



May 15, 2023



Building Demolition: 95 N Port Road 14

Juan G. Villanueva
Director, Facilities & Procurement

OVERVIEW



95 N Port Road 14 / East Complex

- Structure originally built by the Navy, then used as a maintenance shop by Port staff, and has been vacant for several years
- February, 2023: Building destroyed by fire
- Asbestos Survey completed
- Information item: April 17, 2023 Commission meeting
- Demolish and remove structure

BENEFIT TO THE PORT



- Demolish derelict structure
- Allow for a possible cargo lay-down area or other productive use on the East Complex



PUBLIC PROCUREMENT PROCESS



- Project released to public March 29, 2023
 - ✓ Advertisement published in *The Record*
 - ✓ Posted to the Port's website www.portofstockton.com
 - ✓ Advertisement submitted to regional plan rooms and builders exchanges:
 - Bay Area Builders Exchange: Serving Bay Area
 - Builders Exchange of San Francisco: Serving San Francisco region
 - Builders Exchange of San Joaquin: Serving San Joaquin County
 - Central California Builders Exchange: Serving Fresno region
 - Construct Connect: Serving US and Canada
 - Construction Bid Source: Serving 30 states including CA
 - Dodge Data & Analytics: Serving CA, MA, NJ, NY, OH, and Canada
 - Placer Builders Exchange: Serving 14 counties across Sacramento Valley
 - Sacramento Regional Builders Exchange: Serving greater Sacramento region
 - Tulare/Kings Counties Builders Exchange: Serving Tulare and Kings Counties
 - Valley Builders Exchange: Serving Central Valley

PUBLIC PROCUREMENT PROCESS



Pre-bid Meeting

- ✓ April 5, 2023
- ✓ Mandatory for contractor bid submission
- ✓ Subcontractor attendance optional
- ✓ Facilitated by Port staff
- ✓ Review of proposed project, contractual requirements, bid schedule, and site visit

Pre-bid meeting attendees:

AFM Environmental, Inc.	West Sacramento, CA
Asbestos Management Group	Emeryville, CA
Bockmon & Woody Electric Co., Inc.	Stockton, CA
Bowen Engineering & Environmental	Fresno, CA
CVE	Fresno, CA
DSGI	Manteca, CA
ET Abatement, Inc.	Modesto, CA
Jim Thorpe, Inc.	Lodi, CA
MAG Engineering	Sanger, CA
PALS	Stockton, CA
PARC Environmental	Fresno, CA
PARC Specialty Contractors	Sacramento, CA
Performance Abatement Services	Benicia, CA
Resource Environmental	Cerritos, CA
Restoration Management Co.	Hayward, CA
Sierra Excavating	Yuba City, CA
Sierra Mountain Construction, Inc.	Sonora, CA
WC Maloney	Stockton, CA

PUBLIC PROCUREMENT PROCESS



Bid Results

- Due by 3:00 PM April 26, 2023
- Bidders must have attended pre-bid meeting
- Procurement staff conducts the public bid opening
- 8 lump sum bids received

1 W.C. Maloney
Stockton, CA
\$97,400.00

SUBCONTRACTOR	DESCRIPTION OF WORK
Professional Asbestos & Lead	ACM Removal

2 CVE Contracting Group, Inc.
dba Central Valley Environmental
Fresno, CA
\$189,706

SUBCONTRACTOR	DESCRIPTION OF WORK
CVE Demolition, Inc.	Demolition

3 Professional Asbestos Removal Corporation dba PARC Environmental
Fresno, CA
\$197,960

SUBCONTRACTOR	DESCRIPTION OF WORK
National Construction Rentals	Rentals

4 Demolition Services & Grading Inc.
Manteca, CA
\$237,525

SUBCONTRACTOR	DESCRIPTION OF WORK
National Construction Rentals	Fencing & Toilets
Restoration Management Co.	Abatement

5 Asbestos Management Group of CA
Oakland, CA
\$240,000

SUBCONTRACTOR	DESCRIPTION OF WORK
United Fence Services	Fencing Services
Thunder Mountain Enterprises	Storm Water Pollution Prevention Plan

6 Bowen Engineering & Environmental
Fresno, CA
\$259,000

SUBCONTRACTOR	DESCRIPTION OF WORK
None	

7 AFM Environmental, Inc.
West Sacramento, CA
\$290,000

SUBCONTRACTOR	DESCRIPTION OF WORK
None	

8 Resource Environmental, Inc.
Cerritos, CA
\$734,000

SUBCONTRACTOR	DESCRIPTION OF WORK
Ernie & Sons Scaffolding	Scaffolding
Rent A Fence	Temp Fence

PUBLIC PROCUREMENT PROCESS



Bids Reviewed

- Required documentation
- Licensing, debarment, exclusion listing
- Compliance

Bid Results Released

Plan rooms and builders exchanges, posted to Port's website, distributed to pre-bid attendees

Notice of Intent to Award

Starts the clock on the regulatory 10-day period for bid protest

Board Approval

Proposed project presented to Board of Port Commissioners

Notice of Award

Lists contractor requirements such as signed agreements, bonds, and insurance

UNDER CONTRACT



NTP & COMPLETION TIME

- Notice to Proceed (NTP) date determined once contractual obligations fulfilled by the contractor
- Pre-construction meeting: Port staff and contractor attend. The NTP document is then prepared for the Port Director's signature.
- Project would be completed within 45 business days from the NTP

ONGOING PROJECT ACTIVITIES

- Port staff handles project oversight.
- Progress meetings occur approximately twice during short project term; attended by the contractor and Port staff.
- Requests for Information (RFI), submittal, Change Order, and invoice processing are the responsibility of procurement staff.
- Upon final completion of all construction work, Port staff performs a final walk through to confirm completion per project specifications.
- Procurement staff processes a release for the contractor's and Port Director's signatures.

FINANCING & ENVIRONMENTAL



Financing

Port staff proposes using Port general funds: \$97,400

Environmental

Project qualifies for CEQA Categorical Exemptions

- ✓ Section 15301(l), Existing Facilities: Demolition and removal of structures
- ✓ Section 15304, Minor Alterations to Land: Minor grading and ground disturbance

REQUESTED ACTIONS



- A. Adopt CEQA Categorical Exemptions 15301, Existing Facilities, 15304, Minor Alterations to Land and direct Port Staff to file the CEQA Notice of Exemption (NOE).

- B. Authorize the Port Director to award the contract to the lowest responsive, responsible bidder as required by Section 20751 of the public contract code of the State of California, to WC Maloney for a total of \$97,400.



May 15, 2023



Phase 2 Domestic Water Project

Juan G. Villanueva
Director, Facilities & Procurement

BACKGROUND & OVERVIEW

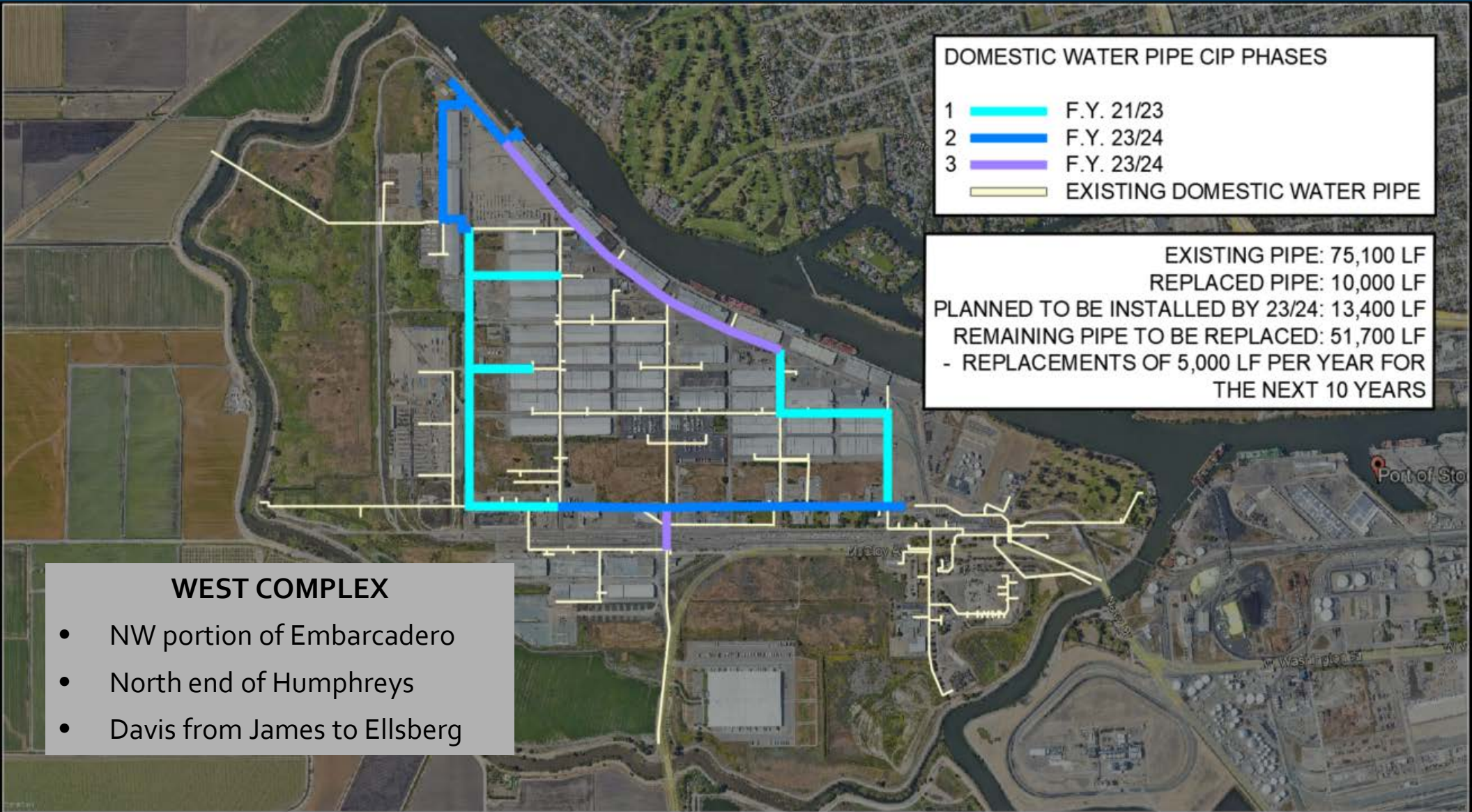


Rehabilitation includes potable water system improvements for existing tenants including backflow preventers

Resolution #8346 approved November 21, 2022 authorized Port Director to award a contract for the Phase 1A Water Line Replacement on the West Complex.

- January Commission meeting info item
- Capital Improvement Program (CIP)
- Existing pipe: 75,100 LF
- Replaced pipe: 10,000 LF
- Phase 1 completion scheduled for July, 2023, total cost \$2,113,318
- Planned Phase 2 & 3 installation by 2023/2024: 13,400 LF
- Remaining pipe to be replaced: 51,700 LF
- Replacements of 5,000-15,000 LF per year for next 10 years

LOCATION



BENEFIT TO THE PORT



American Society of Civil Engineers (ASCE) manual "Pipeline for Water Conveyance and Drainage". Information taken from manual citing page number.

- Page 23. USEFUL LIFE Metallic pipelines are subject to corrosion. Several methods of controlling corrosion are commonly used: 1) isolating the steel from the soil and water by means of protective coatings and linings, 2) separating the steel from other materials by means of isolating flange kits or special joints, 3) applying an electric current to counteract the external currents caused by soil conditions or other sources, and 4) providing sacrificial anodes that corrode before the steel pipe begins to corrode. With proper coating, linings, other forms of corrosion control, and proper maintenance, the useful life of steel pipelines can be in excess of 100 years.

Dillon & Murphy's Water Pipe assessment:

- The Port Auxiliary water pipe, installed prior to 1948 (90 years old), has been found to be Metallic pipe. The Port of Stockton's metallic pipeline are not the stronger and more corrosive resistant Ductal Iron pipe. Ductal Iron pipe was not introduced until 1948. All of the Port of Stockton's original water pipe was installed prior to 1948. The Port's water pipes are in direct contact with soil and ground water. The pipelines do not have wrapping or sacrificial anodes to protect them. The pipelines have been seen to be corroding to failure with pipe wall thicknesses eroded. Port Auxiliary Water Pipe is at or nearing end of life in various areas of the Port System.

BENEFIT TO THE PORT



- Existing domestic water system on the West Complex is in need of rehabilitation due to age and continued system failures.
- Capital Improvement Program project is scheduled for 5,000-15,000 LF replacement per budget year
- First phase will be complete in July and involved improvements to 10,000 LF of the total system

CONSTRUCTION MANAGEMENT



Item	Description	Amount
A	Coordinate with apparent low bidder to set up job files and procedures; conduct pre-construction meeting and provide preliminary job schedule. Oversight for duration of project (approximately 13 weeks).	\$ 17,956
B	Receive and process Requests for Information (RFI), submittals, and conduct weekly meetings. Survey control and 2 layouts.	46,796
C	Review and process 5 pay applications, site measurements of work complete/inventory.	8,830
D	Oversee project work activities and confirm work is in accordance with plans and specifications. Office support. Night work for railroad crossings.	144,858
E	Weekly coordination with Port staff.	7,648
F	Coordinate with railroad, produce drawings and schedules for the Railroad. Coordinate with utilities, city sewer, Port utilities and tenants. Produce weekly drawing for traffic and tenant access due to rail closures.	23,360
G	Coordinate with Port Police during project to address concerns.	4,032
H	Change Order processing and management.	11,520
TOTAL		\$265,000

PUBLIC PROCUREMENT PROCESS



This project was released to the public by the Facilities and Procurement Department on February 22, 2023. When a project is released it is advertised in the local newspaper, *The Record*, and posted to the Port's website at www.portofstockton.com. Advertisement was sent to regional builders exchanges and plan rooms listed below:

- Bay Area Builders Exchange: Serving Bay Area
- Builders Exchange of San Francisco: Serving San Francisco region
- Builders Exchange of San Joaquin: Serving San Joaquin County
- Central California Builders Exchange: Serving Fresno region
- Construct Connect: Serving US and Canada
- Construction Bid Source: Serving 30 states including CA
- Dodge Data & Analytics: Serving CA, MA, NJ, NY, OH, and Canada
- Placer Builders Exchange: Serving 14 counties across Sacramento Valley
- Sacramento Regional Builders Exchange: Serving greater Sacramento region
- Tulare/Kings Counties Builders Exchange: Serving Tulare and Kings Counties
- Valley Builders Exchange: Serving Central Valley

PUBLIC PROCUREMENT PROCESS



Pre-bid Meeting

- ✓ March 1, 2023
- ✓ Mandatory for prime contractor bid submission
- ✓ Subcontractor attendance optional
- ✓ Facilitated by Port staff and engineer when applicable
- ✓ Review of proposed project, contractual requirements, bid schedule, and site visit

Pre-bid Meeting Attendees

- ARB, Inc., Pittsburg, CA
- D.A. Wood Construction, Inc., Oakdale, CA
- DR Pipeline, Inc., Stockton, CA
- Knife River Construction, Stockton, CA
- McGuire & Hester, Sacramento, CA
- Mozingo Construction, Oakdale, CA
- Soracco, Inc., Lodi, CA
- West Valley Construction, Stockton, CA

PUBLIC PROCUREMENT PROCESS



Bid Results

- Due by 3:00 PM on March 29, 2023
- Bidders must have attended pre-bid meeting
- Procurement staff conducts the public bid opening
- 2 bids received

1 Soracco, Inc.
Lodi, CA
\$2,378,655.00

SUBCONTRACTOR	DESCRIPTION OF WORK
Anrak	AC Grind
Chrisp Co	Striping
Bockmon & Woody	Loops
Rail Works Track Systems	Track Repair
PARC Specialty	Hazmat
E. Mitchell, Inc.	Underdock Work
Robert Burns	Asphalt

2 Knife River Construction
Stockton, CA
\$2,554,840.00

SUBCONTRACTOR	DESCRIPTION OF WORK
Anrak Corporation	Grinding
Railworks Track Systems	Rail Removal & Replacement
Lesgure Company, Inc.	8" Hanging Pipe
PARC Environmental	Hazardous Material Mitigation
Geo-Cell Solutions, Inc.	Pipe Abandonment
Chrisp Company	Striping & Markings
Bockmon & Woody Electric	Electrical
Engeo	Materials Testing

PRE-BID ATTENDANCE VS. BIDS RECEIVED



Pre-bid attendance: 8 contractors
Bids Received: 2

Contractor Feedback

- Contractor labor / staffing challenges
- Adequate specifications, drawings and project schedule
- Sufficient timeframe allotted for bid submission

PUBLIC PROCUREMENT PROCESS



Bids Reviewed

- Required documentation
- Licensing, debarment, exclusion listing
- Compliance

Bid Results Released

Plan rooms and builders exchanges, posted to Port's website, distributed to pre-bid attendees

Notice of Intent to Award

Starts the clock on the regulatory 10-day period for bid protest

Board Approval

Proposed project presented to Board of Port Commissioners

Notice of Award

Lists contractor requirements such as signed agreements, bonds, and insurance

UNDER CONTRACT



NTP & COMPLETION TIME

- Notice to Proceed (NTP) date determined once contractual obligations fulfilled by the contractor
- Pre-construction meeting: Procurement staff, engineer, construction manager and the contractor attend. The NTP document is then prepared for the Port Director's signature.
- Project would be completed within 65 working days from the NTP

ONGOING PROJECT ACTIVITIES

- Construction manager handles daily contractor oversight
- Progress meetings occur weekly and are attended by the contractor, construction manager, engineer, Port maintenance staff, and procurement staff.
- Requests for Information (RFI), submittal, Change Order, and invoice processing are the responsibility of both the construction manager and procurement staff.
- Upon final completion of all construction work, the engineer performs a final walk through and provides a completion letter to the Port.
- Procurement staff processes a release for the contractor's and Port Director's signatures.

FINANCING



FY2022-23 budgeted project : Port general funds

Construction	\$ 2,378,655
Construction Management	\$ 265,000
TOTAL	\$ 2,643,655

BID ADVISORY



- Only bidders are eligible to submit a bid protest
- Bid advisory letter from Foundation for Fair Contracting (FFC) dated April 6, 2023
 - Non-profit organization that monitors prevailing wage law compliance concerning the construction industry
 - Requested that the apparent low bid by Soracco, Inc., be rejected
 - Letter provided to Soracco, Inc., and construction manager for response
 - Letter and contractor response provided to Port counsel for review and opinion

Document 00200 Instruction to Bidders, Article 17D

"Only Bidders who Port otherwise determines are responsive and responsible are eligible to protest a Bid; protests from any other Bidder will not be considered..."

BID ADVISORY



Contractor Response

Accusations posed by FFC baseless and without merit

Port Counsel Response

- Recommendation to include bid advisory letter and contractor response in the record of proceedings
- Noted that the Port retains sole discretion in the determination of a bidder's responsibility

- Procurement staff conducts regulatory verifications for required licenses, debarment status, and exclusion listings
 - Soracco, Inc., compliant
- After reviewing counsel opinion, Port staff recommends awarding this contract to Soracco, Inc.

ENVIRONMENTAL REVIEW



Project qualifies for CEQA Categorical Exemptions

- ✓ Section 15301, Existing Facilities: Maintenance and repair activities on existing water service lines
- ✓ Section 15302, Replacement or Reconstruction: Replace and reconstruct water lines to provide reliable water service
- ✓ Section 15304, Minor Alterations to Land: Activities involve minor trenching and backfilling where surface of land will be restored

REQUESTED ACTIONS



- A. Adopt CEQA Categorical Exemptions 15301, Existing Facilities, 15302, Replacement or Reconstruction and 15304, Minor Alterations to Land and direct Port Staff to file the CEQA Notice of Exemption (NOE).
- B. Authorize the Port Director to award the contract to the lowest responsive, responsible bidder as required by Section 20751 of the public contract code of the State of California, to Soracco, Inc., for a total of \$2,378,655.
- C. Authorize the Port Director to award a contract for construction management to Dillon & Murphy Engineering for \$265,000.



May 15, 2023



Auxiliary Water Phase 2

Juan G. Villanueva
Director, Facilities & Procurement

OVERVIEW

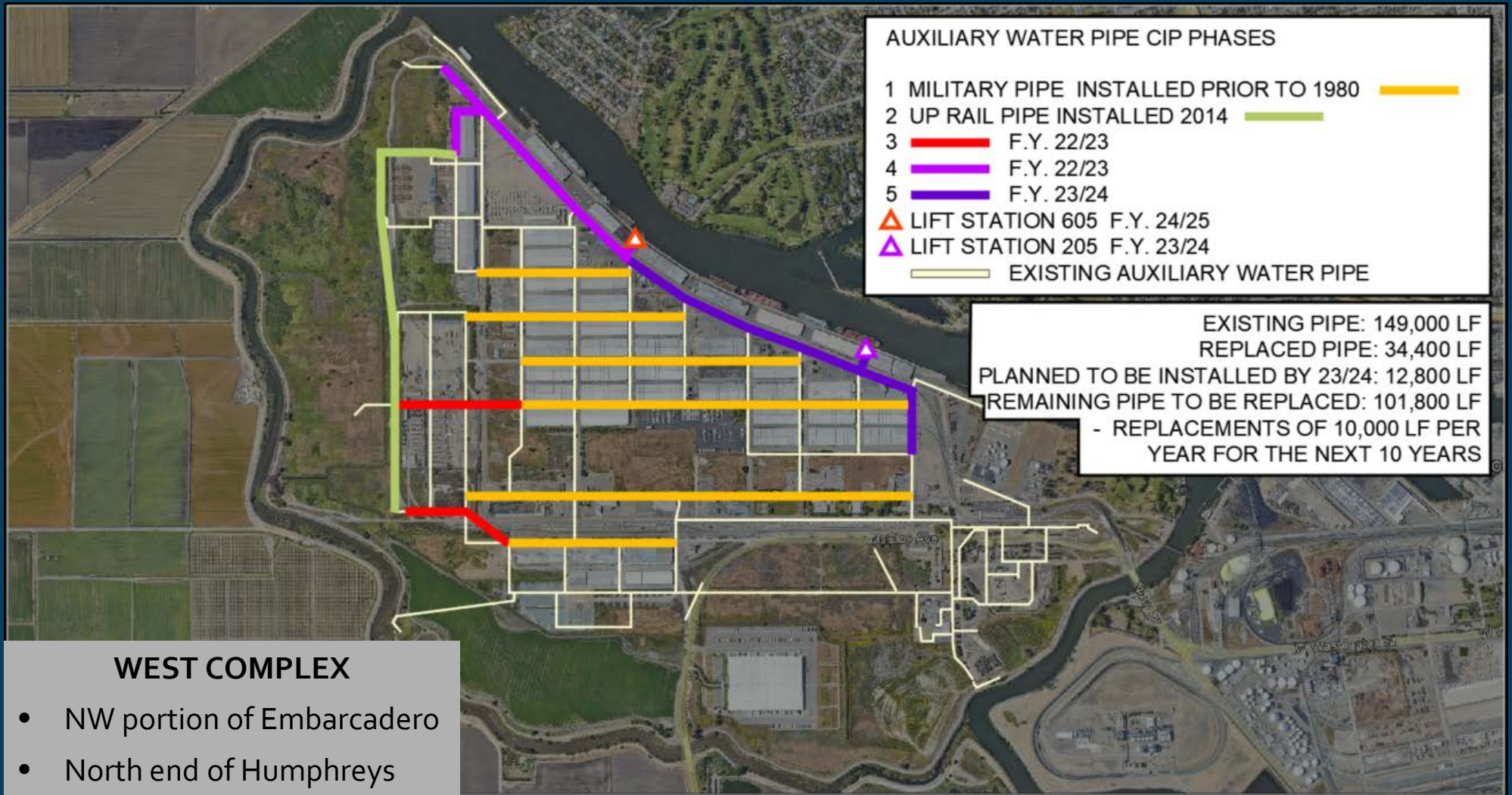


CIP Program replacement of auxiliary water utility line

Resolution #8364 approved February 21, 2023 authorized Port Director to award a contract for the West Complex Auxiliary Water Line Improvements Project.

- January Commission meeting info item
- Capital Improvement Program (CIP)
- Existing pipe: 149,000 LF
- Military replaced pipe prior to 1980: 34,400 LF
- Phase 1 & 2 planned installation by 2023/2024: 12,800 LF
- Remaining pipe to be replaced: 101,800 LF
- Replacement of 10,000-15,000 LF per year for next 10 years

LOCATION



BENEFIT TO THE PORT



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- Page 23. USEFUL LIFE Metallic pipelines are subject to corrosion. Several methods of controlling corrosion are commonly used: 1) isolating the steel from the soil and water by means of protective coatings and linings, 2) separating the steel from other materials by means of isolating flange kits or special joints, 3) applying an electric current to counteract the external currents caused by soil conditions or other sources, and 4) providing sacrificial anodes that corrode before the steel pipe begins to corrode. With proper coating, linings, other forms of corrosion control, and proper maintenance, the useful life of steel pipelines can be in excess of 100 years.

Dillon & Murphy's Water Pipe assessment:

- The Port Auxiliary water pipe, installed prior to 1948 (90 years old), has been found to be Metallic pipe. The Port of Stockton's metallic pipeline are not the stronger and more corrosive resistant Ductal Iron pipe. Ductal Iron pipe was not introduced until 1948. All of the Port of Stockton's original water pipe was installed prior to 1948. The Port's water pipes are in direct contact with soil and ground water. The pipelines do not have wrapping or sacrificial anodes to protect them. The pipelines have been seen to be corroding to failure with pipe wall thicknesses eroded. Port Auxiliary Water Pipe is at or nearing end of life in various areas of the Port System.

BENEFIT TO THE PORT



- The Port's existing (auxiliary) water system on the West Complex is in need of improvements due to age and continued system failures.
- This Capital Improvement Program project is scheduled for 10,000-15,000 LF replacement per budget year.
- Phase 1 and 2 of the auxiliary water project will be complete this year and involve rehabilitation of approximately 12,000 linear feet.

CONSTRUCTION MANAGEMENT



Item	Description	Amount
A	Coordinate with apparent low bidder to set up job files and procedures; conduct pre-construction meeting and provide preliminary job schedule. Oversight for duration of project (approximately 13 weeks).	\$ 17,180
B	Receive and process Requests for Information (RFI), submittals, and conduct weekly meetings. Survey control and 2 layouts.	45,192
C	Review and process 3 pay applications, site measurements of work complete/inventory.	5,090
D	Oversee project work activities and confirm work is in accordance with plans and specifications. Office support. Night work for railroad crossings.	138,170
E	Weekly coordination with Port staff.	6,872
F	Coordinate with railroad, produce drawings and schedules for the Railroad. Coordinate with utilities, city sewer, Port utilities and tenants. Produce weekly drawing for traffic and tenant access due to rail closures.	21,710
G	Coordinate with Port Police during project to address concerns.	4,568
H	Change Order processing and management.	11,218
	TOTAL	\$250,000

PUBLIC PROCUREMENT PROCESS



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- Central California Builders Exchange: Serving Fresno region
- Construct Connect: Serving US and Canada
- Construction Bid Source: Serving 30 states including CA
- Dodge Data & Analytics: Serving CA, MA, NJ, NY, OH, and Canada
- Placer Builders Exchange: Serving 14 counties across Sacramento Valley
- Sacramento Regional Builders Exchange: Serving greater Sacramento region
- Tulare/Kings Counties Builders Exchange: Serving Tulare and Kings Counties
- Valley Builders Exchange: Serving Central Valley

PUBLIC PROCUREMENT PROCESS



Pre-bid Meeting

- ✓ March 2, 2023
- ✓ Mandatory for prime contractor bid submission
- ✓ Subcontractors attendance optional
- ✓ Facilitated by Port staff and engineer when applicable
- ✓ Review of proposed project, contractual requirements, bid schedule, and site visit

Pre-bid Meeting Attendees

- ARB, Inc., Pittsburg, CA
- Mountain Cascade, Inc., Livermore, CA
- Mozingo Construction, Oakdale, CA
- Nor Cal Carpenter's Union, Oakland, CA
- Nor Cal Carpenter's Union, Fresno, CA
- Soracco, Inc., Lodi, CA
- West Valley Construction, Stockton, CA

PUBLIC PROCUREMENT PROCESS



Bid Results

- Due by 3:00 PM on March 30, 2023
- Bidders must have attended pre-bid meeting
- Procurement staff conducts public bid opening
- 2 bids received

1 West Valley Construction San Jose, CA \$2,734,457.00	SUBCONTRACTOR	DESCRIPTION OF WORK
	National Concrete Cutting	Asphalt & Concrete Cutting
	Vintage Paving Company, Inc.	Asphalt Trench Restoration
	Chrisp Co.	Striping Restoration
	RailWorks Track System	Railroad Track Restoration/Replacement

2 Mountain Cascade Inc. Livermore, CA \$4,589,343.00	SUBCONTRACTOR	DESCRIPTION OF WORK
	Industrial Railways	Railroad track removal and replacement
	Chrisp Company	Striping and pavement markings

PRE-BID ATTENDANCE VS. BIDS RECEIVED



Pre-bid attendance: 5 contractors

Bids Received: 2

Contractor Feedback

- Scheduling conflicts
- Adequate specifications, drawings and project schedule
- Sufficient timeframe allotted for bid submission

PUBLIC PROCUREMENT PROCESS



Bids Reviewed

- Required documentation
- Licensing, debarment, exclusion listing
- Compliance

Bid Results Released

Plan rooms and builders exchanges, posted to Port's website, distributed to pre-bid attendees

Notice of Intent to Award

Starts the clock on the regulatory 10-day period for bid protest

Board Approval

Proposed project presented to Board of Port Commissioners

Notice of Award

Lists contractor requirements such as signed agreements, bonds, and insurance

PUBLIC PROCUREMENT PROCESS



NTP & COMPLETION TIME

- Notice to Proceed (NTP) date determined once contractual obligations fulfilled by the contractor
- Pre-construction meeting: Procurement staff, engineer, construction manager and the contractor attend. The NTP document is then prepared for the Port Director's signature.
- Project would be completed within 55 working days from the NTP

ONGOING PROJECT ACTIVITIES

- Construction manager handles daily contractor oversight
- Progress meetings occur weekly and are attended by the contractor, construction manager, engineer, Port maintenance staff, and procurement staff.
- Requests for Information (RFI), submittal, Change Order, and invoice processing are the responsibility of both the construction manager and procurement staff.
- Upon final completion of all construction work, the engineer performs a final walk through and provides a completion letter to the Port.
- Procurement staff processes a release for the contractor's and Port Director's signatures.

FINANCING



FY2022-23 budgeted project : Port general funds

Construction	\$2,734,457
Construction Management	250,000
TOTAL	\$2,984,457

ENVIRONMENTAL



Project qualifies for CEQA exemption

- ✓ Section 15301, Class 1 (Existing Facilities)
- ✓ Section 15302, Class 2 (Replacement or Reconstruction)

Proposed project would not result in a significant cumulative impact, significant effect on the environment, or impact scenic highways, hazardous waste sites, or historical resources, because impacts from construction and operations would be minimal.

Proposed project would not have significant impacts on traffic, noise, air quality, or water quality, nor would it have significant impacts on any other resource area.

REQUESTED ACTIONS



- A. Adopt a California Environmental Quality Act (CEQA) Exemption pursuant to CEQA Guidelines Sections 15301 and 15302 and authorize Port staff to post the Exemption.
- B. Authorize the Port Director to award the contract to the lowest responsive, responsible bidder as required by Section 20751 of the public contract code of the State of California, to West Valley Construction Company for a total of \$2,734,457.00.
- C. Authorize the Port Director to award a contract for construction management to Dillon & Murphy Engineering for \$250,000.