conditions the owners will place on our access and work but it's likely much of the work will need to be done in the non-irrigation season.

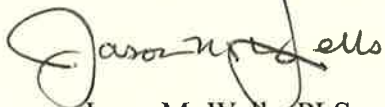
COST PROPOSAL:


Research original GLO notes, record surveys, County Road notes, Interstate 84 corner ties and potential ties by utility companies. Property owner contacts.....	\$ 6500
Search and evaluate missing corners, (including old corners from Private Surveys in Books 1 & 2), Estimate 27 corners @ \$285/corner.....	\$ 7695
Establish GPS control in project area, tie existing and re-established corner monuments with GPS.....	\$ 6600
Calculations, search point computations, mapping and corner certificates.....	\$ 9000

Recover, set or tie missing corners, estimate 27 corners @ \$210/corner.....	\$ 5670
Maintain, (add accessories) on existing brass cap monuments, estimate 33 corners @ \$160/corner.....	\$ 5280
Re-monument found or re-established corners, estimate 27 corners, and re-monument existing corners with monuments other than brass cap monuments if existing monuments are unstable, estimate 6 corners. Estimate 33 total corners @ \$210/corner.....	\$ 6930
TOTAL:	<u>\$ 47675</u>

Call if we need to discuss this proposal with you.

Respectfully submitted,


Jason M. Wells, PLS


William R. Wells, PLS

