



Terry McKee, IT & Procurement Director

901 N. Broadway • Knoxville, TN 37917-6699  
 865.403.1133 • Fax 865.594.8858  
[purchasinginfo@kcdc.org](mailto:purchasinginfo@kcdc.org)  
[www.kcdc.org](http://www.kcdc.org)

**Request for Proposals**

**DEVELOPER SERVICES FOR LOTS ON MARTIN LUTHER KING JR. AVENUE**

<b>Solicitation Number</b>	C18034
<b>Due Date</b>	May 4, 2018
<b>Due Time</b>	11:00 a.m. EST
<b>Deliver Responses to</b>	Knoxville's Community Development Corporation Procurement Division 901 N. Broadway Knoxville, TN 37917   Note: Procurement is in a separate building behind the main office building.
<b>Electronic Copies</b>	Electronic copies are available on KCDC's webpage or by email at <a href="mailto:purchasinginfo@kcdc.org">purchasinginfo@kcdc.org</a> .
<b>Responses may be emailed to KCDC</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Printed responses required</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Solicitation Meeting</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Solicitation Meeting is Mandatory</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Solicitation Meeting Date</b>	April 24, 2018
<b>Solicitation Meeting Time</b>	9:00 a.m.
<b>Solicitation Meeting Location</b>	In the Board Room of KCDC's Main Office at 901 N Broadway in Knoxville.
<b>Questions About This Solicitation</b>	Submit questions to <a href="mailto:purchasinginfo@kcdc.org">purchasinginfo@kcdc.org</a> .
	KCDC will not accept questions via telephone.

**Check KCDC's webpage for addenda and changes before submitting your response**



## General Information

### 1. **Background and intent**

- a. Knoxville's Community Development Corporation (KCDC) is the public housing and redevelopment agency for the City of Knoxville and for Knox County in Tennessee. KCDC's affordable housing property portfolio includes 20 sites with approximately 3,525 dwelling units. KCDC also oversees approximately 3,958 Section 8 Vouchers, 82 Moderate Rehabilitation units and 20 Redevelopment areas. Several of the properties have transformed to the Project Based Rental Assistance program (PBRA) and KCDC is the management company for those sites. The properties for which KCDC is the management company include Five Points 1, LP; Lonsdale Homes, LP; Northridge Crossing, LP and The Vista at Summit Hill, LP.
- b. KCDC is seeking developers and/or development teams ("Developer") for property along Martin Luther King, Jr. Avenue in Knoxville, Tennessee. This area primarily contains commercial and office uses. The proposal that is submitted must be for the purchase of all 3 lots totaling approximately 0.499 acres as identified below. There is no commitment to provide funding for development, construction or site work for any proposed project.

The 3 lots are located at the corner of Spruce Street and Martin Luther King Jr. Avenue. The subject lots are zoned C-3. The specific addresses and tax identification numbers are as follows:

Street Address	Tax ID
2401 Martin Luther King Jr.	082-OH-026
2405 Martin Luther King Jr.	082-OH-025
2411 Martin Luther King Jr.	082-OH-024

### 2. **Contact policy**

The developer may not contact an officer, agent or employee of KCDC other than the KCDC's Procurement Division about matters pertaining to this solicitation, from the issuance of this solicitation until its award. Information obtained from an unauthorized officer, agent or employee of KCDC will not affect the risks or obligations assumed by the developer or relieve the developer from fulfilling any of the conditions of the project. Such contact can disqualify the developer from participation in the solicitation process.

### 3. **Evaluation**

All responses are subject to a determination of "responsive" and "responsible" prior to award. KCDC is the sole judge as to the developer's "responsiveness" and "responsibility." KCDC reserves the right to request additional information to assist in the evaluation process. This includes references and business capacity information.

- a. KCDC will review all proposals and reserves the right to request necessary modifications, waive minor technicalities, reject all proposals, reject any proposal that does not meet mandatory requirement(s) or cancel this RFP, according to KCDC's best interests.

- b. KCDC’s Evaluation Team may elect to interview one or more developers before making an award. Interviews may include an in-person examination of the proposed product. KCDC shall not reimburse the developer for the costs associated with the interview process.
- c. KCDC’s Evaluation Team may elect to first rank proposals with a simple numeric score and then detail score only the top tier of proposals.
- d. KCDC evaluates responses on a weighted evaluation system. The categories and points assigned for each category are below.

<b>FACTORS</b>	<b>MAXIMUM POINTS</b>
<p><b>Developer/Development Team Purchase, set up, delivery, options, et cetera</b></p> <ul style="list-style-type: none"> <li>• Identify the legal structure of the developer or entity.</li> <li>• Identify members of the development team including owners, managers, principals, architects, engineers and others and what role they will play in the development.</li> <li>• List any successful projects of similar size and scope to what is being proposed.</li> <li>• Include photographs of similar projects.</li> <li>• Include references from banks, municipal entities, co-developers, tenants and press clippings that include project narratives to describe previous work.</li> <li>• Other</li> </ul>	10
<p><b>Proposal</b></p> <ul style="list-style-type: none"> <li>• Provide an executive summary or brief description of the proposed project including use and square feet.</li> <li>• Attach any architectural renderings, drawings or sketches of the proposed development. Include a schematic drawing of proposed project, including site plan. Emphasis will be given to those proposals meeting the design guidelines discussed below.</li> <li>• Explain the ownership entity (single owner, partnership, LLC).</li> <li>• Provide a prospective development timeline including major milestones.</li> <li>• Discuss parking needs; what parking will be sought and what parking is required by zoning and to meet market objects.</li> <li>• Other</li> </ul>	30
<p><b>Benefits to Community &amp; Meeting Plan Objectives</b></p> <ul style="list-style-type: none"> <li>• Describe how the proposed project will fulfill the goals and objectives of the Plan and improve the area.</li> <li>• Quantify any benefits to the area and City of Knoxville (e.g., property taxes, sales taxes, job creation, improved safety, et cetera).</li> <li>• Other</li> </ul>	35
<p><b>Financing</b></p> <ul style="list-style-type: none"> <li>• Provided a detailed description of ability to finance the costs associated with project.</li> <li>• Provide a preliminary development budget listing proposed sources and uses of funds, projected hard and soft costs.</li> </ul>	20

<ul style="list-style-type: none"> <li>• Include a project schedule.</li> <li>• Attach a letter of interest from a lender if financing is being sought.</li> <li>• Other</li> </ul>	
<b>Purchase Price</b> <ul style="list-style-type: none"> <li>• State the purchase price and include a good faith deposit of at least 10% of the stated amount.</li> </ul>	5
<b>Total Points Possible</b>	<b>100</b>

4. **General instructions**

KCDC does not insert “General Instructions to Suppliers” in solicitation documents. These instructions are at [www.kcdc.org](http://www.kcdc.org). Click on “Procurement” and the link to the instructions. The developer’s submittal means acceptance of the terms and conditions set forth in KCDC’s “General Instructions to Suppliers.”

5. **Insurance**

The developer agrees to maintain at its sole expense during the term of this agreement insurance coverages and limits in accordance with the developer’s standard business practices and acceptable to KCDC. Developer shall provide KCDC with Certificates of Insurance evidencing such insurance prior to contract execution.

6. **Questions**

Send direct questions pertaining to this document to [purchasinginfo@kcdc.org](mailto:purchasinginfo@kcdc.org) with “Questions about Developer Services” in the subject line, at least five days prior to the due date. All substantive responses will be posted as an addendum to the solicitation at KCDC’s website.

7. **Representations**

By submitting a response, the developer represents and warrants:

- a. That the developer is financially solvent and that it is experienced in and competent to perform the work, and/or to furnish the personnel, plans, materials, supplies or equipment to be performed or furnished by it; and
- b. That the developer is familiar with all federal, state, municipal and county laws, ordinances and regulations, which may in any way affect the work of those employed therein, including but not limited to any special acts relating to the work or to the project of which it is a part; and
- c. That the developer has satisfied itself as to the nature and location of the work, the character, quality, quantity of surface and subsurface materials likely to be encountered and character of equipment and other facilities needed for the performance of the work, the general and local conditions and all other materials which may in any way affect the work or its performance.

8. **Schedule**

This timetable is for the information of submitting entities. Project constraints, including interviews with submitting entities, may cause these dates to change.

Availability of Solicitation	April 9
Pre-Proposal Meeting	April 24
Proposal Due Date	May 4
Evaluation Committee Recommendation	May 14
Development Agreement Completed	June 4
Approval by KCDC Board of Commissioners	June 29
Project Completion	2019
Release of Development Liens & Restrictions	2019

## Project Specific Information

### 9. General Information

- a. Proposals should contemplate commercial and retail businesses consistent with the Five Points Comprehensive Redevelopment Plan and existing zoning.
- b. Proposals should be specific to the use, tenants, timeline and budget as possible. General statements without specific information will be considered as non-responsive.
- c. Proposals must specifically state the amount to be paid for the property. The minimum accepted amount for the property is \$11,600.00.
- d. Proposals must be accompanied by a surety deposit of 10% of the purchase price to be considered. All deposits must be in the form of CASHIER'S CHECK, CERTIFIED-CHECK or MONEY ORDER, made payable to Knoxville's Community Development Corporation. Should the apparent successful developer fail to complete the sale according to the terms stated herein, the deposit will be retained by the KCDC as liquidated damages. The remaining balance of the sale price shall be due and payable at closing. The deposits of unsuccessful developers will be returned as soon as possible, normally within five business days of the recommendation of the evaluation committee.
- e. Discussions and/or presentations may be conducted with responsible developers for purposes of clarification to assure full understanding of and conformance to the requirements contained herein. Any person or entity selected for a presentation will be notified by KCDC and should be prepared to meet at the time and date determined by KCDC.
- f. Provided it is in the best interest of KCDC and the City of Knoxville, the person or entity determined to be the most responsive will be selected to begin negotiations for a development agreement. Conveyance of the property shall be by Special Warranty Deed with reversionary language to ensure completion of the development agreement.
- g. KCDC reserves the right to reject any and all proposals.
- h. KCDC has the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of a prospective developer(s) to perform the obligations in the response.

- i. Developer will be recommended to the KCDC Board of Commissioners based on the overall quality of the proposed project. Any proposal to acquire and hold the land with subsequent construction activities to occur only when and if it is successfully marketed will be rejected.
- j. The evaluation of the developer's qualifications, experience and capacity will be based upon information in the proposal submitted by the developer, interviews, investigation of projects completed by the developer, assessment of performance in previous undertakings, and other pertinent factors.

10. **Design Considerations**

- a. All development must adhere to the zoning, building and design standards of the City of Knoxville. These design guidelines support community objective by promoting a quality design in new construction and development.
- b. While the design guidelines are intended to shape development that is consistent with the neighborhood, not all guidelines will apply to every proposal. Some guidelines may even be in conflict with another depending on the proposed development. The design guidelines are written to allow a developer maximum flexibility to use and maintain their property using creative solutions to meet community expectations.
- c. The guidelines are presented in the format of topic headings followed by a statement of intent.
  - i. **Building Scale** - The overall size, height and form of a building help determine how large it appears, and whether it is compatible with the surrounding context. Although a new building may be larger than adjacent buildings, it should not be monolithic in scale or create a jarring contrast. Recognizing existing patterns such as varied heights, smaller building masses and articulated façades, will help a new building fit with its neighbors.
  - ii. **Building Setbacks and Frontage** - Whenever possible, buildings should be aligned along the street to hide parking and promote active sidewalks. A uniform alignment of buildings helps to define a "street wall," which provides a sense of enclosure and a comfortable scale for pedestrians.
  - iii. **Landscaping** – Trees, shrubs and other plantings, as well as ornamental features and site contours should be considered where practical to enhance community image and invite pedestrian activity.
  - iv. **Parking** - Site design considerations for parking include the location of surface lots, their visual impact and relationship to pedestrian and vehicular circulation systems. Surface parking lots should not be a visually prominent feature.
  - v. **Site Lighting** – Streetlights, light fixtures in parking lots, pedestrian lighting and lighting to accent landscaping or building façades are important considerations to establish the character, sense of identity and cohesion of a proposed development.

- vi. Service Areas and Utilities - Service areas and utilities include loading docks, trash areas, electrical stations and other necessary functions. They should be located and designed to be visually unobtrusive and integrated with the design of the site and the building.
- vii. Architectural Features - A building's architectural features help establish its design quality, sense of place and convey a unique community image. New development in a highly-visible location, such as at an intersection, should incorporate design features to foster a unique sense of place, add visual interest. This includes roofing features.
- viii. Overall Façade Character - Visible building façades that incorporate quality design features enhance the community's image and convey an active and vibrant appearance to passing vehicles and pedestrians.
- ix. Ground Floor Design - Ground floor building design should incorporate features that help create a pedestrian-friendly street level. In a commercial area, it is especially important to incorporate active features such as ground floor storefront windows.
- x. Building Materials & Colors - Exterior building materials and colors provide a sense of scale and texture and are used to convey design quality and visual interest. Building façades should use quality, durable, materials that contribute to the visual continuity of the context and convey quality in design and detail. Developers are encouraged to consider the use of masonry as a significant façade element on new construction.

11. **Legal Information**

- a. Inspection of Parcel: Developers shall be given an opportunity to inspect the property and the title to the property, among other things. If the developer is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the parcels in "AS-IS" CONDITION, unless otherwise agreed to by KCDC in its discretion, in a Development Agreement.
- b. Building Permits, Zoning Variances and Financial Viability: The sale of the property in no way guarantees or warrants grading permits, building permits, zoning variances or financial viability. KCDC reserves the right to refuse to sell the property until a developer is able to obtain all necessary financing and permits.
- c. Disclaimer of Liability: Developer(s) acknowledges by submitting information and proposals to KCDC that KCDC does not undertake any obligations, and shall have no liability with respect to the development program, this RFP, and responses thereto, nor with respect to any matters related to any submission by developer(s).
- d. The developer, for itself and its employees, contractors and primary subcontractors, agrees not to discriminate against or segregate any person or group of persons on any unlawful basis in the construction, sale, transfer, use, occupancy, tenure or enjoyment of the property or any improvements erected or to be erected thereon, or any part thereof.

- e. KCDC shall be the sole judge as to which proposals best meet the selection criteria. Notwithstanding anything in this RFP to the contrary, KCDC reserves the right to reject any or all proposals received, to waive any submission requirements contained within this RFP, and to waive any irregularities in any submitted proposal.
- f. Within 30 days of selection, KCDC will provide the selected developer with a Development Agreement. The agreement will contain the following terms between the KCDC and the Developer:
  - i. The property being sold is in an AS-IS WHERE-IS condition with no representations and warranties.
  - ii. Details of a closing date within thirty days of the execution by KCDC and buyer.
  - iii. A special warranty deed, and said deed will contain a right of reversion clause that the developer must initiate the physical development of the property in accordance with the terms of its proposal within one year of the transfer of the deed. If the developer fails to develop the property in accordance with the development proposal accepted by KCDC, KCDC may exercise its right of reversion.
  - iv. Settlement will be held within thirty days of KCDC Board approval.
- g. Taxes. Developer will address the real estate taxes and any transfer taxes associated with the property.
- h. Possession. Possession of the Property will be delivered to the developer on the date of settlement.
- i. Risk of Loss; Insurance. No representations. KCDC is transferring this property on an “AS-IS WHERE-IS” basis and makes no representations as to the condition of the property. Seller has no knowledge of any environmental issues on the property. The developer takes responsibility for any title defects.
- j. Default.
  - i. By Developer: If the developer defaults, KCDC may agree to retain the deposit money as liquidated damages, as the parties agree that the amount of the transaction fee is a reasonable settlement of KCDC’s damages and is not a penalty.
  - ii. By KCDC: If KCDC defaults, developer’s remedy is limited to rescinding this agreement, in which case KCDC will cause to be paid to developer the transaction fee. Developer(s) specifically waive any claims for loss of bargain and specific performance or any other damages known or unknown.
- k. Zoning and other Ordinances. KCDC makes no representations as to whether the property is in compliance with that Zoning Ordinance or whether there are notices of uncorrected violations of housing, building safety or other fire ordinances.

- i. Inspection of Property. The developer acknowledges that they inspected the property and have done their due diligence before closing on the property. The developer is relying only on the inspection of the property made by the developer and is not relying on any oral statement concerning the physical condition of the property made by KCDC representatives or agents or any written statement concerning the physical condition of the property given to developer by KCDC except for written statements contained in this agreement. Said lot(s) are vacant as of the purchase time of the property.
- m. Additional provisions to be included in the deed:
  - i. Unless the developer receives KCDC written consent, the developer, and their successors-in-interest agree not to sell, subdivide, or partition the real estate for five years after the date of settlement. If developer or their successors-in-interest do sell, subdivide, or partition the real estate within five years after the date of settlement, without KCDC's prior written consent, the real estate will revert to the KCDC, or its successor-in-interest.
  - ii. The developer(s), and their successors-in-interest, agree that after closing, the real estate shall be subject to all real estate taxes for at least five years after the date of settlement or for the entire period during which the developer named herein own the property.
  - iii. The developer and their successors-in-interest agree not to file a tax assessment appeal or claim any tax exemption on the real estate for at least five years after the date of settlement or for so long as the current developer owns the real estate, whichever is longer. If the developer, or their successors-in-interest, file a tax assessment appeal or claim any tax exemption on the real estate in violation of this subparagraph, the real estate will revert to KCDC.
  - iv. As a condition of transfer, should the transferee require one or all of the reversionary requirements to be waived, a fee equal to 7% will be assessed to the fair market value of the properties.
  - v. The developer agrees that the closing agent will be Tennessee Valley Title Insurance Company.

12. **Submission Instructions**

Submissions shall comply with the instructions contained herein. These instructions are intended to ensure that submissions contain a degree of uniformity to facilitate evaluation.

- a. Proposals must be on 8 1/2 x 11-inch wide white paper.
- b. A serif font (e.g., Times Roman) will be used with a minimum typeface of 12 points. Pages must be consecutively numbered.
- c. Proposals are limited to twenty-five pages (a page is one piece of paper), excluding the required forms found below.
- d. Submit one original (so marked) and five copies of your proposal.

- e. Bind proposals simply since KCDC ultimately scans documents into electronic format. Acceptable binding methods include paper clips, staples and three ring binders.
- g. Organize and title sections of your proposal as shown below.
  - Part I Required Forms
    - Solicitation Document A
    - Solicitation Document B
  - Part II Developer/Development Team
  - Part III Proposal
  - Part IV Benefits to Community & Meeting Plan Objectives
  - Part V Financing

**Project Sources and Uses of Funds**

<b>SOURCES OF FUNDS</b>	
Loan #1	
Loan #2	
Equity	
Grants	
Other Source #1	
Other Source #2	
<b>TOTAL SOURCES OF FUNDS</b>	
<b>USES OF FUND</b>	
Acquisition	
Hard Costs + FF&E	
Soft Costs	
Miscellaneous Costs	
<b>TOTAL USES OF FUNDS</b>	

- Part VI Purchase Price

**THIS AND THE PREVIOUS PAGES DO NOT NEED TO BE RETURNED**

**Developer Services for Lots on Martin Luther King Jr. Avenue C18034  
Solicitation Document A Developer's General Response**

**General Information about the Developer**

<b>Sign Your Name to the Right of the Arrow</b>  Your signature indicates that you have read and agree to "KCDC's General Instructions to Developers" on <a href="http://www.kcdc.org">www.kcdc.org</a> .	
<b>Printed Name and Title</b> 	
<b>Company Name</b> 	
<b>Street Address</b> 	
<b>City/State/Zip</b> 	
<b>Contact Person (Please Print Clearly)</b> 	
<b>Telephone Number</b> 	
<b>Cell Number</b> 	
<b>Developer's e-mail address (Please Print Clearly)</b> 	

**Addenda**

Addenda are at [www.kcdc.org](http://www.kcdc.org). Click on "Procurement" and then on "Open Solicitations" to find addenda. Please check for addenda prior to submitting a proposal.

Acknowledge addenda have been issued by checking below as appropriate:

None <input type="checkbox"/>	Addendum 1 <input type="checkbox"/>	Addendum 2 <input type="checkbox"/>	Addendum 3 <input type="checkbox"/>	Addendum 4 <input type="checkbox"/>	Addendum 5 <input type="checkbox"/>
-------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

**Statistical Information (check all that apply)**

<b>This business is at least 51% owned and operated by a woman</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>This business qualifies as a small business by the State of Tennessee</b> (Gross receipts of \$10,000,000 or less and employing less than 100 full time persons )	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>This business qualifies as Section 3 business (as defined by HUD):</b> It is at least 51% owned by a Section 3 resident (lives in Public Housing) or it employs Section 3 residents for at least 30% of its employee base; or it commits to sub contract at least 25% of the project's dollars to a Section 3 business.	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>This business is owned &amp; operated by persons at least 51% of the following ethnic background:</b>	
Asian/Pacific <input type="checkbox"/>	Black <input type="checkbox"/>
Hasidic Jew <input type="checkbox"/>	Hispanic <input type="checkbox"/>
Native Americans <input type="checkbox"/>	White <input type="checkbox"/>

Developers:

---

**Conflict of Interest:**

1. No commissioner or officer of KCDC or other person whose duty it is to vote for, let out, overlook or in any manner superintend any of the work for KCDC has a direct interest in the award or the developer providing goods or services.
2. No employee, officer or agent of the grantee or sub-grantee will participate in selection, or in the award or administration of an award supported by Federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the employee, officer or agent, any member of his immediate family, his or her partner, or an organization, which employs, or is about to employ, any of the above, has a financial or other interest in the developer selected for award.
3. The grantee's or sub-grantee's officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from developers, potential developers, or parties to sub-agreements.
4. By submission of this form, the developer is certifying that no conflicts of interest exist.

**Drug Free Workplace Requirements:**

5. Private employers with five or more employees desiring to contract for construction services attest that they have a drug free workplace program in effect in accordance with TCA 50-9-112.

**Eligibility:**

6. The developer is eligible for employment on public contracts because no convictions or guilty pleas or pleas of nolo contendere to violations of the Sherman Anti-Trust Act, mail fraud or state criminal violations with an award from the State of Tennessee or any political subdivision thereof have occurred.

**General:**

7. Developer fully understands the preparation and contents of the attached offer and of all pertinent circumstances respecting such offer.
8. Such offer is genuine and is not a sham offer.

**Iran Divestment Act:**

9. Concerning the Iran Divestment Act (TCA 12-12-101 et seq.), by submission of this bid/quote/proposal, each developer and each person signing on behalf of any developer certifies, and in the case of a joint bid/quote/proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each developer is not on the list created pursuant to § 12-12-106.

**Non-Collusion:**

10. Neither the said developer nor any of its officers, partners, owners, agents, representatives, employees or parties interest, including this affiant, has in any way colluded conspired, connived or agreed, directly or indirectly, with any other responder, developer, or person to submit a collusive or sham offer in connection with the award or agreement for which the attached offer has been submitted or to refrain from making an offer in connection with such award or agreement, or collusion or communication or conference with any other developer, or, to fix any overhead, profit, or cost element of the offer price or the offer price of any other developer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against KCDC or any person interested in the proposed award or agreement.

11. The price or prices quoted in the attached offer are fair, proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the developer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

The undersigned hereby acknowledges receipt of these affidavits and certifies that the submittal in response to this solicitation is in full compliance with the listed requirements.

<b>Signed by</b> _____	
<b>Printed Name</b> _____	
<b>Title</b> _____	
<b>Subscribed and sworn to before me this date</b>	
<b>By (Notary Public)</b> _____	
<b>My Commission Expires on</b> _____	
<b>Notary Stamp</b>	