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J. J. J.  
PW



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2003-0025**

**Final Action:**

1-21-03

Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of North/South and East/West alleys between S. 77 St., S. 78 St., W. Rogers St. and W. Becher St. by removal and reconstruction of the concrete alley pavement, storm sewer, storm sewer relay, building services, utility adjustments and storm underdrain.

WHEREAS, The City Engineer, pursuant to Preliminary Resolution No. 27248, adopted on December 3, 2002, prepared and submitted his report as provided in sec. 66.0703(5) of the Wisconsin Statutes, for the improvement of the alley as hereinafter described; and,

WHEREAS, The City Clerk/Treasurer gave due notice that such report was open for inspection at his office and also at the office of the City Engineer, and that all persons interested could appear before the Common Council and be heard concerning the matters contained in the Preliminary Resolution and Report; and,

WHEREAS, The Common Council met pursuant to such notice, at the time and place therein named; and having considered all statements and communications concerning the proposed improvements, relating to the matters contained in the City Engineer's report, including the schedule of proposed assessments, the Common Council makes no change in said report.

NOW, THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. The report of the City Engineer, including the schedule of the proposed assessments, for the improvement of North/South and East/West alleys between S. 77 St., S. 78 St., W. Rogers St. and W. Becher St. by removal and reconstruction of the concrete alley pavement, storm sewer, storm sewer relay, building services, utility adjustments and storm underdrain be and the same is hereby approved and adopted.
2. The property against which the assessments are proposed is benefited; the assessments shown on the report are true and correct, have been determined on a reasonable basis and are hereby confirmed.
3. The City Engineer is hereby authorized and directed to prepare final plans for the aforesaid area in accordance with the terms of this resolution.

Eng03-22

ADOPTED

Jan. 21, 2003  
Paul M. Ziehler

Paul M. Ziehler, Acting City Clerk/Treasurer

APPROVED

January 27, 2003  
Jeannette Bell

Jeannette Bell, Mayor



# CITY OF WEST ALLIS

WISCONSIN



Engineering Department

**MICHAEL G. LEWIS**  
*City Engineer*

January 21, 2003

Honorable Mayor and Common Council  
West Allis, Wisconsin

Dear Mayor and Council Members:

I herewith respectfully submit my report on the assessment of benefits for removal and reconstruction of the concrete alley pavement, storm sewer, storm sewer relay, building services, utility adjustments and storm underdrain in:

**North/South and East/West alleys between S. 77 St., S. 78 St., W. Rogers St.  
and W. Becher St.**

as directed in Preliminary Resolution No. 27248, adopted on December 3, 2002.

This report consists of the following schedules attached hereto:

- Schedule A. - Preliminary Plans and Specifications;
- Schedule B. - Estimate of Entire Cost of Proposed Improvements;
- Schedule C. - Schedule of Proposed Assessments Against Each Parcel Affected.

The property against which the assessments are proposed is benefited.

Respectfully submitted,

Michael G. Lewis, P.E.  
City Engineer

MGL:jb

Encs.  
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**PROPOSED IMPROVEMENT OF**

**North/South and East/West alleys between S. 77 St., S. 78 St., W. Rogers St. and  
W. Becher St.**

by removal and reconstruction of the concrete alley pavement, storm sewer, storm sewer  
relay, building services, utility adjustments and storm underdrain.

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

**SCHEDULE "B"**

Estimate of the Entire Cost

\$101,200

**SCHEDULE "C"**

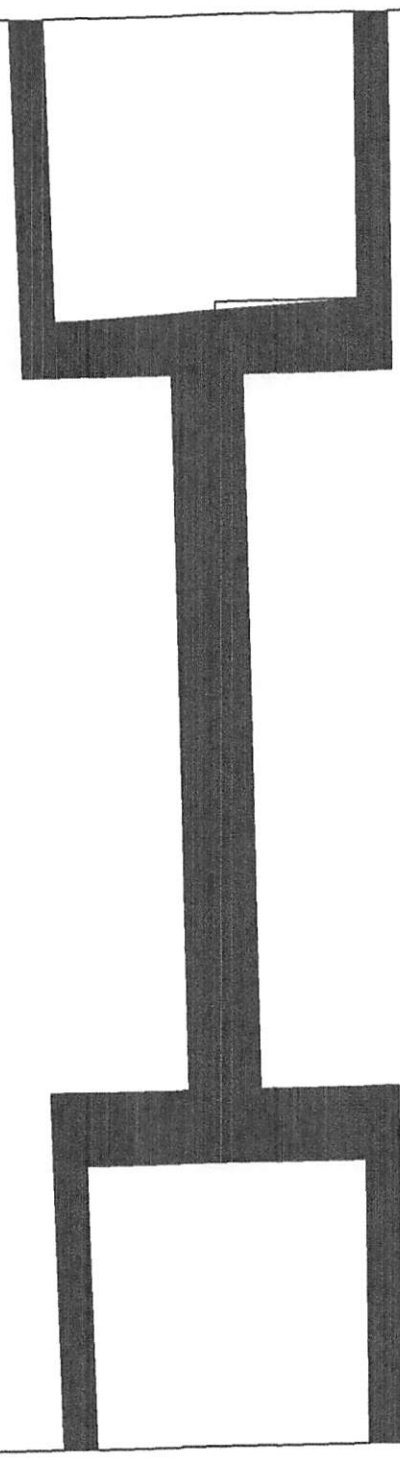
Schedule of Proposed Assessments  
Against Each Parcel Affected

W. ROGERS ST.

S. 78 ST.

S. 77 ST.

W. BECHER ST.





# CITY OF WEST ALLIS

WISCONSIN



Engineering Department

MICHAEL G. LEWIS  
City Engineer

January 21, 2003

Board of Public Works  
West Allis City Hall  
West Allis, Wisconsin

Dear Board Members:

I am herewith submitting preliminary plans and an estimate of costs for removal and reconstruction of the concrete alley pavement, storm sewer, storm sewer relay, building services, utility adjustments and storm underdrain in:

**North/South and East/West alleys between S. 77 St., S. 78 St., W. Rogers St.  
and W. Becher St.**

Estimated Construction Cost:	\$ 92,000
Contingency:	<u>9,200</u>
<b>TOTAL:</b>	<b>\$101,200</b>

Sincerely,

Michael G. Lewis, P.E.  
City Engineer

MGL:jb

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**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: January 21, 2003**

**LOCATION**

**DESCRIPTION:** North/South and East/West alleys between S. 77 St., S. 78 St.,  
W. Rogers St. to W. Becher St.

**ACCOUNT NO.:** 1031271

**INTEREST RATE:** 6.0%

<u>2003 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<b><u>14' Wide Alley</u></b>			
Reconstruct, per Lin. Ft.	\$15.62	\$19.53	
<b><u>16' Wide Alley</u></b>			
Reconstruct, per Lin. Ft.	\$16.68	\$20.85	

*The properties against which the assessments are proposed are benefited.*

SPECIALS BY PROJECT INDEX

RUN # SPL015C 01/13/03

KEY	NET	GROSS	PAGE	ADDRESS
477 0105 000 1	1,171.80	1,171.80	1	7705 W ROGERS ST
477 0106 000 1	468.60	468.60	1	2009 S 77 ST
477 0107 000 1	468.60	468.60	1	2013 S 77 ST
477 0108 000 1	468.60	468.60	1	2017 S 77 ST
477 0109 001 1	709.23	1,544.23	1	2021-23-23A S 77 ST
477 0109 002 1	500.40	500.40	1	2025-27 S 77 ST
477 0110 001 1	500.40	500.40	1	2029-29A S 77 ST
477 0110 002 1	500.40	500.40	2	2033-35 S 77 ST
477 0111 000 1	500.40	500.40	2	2037-39 S 77 ST
477 0112 000 1	500.40	500.40	2	2041 S 77 ST
477 0113 000 1	500.40	500.40	2	2045 S 77 ST
477 0114 000 1	750.60	750.60	2	2049-51 S 77 ST
477 0115 000 1	945.42	1,724.71	2	2055-57 S 77 ST
477 0116 000 1	624.80	624.80	2	2061-63 S 77 ST
477 0117 000 1	702.90	702.90	3	2067-69 S 77 ST
477 0118 000 1	1,269.45	1,269.45	3	2075 S 77 ST
477 0119 000 1	1,771.44	3,177.60	6	7718-20-22 W BECHER ST
477 0120 000 1	2,617.38	4,105.57	6	7726 W BECHER ST
477 0121 001 1	585.90	585.90	5	7746 W BECHER & 2078 S 7
477 0121 002 1	468.60	468.60	5	2072-74 S 78 ST
477 0122 001 1	468.60	468.60	5	2068-70 S 78 ST
477 0122 002 1	468.60	468.60	5	2064-66 S 78 ST
477 0123 000 1	468.60	468.60	5	2060 S 78 ST
477 0124 000 1	695.22	1,474.51	5	2056 S 78 ST
477 0125 000 1	500.40	500.40	4	2052 S 78 ST
477 0126 001 1	500.40	500.40	4	2048-50 S 78 ST
477 0126 002 1	500.40	500.40	4	2044 S 78 ST
477 0127 000 1	500.40	500.40	4	2040-42 S 78 ST
477 0128 000 1	500.40	500.40	4	2036 S 78 ST
477 0129 000 1	500.40	500.40	4	2032 S 78 ST
477 0130 000 1	500.40	500.40	4	2028 S 78 ST
477 0131 000 1	500.40	500.40	3	2024-26 S 78 ST
477 0132 000 1	709.23	1,544.23	3	2020 S 78 ST
477 0133 000 1	468.60	468.60	3	2016 S 78 ST

SPECIALS BY PROJECT INDEX

RUN # SPL015C 01/13/03

KEY	477 0134 000 1	3	GROSS 468.60	NET 468.60	ADDRESS 2012 S 78 ST
	477 0137 000 1	3	593.56	593.56	7739 W ROGERS ST
	477 0138 000 1	6	3,117.98	1,530.99	7727 W ROGERS ST
	477 0139 000 1	5	2,875.20	1,375.68	7725 W ROGERS ST

KEY 477-0105-000 1 ADDRESS 7705 W ROGERS ST OWNER EATON MICHAEL T CLASS 3 FRONT FOOT 60.00 14995 GLENORA AVE 10

DESCRIPTION ALLEY-CONCRETE RECONSTRUCT 14' WIDE - COM FOOTAGE RATE 60.00 19.53 GROSS PERCENT NET 1,171.80 100.00 1,171.80

477-0106-000 1 2009 S 77 ST WILLIAMS DEBRA 4 30.00 20

DESCRIPTION ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES FOOTAGE RATE 30.00 15.62 GROSS PERCENT NET 468.60 100.00 468.60

477-0107-000 1 2013 S 77 ST BEDISH ARNOLD G 4 30.00 30

DESCRIPTION ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES FOOTAGE RATE 30.00 15.62 GROSS PERCENT NET 468.60 100.00 468.60

477-0108-000 1 2017 S 77 ST WILLIAMS TONY ROMAN 4 30.00 40

DESCRIPTION ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES FOOTAGE RATE 30.00 15.62 GROSS PERCENT NET 468.60 100.00 468.60

477-0109-001 1 2021-23-23A S 77 ST MARKOVIC STEVE 4 30.00 50

DESCRIPTION ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES FOOTAGE RATE 30.00 16.68 GROSS PERCENT NET 500.40 100.00 500.40  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES FOOTAGE RATE 62.58 16.68 GROSS PERCENT NET 208.83 20.00 208.83  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES FOOTAGE RATE 62.58 16.68 GROSS PERCENT NET 709.23 20.00 709.23  
 LONGSIDE

477-0109-002 1 2025-27 S 77 ST SCHUSTER MARK M 4 30.00 60

DESCRIPTION ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES FOOTAGE RATE 30.00 16.68 GROSS PERCENT NET 500.40 100.00 500.40

477-0110-001 1 2029-29A S 77 ST ALTENBURG GREGORY J 4 30.00 70

DESCRIPTION ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES FOOTAGE RATE 30.00 16.68 GROSS PERCENT NET 500.40 100.00 500.40

KEY ADDRESS OWNER CLASS FRONT FOOT 80  
 477-0110-002 1 2033-35 S 77 ST LONCSAR DAVID J 4 30.00 5445 S MARTIN RD 80

DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES 30.00 16.68 500.40 100.00 500.40  
 500.40

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 477-0111-000 1 2037-39 S 77 ST SUTTNER MARTHA R 4 30.00 2037 S 77 ST 90  
 DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES 30.00 16.68 500.40 100.00 500.40  
 500.40

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 477-0112-000 1 2041 S 77 ST ANDREWS RONALD J 4 30.00 110  
 DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES 30.00 16.68 500.40 100.00 500.40  
 500.40

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 477-0113-000 1 2045 S 77 ST INMAN R & KRUSCHKE R & R 4 30.00 110  
 DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES 30.00 16.68 500.40 100.00 500.40  
 500.40

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 477-0114-000 1 2049-51 S 77 ST MOSELER SCOTT J 4 45.00 2049 S 77 ST 120  
 DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES 45.00 16.68 750.60 100.00 750.60  
 750.60

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 477-0115-000 1 2055-57 S 77 ST TRANCHITA RYAN P 4 45.00 2057 S 77 ST 130  
 DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES 45.00 16.68 750.60 100.00 750.60 N/S ALLEY  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES 58.40 16.68 974.11 20.00 194.82 E/W ALLEY  
 1,724.71 945.42 LONGSIDE

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 477-0116-000 1 2061-63 S 77 ST MILLER BARRY E & TINA 4 40.00 140  
 DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES 40.00 15.62 624.80 100.00 624.80  
 624.80

KEY	ADDRESS	OWNER	CLASS	FRONT FOOT		
477-0117-000 1	2067-69 S 77 ST	HALPER JAMES & BONNIE	4	45.00	150	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	45.00	15.62	702.90 702.90	100.00	702.90 702.90
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477-0118-000 1	2075 S 77 ST	DE HAAS MANAGEMENT LLC	3	0.00	160	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 14' WIDE - COM	65.00	19.53	1,269.45 1,269.45	100.00	1,269.45 1,269.45
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477-0137-000 1	7739 W ROGERS ST	ACKER DANIEL JOHN	4	38.00	170	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	38.00	15.62	593.56 593.56	100.00	593.56 593.56
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477-0134-000 1	2012 S 78 ST	NOWACZYNSKI JOAN M	4	30.00	180	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	30.00	15.62	468.60 468.60	100.00	468.60 468.60
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477-0133-000 1	2016 S 78 ST	HOWARD DAVIS I & BONNIE	4	30.00	1338 HOWARD DR	190
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	30.00	15.62	468.60 468.60	100.00	468.60 468.60
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477-0132-000 1	2020 S 78 ST	TEETERS J L & LAACK C F	4	30.00		200
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40	100.00	500.40
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	62.58	16.68	1,043.83 1,544.23	20.00	208.83 709.23
						N/S ALLEY E/W ALLEY
						LONGSIDE
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477-0131-000 1	2024-26 S 78 ST	HOPPENS JOHN E	4	30.00		210
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40 500.40	100.00	500.40 500.40
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KEY	ADDRESS	OWNER	CLASS	FRONT FOOT		
477-0130-000 1	2028 S 78 ST	STUKENBERG ROBERT A	4	30.00	220	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40 500.40	100.00	500.40 500.40
477-0129-000 1	2032 S 78 ST	DYCK JOSHUA & JOSEPHINE	4	30.00	230	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40 500.40	100.00	500.40 500.40
477-0128-000 1	2036 S 78 ST	JACOBSON NORMAN B TRUSTE	4	30.00	240	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40 500.40	100.00	500.40 500.40
477-0127-000 1	2040-42 S 78 ST	MAHNKE SCOTT	4	30.00	250	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40 500.40	100.00	500.40 500.40
477-0126-002 1	2044 S 78 ST	VAN TASSEL JULIA A	4	30.00	260	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40 500.40	100.00	500.40 500.40
477-0126-001 1	2048-50 S 78 ST	VITALE VINCENT &VINCENZA	4	30.00	270	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40 500.40	100.00	500.40 500.40
477-0125-000 1	2052 S 78 ST	WERDERITZ TERRANCE M	4	30.00	280	
	DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
	ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40 500.40	100.00	500.40 500.40

KEY	ADDRESS	OWNER	CLASS	FRONT FOOT	
477-0124-000 1	2056 S 78 ST	BURGER TIMOTHY A & DIANA	4	30.00	290
DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	30.00	16.68	500.40	100.00	500.40
ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	58.40	16.68	974.11	20.00	194.82
			1,474.51		695.22

N/S ALLEY  
E/W ALLEY

LONGSIDE

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KEY	ADDRESS	OWNER	CLASS	FRONT FOOT	
477-0123-000 1	2060 S 78 ST	WERNES JR MARKLIN O	4	30.00	300
DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	30.00	15.62	468.60	100.00	468.60
			468.60		468.60

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KEY	ADDRESS	OWNER	CLASS	FRONT FOOT	
477-0122-002 1	2064-66 S 78 ST	O'CONNOR CAROLYN M	4	30.00	10534 W PARNELL AVE 310
DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	30.00	15.62	468.60	100.00	468.60
			468.60		468.60

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KEY	ADDRESS	OWNER	CLASS	FRONT FOOT	
477-0122-001 1	2068-70 S 78 ST	LEAHY EDWARD J	4	30.00	2070 S 78 ST 320
DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	30.00	15.62	468.60	100.00	468.60
			468.60		468.60

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KEY	ADDRESS	OWNER	CLASS	FRONT FOOT	
477-0121-002 1	2072-74 S 78 ST	CHILDERS RICHARD L	4	30.00	330
DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	30.00	15.62	468.60	100.00	468.60
			468.60		468.60

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KEY	ADDRESS	OWNER	CLASS	FRONT FOOT	
477-0121-001 1	7746 W BECHER & 2078 S 7 HUDSON	JODY	3	0.00	7746 W BECHER ST 340
DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
ALLEY-CONCRETE RECONSTRUCT 14' WIDE - COM	30.00	19.53	585.90	100.00	585.90
			585.90		585.90

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KEY	ADDRESS	OWNER	CLASS	FRONT FOOT	
477-0139-000 1	7725 W ROGERS ST	ERDMANN CARY & KAREN	4	60.00	350
DESCRIPTION	FOOTAGE	RATE	GROSS	PERCENT	NET
ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES	60.00	16.68	1,000.80	100.00	1,000.80
ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES	120.00	15.62	1,874.40	20.00	374.88
			2,875.20		1,375.68

E/W ALLEY  
N/S ALLEY

LONGSIDE



KEY ADDRESS OWNER CLASS FRONT FOOT  
 477-0138-000 1 7727 W ROGERS ST POND RONALD D & MARIA 4 69.00

DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - RES 68.00 16.68 1,134.24 100.00 1,134.24 E/W ALLEY  
 ALLEY-CONCRETE RECONSTRUCT 14' WIDE - RES 127.00 15.62 1,983.74 20.00 1,396.75 N/S ALLEY  
 3,117.98 3,117.98 1,530.99 LONGSIDE

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 477-0119-000 1 7718-20-22 W BECHER ST FISH BRIAN & KUBICEK TODD 3 0.00 3614 LAKE ST 370

DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - COM 40.00 20.85 834.00 100.00 834.00 E/W ALLEY  
 ALLEY-CONCRETE RECONSTRUCT 14' WIDE - COM 120.00 19.53 2,343.60 40.00 937.44 N/S ALLEY  
 1,771.44

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 477-0120-000 1 7726 W BECHER ST BECHER APARTMENTS INC 3 0.00 2120 W CLYBOURN ST 380

DESCRIPTION FOOTAGE RATE GROSS PERCENT NET  
 ALLEY-CONCRETE RECONSTRUCT 16' WIDE - COM 77.95 20.85 1,625.26 100.00 1,625.26 E/W ALLEY  
 ALLEY-CONCRETE RECONSTRUCT 14' WIDE - COM 127.00 19.53 2,480.31 40.00 992.12 N/S ALLEY  
 4,105.57 2,617.38

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 76 36,486.04 27,276.60 \*\*\*\*\*TOTALS FOR PROJECT \*\*\*\*\*

CODE	NUMBER	GROSS	NET	FOOTAGE	CODE DESCRIPTION	TOTALS	1031271
	25	16,178.92	12,950.34	969.96	ALLEY-CONCRETE RECONSTRUCT	16'	WIDE - RES
	2	2,459.26	2,459.26	117.95	ALLEY-CONCRETE RECONSTRUCT	16'	WIDE - COM
	14	9,996.80	6,910.29	640.00	ALLEY-CONCRETE RECONSTRUCT	14'	WIDE - RES
	5	7,851.06	4,956.71	402.00	ALLEY-CONCRETE RECONSTRUCT	14'	WIDE - COM
			<u>27,276.60</u>				