

Schools/Projects	Construction Total in 2017	Project Total in 2017	Escalation	Project Total in 2019	Project Total in 2020
Arlington High School	8,752,608	12,545,469			
Building Additions	5,975,000	8,695,418	12.4%		9,773,649
Building Improvements	1,198,608	1,711,107	8.6%	1,858,262	
Site Improvements	1,579,000	2,138,945	8.6%	2,322,894	
Weston High School	1,594,415	2,232,214			
Building Improvements	1,594,415	2,232,214	8.6%	2,424,184	
Haller Middle School	3,150,253	4,368,374			
Building Improvements	2,435,953	3,398,858	8.6%	3,691,160	
Site Improvements	714,300	969,516	8.6%	1,052,894	
Post Middle School	44,162,891	64,270,255			
New Construction	44,162,891	64,270,255	12.4%		72,239,767
Eagle Creek Elementary School	3,750,717	5,099,595			
Building Improvements	2,172,917	2,962,275	8.6%	3,217,031	
Site Improvements	1,577,800	2,137,319	8.6%	2,321,129	
Kent Prairie Elementary School	2,724,325	3,705,620			
Building Improvements	1,146,525	1,568,300	8.6%	1,703,174	
Site Improvements	1,577,800	2,137,319	8.6%	2,321,129	
Presidents Elementary School	607,661	874,393			
Building Improvements	607,661	874,393	8.6%	949,591	
Pioneer Elementary School	1,038,151	1,425,803			
Building Improvements	377,451	530,805	8.6%	576,455	
Site Improvements	660,700	894,997	8.6%	971,967	
Stillaguamish Valley Learning Center	32,358	43,098			
Building Improvements	32,358	43,098	8.6%	46,805	
District Transportation Center	1,280,000	1,785,162			
Building Improvements	340,000	511,819	8.6%	555,835	
Site Improvements	940,000	1,273,343	8.6%	1,382,850	
<b>Totals:</b>	<b>67,093,380</b>	<b>96,349,983</b>		<b>25,395,361</b>	<b>82,013,416</b>
<b>Grand Total:</b>					<b>107,408,777</b>

107,473,935

**Budget**  
**107,500,000**

ARLINGTON HIGH SCHOOL

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes	
						Additions	5%	38.6%		
						Finishes/Minor Systems	5%	26.9%		
						Renovations	10%	36.9%		
						Site	7%	26.6%		
<b>Building Additions</b>										
8 Classroom Addition to C Wing	4 classrooms on each floor at south end of C wing.	12,000 sf	370		4,440,000	222,000	1,799,532	6,461,532		
STEAM Workshop	3,500sf shop space, 1,500 storage/office, lump sum for equipment	5,000 sf	300	35,000	1,535,000	76,750	622,136	2,233,886	Lump sum is for equipment	
					Subtotal:	5,975,000		8,695,418		
<b>Building Improvements</b>										
Security Cameras	Cameras cover entrances/exist, toilet room entries, stairwells, parking areas, and hidden spots on site	256,181 sf	1.7		435,508	21,775	122,781	580,064		
Secure Entry Vestibules and Electronic Locks at Major Exterior Exit Doors	Second line of storefront to connect entry doors to admin, electronic locks on both lines, remodel front end of Admin	4,300 sf	150	16,100	661,100	66,110	267,977	995,187	Lump sum is allowance for electronic locks. Need to reconfigure 3,300 sf of existing office space. Need to revise 1,000 sf of existing foyer space to vestibule space. Includes 3 electronic locks at exterior doors at \$1200 per single door and 5 electronic locks at exterior doors at \$1,500 per pair of doors.	
Classroom Door Lock Upgrades	Upgrades to doors to allow teachers to lock from inside the room.	170 ea	600		102,000	5,100	28,756	135,856	Counted interior and exterior doors at teaching stations	
					Subtotal:	1,198,608		1,711,107		
<b>Site Improvements</b>										
Synthetic Turf Infields at Baseball Fields	Provide synthetic turf infield for (4) fields including subsurface drainage trenches	4 ea	305,000		1,220,000	85,400	347,236	1,652,636	Infield is only about 8,000 sf. Does not include irrigation changes	
Covered Batting Cages	Provide a larger, permanent roof structure to allow year-round use of the existing batting cages	4,000 sf	60		240,000	16,800	68,309	325,109	Estimate assumes existing chainlink sides, add new permanent metal roof structure	
Covered Waiting Area at Bus Drop Off	Covered waiting area with seating, 1,000 sf shelter	1,000 sf	69	50,000	119,000	8,330	33,870	161,200	Lump sum is for benches	
					Subtotal:	1,579,000		2,138,945		
<b>Totals</b>						<b>8,752,608</b>		<b>12,545,469</b>		

WESTON HIGH SCHOOL

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
					Finishes/Minor Systems	5%	26.9%		
					Renovations	10%	36.9%		
					Site	7%	26.6%		
<b>Building Improvements</b>									
Security Cameras	Cameras cover entrances/exist, toilet room entries, stairwells, parking areas, and hidden spots on site	33,323 sf	1.7		56,649	2,832	15,971	75,452	
Secure Entry Vestibules and Electronic Locks at Major Exterior Exit Doors	Renovate existing entry and office area to create vestibule and reception area.	600 sf	175	9,200	114,200	11,420	46,291	171,911	Renovate 600sf of existing entry and office space to create the vestibule. Will also require casework for a reception desk. Includes 1 electronic locks at exterior doors at \$1200 per single door and 2 electronic locks at exterior doors at \$1,500 per pair of doors.
Classroom Door Lock Upgrades	Upgrades to doors to allow teachers to lock from inside the room.	40 ea	600		24,000	1,200	6,766	31,966	Counted interior and exterior doors at teaching stations
Replace HVAC System	Full replacement with like for like system	33,323 sf	42		1,399,566	139,957	413,362	1,952,884	Assumes \$5 sf cut and patch and 20% contractor markup anticipating a messy renovation
					Subtotal:	1,594,415		2,232,214	
<b>Totals</b>						<b>1,594,415</b>		<b>2,232,214</b>	

HALLER MIDDLE SCHOOL

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
					Finishes/Minor Systems	5%	26.9%		
					Renovations	10%	36.9%		
					Site	7%	26.6%		
<b>Building Improvements</b>									
Security Cameras	Cameras cover entrances/exist, toilet room entries, stairwells, parking areas, and hidden spots on site	86,002 sf	1.7		146,203	7,310	41,218	194,732	
Secure Entry Vestibules and Electronic Locks at Major Exterior Exit Doors	Add second line of storefront. Electronic locks at both lines. Will need to remodel front of Admin to make work	500 sf	150	28,700	103,700	10,370	42,035	156,105	Will need to add a small amount of casework but a major offic reconfiguration is not required. Will need to renovate about 500 sf of entryway to create the vestibule. Includes 1 electronic locks at exterior doors at \$1200 per single door and 15 electronic locks at exterior doors at \$1,500 per pair of doors.
Classroom Door Lock Upgrades	Upgrades to doors to allow teachers to lock from inside the room.	60 ea	600		36,000	1,800	10,149	47,949	Counted interior and exterior doors at teaching stations
Boiler and Furnace Replacement	Like for like replacement	86,002 sf	25		2,150,050	215,005	635,017	3,000,072	Includes boiler and several furnaces throughout the building.
					Subtotal:	2,435,953		3,398,858	
<b>Site Improvements</b>									
Grandstand Structural Improvements	Repair approximately 12,400 sf of roof structure and provide new roofs at (2) locations	12,400 sf	12	48,000	196,800	13,776	56,540	267,116	Lump sum for structure repairs, specific scope has not been determined
New Running Track	Install 4 lane all weather track and 6 lane straight away, asphalt underlay	1 ea	500,000		500,000	35,000	143,648	678,648	
Additional Fencing	Add about 500 lf feet of decorative fencing to enclose Shop building so students can move between buildings	500 lf	35		17,500	1,225	5,028	23,753	
					Subtotal:	714,300		969,516	
<b>Totals</b>						<b>3,150,253</b>		<b>4,368,374</b>	

POST MIDDLE SCHOOL

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
						5%	38.6%		
<b>New Construction</b>									
New Post Middle School		120,187 sf	308		37,017,596	1,850,880	15,003,232	53,871,707	
Existing building demolition and abatement		76,353 sf	15		1,145,295	57,265	464,188	1,666,748	
Site Development		15 ac	400,000		6,000,000	300,000	2,431,800	8,731,800	
<b>Totals</b>					<b>44,162,891</b>			<b>64,270,255</b>	

EAGLE CREEK ELEMENTARY

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
						Finishes/Minor Systems	5%	26.9%	
						Renovations	10%	36.9%	
						Site	7%	26.6%	
<b>Building Improvements</b>									
Replace carpeting	Demo existing carpet and replace with new	40,000 sf	8		320,000	16,000	90,216	426,216	40,000 assumed carpet area
Replace Multi-Purpose/Gym Flooring	Remove existing flooring and replace with sheet flooring	6,100 sf	13		79,300	3,965	22,357	105,622	Includes entire PE/Multipurpose space, based on cost for Mondo type flooring
Fire Sprinklers	Add new fire sprinkler system to entire school	57,362 sf	8.4		481,841	48,184	142,312	672,337	Cost includes cut and patch allowance of \$1.50/sf
Fire Service to Building	Add supply pipe to school from main service in road	1,000 lf	75	17,250	92,250	9,225	27,246	128,721	Excludes Fire Loop around site. Lump sum includes detector check valves in vault
Replace Obsolete Control System	Provide new EMS building controls	57,362 sf	5		286,810	28,681	84,709	400,200	Boiler was recently replaced. This cost is for Control system only.
Fire Alarm	Fire alarm detectors, horn and strobe	57,362 sf	3.30		189,295	9,465	53,367	252,126	
Clock/Intercom	New system for entire building	57,362 sf	1.8		103,252	5,163	29,109	137,523	
Data System	Assume 4 data drops per classroom	57,362 sf	3.6		206,503	10,325	58,218	275,047	
Misc. Cut, Patch, and Repair	Related to installation of Fire Alarm, Clock/Intercom and Data	57,362 sf	1.8		103,252	5,163	29,109	137,523	
Classroom Audio at Eagle Creek	Speakers, microphone and head-end equipment. Each room is stand alone	31 ea	3,000		93,000	4,650	26,219	123,869	
Security Cameras	Cameras cover entrances/exist, toilet room entries, stairwells, parking areas, and hidden spots on site	57,362 sf	1.7		97,515	4,876	27,492	129,883	
Secure Entry Vestibules and Electronic Locks at Major Exterior Exit Doors	Add second line of storefront. Will need to remodel front of Admin to make traffic flow work	300 sf	200	17,900	77,900	7,790	31,577	117,267	Lump sum is allowance for electronic locks. Assumes remodel includes replacing current entry doors with storefront. Service window will be placed into an existing exterior masonry wall that is now enclosed with storefront. New vestibule area is 300 sf and is an exterior system. The existing interior storefront system will be replaced with new. Includes 2 electronic locks at exterior doors at \$1200 per single door and 7 electronic locks at exterior doors at \$1,500 per pair of doors.
Classroom Door Lock Upgrades	Upgrades to doors to allow teachers to lock from inside the room.	70 ea	600		42,000	2,100	11,841	55,941	Counted interior and exterior doors at teaching stations
					Subtotal:	2,172,917		2,962,275	
<b>Site Improvements</b>									
Improve Playfield Drainage	Correct 80,000 sf of playfield grading issues and add partial subsurface drainage	80,000 sf	9	107,800	827,800	57,946	235,608	1,121,354	Lump sum for subsurface drainage - modifications/repairs only to existing irrigation
Replace Asphalt	1-1/2" overlay parking and driveways only			750,000	750,000	52,500	213,465	1,015,965	Assumes no new impervious area and not wholesale replacment so new stromwater detention/treatment will not be required. 2.5 acres or 110,000 sf
					Subtotal:	1,577,800		2,137,319	

Totals	3,750,717	5,099,595
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KENT PRAIRIE ELEMENTARY

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
					Finishes/Minor Systems	5%	26.9%		
					Renovations	10%	36.9%		
					Site	7%	26.6%		
<b>Building Improvements</b>									
Replace carpeting	Demo existing carpet and replace with new	40,000 sf	8		320,000	16,000	90,216	426,216	40,000 assumed carpet area
Replace Multi-Purpose/Gym Flooring	Remove existing flooring and replace with sheet flooring	6,100 sf	13		79,300	3,965	22,357	105,622	Includes entire PE/Multipurpose space, based on cost for Mondo type flooring
Classroom Audio	Speakers, microphone and head-end equipment. Each room is stand alone	31 ea	3,000		93,000	4,650	26,219	123,869	
Boiler and Furnace Replacement	Replace boilers to match ECES			150,000	150,000	15,000	44,303	209,303	Assumes only the boilers are being replaced. Distribution will remain
Replace Obsolete Control System	Provide new EMS building controls	57,362 sf	5		286,810	28,681	84,709	400,200	
Security Cameras	Cameras cover entrances/exist, toilet room entries, stairwells, parking areas, and hidden spots on site	57,362 sf	1.7		97,515	4,876	27,492	129,883	
Secure Entry Vestibules and Electronic Locks at Major Exterior Exit Doors	Add second line of storefront. Electronic locks at both lines. Will need to remodel front of Admin to make traffic flow work	300 sf	200	17,900	77,900	7,790	31,577	117,267	School is identical to Eagle Creek. Lump sum is allowance for electronic locks. Assumes remodel includes replacing current entry doors with storefront. Service window will be placed into an existing exterior masonry wall that is now enclosed with storefront. New vestibule area is 300 sf and is an exterior system. The existing interior storefront system will be replaced with new. Includes 2 electronic locks at exterior doors at \$1200 per single door and 7 electronic locks at exterior doors at \$1,500 per pair of doors.
Classroom Door Lock Upgrades	Upgrades to doors to allow teachers to lock from inside the room.	70 ea	600		42,000	2,100	11,841	55,941	Counted interior and exterior doors at teaching stations
					Subtotal:	1,146,525		1,568,300	
<b>Site Improvements</b>									
Improve Playfield Drainage	Correct 80,000 sf of playfield grading issues and add partial subsurface drainage	80,000 sf	9	107,800	827,800	57,946	235,608	1,121,354	Lump sum for subsurface drainage - modifications/repairs only to existing irrigation
Student Drop off	Redesign drop-off/pick-up area to improve traffic flow and widen entry			750,000	750,000	52,500	213,465	1,015,965	Earthwork, storm, asphalt, site concrete, striping, signage, misc. - no ext lighting or landscaping - may require extensive infiltration system. Scope is not well defined. This is a lump sum allowance
					Subtotal:	1,577,800		2,137,319	
<b>Totals</b>						<b>2,724,325</b>		<b>3,705,620</b>	



PRESIDENTS ELEMENTARY

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
					Finishes/Minor Systems	5%	26.9%		
					Renovations	10%	36.9%		
					Site	7%	26.6%		
<b>Building Improvements</b>									
Security Cameras	Cameras cover entrances/exist, toilet room entries, stairwells, parking areas, and hidden spots on site	60,977 sf	1.7		103,661	5,183	29,225	138,069	
Secure Entry Vestibules and Electronic Locks at Major Exterior Exit Doors	Assumes the existing vestibule is enlarged to allow it to connect to reception. Add electronic locks. Minimal remodel at reception	2,900 sf	125	12,500	375,000	37,500	152,006	564,506	Lump sum allowance is for electronic locks. Keep existing entry vestibule and renovate 2900 sf of office space to accommodate vestibule service window. Includes 0 electronic locks at exterior doors at \$1200 per single door and 5 electronic locks at exterior doors at \$1,500 per pair of doors.
Classroom Door Lock Upgrades	Upgrades to doors to allow teachers to lock from inside the room.	50 ea	600		30,000	1,500	8,458	39,958	Counted interior and exterior doors at teaching stations
Classroom Audio	Speakers, microphone and head-end equipment. Each room is stand alone	33 ea	3,000		99,000	4,950	27,911	131,861	
					Subtotal:	607,661		874,393	
<b>Totals</b>						<b>607,661</b>		<b>874,393</b>	

PIONEER ELEMENTARY

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
					Finishes/Minor Systems	5%	26.9%		
					Renovations	10%	36.9%		
					Site	7%	26.6%		
<b>Building Improvements</b>									
Security Cameras	Cameras cover entrances/exist, toilet room entries, stairwells, parking areas, and hidden spots on site	61,530 sf	1.7		104,601	5,230	29,490	139,321	
Secure Entry Vestibules and Electronic Locks at Major Exterior Exit Doors	Add second row of storefront and move doors in admin lobby. Electronic locks at both doors	850 sf	175	13,100	161,850	16,185	65,606	243,641	Lump sum allowance is for electronic locks. Need to renovate 700 sf of reception area and office space to make the new vestibule work. Vestibule is about 150 sf. Includes 3 electronic locks at exterior doors at \$1200 per single door and 3 electronic locks at exterior doors at \$1,500 per pair of doors.
Classroom Door Lock Upgrades	Upgrades to doors to allow teachers to lock from inside the room.	45 ea	600		27,000	1,350	7,612	35,962	Counted interior and exterior doors at teaching stations
Classroom Audio	Speakers, microphone and head-end equipment. Each room is stand alone	28 ea	3,000		84,000	4,200	23,682	111,882	
					Subtotal:	377,451		530,805	
<b>Site Improvements</b>									
Baseball Field Drainage Upgrades	Correct 42,000 sf of playfield grading issues and add partial subsurface drainage	42,000 sf	9	60,700	438,700	30,709	124,863	594,272	Lump sum for subsurface drainage - modifications/repairs only to existing irrigation system
Improve Playground Equipment	Playground is too small and wet. Remove wood chips, reduce adjacent field play area to increase play equipment area by 30% and provide rubber mat surface over asphalt sub-pavement	4,200 sf	30	96,000	222,000	15,540	63,186	300,726	24" x 24" x 3.5"t interlocking epdm mats - lump sum playground equipment - no new fencing
					Subtotal:	660,700		894,997	
<b>Totals</b>						<b>1,038,151</b>		<b>1,425,803</b>	

STILLAGUAMISH VALLEY LEARNING CENTER

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
					Finishes/Minor Systems	5%	26.9%		
					Renovations	10%	36.9%		
					Site	7%	26.6%		
<b>Building Improvements</b>									
Security Cameras	Cameras cover entrances/exist to each portable, toilet room entries, parking area and hidden spots on site	13,740 sf	1.7		23,358	1,168	6,585	31,111	
Classroom Door Lock Upgrades	Upgrades to doors to allow teachers to lock from inside the room.	15 ea	600		9,000	450	2,537	11,987	Counted interior and exterior doors at teaching stations
					Subtotal:	32,358		43,098	
<b>Totals</b>						<b>32,358</b>		<b>43,098</b>	

TRANSPORTATION FACILITY

Proposed Project	Scope	Units	Unit Cost	Lump Sum	2017 Constr. Total	Conting.	Soft Costs	2017 Project Total	Notes
					Building	10%	36.9%		
					Site	7%	26.6%		
<b>Building Improvements</b>									
Add bus wash	Provide 1,100 sf bus wash canopy and utility support structure	1,100 sf	200	120,000	340,000	34,000	137,819	511,819	Lump sum for bus wash system (cold water, non-recycle)
Subtotal Buildings:					340,000			511,819	
<b>Site Improvements</b>									
Resurface bus parking lot	1-1/2" overlay parking and driveways only	42,000 sf	18		756,000	52,920	215,173	1,024,093	Replacing asphalt would be very costly and require new infiltration and detention systems and storm drainage modifications; no work included at gravel parking area
Parking Lot Lighting	Add security lighting to parking area	1 ls		100,000	100,000	7,000	28,462	135,462	Allowance to add parking lot lighting
Frontage improvements - sidewalks, etc.	Provide sidewalks, chain link fencing, gates, pavement markings, signage	650 lf		84,000	84,000	5,880	23,908	113,788	Assumed 5' sidewalk, curb, gutter and two curb cuts, along 650lf of frontage. No detention of stormwater is included.
Subtotal Site:					940,000			1,273,343	
<b>Totals</b>								<b>1,280,000</b>	<b>1,785,162</b>

## Escalation

April 2017 - April 2018	4.5%	
April 2018 - April 2019	4.0%	
April 2019 - April 2020	3.5%	
April 2020 - April 2021	3.0%	
April 2021 - April 2022	3.0%	
April 2022 - April 2023	3.5%	
April 2023 - April 2024	4.0%	
Total Escalation Compounded	4.5%	2018
Total Escalation Compounded	8.6%	2019
Total Escalation Compounded	12.4%	2020
Total Escalation Compounded	15.9%	2021

## Contingency

New Construction	5%
Building Renovation	10%
Simple System Replacement	5%
Complex System Replacement	10%
Site Work	7%

## Soft Costs: New and Replacement Buildings (Based on Design/Bid/Build Contract)

Architect/Engineering	12.00%
Owner Consultants (Survey/Geotech/Hazardous)	2.00%
Permits	1.00%
Construction Contingency	5.00%
Builders Risk Policy	0.75%
Washington State Sales Tax	9.10%
Furnishings/Equipment	4.00%
Technology (Phones/Data/Computers)	3.00%
Jurisdictional/Utility Co Fees	0.75%
Staff Planning/Moving	1.00%
Project/Bid Market Contingency	0.00% covered elsewhere
	38.60%

**Soft Costs: Building Renovations  
(Based on Design/Bid/Build Contract)**

Architect/Engineering	12.00%
Owner Consultants (Survey/Geotech/Hazardous)	1.00%
Permits	1.00%
Construction Contingency	10.00%
Builders Risk Policy	0.75%
Washington State Sales Tax	9.10%
Furnishings/Equipment	5.00%
Technology (Phones/Data/Computers)	3.00%
Jurisdictional/Utility Co Fees	0.00% No new connections
Staff Planning/Moving	1.00%
Project/Bid Market Contingency	0.00% covered elsewhere
	42.85%

**Soft Costs: Building Renovations w/o Furnishings & Technology  
(Based on Design/Bid/Build Contract)**

Architect/Engineering	12.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Permits	1.00%
Construction Contingency	10.00%
Builders Risk Policy	0.75%
Washington State Sales Tax	9.10%
Jurisdictional/Utility Co Fees	0.00% No new connections
Staff Planning/Moving	1.00%
Project/Bid/Market Contingency	0.00% covered elsewhere
	36.85%

Excludes Medical related equipment including lab tables, simulators, headwall units

Excludes Technology including owner contracted telephones, data outlets, racking systems

**Soft Costs: Site Work  
(Based on Design/Bid/Build Contract)**

Architect/Engineering	7.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Permits	1.00%
Construction Contingency	5.00%
Builders Risk Policy	0.75%

Washington State Sales Tax	9.10%
Site Furnishings	0.00% included in direct construction cost
Jurisdictional/Utility Co Fees	0.75%
Project Contingency	0.00% covered elsewhere
	26.60%

**Soft Costs: Technology/Security/Flooring Replacement Upgrades  
(Based on Design/Bid/Build Contract)**

Architect/Engineering	5.00%
Owner Consultants (Survey/Geotech/Hazardous)	1.00% Assumes only abatement
Permits	1.00%
Construction Contingency	10.00%
Builders Risk Policy	0.75%
Washington State Sales Tax	9.10%
Jurisdictional/Utility Co Fees	0.00%
Project Contingency	0.00% covered elsewhere
	26.85%