

2017-27192

11/09/2017 10:17:56 AM

*Wayne J. Dowling*

REGISTER OF DEEDS



COUNTER BJJ C.E. BJJ  
VERIFY BJJ D.E. BJJ  
PROOF \_\_\_\_\_  
FEES \$ 442.00  
CHECK # \_\_\_\_\_  
CHG COP CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

**FIRST AMENDMENT  
TO  
ASHBURY CREEK  
SUBDIVISION AGREEMENT**

This First Amendment to the Ashbury Creek subdivision agreement (hereinafter "First Amendment"), made this 5<sup>th</sup> day of September, 2017 ("Effective Date") by and between **ASHBURY CREEK, LLC**, a Nebraska limited liability company (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 304 OF SARPY COUNTY, NEBRASKA**, (hereinafter referred to as "DISTRICT"), **ROBERT G. MOORE and ELAINE L. MOORE, TRUSTEES OF THE MOORE FAMILY TRUST DATED MARCH 9, 1993** (hereinafter collectively referred to as "MOORE"), and the **CITY OF PAPILLION**, a municipal corporation, (hereinafter referred to as "CITY") (collectively the "Parties") amends and modifies the subdivision agreement adopted by Resolution #R15-0199 on December 1, 2015 (hereinafter the "Subdivision Agreement").

**RECITALS**

DEVELOPER, DISTRICT, CITY, and ROBERT G. MOORE and ELAINE L. MOORE, trustees of the Moore Family Trust Dated March 9, 1993 (hereinafter collectively referred to as "MOORE") entered into a subdivision agreement ("Subdivision Agreement") dated December 1, 2015 with respect to Lots 1 through 86, inclusive, and Outlots A through I ("Phase 1") of the development to be known, inclusive of all phases, as Ashbury Creek ("Ashbury Creek"); and

DEVELOPER, DISTRICT, CITY, and MOORE agreed, as a term of the Subdivision Agreement, that the execution of any modifications or amendments to the Subdivision Agreement would not require MOORE's signature *unless* one or both of the following occur: (1) said modifications or amendments include development costs or public/private improvements which relate directly to Lot 86; (2) said modifications or amendments cause the proposed final plat for subsequent phases of the Development Area to be considered inconsistent with the Preliminary Plat. Given that the lot area that will be used to calculate the future Capital Facilities Charges will increase for Lot 86 as a result of Lot 86 being replatted to incorporate additional land as part of Phase 2, the Parties acknowledge that MOORE's signature is required to validly execute this First Amendment; and

DEVELOPER has requested CITY to approve a specific platting of an additional area to be developed, known as the second phase of Ashbury Creek ("Phase 2"), as depicted in the Final Plat exhibit attached as page 2 of Exhibit "B-1" (the "Development Area"); and

A

The Parties acknowledge that a permanent secondary access to Phase 1 has been established allowing Phase 2 to include a replatting of Outlot G, which was reserved for a temporary secondary access, into Lot 87; and

The Parties hereto desire to modify the Subdivision Agreement to recognize the replatting of Lot 86 and include Lots 87 through 236, inclusive, and Outlots J through N, inclusive; and

DEVELOPER wishes to connect the sewer and water system to be constructed by DISTRICT within Phase 2 the Development Area with the sewer and water system of CITY; and

DEVELOPER, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements serving Phase 2 of the Development Area and the extent to which the contemplated Public Improvements shall specifically benefit property in Phase 2 of the Development Area and adjacent thereto and to what extent the Cost of the same shall be specially assessed.

**NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:**

- 1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Subdivision Agreement as modified or amended by this First Amendment.
- 2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Subdivision Agreement.
- 3. Area of Application. The First Amendment applies to Lots 1 – 236 and Outlots A – N (“Phases 1 and 2”), Ashbury Creek.
- 4. Amendments.
  - A. Section II(M) is hereby repealed and replaced in its entirety to read:
    - M. Sidewalks and trails as shown on Exhibit “F-1”.
  - B. Section II(N) is hereby added to read:
    - N. Open Space and Park Acquisition and Improvements. The acquisition and improvement of open space and park land as shown in Exhibit “F-1”.
  - C. Section IV(B) is hereby repealed and replaced in its entirety to read:
    - B. Paving and Street Construction. One hundred percent (100%) of the entire cost of all paving and street construction will be paid by special assessment against the property specially benefited, except that the following costs shall be borne by general obligation of DISTRICT: 1) the cost of the paving and construction of street intersections, 2) the cost differential for pavement thickness in excess of six (6) inches for reinforced concrete or seven (7) inches for plain concrete, 3) the cost differential for pavement width in excess of twenty-five (25) feet exclusive of curb and gutters, 4) the cost of the driveway relocation for the adjoining properties, and 5) one hundred percent (100%) of the entire cost of the improvement of Gold Coast Road adjacent

to the park property, as shown in Exhibit "F-1" (the "Gold Coast Road Improvement"). The cost for curb and gutters are incidental to paving and shall not be considered separately for purposes of assessment. Dedicated Street signage, traffic control signs, and traffic control devices shall be installed by DISTRICT. The cost of Dedicated Street signage, traffic control signs, and traffic control devices and installation may be borne by general obligation of DISTRICT.

D. Section IV(F)(ii) is hereby repealed and replaced in its entirety to read:

ii. Lots 87 – 236, Outlots J – N. The Parties acknowledge that Capital Facilities Charges were remitted for Lot 87 and eight acres of Outlot K, (a portion of which was platted as Outlot F as part of Phase 1). DISTRICT shall pay to CITY Capital Facilities Charges based on 148 residential lots (specifically Lots 88 – 236) plus 18.9 acres of outlots (specifically Outlots J – N, inclusive, excluding eight acres of Outlot K) at rates established by the Master Fee Schedule at the time this Agreement is approved by City Council. Not less than fifty percent (50%) of gross Capital Facilities Charges paid to CITY shall be specially assessed against property served. CITY will issue invoices for all applicable Capital Facilities Charges. CITY and DISTRICT agree that one hundred percent (100%) of all such Capital Facilities Charges shall be paid to CITY within 90 days of the invoice issuance dates.

E. Section IV(I) is hereby repealed and replaced in its entirety to read:

I. Trail/Sidewalks. One hundred percent (100%) of the entire cost of the trail and sidewalk installation, as shown in Exhibit "F-1", may be borne by general obligation of DISTRICT or privately financed by DEVELOPER. District shall be responsible for entering into an interlocal agreement with Sarpy County for the installation of said trail and sidewalk within the 114<sup>th</sup> Street right of way.

F. Section IV(K) is hereby added to read:

K. Open Space and Park Acquisition and Improvements. Fifty percent (50%) of the entire cost of the open space and park acquisition and one hundred percent (100%) of the open space and park improvements, as shown in Exhibit "F-1", may be borne by general obligation of DISTRICT or privately financed by DEVELOPER subject to the following:

- (1) The financing of open space and park acquisition shall not exceed 50% of the maximum raw land purchase price, provided that the financing of open space and park acquisition of land within the floodplain shall not exceed 25% of the maximum raw land purchase price.
- (2) All open space and park land that is (i) within any floodway, (ii) designated as a wetland, or (iii) an open drainage way that is either natural or manmade shall be donated to DISTRICT.

C

G. Section IX(F) is hereby repealed and replaced in its entirety to read:

F. One Call Services.

- (1) The Parties mutually agree that CITY shall provide public water main and sanitary sewer line locating services as well as any other utilities that CITY or DISTRICT is responsible for after DISTRICT provides as-built drawings on state plane coordinates for all utilities owned and located within the Development Area. Such as-built drawings shall be provided as an Auto-CAD file in addition to hard copy. DISTRICT agrees to timely pay to CITY a corresponding fee at the rate established in the Master Fee Schedule for locates that are reasonably required within the Development Area as received over the One Call System, as invoiced by CITY.
- (2) CITY shall invoice DISTRICT for the required payment for services on an annual basis and DISTRICT shall have 30 days in which to make payment after receiving invoice. CITY shall maintain records of all costs incurred within the Development Area for locating services and DISTRICT shall have the right to audit and review such records at any time to assure that such records are accurate.

H. Section IX(GG) is hereby created to read:

GG. Gold Coast Road Improvement. The Gold Coast Road Improvement and the associated construction of sidewalks may be delayed until such time that the CITY approves a final plat for the property to the west of the Development Area and Public Improvements within the property to the west commence.

I. Section X is hereby repealed and replaced in its entirety to read:

**Section X.  
Outlots in Private Ownership**

Maintenance of and Transfer of Title to Outlots. DEVELOPER shall be responsible for maintaining the outlots within the Development Area or transferring ownership of said outlots to DISTRICT for maintenance. CITY shall not have any responsibility for maintenance of outlots that are not under CITY's ownership. If DEVELOPER retains ownership of any outlot within the Development Area, DEVELOPER agrees that, at least sixty (60) days prior to closing on the sale, donation, or other transfer of said outlot (excluding the transfer of Outlots A, B, C, E, J, L, and N to the Ashbury Creek Homeowners' Association and excluding the transfer of Outlots K and M to CITY) to any entity other than DISTRICT, it will provide CITY with notice of such intended transfer and a copy of the written notice DEVELOPER provided to the transferee that no buildings can be constructed on said outlot. DEVELOPER further agrees to pay all property taxes due for any outlot owned by DEVELOPER in a timely manner to prevent said outlot from being offered at the Sarpy County tax sale. DEVELOPER and DISTRICT agree that ownership of Outlots A, B, C, E, J, L, and N and all easements rights owned by DEVELOPER and DISTRICT within the Development Area, shall be transferred to the Ashbury Creek Homeowners' Association prior to annexation by CITY.



DEVELOPER and DISTRICT agree that ownership of Outlots K and M and all easements rights owned by DEVELOPER and DISTRICT within the Development Area, shall be transferred to CITY upon annexation by CITY.

- J. Exhibit "A", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "A-1" is hereby substituted in their place.
  - K. Exhibit "B", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "B-1" is hereby substituted in their place.
  - L. Exhibit "C", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "C-1" is hereby substituted in their place.
  - M. Exhibit "D", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "D-1" is hereby substituted in their place.
  - N. Exhibit "E", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "E-1" is hereby substituted in their place.
  - O. Exhibit "F", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "F-1" is hereby substituted in their place.
  - P. Exhibit "G", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "G-1" is hereby substituted in their place.
  - Q. Exhibit "H", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "H-1" is hereby substituted in their place.
5. Exhibit Additions. Exhibit A-1, Exhibit B-1, Exhibit C-1, Exhibit D-1, Exhibit E-1, Exhibit F-1, Exhibit G-1, and Exhibit H-1 are hereby incorporated into the Subdivision Agreement by this reference.
  6. No Other Amendment. Except as specifically modified or amended by this First Amendment, the Subdivision Agreement shall remain in full force and effect.
  7. Binding Effect. This First Amendment to the Subdivision Agreement shall be binding upon the Parties, their respective successors, and assigns.

*(Signatures on following pages.)*

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ATTEST:

THE CITY OF PAPILLION, NEBRASKA

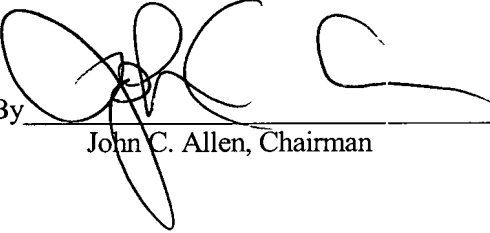
Nicole L. Brown  
Nicole L. Brown, City Clerk

David P. Black  
David P. Black, Mayor

SEAL:



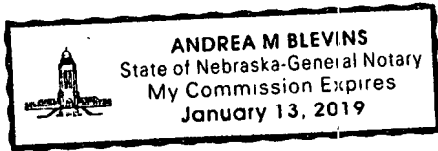
SANITARY AND IMPROVEMENT DISTRICT  
NO. 304 OF SARPY COUNTY, NEBRASKA

By  \_\_\_\_\_  
John C. Allen, Chairman

STATE OF NEBRASKA        )  
  )        ss.  
COUNTY OF SARPY        )

Before me, a notary public, in and for said county and state, personally came John C. Allen, Chairman of Sanitary and Improvement District No. 304 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 28<sup>th</sup> day of August, 2017.

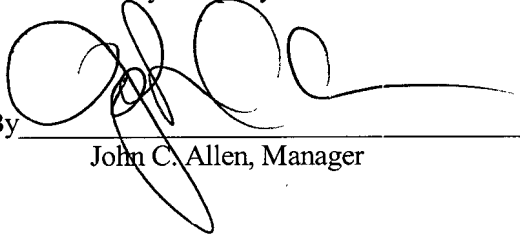


Andrea M. Blevins  
Notary Public

6

DEVELOPER:

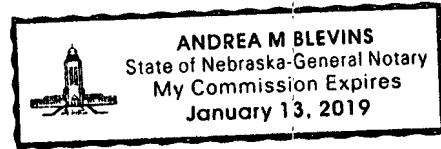
Ashbury Creek, LLC, a Nebraska  
limited liability company

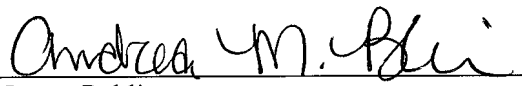
By   
John C. Allen, Manager

STATE OF NEBRASKA        )  
  )        ss.  
COUNTY OF SARPY        )

Before me, a notary public, in and for said county and state, personally came John C. Allen, Manager of Ashbury Creek, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 28<sup>th</sup> day of August, 2017.



  
Notary Public



H

MOORE FAMILY TRUST DATED MARCH 9, 1993

By: Robert G Moore  
Robert G. Moore, Trustee

By: Elaine L Moore  
Elaine L. Moore, Trustee

STATE OF NEBRASKA     )  
  )  
  )     ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Robert G. Moore and Elaine L. Moore, Trustees of the Moore Family Trust dated March 9, 1993, known to me to be the identical persons who executed the above instrument and acknowledged the execution thereof be their voluntary act and deed on behalf of such Trust.

Witness my hand and Notarial Seal this 31st day of August, 2017.

Laura Elizabeth Rogers  
Notary Public

LAURA ELIZABETH ROGERS  
General Notary – State of Nebraska  
My Commission Expires Mar 31, 2021



**SUBDIVISION AGREEMENT AMENDMENT  
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	7	Binding Effect

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D-1	Sanitary Sewer and Water
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J

Plat Legal Description with Metes and Bounds

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH  $87^{\circ}18'37''$  WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 2646.37 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH  $03^{\circ}03'35''$  WEST FOR 594.23 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE EAST RIGHT OF WAY LINE OF SOUTH 120TH STREET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 745.00 FEET AND A LONG CHORD BEARING NORTH  $14^{\circ}09'34''$  EAST FOR 72.71 FEET) FOR AN ARC LENGTH OF 72.74 FEET ALONG SAID EAST RIGHT OF WAY LINE;

THENCE NORTH  $86^{\circ}56'25''$  EAST FOR 641.18 FEET TO THE SOUTHWEST CORNER OF TAX LOT 1 OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH  $87^{\circ}18'28''$  EAST FOR 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 1;

THENCE NORTH  $03^{\circ}03'04''$  WEST FOR 435.00 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 1;

THENCE NORTH  $87^{\circ}17'31''$  EAST FOR 1662.26 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH  $02^{\circ}36'33''$  EAST FOR 1103.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 57.162 ACRES INCLUDING 0.836 ACRES OF COUNTY ROADWAY EASEMENT.

K

# LEGAL DESCRIPTION

ASHBURY CREEK, LOTS 86 THROUGH 236, INCLUSIVE AND OUTLOTS J THROUGH N, INCLUSIVE, BEING A REPLATTING OF LOT 86, OUTLOTS D, F, H, I, AND G, ASHBURY CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, TOGETHER WITH THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, THE ENTIRE PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8" REBAR AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 87°18'37" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF ASHBURY CREEK) FOR 50.00 FEET ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON THE WEST RIGHT OF WAY LINE OF SOUTH 114TH STREET AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02°37'18" EAST FOR 1323.29 FEET ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 87°17'29" WEST FOR 2595.10 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 02°40'37" WEST FOR 1324.14 FEET TO A 0.7' BY 1.0' LIMESTONE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 03°03'35" WEST FOR 329.50 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF OUTLOT E, ASHBURY CREEK;

THENCE ON THE SOUTH AND EAST LINE OF SAID OUTLOT E THE FOLLOWING 6 COURSES;

1. THENCE NORTH 69°11'59" EAST FOR 150.75 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
2. THENCE SOUTH 65°21'23" EAST FOR 53.61 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
3. THENCE NORTH 62°35'17" EAST FOR 107.50 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
4. THENCE NORTH 41°30'14" EAST FOR 64.40 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
5. THENCE NORTH 20°03'12" WEST FOR 110.45 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
6. THENCE NORTH 08°12'34" EAST FOR 119.63 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON THE NORTH LINE OF SAID OUTLOT F;

THENCE NORTH 86°56'25" EAST FOR 337.44 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHEAST CORNER OF SAID OUTLOT F;

THENCE SOUTH 02°56'13" EAST FOR 527.95 FEET ON THE EAST LINE OF SAID OUTLOT F TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHWEST CORNER OF SAID OUTLOT D;

THENCE NORTH 79°54'53" EAST FOR 480.45 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHEAST CORNER OF SAID OUTLOT D;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 825.00 FEET AND A LONG CHORD BEARING SOUTH 00°42'58" WEST FOR 82.63 FEET) FOR AN ARC LENGTH OF 82.66 FEET ON THE EAST LINE OF SAID OUTLOT D TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 02°09'16" EAST FOR 115.90 FEET CONTINUING ON SAID EAST LINE;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 775.00 FEET AND A LONG CHORD BEARING NORTH 87°50'44" EAST FOR 50.00 FEET) FOR AN ARC LENGTH OF 50.01 FEET TO THE WEST LINE OF OUTLOT H;

THENCE NORTH 02°09'16" WEST FOR 115.90 FEET ON SAID WEST LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 775.00 FEET AND A LONG CHORD BEARING NORTH 00°32'59" EAST FOR 73.13 FEET) FOR AN ARC LENGTH OF 73.15 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHWEST CORNER OF SAID OUTLOT H;

THENCE SOUTH 83°48'29" EAST FOR 194.64 FEET ON THE NORTH LINE OF SAID OUTLOT H TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 87°45'57" EAST FOR 362.15 FEET CONTINUING ON SAID NORTH LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 87°23'34" EAST FOR 272.07 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHEAST CORNER OF SAID OUTLOT H;

THENCE SOUTH 02°36'26" EAST FOR 130.37 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHEAST CORNER OF SAID OUTLOT H;

THENCE NORTH 87°18'37" EAST FOR 50.00 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF SAID OUTLOT I;

THENCE NORTH 02°36'26" WEST FOR 262.32 FEET ON THE WEST LINE OF SAID OUTLOT I TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 42°23'30" EAST FOR 12.02 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON THE NORTH LINE OF SAID OUTLOT I;

THENCE NORTH 87°23'27" EAST FOR 341.50 FEET ON THE SOUTH RIGHT OF WAY LINE OF COOPER STREET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF SAID OUTLOT G;

THENCE NORTH 02°36'26" WEST FOR 89.00 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHWEST CORNER OF SAID OUTLOT G;

THENCE NORTH 87°23'34" EAST FOR 184.98 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHEAST CORNER OF SAID OUTLOT G;

THENCE SOUTH 02°36'33" EAST FOR 359.06 FEET ON THE WEST RIGHT OF WAY LINE OF SOUTH 114TH STREET TO THE POINT OF BEGINNING.

# EXHIBIT A-1



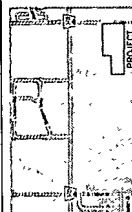
## LAMP RYNEARSON & ASSOCIATES

14710 West Dodge Road, Suite 100 402.496.2498 | P  
Omaha, Nebraska 68154-2027 402.496.2730 | F  
www.LRA-Inc.com

DRAWN BY	DESIGNED BY	REVIEWED BY	PROJECT - TASK NUMBER	DATE	BOOK AND PAGE	REVISIONS
EAM		MRT	0113040.02-003	2-13-17		

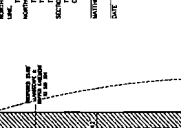
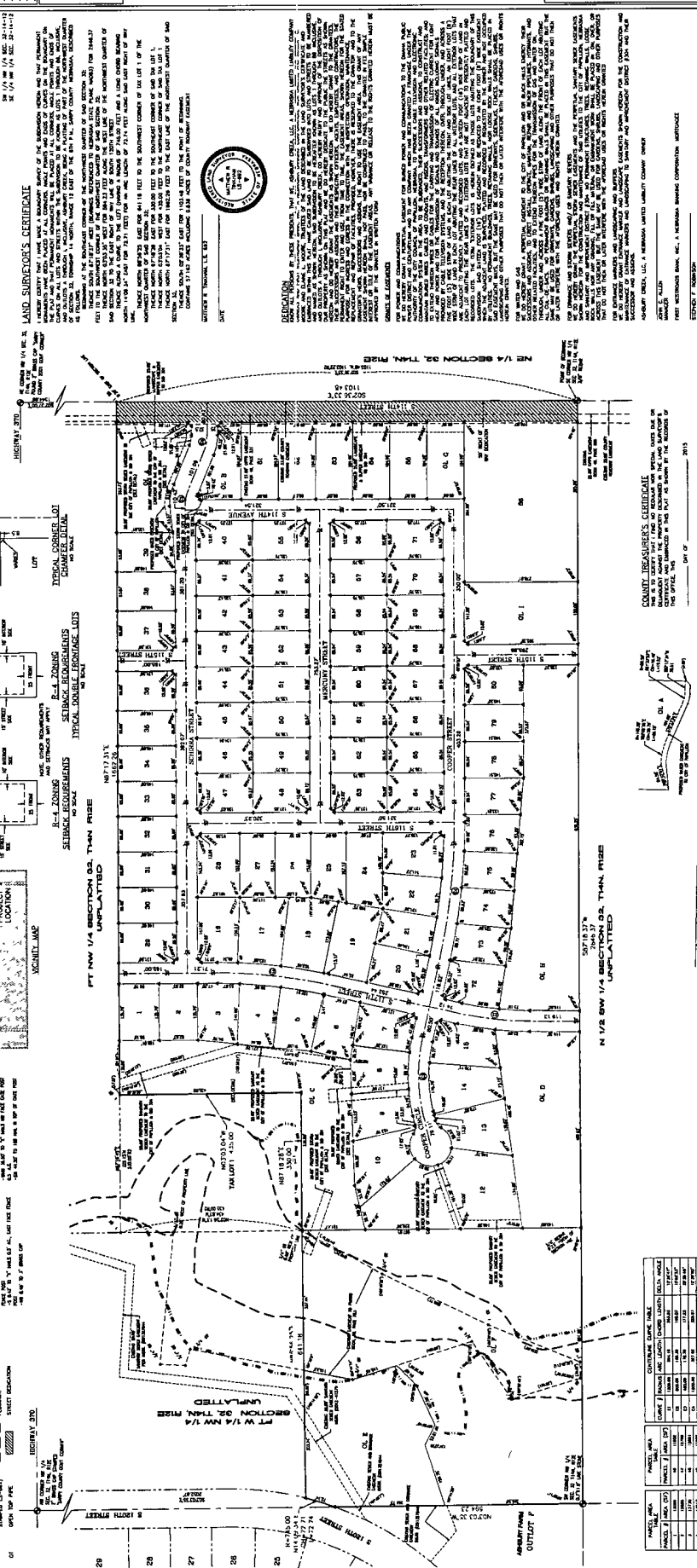
# ASHBURY CREEK

LOTS 1 THROUGH 86, INCLUSIVE AND OUTLOTS A THROUGH L, INCLUSIVE, ASHBURY CREEK, BEING A PLANNED COMMUNITY SUBDIVISION QUASIBOUNDARY SHIP 14, BEING A PLANNED COMMUNITY 7/2 EAST OF THE E1/4 P. 4, SARTY COUNTY, NEBRASKA



SECTION CORNER LOTS  
B-B ZONING  
C-C ZONING  
D-D ZONING  
E-E ZONING  
F-F ZONING  
G-G ZONING  
H-H ZONING  
I-I ZONING  
J-J ZONING  
K-K ZONING  
L-L ZONING  
M-M ZONING  
N-N ZONING  
O-O ZONING  
P-P ZONING  
Q-Q ZONING  
R-R ZONING  
S-S ZONING  
T-T ZONING  
U-U ZONING  
V-V ZONING  
W-W ZONING  
X-X ZONING  
Y-Y ZONING  
Z-Z ZONING

IDEAL CORNER LOT  
SPECIAL CORNER LOTS  
SEMI-CORNER LOTS  
TYPICAL CORNER LOTS  
UNPLATTED



### LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, being duly sworn, do hereby certify that the above described lands, together with the improvements thereon, are the property of the ASHBURY CREEK, LLC, a Nebraska Limited Liability Company, and that the same are being offered for sale in the manner herein provided.

DATED AT NEBRASKA, THIS 14th DAY OF JULY, 2014.

WILLIAM S. ZERGER  
LAND SURVEYOR

### ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA  
COUNTY OF SARTY  
I, NOTARY PUBLIC, do hereby certify that the foregoing instrument was acknowledged before me by the parties herein named as having executed the same, and that the execution thereof was acknowledged before me on the date hereinafter set forth.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_

### ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA  
COUNTY OF SARTY  
I, NOTARY PUBLIC, do hereby certify that the foregoing instrument was acknowledged before me by the parties herein named as having executed the same, and that the execution thereof was acknowledged before me on the date hereinafter set forth.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_

### APPROVAL OF PAVEMENT PLANNING COMMISSION

Pavement Commission on this day of \_\_\_\_\_, 2014, has reviewed the proposed subdivision and has approved the same as shown on the attached plat.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNATURE OF PAVEMENT COMMISSION: \_\_\_\_\_

### APPROVAL OF PAVILLION CITY COUNCIL

City Council on this day of \_\_\_\_\_, 2014, has reviewed the proposed subdivision and has approved the same as shown on the attached plat.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNATURE OF CITY COUNCIL: \_\_\_\_\_

### CITY ENGINEER'S CERTIFICATE

I, the undersigned, being duly sworn, do hereby certify that the above described lands, together with the improvements thereon, are the property of the ASHBURY CREEK, LLC, a Nebraska Limited Liability Company, and that the same are being offered for sale in the manner herein provided.

DATED AT NEBRASKA, THIS 14th DAY OF JULY, 2014.

WILLIAM S. ZERGER  
CITY ENGINEER

### COUNTY TREASURER'S CERTIFICATE

I, the undersigned, being duly sworn, do hereby certify that the above described lands, together with the improvements thereon, are the property of the ASHBURY CREEK, LLC, a Nebraska Limited Liability Company, and that the same are being offered for sale in the manner herein provided.

DATED AT NEBRASKA, THIS 14th DAY OF JULY, 2014.

WILLIAM S. ZERGER  
COUNTY TREASURER

### REVIEW BY SARTY COUNTY JAIL WARDEN

I, the undersigned, being duly sworn, do hereby certify that the above described lands, together with the improvements thereon, are the property of the ASHBURY CREEK, LLC, a Nebraska Limited Liability Company, and that the same are being offered for sale in the manner herein provided.

DATED AT NEBRASKA, THIS 14th DAY OF JULY, 2014.

WILLIAM S. ZERGER  
SARTY COUNTY JAIL WARDEN

### REVIEW BY SARTY COUNTY SHERIFF

I, the undersigned, being duly sworn, do hereby certify that the above described lands, together with the improvements thereon, are the property of the ASHBURY CREEK, LLC, a Nebraska Limited Liability Company, and that the same are being offered for sale in the manner herein provided.

DATED AT NEBRASKA, THIS 14th DAY OF JULY, 2014.

WILLIAM S. ZERGER  
SARTY COUNTY SHERIFF

### NOTES

1. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF SARTY COUNTY, NEBRASKA.

2. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF NEBRASKA.

3. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF THE STATE OF NEBRASKA.

4. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF THE UNITED STATES OF AMERICA.

5. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF ANY AND ALL GOVERNMENTS, FEDERAL, STATE, COUNTY, CITY, AND LOCAL.

6. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF ANY AND ALL PRIVATE PARTIES.

7. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF ANY AND ALL RECORDS.

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11. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF ANY AND ALL RECORDS.

12. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF ANY AND ALL RECORDS.

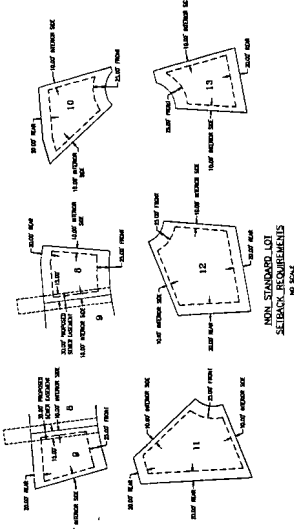
13. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF ANY AND ALL RECORDS.

14. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF ANY AND ALL RECORDS.

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16. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF ANY AND ALL RECORDS.

SECTION	LOT	AREA (SQ. FT.)	AREA (ACRES)
PT NW 1/4 SECTION 02, T4N, R12E	1	43,560	1.00
	2	43,560	1.00
	3	43,560	1.00
	4	43,560	1.00
PT NW 1/4 SECTION 03, T4N, R12E	5	43,560	1.00
	6	43,560	1.00
	7	43,560	1.00
	8	43,560	1.00
PT NW 1/4 SECTION 04, T4N, R12E	9	43,560	1.00
	10	43,560	1.00
	11	43,560	1.00
	12	43,560	1.00
PT NW 1/4 SECTION 05, T4N, R12E	13	43,560	1.00
	14	43,560	1.00
	15	43,560	1.00
	16	43,560	1.00
PT NW 1/4 SECTION 06, T4N, R12E	17	43,560	1.00
	18	43,560	1.00
	19	43,560	1.00
	20	43,560	1.00
PT NW 1/4 SECTION 07, T4N, R12E	21	43,560	1.00
	22	43,560	1.00
	23	43,560	1.00
	24	43,560	1.00
PT NW 1/4 SECTION 08, T4N, R12E	25	43,560	1.00
	26	43,560	1.00
	27	43,560	1.00
	28	43,560	1.00
PT NW 1/4 SECTION 09, T4N, R12E	29	43,560	1.00
	30	43,560	1.00
	31	43,560	1.00
	32	43,560	1.00



STATE OF NEBRASKA  
COUNTY OF SARPY  
CITY OF PAVILLION  
PLAT

ACKNOWLEDGMENT OF NOTICES  
COUNTY OF SARPY  
STATE OF NEBRASKA  
COUNTY OF SARPY  
CITY OF PAVILLION

CITY ENGINEER'S CERTIFICATE  
COUNTY ENGINEER'S CERTIFICATE  
APPROVAL OF PAVILLION CITY COUNCIL

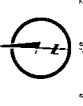
APPROVAL OF SARPY COUNTY PUBLIC WORKS  
APPROVAL OF SARPY COUNTY PLANNING COMMISSION

COUNTY TREASURER  
COUNTY CLERK

Table with columns for Lot Number, Area, and other details.

PLAT

ASHBURY CREEK (LOTS 86 THROUGH 236 AND OUTLOTS J THROUGH N)  
LAMP RYNEARSON & ASSOCIATES  
14710 West Dodge Road, Suite 100, Omaha, NE 68130  
402.496.2498  
www.lampryneason.com



LOCATED IN  
SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 9TH P.M., SARPY COUNTY, NEBRASKA

ASHBURY CREEK  
LOTS 86 THROUGH 236, INCLUSIVE AND OUTLOTS J THROUGH N, IN SARPY COUNTY, NEBRASKA, TOGETHER WITH THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 9TH P.M., SARPY COUNTY, NEBRASKA

SECTION CORNER LINES  
R-4 ZONING  
SEPARABLE UNITS  
TYPICAL DOUBLE ENTRANCE LOTS  
TYPICAL CORNER LOTS  
ROCK OF MAX WARDEN DETAIL

NE 1/4 SECTION 02, T4N, R12E  
NE 1/4 SECTION 03, T4N, R12E  
NE 1/4 SECTION 04, T4N, R12E  
NE 1/4 SECTION 05, T4N, R12E  
NE 1/4 SECTION 06, T4N, R12E  
NE 1/4 SECTION 07, T4N, R12E  
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NE 1/4 SECTION 11, T4N, R12E  
NE 1/4 SECTION 12, T4N, R12E  
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ASHBURY CREEK  
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2

**ASHBURY CREEK** Being a replat of Lot 86 through 236, including outlots A through J, subdivision of a portion of the NE 1/4 of Section 21, Township 19 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

LOCATED IN THE  
 1/4 20-11-13  
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Sublot	Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)		Area (sq. ft.)	
	Actual	Proposed	Actual	Proposed	Actual	Proposed	Actual	Proposed	Actual	Proposed	Actual	Proposed	Actual	Proposed	Actual	Proposed	Actual	Proposed	Actual	Proposed	Actual	Proposed
1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

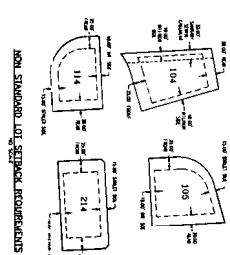


EXHIBIT B-1

**LAMP RYNEARSON & ASSOCIATES** (4710 West Dodge Road, Suite 100, Omaha, Nebraska 68134-7077) 402.496.2408 | FAX 402.496.2730 | WWW.LRA-INC.COM

ASHBURY CREEK (LOTS 86 THROUGH 236 AND OUTLOTS J THROUGH N)  
 PAPILLION, SARPY COUNTY, NEBRASKA

DATE: 12-23-2013  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

FINAL PLAT

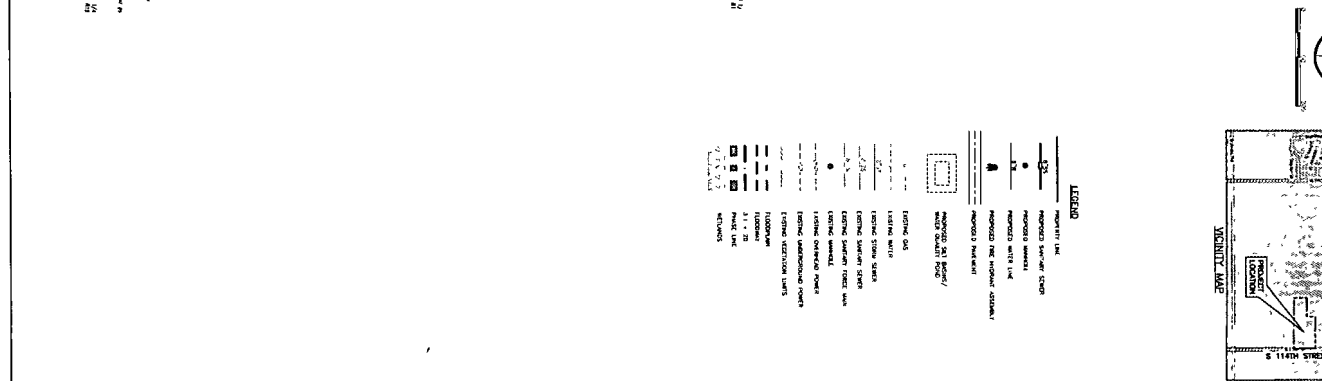
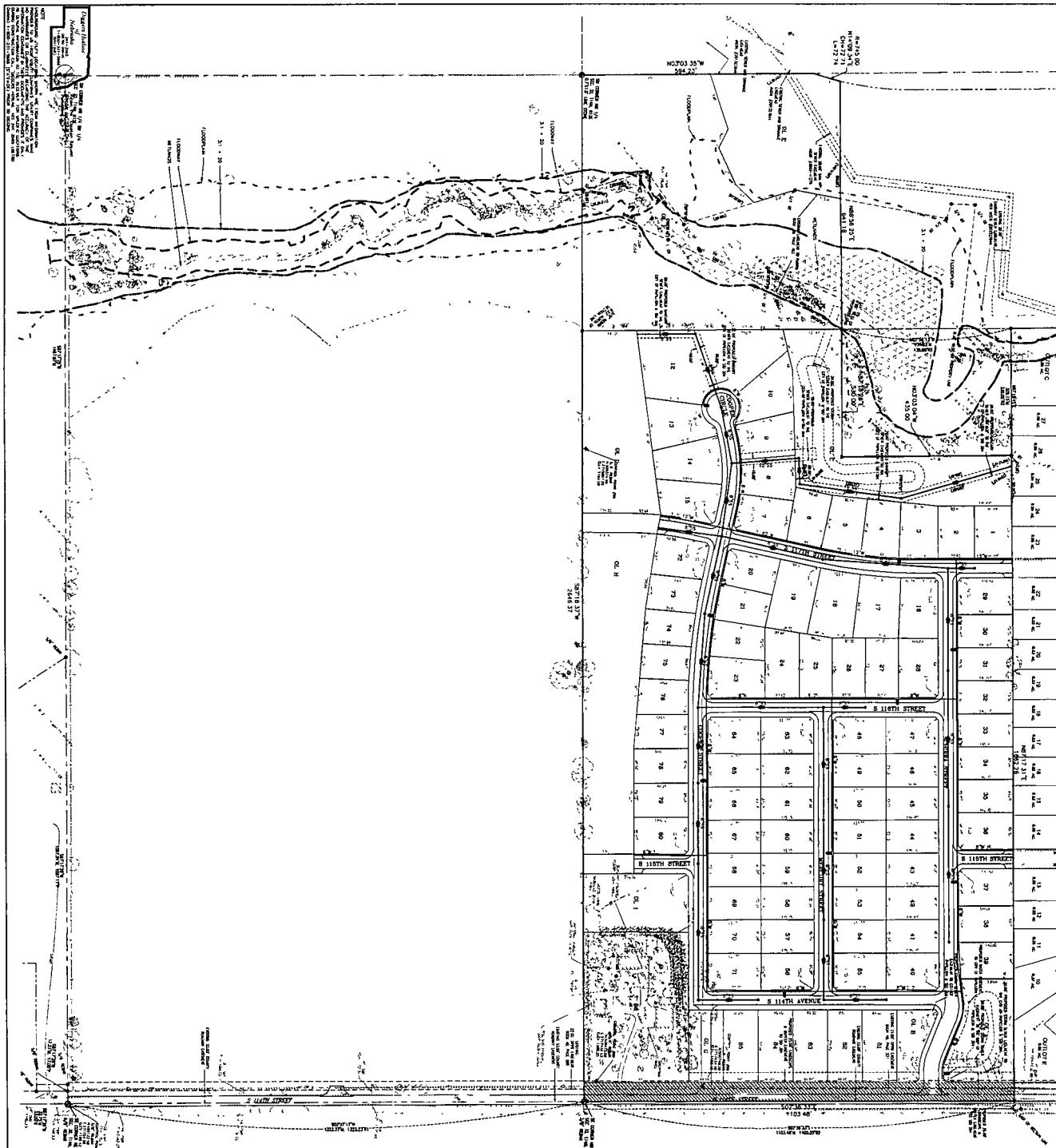
SHEET 3



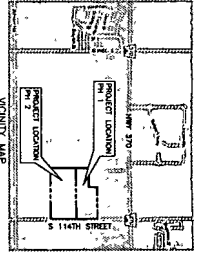
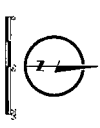
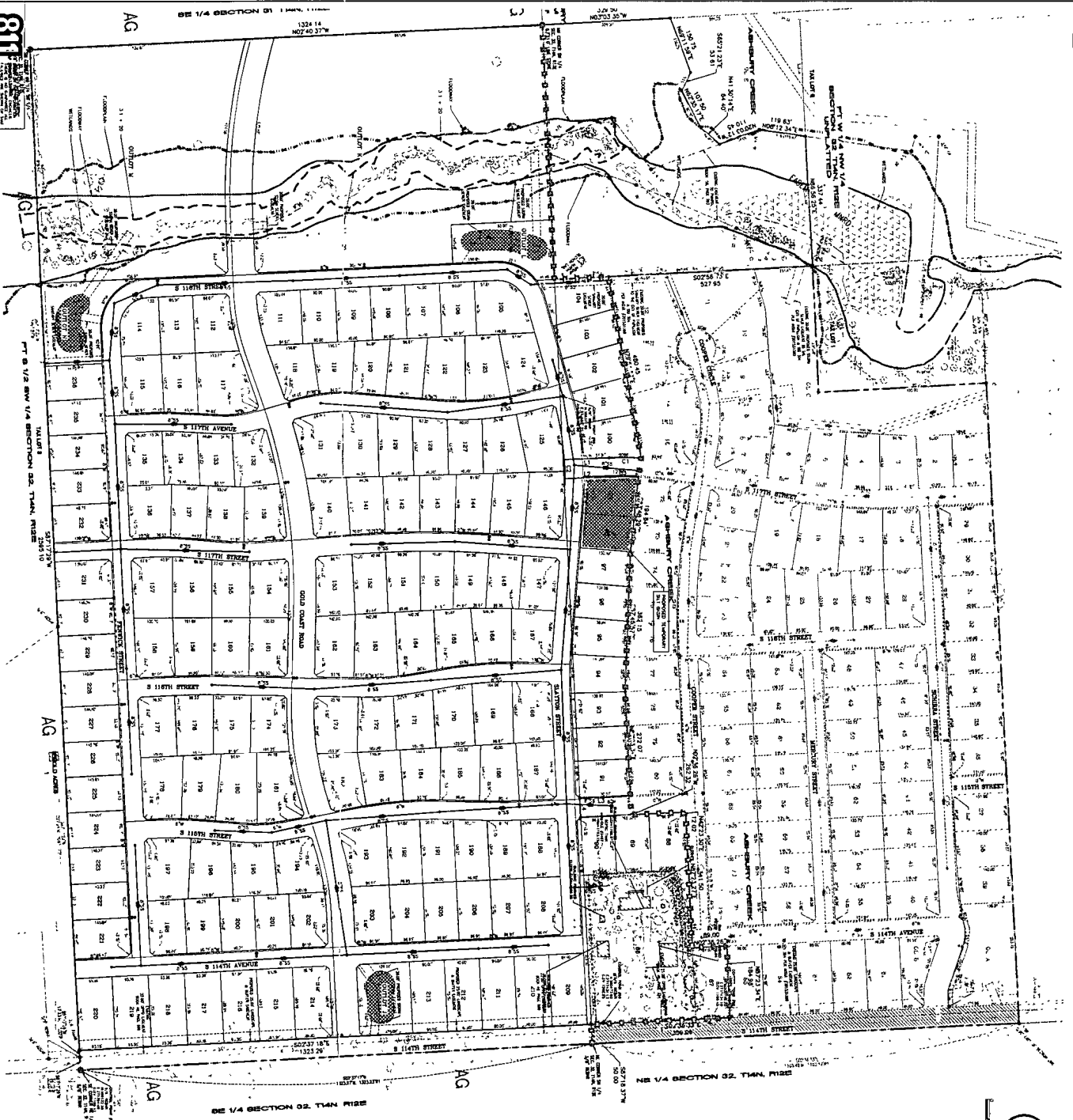




SANITARY AND IMPROVEMENT DISTRICT NO. 304, SARPY COUNTY, NEBRASKA  
ASHBURY CREEK



R



- LEGEND**
- EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING GAS
  - PROPOSED GAS
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - EXISTING DRIVE
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  - EXISTING SIDEWALK
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  - PROPOSED CURB
  - EXISTING CONCRET
  - PROPOSED CONCRET
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  - PROPOSED ASPHALT
  - EXISTING GRAVEL
  - PROPOSED GRAVEL
  - EXISTING SAND
  - PROPOSED SAND
  - EXISTING DIRT
  - PROPOSED DIRT
  - EXISTING VEGETATION
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  - EXISTING LIGHTING
  - PROPOSED LIGHTING
  - EXISTING LANDSCAPE
  - PROPOSED LANDSCAPE

FINAL PLAT  
SANITARY SEWER AND WATER

**LAMP RYNEARSON & ASSOCIATES**  
 14710 West Dodge Road, Suite 100, Omaha, Nebraska 68154-0227, 402.496.2400  
 www.LRA Inc.com

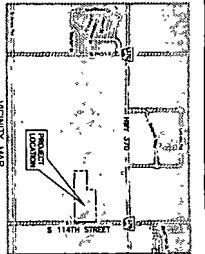
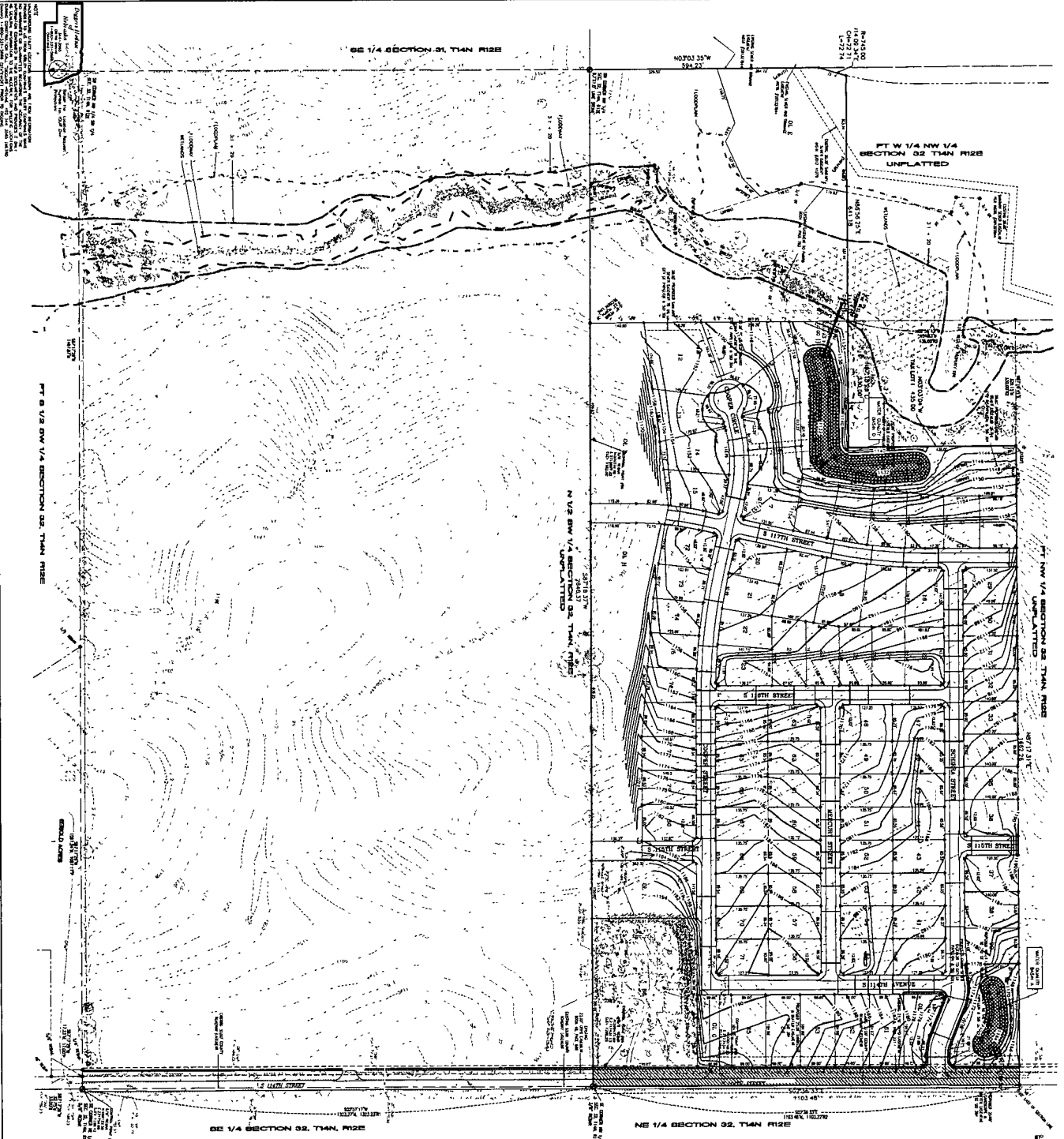
DATE	08/20/2013
BY	J. RYNEARSON
CHECKED BY	J. RYNEARSON
SCALE	AS SHOWN
PROJECT NO.	13-001
SHEET NO.	2 OF 2

EXHIBIT D-1

DATE	08/20/2013
BY	J. RYNEARSON
CHECKED BY	J. RYNEARSON
SCALE	AS SHOWN
PROJECT NO.	13-001
SHEET NO.	2 OF 2

6

SANITARY AND IMPROVEMENT DISTRICT NO. 304, SARPY COUNTY, NEBRASKA  
ASHBURY CREEK



- LEGEND**
- PROPOSED CANAL
  - EXISTING CANAL
  - PROPOSED STORM SEWER
  - EXISTING STORM SEWER
  - PROPOSED F.I.S.
  - EXISTING F.I.S.
  - PROPOSED 24" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 24" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 18" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 18" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 12" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 12" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 6" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 6" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 4" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 4" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 3" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 3" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 2" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 2" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 1.5" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 1.5" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 1" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 1" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 0.75" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 0.75" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 0.5" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 0.5" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 0.25" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 0.25" DIA. WATER DISTRIBUTION MAIN
  - PROPOSED 0.125" DIA. WATER DISTRIBUTION MAIN
  - EXISTING 0.125" DIA. WATER DISTRIBUTION MAIN

**FINAL PLAT**  
SEDIMENT AND/OR DETENTION

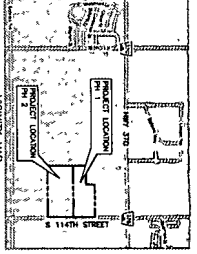
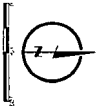
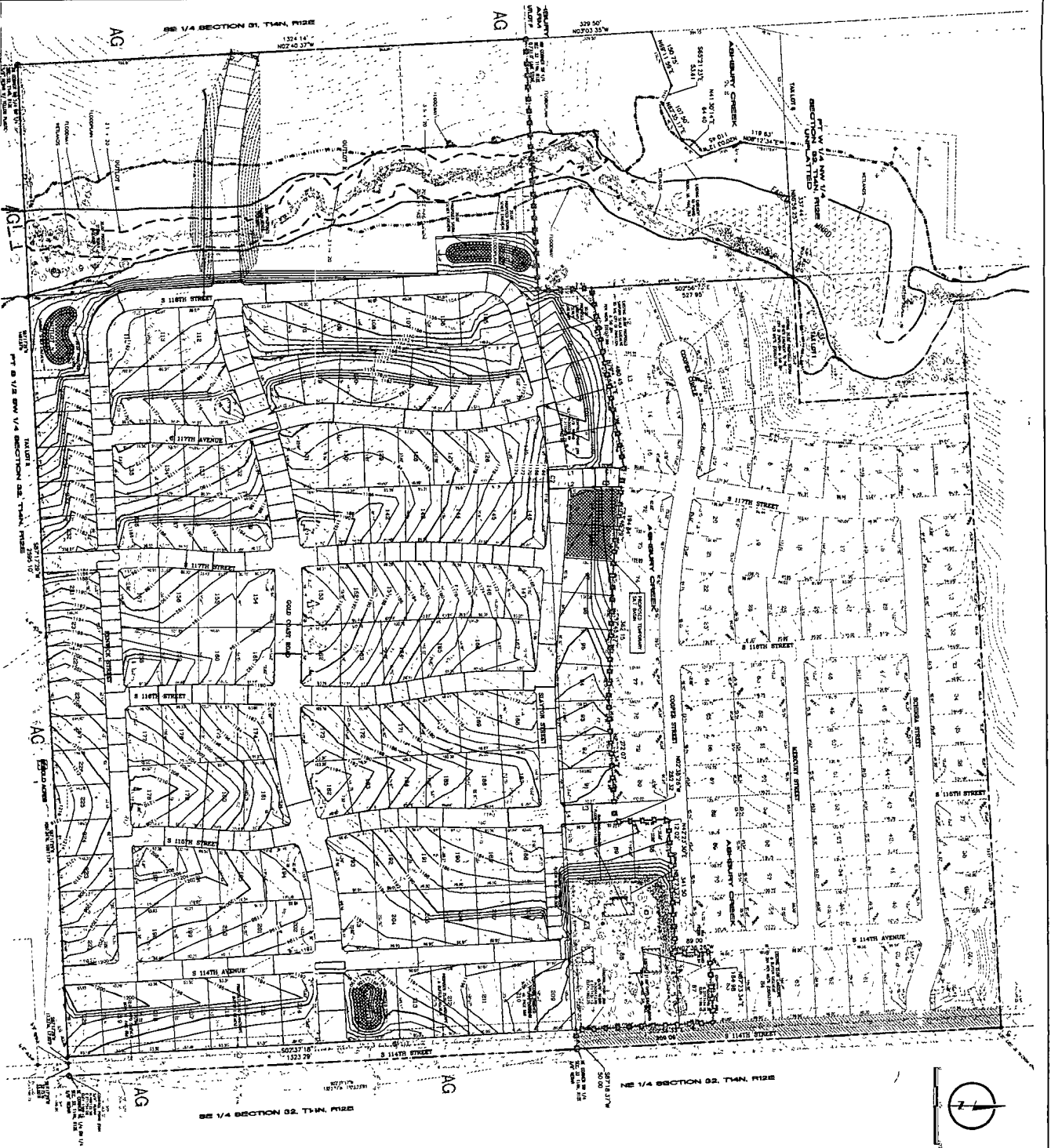
**LAMP RYNEARSON & ASSOCIATES**  
14710 W-61 Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
www.LRA-inc.com

402 498 2498 | P  
402 498 2730 | F

ASHBURY CREEK  
SARPY COUNTY, NEBRASKA

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- LEGEND**
- PROPOSED LANE
  - PROPOSED DRIVE
  - EXISTING DRIVE
  - PROPOSED 1/2\"/>

**EXHIBIT E-1**

FINAL PLAT  
 SEDIMENT AND EROSION CONTROL

**LAMP RYNEARSON & ASSOCIATES**  
 14710 West Dodge Road, Suite 100, Omaha, Nebraska 68154-7027  
 402.496.2408 | 402.456.2730 | [www.lra.com](http://www.lra.com)

ASHBURY CREEK  
 SARPY COUNTY, NEBRASKA

DATE	DESCRIPTION

PRELIMINARY  
 3





EXHIBIT G-1

# S.I.D. Cost Estimate

ASHBURY CREEK

0113040.01-001

TOTAL

8/16/2017

W

# ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable From Sarpy County	Reimbursable From Future SID
<b>SANITARY SEWER</b>								
Interior	16482	LF	\$1,135,864	\$1,633,293	\$61,107	\$1,572,186	\$0	\$0
Outfall	1	LF	\$52,125	\$56,803	\$56,803	\$0	\$0	\$0
<b>STORM SEWER</b>								
	4952	LF	\$604,840	\$861,727	\$861,727	\$0	\$0	\$0
<b>PAVING</b>								
Minor	56442	SY	\$2,306,752	\$3,219,730	\$778,442	\$2,441,288	\$0	\$0
Major- 114TH ST ADJACENT (COST TO SID 50% OF TWO LANE ROAD)	6880	SY	\$331,763	\$373,972	\$373,972	\$0	\$0	\$0
<b>SIDEWALKS &amp; TRAIL</b>								
Interior	10940	SF	\$90,200	\$127,700	\$87,500	\$40,200	\$0	\$0
114th St Adjacent	14782	SF	\$105,400	\$149,200	\$149,200	\$0	\$0	\$0
<b>PARKS</b>								
Acquisition	15	AC	\$293,000	\$331,100	\$165,600	\$165,500	\$0	\$0
Improvements	22750	LS	\$139,800	\$199,600	\$199,600	\$0	\$0	\$0
Gold Cost Road Public Improvements	1	LS	\$585,900	\$836,400	\$836,400	\$0	\$0	\$0
<b>WATER</b>								
Interior	19430	LF	\$945,449	\$1,310,803	\$172,968	\$1,137,834	\$0	\$0
Offsite (REMOVED FROM ESTIMATE 6/5/14)	0	LF	\$0	\$0	\$0	\$0	\$0	\$0
Capital Facilities Charge	234	Lots	\$511,150	\$580,994	\$289,622	\$291,372	\$0	\$0
Capital Facilities Charge	31	AC	\$198,761	\$226,172	\$112,722	\$113,450	\$0	\$0
<b>POWER</b>								
	235	Lots	\$317,300	\$423,668	\$0	\$423,668	\$0	\$0
<b>CIVIL DEFENSE SIREN</b>								
	1	LS	\$34,500	\$48,400	\$24,200	\$0	\$0	\$24,200
<b>PLAN REVIEW FEE</b>								
	1	%	\$40,400	\$45,400	\$18,700	\$26,700	\$0	\$0
<b>Total</b>			\$7,693,200	\$10,425,000	\$4,188,600	\$6,212,200	\$0	\$24,200





# DEBT RATIO

## ASSUMPTIONS

Average market Value Per Residential Land (Land Value Only)	=	<input type="text" value="\$60,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only)	=	<input type="text" value="\$340,000.00"/>
Commercial Land Value per square foot	=	<input type="text"/>
Commercial Building Value per square foot	=	<input type="text"/>
Apartment Land per square foot	=	<input type="text"/>
Apartment Building per square foot	=	<input type="text"/>

## ASSESSABLE VALUATION

Residential Land	<input type="text" value="235"/>	Units =	\$60,000.00 =	\$14,100,000.00
Residential Home	<input type="text" value="235"/>	Units =	\$340,000.00 =	\$79,900,000.00
Commercial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Commercial Building	<input type="text"/>	SF =	\$0.00 =	\$0.00
Apartment Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00 =	\$0.00
Total 100% Valuation =				\$94,000,000.00
Total 95% Valuation =				\$89,300,000.00
DEBT RATIO =				<input type="text" value="4.69%"/>



# **S.I.D. Cost Estimate**

ASHBURY CREEK  
0113040.01-001  
PHASE I  
8/16/2017

# ORDER OF MAGNITUDE COST ESTIMATE

## Phase 1

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable From Sarpy County	Reimbursable From Future SID
<b>SANITARY SEWER</b>								
Interior	6032	LF	\$386,163.61	\$555,092.63	\$23,606.82	\$531,485.81		\$0
Outfall	1	LS	\$52,125.00	\$56,802.83	\$56,802.83	\$0.00		\$0
<b>STORM SEWER</b>								
	1687	LF	\$215,639.50	\$310,827.41	\$310,827.41	\$0.00		\$0
<b>PAVING</b>								
Minor	17970	SY	\$584,652.24	\$802,829.73	\$151,341.99	\$651,487.74		\$0
Major- 114TH ST ADJACENT	6880	SY	\$331,762.90	\$373,972.26	\$373,972.26	\$0.00	\$0	\$0
<b>SIDEWALKS &amp; TRAIL</b>								
Interior	0	SF	\$0	\$0	\$0	\$0		\$0
114th St Adjacent	0	SF	\$0	\$0	\$0	\$0		\$0
<b>PARKS</b>								
Acquisition	0.00	AC	\$0	\$0	\$0	\$0		\$0
Improvements	0	LS	\$0	\$0	\$0	\$0		\$0
Gold Cost Road Public Improvements	0	LS						
<b>WATER</b>								
Interior	6350	LF	\$274,149.46	\$376,002.60	\$24,068.23	\$351,934.37		\$0
Offsite	0		\$0	\$0	\$0	\$0		\$0
Capital Facilities Charge	85	Lots	\$187,050.00	\$215,693.66	\$106,922.12	\$108,771.54		\$0
Capital Facilities Charge	14	AC	\$83,660.80	\$96,472.09	\$47,822.46	\$48,649.63		\$0
<b>POWER</b>								
	86	Lots	\$116,100.00	\$154,667.54	\$0.00	\$154,667.54		\$0
<b>CIVIL DEFENSE SIREN</b>								
	1	LS	\$0	\$0	\$0	\$0		\$0
<b>PLAN REVIEW FEE</b>								
	1	%	\$0	\$0	\$0	\$0		\$0
<b>Total</b>			\$2,231,303.51	\$2,942,360.75	\$1,095,364.13	\$1,846,996.63	\$0	\$0

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# DEBT RATIO

## ASSUMPTIONS


Average market Value Per Residential Land (Land Value Only) (Product is higher value than North Shore (\$320,000) but smaller than Ashbury Farm (\$500,000))	=	<input type="text" value="\$60,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only)	=	<input type="text" value="\$340,000.00"/>
Commercial Land Value per square foot	=	<input type="text"/>
Commercial Building Value per square foot	=	<input type="text"/>
Apartment Land per square foot	=	<input type="text"/>
Apartment Building per square foot	=	<input type="text"/>

## ASSESSABLE VALUATION

Residential Land	<input type="text" value="86"/>	Units =	\$60,000.00 =	\$5,160,000.00
Residential Home	<input type="text" value="86"/>	Units =	\$340,000.00 =	\$29,240,000.00
Commercial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Commercial Building	<input type="text"/>	SF =	\$0.00 =	\$0.00
Apartment Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00 =	\$0.00
Total 100% Valuation =				\$34,400,000.00
Total 95% Valuation =				\$32,680,000.00
DEBT RATIO =				<input type="text" value="3.35%"/>

Ab

**SANITARY SEWER - INTERIOR**

Assumptions/Comments:  
 FINAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	1	LS	\$29,555 00	\$29,555 00
2.	CONSTRUCT 6" SANITARY SEWER PIPE	2,790	LF	\$16 55	\$46,174.50
3.	CONSTRUCT 8" SANITARY SEWER PIPE	6,032	LF	\$15 75	\$95,004.00
4.	CONSTRUCT 6" PIPE BEDDING	2,790	LF	\$2 55	\$7,114 50
5.	CONSTRUCT 8" PIPE BEDDING	6,032	LF	\$2 70	\$16,286 40
6.	STABILIZE TRENCH W/ CRUSHED LIMESTONE	183 6	TN	\$26 00	\$4,773.60
7.	CONSTRUCT 54" I D SANITARY MANHOLE (27 EACH)	310 6	VF	\$386 00	\$119,891 60
8.	CONSTRUCT 8" PIPE PLUG	3	EA	\$20 00	\$60 00
9.	CONSTRUCT 6" MANHOLE STUBOUT	18	EA	\$10 00	\$180 00
10.	CONSTRUCT 8" X 6" WYE	69	EA	\$70 00	\$4,830 00
11.	CONSTRUCT 6" SANITARY SERVICE RISER	67 5	VF	\$10 00	\$675 00
12.	CONSTRUCT EXTERNAL FRAME SEAL	27	EA	\$365 00	\$9,855 00
13.	CONSTRUCT MANHOLE RING COLLAR	4	EA	\$325 00	\$1,300 00
14.	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	2,481 5	VF-LF	\$8 10	\$20,100 15
15.	CONSTRUCT SILT FENCE	50	LF	\$2 10	\$105 00
16.	CONSTRUCT ROCK ACCESS ROAD	0	TN	\$28 00	\$0 00
17.	CLEANOUT SILT FENCE	0	LF	\$0 50	\$0 00
18.	CLEANOUT SILT BASIN	3,780	CY	\$4.60	\$17,388 00
19.	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$525 00	\$0 00
20.	STRAW MULCH	0	AC	\$485 00	\$0 00
	<b>ADD PER CHANGE ORDER NO. 2</b>				
21.	GRIZZLY DIRT	1,059 33	TN	\$12 15	\$12,870 86

**Estimated Construction Costs:** \$386,163.61

Estimated Soft Costs

Engineering Design and Construction Administration:	\$89,193 00
Geotechnical and Testing:	\$5,765 76
Review Fee:	\$4,142 64
Misc. Costs:	\$1,187 88
Legal:	\$19,262 72
Fiscal:	\$25,239 26
Interest:	\$24,137 76
Duration (Months)	

**Total Estimated Soft Costs:** \$168,929 02

**Total Estimated Costs:** \$555,092 63

Ac

**SANITARY SEWER - OUTFALL**

Assumptions/Comments:  
FINAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT SIPHON STRUCTURE (PRAIRIE HILLS DEVELOPMENT)	1	LS	\$75,000.00	\$75,000.00

Estimated Construction Costs: \$75,000.00

Total Estimated Soft Costs: Estimated Soft Costs \$29,250.00

Total Estimated Costs: \$104,250.00

ASHBURY CREEK'S COST (1/2 TOTAL COST) \$52,125.00

Legal: \$1,042.50  
Fiscal: \$2,658.38  
Interest: \$976.95  
Duration (Months)

Total Estimated Soft Costs: \$4,677.83

Total Estimated Costs: \$56,802.83

Ad

**SANITARY SEWER - INTERIOR G.O.**

**Assumptions/Comments:**  
 PRICE DIFFERENCE FOR 8" - 10"

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CLEARING AND GRUBBING GENERAL	0	LS	\$29,555.00	\$0.00
2. CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$16.55	\$0.00
3. CONSTRUCT 8" SANITARY SEWER PIPE	0	LF	\$15.75	\$0.00
4. CONSTRUCT 6" PIPE BEDDING	0	LF	\$2.55	\$0.00
5. CONSTRUCT 8" PIPE BEDDING	0	LF	\$2.70	\$0.00
6. STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$26.00	\$0.00
7. CONSTRUCT 54" I D SANITARY MANHOLE (27 EACH)	0	VF	\$386.00	\$0.00
8. CONSTRUCT 8" PIPE PLUG	0	EA	\$20.00	\$0.00
9. CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$10.00	\$0.00
10. CONSTRUCT 8" X 6" WYE	0	EA	\$70.00	\$0.00
11. CONSTRUCT 6" SANITARY SERVICE RISER	0	VF	\$10.00	\$0.00
12. CONSTRUCT EXTERNAL FRAME SEAL	0	EA	\$365.00	\$0.00
13. CONSTRUCT MANHOLE RING COLLAR	0	EA	\$325.00	\$0.00
14. EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	\$8.10	\$0.00
15. CONSTRUCT SILT FENCE	50	LF	\$2.10	\$105.00
16. CONSTRUCT ROCK ACCESS ROAD	0	TN	\$28.00	\$0.00
17. CLEANOUT SILT FENCE	0	LF	\$0.50	\$0.00
18. CLEANOUT SILT BASIN	3,780	CY	\$4.60	\$17,388.00
19. SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$525.00	\$0.00
20. STRAW MULCH	0	AC	\$485.00	\$0.00
21. GRIZZLY DIRT	0	TN	\$12.15	\$0.00

**Estimated Construction Costs: \$17,493.00**

**Estimated Soft Costs**


Engineering Design and Construction Administration:	\$2,693.00
Geotechnical and Testing:	\$261.19
Review Fee:	\$187.66
Misc. Costs:	\$0.00
Legal:	\$872.59
Fiscal:	\$1,073.56
Interest:	\$1,025.82
Duration (Months)	

**Total Estimated Soft Costs: \$6,113.82**

**Total Estimated Costs: \$23,606.82**

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**SANITARY SEWER - OUTFALL G.O.**

Assumptions/Comments:  
 FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT SIPHON STRUCTURE (PRAIRIE HILLS DEVELOPMENT)	1	LS	\$75,000.00	\$75,000.00

**Estimated Construction Costs:** \$75,000.00

Estimated Soft Costs

**Total Estimated Soft Costs:** \$29,250.00

**Total Estimated Costs:** \$104,250.00

**ASHBURY CREEK'S COST (1/2 TOTAL COST)** \$52,125.00

Legal: \$1,042.50  
 Fiscal: \$2,658.38  
 Interest: \$976.95  
 Duration (Months)

**Total Estimated Soft Costs:** \$4,677.83

**Total Estimated Costs:** \$56,802.83



AF

**STORM SEWER**

Assumptions/Comments:

FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT 18" R.C.P., CLASS III	315	LF	\$48.55	\$15,293.25
2. CONSTRUCT 24" R.C.P., CLASS III	366	LF	\$49.15	\$17,988.90
3. CONSTRUCT 30" R C P., CLASS III	215	LF	\$58.70	\$12,620.50
4. CONSTRUCT 36" R.C.P., D(0.01) = 1,350	228	LF	\$75.25	\$17,157.00
5. CONSTRUCT 42" R.C.P., D(0.01) = 1,350	188	LF	\$121.90	\$22,917.20
6. CONSTRUCT 48" R.C.P., D(0.01) = 1,350	375	LF	\$140.35	\$52,631.25
7. CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,326.00	\$1,326.00
8. CONSTRUCT 48" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$3,100.00	\$3,100.00
9. DELETED PER CHANGE ORDER NO. 1	0	VF	\$554.00	\$0.00
10. CONSTRUCT 72" I.D. TYPE II AREA INLET	8	VF	\$790.00	\$6,320.00
11. CONSTRUCT 18" PIPE BEDDING	315	LF	\$4.55	\$1,433.25
12. CONSTRUCT 24" PIPE BEDDING	366	LF	\$4.75	\$1,738.50
13. CONSTRUCT 30" PIPE BEDDING	215	LF	\$7.05	\$1,515.75
14. CONSTRUCT 36" PIPE BEDDING	228	LF	\$9.10	\$2,074.80
15. CONSTRUCT 42" PIPE BEDDING	188	LF	\$9.70	\$1,823.60
16. CONSTRUCT 48" PIPE BEDDING	375	LF	\$11.75	\$4,406.25
17. CONSTRUCT ROCK RIP-RAP - TYPE "C"	86	TON	\$66.20	\$5,697.17
18. CONSTRUCT ANTI-SEEP COLLAR	0	EA	\$500.00	\$0.00
19. STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$26.00	\$0.00
20. ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.25	\$0.00
21. REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$25,888.00	\$25,888.00
22. CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$2,588.00	\$2,588.00
23. ADD PER CHANGE ORDER NO. 1				
23. CONSTRUCT 60" I.D. FLATTOP MANHOLE (1 EA)	6.70	VF	\$652.84	\$4,374.03
24. CONSTRUCT 84" I.D. FLATTOP MANHOLE (1 EA)	12.30	VF	\$700.47	\$8,615.78
25. CONSTRUCT 96" I.D. FLATTOP MANHOLE (1 EA)	7.8	VF	\$1,019.65	\$7,953.27
LESS FAILED TESTS	-1	LS	\$1,823.00	-\$1,823.00

**Estimated Construction Costs: \$215,639.50**

**Estimated Soft Costs**


<b>Engineering Design and Construction</b>	
Administration:	\$51,042.10
Geotechnical and Testing:	\$3,243.24
Review Fee:	\$2,330.24
Misc. Costs:	\$0.00
Legal:	\$10,835.28
Fiscal:	\$14,207.60
Interest:	\$13,529.45
Duration (Months)	

**Total Estimated Soft Costs: \$95,187.91**

**Total Estimated Costs: \$310,827.41**

Ag

**STORM SEWER G.O.**

Assumptions/Comments:  
 FINAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" R C P., CLASS III	315	LF	\$48.55	\$15,293.25
2	CONSTRUCT 24" R.C.P., CLASS III	366	LF	\$49.15	\$17,988.90
3	CONSTRUCT 30" R.C.P., CLASS III	215	LF	\$58.70	\$12,620.50
4	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	228	LF	\$75.25	\$17,157.00
5	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	188	LF	\$121.90	\$22,917.20
6	CONSTRUCT 48" R.C.P., D(0.01) = 1,350	375	LF	\$140.35	\$52,631.25
7	CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,326.00	\$1,326.00
8	CONSTRUCT 48" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$3,100.00	\$3,100.00
9	DELETED PER CHANGE ORDER NO. 1	0	VF	\$554.00	\$0.00
10	CONSTRUCT 72" I.D. TYPE II AREA INLET	8	VF	\$790.00	\$6,320.00
11	CONSTRUCT 18" PIPE BEDDING	315	LF	\$4.55	\$1,433.25
12	CONSTRUCT 24" PIPE BEDDING	366	LF	\$4.75	\$1,738.50
13	CONSTRUCT 30" PIPE BEDDING	215	LF	\$7.05	\$1,515.75
14	CONSTRUCT 36" PIPE BEDDING	228	LF	\$9.10	\$2,074.80
15	CONSTRUCT 42" PIPE BEDDING	188	LF	\$9.70	\$1,823.60
16	CONSTRUCT 48" PIPE BEDDING	375	LF	\$11.75	\$4,406.25
17	CONSTRUCT ROCK RIP-RAP - TYPE "C"	86.06	TON	\$66.20	\$5,697.17
18	CONSTRUCT ANTI-SEEP COLLAR	0	EA	\$500.00	\$0.00
19	STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$26.00	\$0.00
20	ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.25	\$0.00
21	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$25,888.00	\$25,888.00
22	CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$2,588.00	\$2,588.00
	ADD PER CHANGE ORDER NO. 1				
23	CONSTRUCT 60" I.D. FLATTOP MANHOLE (1 EA)	6.7	VF	\$652.84	\$4,374.03
24	CONSTRUCT 84" I.D. FLATTOP MANHOLE (1 EA)	12.3	VF	\$700.47	\$8,615.78
25	CONSTRUCT 96" I.D. FLATTOP MANHOLE (1 EA)	7.8	VF	\$1,019.65	\$7,953.27
	LESS FAILED TESTS:	-1	LS	\$1,823.00	-\$1,823.00

Estimated Construction Costs: \$215,639.50

**Estimated Soft Costs**

Engineering Design and Construction Administration:	\$51,042.10
Geotechnical and Testing:	\$3,243.24
Review Fee:	\$2,330.24
Misc. Costs:	\$0.00
Legal:	\$10,835.28
Fiscal:	\$14,207.60
Interest:	\$13,529.45
Duration (Months)	

Total Estimated Soft Costs: \$95,187.91

Total Estimated Costs: \$310,827.41

Ah

**PAVING MINOR**

Assumptions/Comments:

FINAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	7" CONCRETE PAVEMENT - TYPE L6	17,970	SY	\$27.70	\$497,769.00
2	COMMON EARTH EXCAVATION	5,990	CY	\$2.19	\$13,118.10
3	CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$2.78	\$0.00
4	CONSTRUCT CONCRETE CURB RAMP	0	SF	\$8.76	\$0.00
5	SUBGRADE PREPARATION	0	SY	\$1.96	\$0.00
6	ADJUST MANHOLE TO GRADE	23	EA	\$126.50	\$2,909.50
7	CONSTRUCT EXTERNAL FRAME SEAL	23	EA	\$273.70	\$6,295.10
8	CONSTRUCT END OF ROAD BARRICADE	2	EA	\$992.60	\$1,985.20
9	CONSTRUCT CURB INLET	18	EA	\$2,702.50	\$48,645.00
10	BARRICADES - TYPE II	0	BD	\$0.72	\$0.00
11	BARRICADES - TYPE III	0	BD	\$2.20	\$0.00
12	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$660.00	\$0.00
13	STRAW MULCH	0	AC	\$495.00	\$0.00
14	CONSTRUCT SILT FENCE	0	LF	\$1.65	\$0.00
15	CLEANOUT SILT FENCE	0	LF	\$0.22	\$0.00
16	CLEANOUT SILT BASIN	0	CY	\$4.95	\$0.00
17	JET EXISTING SEWER	4,922	LF	\$0.72	\$3,543.84
18	CONSTRUCT 4" TEMPORARY ASPHALT DRIVE	0	TN	\$125.35	\$0.00
19	REMOVE 4" ASPHALT PAVEMENT	0	SY	\$5.75	\$0.00
	ADD PER CHANGE ORDER NO. 1				\$0.00
20 .	VAC TRUCK	9.5	HR	\$285.00	\$2,707.50
21	STREET CREEP EXPANSION JOINT	25	LF	\$12.00	\$300.00
	ADD PER CHANGE ORDER NO. 2				\$0.00
22 .	MOBILIZATION	1	LS	\$950.00	\$950.00
23 .	SUBGRADE PREPARATION	143	SY	\$5.00	\$715.00
24 .	7" CONCRETE ENTRANCE	143	SY	\$54.00	\$7,722.00
	LESS FAILED COMPACTION TESTS	-1	LS	\$148.00	-\$148.00
	LESS SHORT CORES	-1	LS	\$198.00	-\$198.00
	LESS PAVEMENT PAY FACTOR DEDUCTION	-1	LS	\$1,662.00	-\$1,662.00

**Estimated Construction Costs:** \$584,652.24

**Estimated Soft Costs**

Engineering Design and Construction Administration:	\$116,905.00
Geotechnical and Testing:	\$3,550.00
Review Fee:	\$6,599.15
Misc. Costs:	\$420.49
Legal:	\$29,234.00
Fiscal:	\$37,060.89
Interest:	\$24,407.96
Duration (Months)	

**Total Estimated Soft Costs:** \$218,177.49

**Total Estimated Costs:** \$802,829.73

Ai

**PAVING MINOR G.O.**

**Assumptions/Comments:**

- ← ASSUMES ALL INTERSECTIONS ARE GO
- ASSUMES ALL CURB INLETS ARE GO
- ASSUMES ALL REGULATORY SIGNS ARE GO
- FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. 7" CONCRETE PAVEMENT - TYPE L6	1,896	SY	\$27.70	\$52,531.67
2. COMMON EARTH EXCAVATION	632	CY	\$2.19	\$1,384.41
3. CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$2.78	\$0.00
4. CONSTRUCT CONCRETE CURB RAMP	0	SF	\$8.76	\$0.00
5. SUBGRADE PREPARATION	0	SY	\$1.96	\$0.00
6. ADJUST MANHOLE TO GRADE	3	EA	\$126.50	\$379.50
7. CONSTRUCT EXTERNAL FRAME SEAL	3	EA	\$273.70	\$821.10
8. CONSTRUCT END OF ROAD BARRICADE	2	EA	\$992.60	\$1,985.20
9. CONSTRUCT CURB INLET	18	EA	\$2,702.50	\$48,645.00
10. BARRICADES - TYPE II	0	BD	\$0.72	\$0.00
11. BARRICADES - TYPE III	0	BD	\$2.20	\$0.00
12. SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$660.00	\$0.00
13. STRAW MULCH	0	AC	\$495.00	\$0.00
14. CONSTRUCT SILT FENCE	0	LF	\$1.65	\$0.00
15. CLEANOUT SILT FENCE	0	LF	\$0.22	\$0.00
16. CLEANOUT SILT BASIN	0	CY	\$4.95	\$0.00
17. JET EXISTING SEWER	0	LF	\$0.72	\$0.00
18. CONSTRUCT 4" TEMPORARY ASPHALT DRIVE	0	TN	\$125.35	\$0.00
19. REMOVE 4" ASPHALT PAVEMENT	0	SY	\$5.75	\$0.00
ADD PER CHANGE ORDER NO. 1	0	0	\$0.00	\$0.00
20. VAC TRUCK	0	HR	\$285.00	\$0.00
21. STREET CREEP EXPANSION JOINT	0	LF	\$12.00	\$0.00
ADD PER CHANGE ORDER NO. 2	0	0	\$0.00	\$0.00
22. MOBILIZATION	1	LS	\$950.00	\$950.00
23. SUBGRADE PREPARATION	143	SY	\$5.00	\$715.00
24. 7" CONCRETE ENTRANCE	143	SY	\$54.00	\$7,722.00
LESS FAILED COMPACTION TESTS	0	LS	\$148.00	\$0.00
LESS SHORT CORES	0	LS	\$198.00	\$0.00
LESS PAVEMENT PAY FACTOR DEDUCTION	0	LS	\$1,662.00	\$0.00

**Estimated Construction Costs: \$115,133.87**

**Estimated Soft Costs**

Engineering Design and Construction Administration:	\$16,905.00
Geotechnical and Testing:	\$699.09
Review Fee:	\$1,299.55
Misc. Costs:	\$0.00
Legal:	\$5,756.97
Fiscal:	\$6,989.90
Interest:	\$4,557.61
Duration (Months)	

**Total Estimated Soft Costs: \$36,208.12**

**Total Estimated Costs: \$151,341.99**

Aj

EXHIBIT B  
PAVING MAJOR 114th Street Adjacent To Development

Assumptions/Comments.

ASHBURY CREEK TO PAY SARPY COUNTY 1/2 OF TOTAL CONSTRUCTION COST FOR WORK ADJACENT TO THE PROJECT  
3RD FUTURE LANE-BY OTHERS-NO COST TO SID  
ASSUMES ALL OF 114TH STREET ADJACENT TO ASHBURY CREEK IS GO COST  
SIDEWALK ALONG 114TH STREET SHOWN IN SIDEWALK TAB

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CLEARING AND GRUBBING GENERAL	1 00	LS	\$18,100 00	\$18,100 00
2 CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	17 00	EA	\$266 00	\$4,522 00
3 CLEARING AND GRUBBING TREES OVER 18" TO 27" DIAMETER	1 00	EA	\$532 00	\$532 00
4 REMOVE 18" OR SMALLER CULVERT PIPE	121 00	LF	\$8 00	\$968 00
5 REMOVE AND REPLACE MAILBOX	2 00	EA	\$215 00	\$430 00
6 REMOVE FENCE	3546 00	LF	\$0 35	\$1,241 10
7 EARTHWORK (EXCAVATION)	18410 00	CY	\$2 68	\$49,338 80
8 EARTHWORK (UNSUITABLE EXCAVATION)	1000 00	CY	\$2 60	\$2,600 00
9 EXPLORATORY EXCAVATION	8 00	HR	\$232 00	\$1,856 00
10 9" CONCRETE PAVEMENT - TYPE L65	6750 00	SY	\$34 07	\$229,972 50
11 7" CONCRETE DRIVEWAY - TYPE L65	130 00	SY	\$62 30	\$8,099 00
12 . CONSTRUCT CRUSHED ROCK SURFACING (4" THICK)	101 00	TN	\$26 60	\$2,686 60
13 CONSTRUCT AND REMOVE TEMPORARY ROCK ACCESS ROAD (4" THICK)	3500 00	SY	\$3 20	\$11,200 00
14 . CONSTRUCT 4-STRAND BARBED WIRE FENCE	3490 00	LF	\$1 65	\$5,758 50
15 . CORNER POSTS	2 00	EA	\$490 00	\$980 00
16 . PULL POSTS	23 00	EA	\$228 00	\$5,244 00
17 . CONSTRUCT GATE	8 00	EA	\$844 00	\$6,752 00
18 CONSTRUCT SEGMENTAL RETAINING WALL	237 00	SF	\$30 95	\$7,335 15
19 CONSTRUCT 18" R C P - CLASS III	420 00	LF	\$33 85	\$14,217 00
20 CONSTRUCT 24" R C P - CLASS III	144 00	LF	\$46 50	\$6,696 00
21 CONSTRUCT 30" R.C.P. - CLASS III	122 00	LF	\$72 00	\$8,784 00
22 . CONSTRUCT 36" R C P. D(0 01) = 1,350	387 00	LF	\$82 75	\$32,024 25
23 CONSTRUCT 42" P C P. D(0.01) = 1,350	27 00	LF	\$126 10	\$3,404 70
24 CONSTRUCT 18" PIPE BEDDING	420 00	LF	\$4 05	\$1,701 00
25 CONSTRUCT 24" PIPE BEDDING	144 00	LF	\$4 25	\$612 00
26 CONSTRUCT 30" PIPE BEDDING	122 00	LF	\$6 25	\$762 50
27 . CONSTRUCT 36" PIPE BEDDING	387 00	LF	\$8 10	\$3,134 70
28 . CONSTRUCT 42" PIPE BEDDING	27 00	LF	\$8 80	\$237 60
29 CONSTRUCT 18" R.C. FLARED END SECTION	2 00	EA	\$462 00	\$924 00
30 . CONSTRUCT 24" R C FLARED END SECTION	2 00	EA	\$601 00	\$1,202 00
31 CONSTRUCT 30" R.C. FLARED END SECTION	1 00	EA	\$686 00	\$686 00
32 CONSTRUCT 36" R.C. FLARED END SECTION	1 00	EA	\$1,024 00	\$1,024 00
33 . CONSTRUCT 42" R C FLARED END SECTION	1 00	EA	\$1,300 00	\$1,300 00
34 CONSTRUCT 48" AREA INLET - TYPE II	1 00	EA	\$3,780 00	\$3,780 00
35 CONSTRUCT 54" AREA INLET - TYPE II	2 00	EA	\$3,865 00	\$7,730 00
36 CONSTRUCT 60" AREA INLET - TYPE II	2 00	EA	\$4,642 00	\$9,284 00
37 CONSTRUCT 18" PIPE PLUG	3 00	EA	\$198 00	\$564 00
38 CONSTRUCT CURB INLET - TYPE I	1 00	EA	\$3,039 00	\$3,039 00
39 CONSTRUCT CURB INLET - TYPE III	6 00	EA	\$3,672 90	\$22,035 60
40 CONSTRUCT CURB INLET - TYPE IV	1 00	EA	\$2,515 00	\$2,515 00
41 CONSTRUCT 30" HORIZONTAL BEND	1 00	EA	\$650 00	\$650 00
42 CONSTRUCT 36" HORIZONTAL BEND	1 00	EA	\$845 00	\$845 00
43 STABILIZE TRENCH WITH CRUSHED LIMESTONE	80 00	TN	\$23 00	\$1,840 00
44 CONSTRUCT ROCK RIP-RAP - TYPE "A"	155 00	TN	\$58 00	\$8,990 00
45 CONSTRUCT ROCK RIP-RAP - TYPE "C"	118 00	TN	\$55 00	\$6,490 00
46 SEEDING - TYPE "B"	4 02	AC	\$1,033 00	\$4,152 86
47 CONSTRUCT STRAW WATTLE DITCH CHECK	372 00	LF	\$2 75	\$1,023 00
48 CONSTRUCT FLARED END INLET PROTECTION	2 00	EA	\$150 00	\$300 00
49 TURF REINFORCEMENT MAT	40 00	SY	\$4 50	\$180 00
50 ROLLED EROSION CONTROL, TYPE II	19440 00	SY	\$0 95	\$18,468 00
51 PERMANENT PAINTED PAVEMENT MARKING - 5" WHITE SOLID	2500 00	LF	\$0 35	\$875 00
52 PERMANENT PAINTED PAVEMENT MARKING - 5" YELLOW SOLID	4845 00	LF	\$0 60	\$2,907 00
53 INSTALL POST MOUNTED "SPEED LIMIT 35 MPH" SIGN (R2-1)	2 00	EA	\$142 00	\$284 00
54 BARRICADING	1 00	LS	\$2,500 00	\$2,500 00
CONTINGENCY	10 0%		\$532,777 66	\$53,277 77

Estimated Construction Costs: \$501,789 80

Estimated Soft Costs

Engineering Design and Construction Administration: \$161,736 00  
Geotechnical and Testing: \$0 00

Total Estimated Construction, Engineering & Testing \$161,736 00

Total Estimated Sarpy County Costs \$663,525 80

ESTIMATED CONTRIBUTION TO SARPY COUNTY 50% \$331,762 90

Legal: \$8,835 26  
Fiscal: \$16,919 91  
Interest: \$18,654 20

Total Estimated Soft Costs \$42,209 36

Total Estimated SID Costs \$373,972 26

Ak

**SIDEWALKS INTERIOR**

Assumptions/Comments:  
 ↪ SIDEWALKS MOVED TO PHASE 2

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$0.00	\$0.00
2. COMMON EARTH EXCAVATION- SUBGRADE	0	SF	\$0.00	\$0.00
3. "STOP" SIGN (24")	0	EA	\$225.00	\$0.00
4. SPEED LIMIT SIGN (18"X24")	0	EA	\$225.00	\$0.00
5. NO PARKING SIGN	0	EA	\$200.00	\$0.00
6. STREET SIGN WITH DECORATIVE BRACKET	0	EA	\$330.00	\$0.00
7. 12" STOP BAR	0	LF	\$5.00	\$0.00
8. CROSS WALK STRIPING	0	LF	\$5.00	\$0.00
9. DECORATIVE FLUTED POST	0	EA	\$360.00	\$0.00

**Estimated Construction Costs:** \$0.00

**Estimated Soft Costs**

Engineering Design and Construction Administration: \$0.00  
 Geotechnical and Testing: \$0.00  
 Legal: \$0.00  
 Fiscal: \$0.00  
 Interest: \$0.00  
 Duration (Months)

**Total Estimated Soft Costs:** \$0.00

**Total Estimated Costs:** \$0.00

A1

**SIDEWALKS 114TH ST ADJACENT**

Assumptions/Comments:  
 SIDEWALKS MOVED TO PHASE 2

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 CONSTRUCT 5" CONCRETE SIDEWALK-PHASE 1	5,141	SF	\$0.00	\$0.00
2 COMMON EARTH EXCAVATION- SUBGRADE-PHASE 1	6,169	CY	\$0.00	\$0.00
3 CONSTRUCT 5" CONCRETE SIDEWALK-PHASE 2	0	SF	\$0.00	\$0.00
4 COMMON EARTH EXCAVATION- SUBGRADE-PHASE 2	0	CY	\$0.00	\$0.00

**Estimated Construction Costs:** \$0.00

Estimated Soft Costs

Engineering Design and  
 Construction Administration: \$0.00  
 Geotechnical and Testing: \$0.00  
 Legal: \$0.00  
 Fiscal: \$0.00  
 Interest: \$0.00  
 Duration (Months)

**Total Estimated Soft Costs:** \$0.00

**Total Estimated Costs:** \$0.00

Am

**PARKS AQUISITION**

**Assumptions/Comments:**

- ↪ ASSUME UNIT PRICE IS 50% OF PURCHASE PRICE PER ACRE (\$43,150).  
Purchased in Phase 2
- Areas in Floodway, FLOODPLAIN, 3'-1+20 AND EASEMENTS are not eligible for reimbursement
- Reimbursement in Phase 2

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. OUTLOT F (7.95 Acres, 3.53 FLOODPLAIN, EASEMENT, AND 3'-1 +20)	4.42	AC	\$0.00	\$0.00
<b>Estimated Construction Costs:</b>				\$0.00
<b>Estimated Soft Costs</b>				
			Engineering Design and Construction Administration:	\$0.00
			Legal:	\$0.00
			Fiscal:	\$0.00
			Interest:	\$0.00
			Duration (Months)	
<b>Total Estimated Soft Costs:</b>				0% <u>\$0.00</u>
<b>Total Estimated Costs:</b>				<b>\$0.00</b>

**PARKS IMPROVEMENTS**

**Assumptions/Comments:**

- ↪ ASSUMES IMPROVEMENTS TO DESIGNATED PARK AREAS IN OUTLOTS F, H, AND I WILL BE DONE IN PHASE II

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. PARK IMPROVEMENTS	0	LS	\$100,000.00	\$0.00
<b>Estimated Construction Costs:</b>				\$0.00
<b>Estimated Soft Costs</b>				
			Engineering Design and Construction Administration:	\$0.00
			Geotechnical and Testing:	\$0.00
			Legal:	\$0.00
			Fiscal:	\$0.00
			Interest:	\$0.00
			Duration (Months)	
<b>Total Estimated Soft Costs:</b>				0% <u>\$0.00</u>
<b>Total Estimated Costs:</b>				<b>\$0.00</b>



An

**PARKS ACQUISITION G.O.**

**Assumptions/Comments:**

OUTLOT F IS DESIGNATED PARK AREA  
ASSUME UNIT PRICE IS 50% OF PURCHASE PRICE PER ACRE  
ASSUMES 50% OF PARK ACQUISITION IS G.O  
PHASE 2

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. OUTLOT F	4.42	AC	\$0.00	\$0.00

**Estimated Construction Costs:** \$0.00

**Estimated Soft Costs**

Engineering Design and  
Construction Administration: \$0.00  
 Legal: \$0.00  
 Fiscal: \$0.00  
 Interest: \$0.00  
 Duration (Months)

**Total Estimated Soft Costs:** 0% \$0.00

**Total Estimated Costs:** \$0.00

**PARKS IMPROVEMENTS G.O.**

**Assumptions/Comments:**

ASSUMES PARK IMPROVEMENTS WILL BE CONSTRUCTED IN PHASE II

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. PARK IMPROVEMENTS	0		\$100,000.00	\$0.00

**Estimated Construction Costs:** \$0.00

**Estimated Soft Costs**


Engineering Design and  
Construction Administration: \$0.00  
 Geotechnical and Testing: \$0.00  
 Legal: \$0.00  
 Fiscal: \$0.00  
 Interest: \$0.00  
 Duration (Months)

**Total Estimated Soft Costs:** 0% \$0.00

**Total Estimated Costs:** \$0.00

AO

**WATER INTERIOR**

Assumptions/Comments:  
 FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . ABANDON WELL	0	LS	\$1,750.00	\$0.00
2 . ABANDON EXISTING LOT 86 WATER SERVICE	1	LS	\$761.00	\$761.00
3 . CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	0	EA	\$100.00	\$0.00
4 . EXPLORATORY EXCAVATION	5	HR	\$150.00	\$750.00
5 . CONNECT TO EXISTING 16" MAIN	1	EA	\$3,112.00	\$3,112.00
6 . CONSTRUCT 6" WATER MAIN	859	LF	\$18.00	\$15,462.00
7 . CONSTRUCT 8" WATER MAIN	4,565	LF	\$23.96	\$109,377.40
8 . CONSTRUCT 12" WATER MAIN	926	LF	\$40.31	\$37,327.06
9 . CONSTRUCT TYPE 4 END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$3,896.00	\$3,896.00
10 . CONSTRUCT TYPE 5 END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	3	EA	\$4,239.00	\$12,717.00
11 . CONSTRUCT TYPE 1 OR 2 HYDRANT, GATE VALVE AND TEE ASSEMBLY	12	EA	\$3,760.00	\$45,120.00
12 . CONSTRUCT 6" M.J. GATE VALVE AND BOX	3	EA	\$806.00	\$2,418.00
13 . CONSTRUCT 8" M.J. GATE VALVE AND BOX	24	EA	\$1,075.00	\$25,800.00
14 . CONSTRUCT 12" M.J. GATE VALVE AND BOX	4	EA	\$1,832.00	\$7,328.00
15 . CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$404.00	\$808.00
16 . CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA	\$423.00	\$2,115.00
17 . CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$569.00	\$569.00
18 . CONSTRUCT 12"x8" CROSS	1	EA	\$590.00	\$590.00
19 . CONSTRUCT 8" X 6" REDUCER	1	EA	\$141.00	\$141.00
20 . CONSTRUCT 8" x 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$445.00	\$0.00
21 . CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$540.00	\$0.00
22 . CONSTRUCT 12" x 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$729.00	\$0.00
23 . CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	2	EA	\$389.00	\$778.00
24 . BLOCK	6	EA	\$336.00	\$2,016.00
25 . CONSTRUCT CHLORINE TUBE	0	EA	\$1,264.00	\$0.00
26 . CONSTRUCT SAMPLING TAP	0	EA	\$214.00	\$0.00
27 . CONSTRUCT WATER SERVICE TO LOT 86	1	LS	\$3,064.00	\$3,064.00
28 . SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$900.00	\$0.00
29 . STRAW MULCH	0	AC	\$705.00	\$0.00

**Estimated Construction Costs:** \$274,149.46

**Estimated Soft Costs**

Engineering Design and Construction Administration:	\$57,901.50
Geotechnical and Testing:	\$1,300.00
Review Fee:	\$3,105.04
Misc. Costs:	\$655.16
Legal:	\$13,715.00
Fiscal:	\$17,534.54
Interest:	\$7,641.90
Duration (Months)	

**Total Estimated Soft Costs:** \$101,853.14

**Total Estimated Costs:** \$376,002.60

Ap

**WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL**

**Assumptions/Comments:**

UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, EFFECTIVE OCT 1, 2015  
 Lot 86 Capital Facility Fee paid by Developer  
 FINAL - SOFT COSTS DETERMINED BY RATIO TO TOTAL FEE

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. RESIDENTIAL (SINGLE FAMILY)	85	EA	\$2,175.00	\$184,875.00
2. OUTLOT G (FUTURE RESIDENTIAL LOT)	1	EA	\$2,175.00	\$2,175.00

**Estimated Construction Costs:** \$187,050.00

**Estimated Soft Costs**

Engineering Design and Construction Administration: \$0.00  
 Misc. Costs: \$1,655.14  
 Legal: \$3,741.54  
 Fiscal: \$9,902.87  
 Interest: \$13,344.11  
 Duration (Months)

**Total Estimated Soft Costs:** \$28,643.66

**Total Estimated Costs:** \$215,693.66

**WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA**

**Assumptions/Comments:**

UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR PARK OR COMMON AREA, EFFECTIVE OCT 1, 2015  
 OUTLOT D IS RESERVED FOR FUTURE PHASE 2 RESIDENTIAL LOTS.  
 CAPITAL FACILITY FEES FOR OUTLOT D WILL BE PAID IN PHASE 2  
 FINAL - SOFT COSTS DETERMINED BY RATIO TO TOTAL FEE

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. OUTLOTS A, B, C, E, F	13.76	AC	\$6,080.00	\$83,660.80

**Estimated Construction Costs:** \$83,660.80

**Estimated Soft Costs**

Engineering Design and Construction Administration: \$0.00  
 Misc. Costs: \$740.29  
 Legal: \$1,673.46  
 Fiscal: \$4,429.20  
 Interest: \$5,968.34  
 Duration (Months)

**Total Estimated Soft Costs:** \$12,811.29

**Total Estimated Costs:** \$96,472.09

Ag

**WATER INTERIOR G.O.**

**Assumptions/Comments:**

- PRICE DIFFERENCE FOR PIPES & STRUCTURES LARGER THAN 8"
- SOFT COSTS ARE RATIO G.O. CONSTRUCTION TO CONSTRUCTION TOTAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	ABANDON WELL	0	LS	\$1,750.00	\$0.00
2	ABANDON EXISTING LOT 86 WATER SERVICE	0	LS	\$761.00	\$0.00
3	CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	0	EA	\$100.00	\$0.00
4	EXPLORATORY EXCAVATION	0	HR	\$150.00	\$0.00
5	CONNECT TO EXISTING 16" MAIN	0	EA	\$3,112.00	\$0.00
6	CONSTRUCT 6" WATER MAIN	0	LF	\$18.00	\$0.00
7	CONSTRUCT 8" WATER MAIN	0	LF	\$23.96	\$0.00
8	CONSTRUCT 12" WATER MAIN	926	LF	\$16.35	\$15,140.10
	CONSTRUCT TYPE 4 END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$3,896.00	\$0.00
9	CONSTRUCT TYPE 5 END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$4,239.00	\$0.00
10					
11	CONSTRUCT TYPE 1 OR 2 HYDRANT, GATE VALVE AND TEE ASSEMBLY	0	EA	\$3,760.00	\$0.00
12	CONSTRUCT 6" M.J. GATE VALVE AND BOX	0	EA	\$806.00	\$0.00
13	CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,075.00	\$0.00
14	CONSTRUCT 12" M.J. GATE VALVE AND BOX	4	EA	\$757.00	\$3,028.00
15	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$404.00	\$0.00
16	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$423.00	\$0.00
17	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$146.00	\$146.00
18	CONSTRUCT 12"x8" CROSS	1	EA	\$240.00	\$240.00
19	CONSTRUCT 8" X 6" REDUCER	0	EA	\$141.00	\$0.00
20	CONSTRUCT 8" x 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$445.00	\$0.00
21	CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$540.00	\$0.00
22	CONSTRUCT 12" x 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	4	EA	\$284.00	\$1,136.00
23	CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$389.00	\$0.00
24	CONSTRUCT 8" x 22.5 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$336.00	\$0.00
25	CONSTRUCT CHLORINE TUBE	0	EA	\$1,264.00	\$0.00
26	CONSTRUCT SAMPLING TAP	0	EA	\$214.00	\$0.00
27	CONSTRUCT WATER SERVICE TO LOT 86	0	LS	\$3,064.00	\$0.00
28	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$900.00	\$0.00
29	STRAW MULCH	0	AC	\$705.00	\$0.00

**Estimated Construction Costs:** \$19,690.10

**Estimated Soft Costs**

Engineering Design and Construction Administration:	\$1,499.00
Geotechnical and Testing:	\$93.37
Review Fee:	\$223.01
Misc. Costs:	\$0.00
Legal:	\$985.05
Fiscal:	\$1,124.11
Interest:	\$453.59
Duration (Months)	

**Total Estimated Soft Costs:** \$4,378.13

**Total Estimated Costs:** \$24,068.23

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**WATER-CAPITAL FACILITY FEES-PAPILLION G.O.**

**Assumptions/Comments:**  
50% OF TOTAL COST G.O. , MINUS MISC. LEGAL COSTS & ASSOCIATED FISC. & INT

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	50% OF TOTAL IS G.O. (MINUS MISC. COSTS AND ASSOCIATED FISCAL & INTEREST)	1	LS	\$106,922.12	\$106,922.12

**Estimated Construction Costs:** \$106,922.12

**Total Estimated Costs:** \$106,922.12

**WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA**

**Assumptions/Comments:**  
ASSUMES 50% OF PARK AREAS TOTAL IS GO, MINUS MISC. LEGAL COSTS & ASSOCIATED FISC. & INT.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	50% OF TOTAL IS G.O. (MINUS MISC. COSTS AND ASSOCIATED FISCAL & INTEREST)	1.00	LS	\$47,822.46	\$47,822.46

**Estimated Construction Costs:** \$47,822.46

**Total Estimated Costs:** \$47,822.46

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**POWER**

**Assumptions/Comments:**

↪ Per Pat Carnazzo, Lot 86 would have to pay for their own UG power if they wanted it

	<b>Bid Item Description</b>	<b>Approximate Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1	ASHBURY CREEK RESIDENTIAL LOTS 1-85	85	EA	\$1,350.00	\$114,750.00
2	OUTLOT G (FUTURE RESIDENTIAL LOT)	1	EA	\$1,350.00	\$1,350.00

**Estimated Construction Costs:** \$116,100.00

**Estimated Soft Costs**

Engineering Design and  
Construction Administration: \$22,000.00  
Misc. Costs: \$60.16  
Legal: \$2,322.00  
Fiscal: \$7,024.12  
Interest: \$7,161.26  
Duration (Months)

**Total Estimated Soft Costs:** \$38,567.54

**Total Estimated Costs:** \$154,667.54

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**Civil Defense Siren**

**Assumptions/Comments:**

- ASSUMES CIVIL DEFENCE SIREN CONSTRUCTED IN PHASE II
- ASSUMES ALL COST FOR CIVIL DEFENSE SIREN IS G.O.
- ASSUMES FUTURE SID CONTRIBUTES 1/2 TOTAL COST

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CIVIL DEFENSE SIREN	0	LS	\$30,000.00	\$0.00

**Estimated Construction Costs:** \$0.00

**Estimated Soft Costs**

Engineering Design and  
Construction Administration: \$0.00  
 Legal: \$0.00  
 Fiscal: \$0.00  
 Interest: \$0.00  
 Duration (Months)

**Total Estimated Soft Costs:** 0% \$0.00

**Total Estimated Costs:** \$0.00

CONTRIBUTION BY FUTURE SID 50% \$0.00

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**Plan Review Fee**

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$0.00	1.00%	\$0.00
2 .	SANITARY SEWER - OUTFALL	\$0.00	1.00%	\$0.00
3 .	STORM SEWER	\$0.00	1.00%	\$0.00
4 .	PAVING MINOR	\$0.00	1.00%	\$0.00
5 .	PAVING COLLECTOR	\$0.00	1.00%	\$0.00
6 .	PAVING MAJOR 114th Street Adjacent To Development	\$0.00	1.00%	\$0.00
7 .	SIDEWALKS INTERIOR	\$0.00	1.00%	\$0.00
8 .	PARKS IMPROVEMENTS	\$0.00	1.00%	\$0.00
9 .	WATER INTERIOR	\$0.00	1.00%	\$0.00
10 .	WATER OFFSITE	\$0.00	1.00%	\$0.00
11 .	WATER CAD MODELING	\$0.00	\$2,800	\$0.00

Estimated Construction Costs: \$0.00

**Estimated Soft Costs**

Fiscal: \$0.00  
 Interest: \$0.00

Duration (Months)

Total Estimated Soft Costs: 0% \$0.00

Total Estimated Costs: \$0.00



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# **S.I.D. Cost Estimate**

ASHBURY CREEK  
0113040.01-001  
PHASE 2  
8/16/2017

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# ORDER OF MAGNITUDE COST ESTIMATE

## Phase 2

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable From Sarpy County	Reimbursable From Future SID
<b>SANITARY SEWER</b>								
Interior	10450	LF	\$749,700	\$1,078,200	\$37,500	\$1,040,700		\$0
Outfall	0	LF	\$0	\$0	\$0	\$0		\$0
<b>STORM SEWER</b>								
	3265	LF	\$389,200	\$550,900	\$550,900	\$0		\$0
<b>PAVING</b>								
Minor	38472	SY	\$1,722,100	\$2,416,900	\$627,100	\$1,789,800		\$0
Major- 114TH ST ADJACENT	0	SY	\$0	\$0	\$0	\$0	\$0	\$0
<b>SIDEWALKS &amp; TRAIL</b>								
Interior	10940	SF	\$90,200	\$127,700	\$87,500	\$40,200		
114th St Adjacent	14782	SF	\$105,400	\$149,200	\$149,200	\$0		
<b>PARKS</b>								
Acquisition	15	AC	\$293,000	\$331,100	\$165,600	\$165,500		\$0
Improvements	22750	SF	\$139,800	\$199,600	\$199,600	\$0		\$0
Gold Cost Road Public Improvements	1	LS	\$585,900	\$836,400	\$836,400	\$0		
<b>WATER</b>								
Interior	13080	LF	\$671,300	\$934,800	\$148,900	\$785,900		\$0
Offsite	0	LF	\$0	\$0	\$0	\$0		\$0
Capital Facilities Charge	149	Lots	\$324,100	\$365,300	\$182,700	\$182,600		\$0
Capital Facilities Charge	17	AC	\$115,100	\$129,700	\$64,900	\$64,800		\$0
<b>POWER</b>								
	149	Lots	\$201,200	\$269,000	\$0	\$269,000		\$0
<b>CIVIL DEFENSE SIREN</b>								
	1	LS	\$34,500	\$48,400	\$24,200	\$0		\$24,200
<b>PLAN REVIEW FEE</b>								
	1	%	\$40,400	\$45,400	\$18,700	\$26,700		\$0
<b>Total</b>			\$5,461,900	\$7,482,600	\$3,093,200	\$4,365,200	\$0	\$24,200

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# DEBT RATIO

## ASSUMPTIONS

Average market Value Per Residential Land (Land Value Only)	=	<input type="text" value="\$60,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only)	=	<input type="text" value="\$340,000.00"/>
Commercial Land Value per square foot	=	<input type="text"/>
Commercial Building Value per square foot	=	<input type="text"/>
Apartment Land per square foot	=	<input type="text"/>
Apartment Building per square foot	=	<input type="text"/>

## ASSESSABLE VALUATION

Residential Land	<input type="text" value="149"/>	Units =	\$60,000.00 =	\$8,940,000.00
Residential Home	<input type="text" value="149"/>	Units =	\$340,000.00 =	\$50,660,000.00
Commercial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Commercial Building	<input type="text"/>	SF =	\$0.00 =	\$0.00
Apartment Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00 =	\$0.00
Total 100% Valuation =				\$59,600,000.00
Total 95% Valuation =				\$56,620,000.00
DEBT RATIO =				<input type="text" value="5.46%"/>

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**SANITARY SEWER - INTERIOR**

**Assumptions/Comments:**  
 ASSUMES MANHOLES 12' DEEP  
 ASSUMES 6" SERVICE 35'/LOT  
 INCLUDES SERVICE FOR LOT 86

**Estimated Construction Costs / LF 8" San:**

**\$71 74**

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 CLEARING AND GRUBBING GENERAL	1	LS	\$10,000.00	\$10,000.00
2 REMOVE 8" PIPE PLUG	2	EA	\$80.00	\$160.00
3 CONSTRUCT 6" SANITARY SEWER PIPE	5,545	LF	\$24.00	\$133,080.00
4 CONSTRUCT 8" SANITARY SEWER PIPE	10,450	LF	\$24.00	\$250,800.00
5 CONSTRUCT 6" PIPE BEDDING	5,545	LF	\$5.50	\$30,497.50
6 CONSTRUCT 8" PIPE BEDDING	10,450	LF	\$6.00	\$62,700.00
7 STABILIZE TRENCH W/ CRUSHED LIMESTONE	250	TN	\$30.00	\$7,500.00
8 CONSTRUCT 54" I D SANITARY MANHOLE (40 EA)	491	VF	\$390.00	\$191,490.00
9 CONSTRUCT CONNECTION TO EXISTING 8" SANITARY SEWER PIPE	1	EA	\$450.00	\$450.00
10 CONSTRUCT 8" PIPE PLUG	2	EA	\$110.00	\$220.00
11 CONSTRUCT 8" X 6" WYE	118	EA	\$70.00	\$8,260.00
12 CONSTRUCT 6" MANHOLE STUBOUT	30	EA	\$70.00	\$2,100.00
13 EXCAVATION FOR EXTRA DEEP SANITARY SEWER	656	VF-LF	\$10.00	\$6,560.00
14 CONSTRUCT 6" SERVICE RISER DROP CONNECTION (1 EA)	5	VF	\$165.00	\$825.00
15 CONSTRUCT 6" SERVICE RISER (3 EA)	12	VF	\$100.00	\$1,200.00
16 CLEARING AND GRUBBING TREES OVER 9" TO 15" DIAMETER	10	EA	\$300.00	\$3,000.00
17 CONSTRUCT TWO-WAY CLEANOUT	1	EA	\$175.00	\$175.00
18 CONSTRUCT SILT FENCE	1,000	LF	\$3.00	\$3,000.00
19 CLEANOUT SILT FENCE	1,000	LF	\$1.00	\$1,000.00
20 REMOVE SILT FENCE	1,000	LF	\$1.00	\$1,000.00
CONTINGENCY	5%		\$714,017.50	\$35,700.88

**Estimated Construction Costs:**

**\$749,718 38**

**Estimated Soft Costs**

21 00% <b>Engineering Design and Construction Administration:</b>	\$157,440 86
2 00% <b>Geotechnical and Testing:</b>	\$14,994 37
5 00% <b>Legal:</b>	\$37,485 92
5 00% <b>Fiscal:</b>	\$47,981 98
7 00% <b>Interest:</b>	\$70,533 50
12 <b>Duration (Months)</b>	

**Total Estimated Soft Costs:**

**44% \$328,436 63**

**Total Estimated Costs:**

**\$1,078,155 00**

Az

**SANITARY SEWER - INTERIOR G.O.**

**Assumptions/Comments:**

ASSUMES 1/2 SANITARY SEWER ADJACENT TO OUTLOT I & H DESIGNATED PARK AREA IS G.O.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CLEARING AND GRUBBING GENERAL	0	LS	\$10,000.00	\$0.00
2. REMOVE 8" PIPE PLUG	0	EA	\$80.00	\$0.00
3. CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$24.00	\$0.00
4. CONSTRUCT 8" SANITARY SEWER PIPE	396	LF	\$24.00	\$9,492.00
5. CONSTRUCT 6" PIPE BEDDING	0	LF	\$5.50	\$0.00
6. CONSTRUCT 8" PIPE BEDDING	396	LF	\$6.00	\$2,373.00
7. STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$30.00	\$0.00
8. CONSTRUCT 54" I.D. SANITARY MANHOLE (40 EA)	21	VF	\$390.00	\$8,190.00
9. CONSTRUCT CONNECTION TO EXISTING 8" SANITARY SEWER PIPE	0	EA	\$450.00	\$0.00
10. CONSTRUCT 8" PIPE PLUG	0	EA	\$110.00	\$0.00
11. CONSTRUCT 8" X 6" WYE	0	EA	\$70.00	\$0.00
12. CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$70.00	\$0.00
13. EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	\$10.00	\$0.00
14. CONSTRUCT 6" SERVICE RISER DROP CONNECTION (1 EA)	0	VF	\$165.00	\$0.00
15. CONSTRUCT 6" SERVICE RISER (3 EA)	0	VF	\$100.00	\$0.00
16. CLEARING AND GRUBBING TREES OVER 9" TO 15" DIAMETER	0	EA	\$300.00	\$0.00
17. CONSTRUCT TWO-WAY CLEANOUT	0	EA	\$175.00	\$0.00
18. CONSTRUCT SILT FENCE	1,000	LF	\$3.00	\$3,000.00
19. CLEANOUT SILT FENCE	1,000	LF	\$1.00	\$1,000.00
20. REMOVE SILT FENCE	1,000	LF	\$1.00	\$1,000.00
CONTINGENCY	5%			\$1,002.75

**Estimated Construction Costs: \$26,057.75**

**Estimated Soft Costs**

Engineering Design and	
21.00% Construction Administration:	\$5,472.13
2.00% Geotechnical and Testing:	\$521.16
5.00% Legal:	\$1,302.89
5.00% Fiscal:	\$1,667.70
7.00% Interest:	\$2,451.51
12 Duration (Months)	

**Total Estimated Soft Costs: 44% \$11,415.38**

**Total Estimated Costs: \$37,473.13**

**STORM SEWER**

**Assumptions/Comments:**

ASSUMES MANHOLES ARE 6 FT DEEP

Estimated Construction Costs / LF Storm:

\$119.20

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. GENERAL GRADING AND SHAPING	1	LS	\$15,000.00	\$15,000.00
2 CONSTRUCT 18" R.C.P., CLASS III	1,140	LF	\$38.00	\$43,320.00
3 CONSTRUCT 24" R C P., CLASS III	1,025	LF	\$50.00	\$51,250.00
4 CONSTRUCT 30" R.C.P., CLASS III	375	LF	\$65.00	\$24,375.00
5 CONSTRUCT 36" R C P., D(0.01) = 1,350	725	LF	\$85.00	\$61,625.00
6 CONSTRUCT 24" R.C. FLARED END SECTION	1	EA	\$1,950.00	\$1,950.00
7 CONSTRUCT 30" R.C FLARED END SECTION	2	EA	\$2,000.00	\$4,000.00
8 CONSTRUCT 54" I D FLATTOP MANHOLE(4 EA)	26	VF	\$600.00	\$15,600.00
9 CONSTRUCT 72" I.D. MANHOLE(4 EA)	29	VF	\$700.00	\$20,300.00
10 CONSTRUCT 36" CONNECTION TO EXISTING STRUCTURE	1	EA	\$1,500.00	\$1,500.00
11 CONVERT 72" I D AREA INLET TO MANHOLE	1	EA	\$2,500.00	\$2,500.00
12 CONSTRUCT 18" PIPE BEDDING	1,140	LF	\$5.00	\$5,700.00
13 CONSTRUCT 24" PIPE BEDDING	1,025	LF	\$6.00	\$6,150.00
14 CONSTRUCT 30" PIPE BEDDING	375	LF	\$9.00	\$3,375.00
15 CONSTRUCT 36" PIPE BEDDING	725	LF	\$11.00	\$7,975.00
16 STABILIZE TRENCH W/ CRUSHED LIMESTONE	250	TN	\$35.00	\$8,750.00
17 SEEDING - TYPE "TEMPORARY SEED MIX"	3	AC	\$400.00	\$1,200.00
18 HAY OR STRAW MULCH	3	AC	\$600.00	\$1,800.00
19 ROLLED EROSION CONTROL, TYPE II	2,500	SY	\$3.00	\$7,500.00
20 CONSTRUCT SILT FENCE	1,250	LF	\$2.50	\$3,125.00
21 CLEANOUT SILT FENCE	1,250	LF	\$1.00	\$1,250.00
22 REMOVE SILT FENCE	1,250	LF	\$1.00	\$1,250.00
23 CONSTRUCT ROCK RIP-RAP - TYPE "B"	30	TN	\$65.00	\$1,950.00
24 REIMBURSEMENT FOR EXISTING STORM SEWER	1	LS	\$72,000.00	\$72,000.00
25 CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$7,200.00	\$7,200.00
CONTINGENCY	5%		\$370,645.00	\$18,532.25

Estimated Construction Costs:

\$389,177.25

**Estimated Soft Costs**

Engineering Design and	
19.00% Construction Administration:	\$73,943.68
2.00% Geotechnical and Testing:	\$7,783.55
5.00% Legal:	\$19,458.86
5.00% Fiscal:	\$24,518.17
7.00% Interest:	\$36,041.71
12 Duration (Months)	

Total Estimated Soft Costs:

42% \$161,745.96

Total Estimated Costs:

\$550,923.21

Bb

**STORM SEWER G.O.**

**Assumptions/Comments:**  
 ASSUMES ALL STORM SEWER IS GO  
 ASSUMES COST DIFFERENCE BETWEEN 48" AND 54" IS SPECIAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 GENERAL GRADING AND SHAPING	1	LS	\$15,000.00	\$15,000.00
2 CONSTRUCT 18" R.C.P., CLASS III	1,140	LF	\$38.00	\$43,320.00
3 CONSTRUCT 24" R.C.P., CLASS III	1,025	LF	\$50.00	\$51,250.00
4 CONSTRUCT 30" R.C.P., CLASS III	375	LF	\$65.00	\$24,375.00
5 CONSTRUCT 36" R.C.P., D(0.01) = 1,350	725	LF	\$85.00	\$61,625.00
6 CONSTRUCT 24" R.C. FLARED END SECTION	1	EA	\$1,950.00	\$1,950.00
7 CONSTRUCT 30" R.C. FLARED END SECTION	2	EA	\$2,000.00	\$4,000.00
8 CONSTRUCT 54" I.D. FLATTOP MANHOLE(4 EA)	26	VF	\$600.00	\$15,600.00
9 CONSTRUCT 72" I.D. MANHOLE(4 EA)	29	VF	\$700.00	\$20,300.00
10 CONSTRUCT 36" CONNECTION TO EXISTING STRUCTURE	1	EA	\$1,500.00	\$1,500.00
11 CONVERT 72" I.D. AREA INLET TO MANHOLE	1	EA	\$2,500.00	\$2,500.00
12 CONSTRUCT 18" PIPE BEDDING	1,140	LF	\$5.00	\$5,700.00
13 CONSTRUCT 24" PIPE BEDDING	1,025	LF	\$6.00	\$6,150.00
14 CONSTRUCT 30" PIPE BEDDING	375	LF	\$9.00	\$3,375.00
15 CONSTRUCT 36" PIPE BEDDING	725	LF	\$11.00	\$7,975.00
16 STABILIZE TRENCH W/ CRUSHED LIMESTONE	250	TN	\$35.00	\$8,750.00
17 SEEDING - TYPE "TEMPORARY SEED MIX"	3	AC	\$400.00	\$1,200.00
18 HAY OR STRAW MULCH	3	AC	\$600.00	\$1,800.00
19 ROLLED EROSION CONTROL, TYPE II	2,500	SY	\$3.00	\$7,500.00
20 CONSTRUCT SILT FENCE	1,250	LF	\$2.50	\$3,125.00
21 CLEANOUT SILT FENCE	1,250	LF	\$1.00	\$1,250.00
22 REMOVE SILT FENCE	1,250	LF	\$1.00	\$1,250.00
23 CONSTRUCT ROCK RIP-RAP - TYPE "B"	30	TN	\$65.00	\$1,950.00
24 REIMBURSEMENT FOR EXISTING STORM SEWER	1	LS	\$72,000.00	\$72,000.00
25 CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$7,200.00	\$7,200.00
CONTINGENCY	5%			\$18,532.25

**Estimated Construction Costs: \$389,177.25**

**Estimated Soft Costs**

<b>Engineering Design and</b>	
19.00% Construction Administration:	\$73,943.68
2.00% Geotechnical and Testing:	\$7,783.55
5.00% Legal:	\$19,458.86
5.00% Fiscal:	\$24,518.17
7.00% Interest:	\$36,041.71
12 Duration (Months)	

**Total Estimated Soft Costs: 42% \$161,745.96**

**Total Estimated Costs: \$550,923.21**

BC

**PAVING MINOR**

**Assumptions/Comments:**

ASSUMED ROW TEMP SEEDED OUTSIDE OF PAVEMENT  
(2070\*32+10931\*25)/43560

**Estimated Construction Costs / SY Paving:**

**\$44.76**

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 7" CONCRETE PAVEMENT - TYPE L6	38,472	SY	\$33.00	\$1,269,576.00
2 COMMON EARTH EXCAVATION - SUBGRADE	12,824	CY	\$2.50	\$32,060.00
3 CONCRETE HEADER	90	LF	\$4.00	\$360.00
4 CONSTRUCT BARRICADE	3	EA	\$1,000.00	\$3,000.00
5 CONSTRUCT 12' CURB INLET	32	EA	\$3,400.00	\$108,800.00
6 ADJUST MANHOLE TO GRADE (7 ST, 39 SS)	46	EA	\$175.00	\$8,050.00
7 SEEDING - TYPE "TEMPORARY SEED MIX"	8	AC	\$300.00	\$2,340.00
8 CONSTRUCT CURB INLET PROTECTION	32	EA	\$275.00	\$8,800.00
9 JET EXISTING SANITARY SEWER	10,450	EA	\$1.00	\$10,450.00
10 "STOP" SIGN (24")	24	EA	\$225.00	\$5,400.00
11 SPEED LIMIT SIGN (18"X24")	3	EA	\$200.00	\$600.00
12 BIKE LANE SIGNAGE, STRIPING, AND MARKINGS	1	LS	\$8,000.00	\$8,000.00
13 REMOVE SILT BASIN	1	LS	\$40,000.00	\$40,000.00
CONTINGENCY	15%			\$224,615.40

**Estimated Construction Costs:**

**\$1,722,051.40**

**Estimated Soft Costs**

20.00%	Engineering Design and Construction Administration:	\$344,410.28
2.00%	Geotechnical and Testing:	\$34,441.03
5.00%	Legal:	\$86,102.57
5.00%	Fiscal:	\$109,350.26
7.00%	Interest:	\$120,558.67
9	Duration (Months)	

**Total Estimated Soft Costs:**

**40% \$694,862.81**

**Total Estimated Costs:**

**\$2,416,914.21**



**PAVING MINOR G.O.**

**Assumptions/Comments:**

- ASSUMES ALL INTERSECTIONS ARE GO
- ASSUMES ALL CURB INLETS ARE GO

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 7" CONCRETE PAVEMENT - TYPE L6	5,900	SY	\$33.00	\$194,700.00
2 COMMON EARTH EXCAVATION - SUBGRADE	1,967	CY	\$2.50	\$4,916.67
3 CONCRETE HEADER	78	LF	\$4.00	\$312.00
4 CONSTRUCT BARRICADE	3	EA	\$1,000.00	\$3,000.00
5 CONSTRUCT 12' CURB INLET	32	EA	\$3,400.00	\$108,800.00
6 ADJUST MANHOLE TO GRADE (7 ST, 39 SS)	7	EA	\$175.00	\$1,225.00
7 SEEDING - TYPE "TEMPORARY SEED MIX"	8	AC	\$300.00	\$2,340.00
8 CONSTRUCT CURB INLET PROTECTION	32	EA	\$275.00	\$8,800.00
9 JET EXISTING SANITARY SEWER	10,450	EA	\$1.00	\$10,450.00
10 "STOP" SIGN (24")	24	EA	\$225.00	\$5,400.00
11 SPEED LIMIT SIGN (18"X24")	3	EA	\$200.00	\$600.00
12 BIKE LANE SIGNAGE, STRIPING, AND MARKINGS	1	LS	\$8,000.00	\$8,000.00
13 REMOVE SILT BASIN	1	LS	\$40,000.00	\$40,000.00
CONTINGENCY	15%			\$58,281.55

**Estimated Construction Costs: \$446,825.22**

**Estimated Soft Costs**

Engineering Design and	
20.00% Construction Administration:	\$89,365.04
2.00% Geotechnical and Testing:	\$8,936.50
5.00% Legal:	\$22,341.26
5.00% Fiscal:	\$28,373.40
7.00% Interest:	\$31,281.67
9 Duration (Months)	

**Total Estimated Soft Costs: 40% \$180,297.88**

**Total Estimated Costs: \$627,123.10**

**PAVING MAJOR 114th Street Adjacent To Development**

Assumptions/Comments:  
ALL CONSTRUCTED IN PHASE 1



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CLEARING AND GRUBBING GENERAL	0	LS	\$10,000.00	\$0.00
2	9" CONCRETE PAVEMENT - TYPE L6	0	SY	\$42.00	\$0.00
3	COMMON EARTH EXCAVATION - SUBGRADE	0	CY	\$532.00	\$0.00
4	CONCRETE HEADER	0	LF	\$8.00	\$0.00
5	CONSTRUCT CONCRETE CURB RAMP	0	EA	\$215.00	\$0.00
6	PAINT PAVEMENT MARKING - WHITE(4")	0	LF	\$0.35	\$0.00
7	PAINT PAVEMENT MARKING - YELLOW(4") (10' - 30' SKIP)	0	LF	\$2.68	\$0.00
8	SEEDING	0	AC	\$2.60	\$0.00
9	TRAFFIC CONTROL	0	LS	\$232.00	\$0.00
10	UTILITY RELOCATION	0	LS	\$34.07	\$0.00
11	CONSTRUCT 18" R.C P. CLASS III	0	LF	\$62.30	\$0.00
12	CONSTRUCT 18" R.C. FLARED END SECTION	0	EA	\$26.60	\$0.00
	CONTINGENCY	20%			\$0.00

**Estimated Construction Costs:** \$0.00

**Estimated Soft Costs**

19.00%	Engineering Design and Construction Administration:	\$0.00
2.00%	Geotechnical and Testing:	\$0.00
5.00%	Legal:	\$0.00
6.00%	Fiscal:	\$0.00
7.00%	Interest:	\$0.00
9	Duration (Months)	

**Total Estimated Soft Costs:** 0% \$0.00

**Total Estimated Costs:** \$0.00

CONTRIBUTION BY SARPY COUNTY 50% \$0.00

BF

**SIDEWALKS INTERIOR**

**Assumptions/Comments:**

- ASSUMES 5' WIDE SIDEWALKS
- INCLUDES SIDEWALK ADJACENT TO OUTLOTS G,H, I, J, K & GOLD COAST ROAD
- ALL SIDEWALK FROM PHASE 1 INCLUDED IN SIDEWALKS 114TH ADJACENT

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 5" CONCRETE SIDEWALK	10,940	SF	\$5.00	\$54,700.00
2	COMMON EARTH EXCAVATION- SUBGRADE	15,183	SF	\$1.00	\$15,183.00
3	CONSTRUCT CONCRETE CURB RAMP W/ DETECTABLE WARNING PANEL	6	EA	\$900.00	\$5,400.00
4	CONSTRUCT 5" CONCRETE SIDEWALK (PHASE 1)	0	SF	\$3.00	\$0.00
5	COMMON EARTH EXCAVATION- SUBGRADE (PHASE 1)	1,100	SY	\$2.00	\$2,200.00
6	CONSTRUCT CONCRETE CURB RAMP W/ DETECTABLE WARNING PANEL (PHASE 1)	108	SF	\$9.00	\$972.00
	CONTINGENCY	15%			\$11,768.25

**Estimated Construction Costs:** \$90,223.25

**Estimated Soft Costs**

19.00%	Engineering Design and Construction Administration:	\$17,142.42
2.00%	Geotechnical and Testing:	\$1,804.47
5.00%	Legal:	\$4,511.16
5.00%	Fiscal:	\$5,684.06
7.00%	Interest:	\$8,355.58
	12 Duration (Months)	

**Total Estimated Soft Costs:** 42% \$37,497.68

**Total Estimated Costs:** \$127,720.93

Bg

**SIDEWALKS 114TH ST ADJACENT**

**Assumptions/Comments:**

- ASSUMES ALL ADJACENT SIDEWALK TO PHASE 2 WILL BE CONSTRUCTED IN PHASE 2
- ASSUMES 5' WIDE SIDEWALKS
- ASSUMES ALL OF ADJACENT SIDEWALK IS GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 5" CONCRETE SIDEWALK	14,782	SF	\$5.00	\$73,910.00
2.	COMMON EARTH EXCAVATION- SUBGRADE	17,738	SF	\$1.00	\$17,738.40
	CONTINGENCY	15%			\$13,747.26

**Estimated Construction Costs:** \$105,395.66

**Estimated Soft Costs**

19.00%	Engineering Design and Construction Administration:	\$20,025.18
2.00%	Geotechnical and Testing:	\$2,107.91
5.00%	Legal:	\$5,269.78
5.00%	Fiscal:	\$6,639.93
7.00%	Interest:	\$9,760.69
12	Duration (Months)	

**Total Estimated Soft Costs:** 42% \$43,803.49

**Total Estimated Costs:** \$149,199.15

Bh

**SIDEWALKS G.O.**

**Assumptions/Comments:**

- ASSUMES 5' WIDE SIDEWALKS
- ASSUMES SIDEWALK ADJACENT TO OUTLOTS H AND I DESIGNATED PARK AREAS IS G.O.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 5" CONCRETE SIDEWALK (7283 SF TOTAL)	7,283	SF	\$5.00	\$36,415.00
2	COMMON EARTH EXCAVATION-SUBGRADE	8,740	SF	\$1.00	\$8,739.60
	CONSTRUCT CONCRETE CURB RAMP W/ DETECTABLE WARNING PANEL	6	EA	\$900.00	\$5,400.00
3	CONSTRUCT 5" CONCRETE SIDEWALK (PHASE 1)	0	SF	\$3.00	\$0.00
4	COMMON EARTH EXCAVATION- SUBGRADE (PHASE 1)	1,100	SY	\$2.00	\$2,200.00
5	CONSTRUCT CONCRETE CURB RAMP W/ DETECTABLE WARNING PANEL (PHASE 1)	108	SF	\$9.00	\$972.00
	CONTINGENCY	15%			\$8,058.99

**Estimated Construction Costs:** \$61,785.59

**Estimated Soft Costs**

Engineering Design and	-
19.00% Construction Administration:	\$11,739.26
2.00% Geotechnical and Testing:	\$1,235.71
5.00% Legal:	\$3,089.28
5.00% Fiscal:	\$3,892.49
7.00% Interest:	\$5,721.96
12 Duration (Months)	

**Total Estimated Soft Costs:** 42% \$25,678.71

**Total Estimated Costs:** \$87,464.30

**PARKS AQUISITION**

**Assumptions/Comments:**

- OUTLOTS H AND I, ARE DESIGNATED PARKS AREAS.
- ASSUME UNIT PRICE IS 50% OF PURCHASE PRICE PER ACRE (\$37,500)
- Purchase Outlot F from lot 1 in Phase 2 (\$43,150)
- Areas in Floodway, FLOODPLAIN, 3 1+20 AND EASEMENTS are not eligible for reimbursement. Outlot F now Outlot K, Outlot H now Outlot K and Outlot I now Outlot M

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	OUTLOT K ( 9.86 Acres, 3 52 AC FLOODPLAIN, EASEMENTS)	6.34	AC	\$18,750.00	\$118,875 00
2 .	OUTLOT M( 6.99 Acres, 2.79 AC Floodway)	4.20	AC	\$18,750.00	\$78,750 00
3	OUTLOT K (7 95 Acres, 3.53 FLOODPLAIN, EASEMENT, AND 3:1 +20)	4.42	AC	\$21,575.00	\$95,361.50

Estimated Construction Costs: \$292,986 50

**Estimated Soft Costs**

Engineering Design and	
2.00% Construction Administration:	\$5,859.73
2.00% Legal:	\$5,859.73
5.00% Fiscal:	\$15,235.30
7.00% Interest:	\$11,197.94
6 Duration (Months)	

Total Estimated Soft Costs: 13% \$38,152.70

Total Estimated Costs: \$331,139.20

**PARKS IMPROVEMENTS**

**Assumptions/Comments:**

- ASSUMES IMPROVEMENTS TO DESIGNATED PARK AREAS IN OUTLOTS F H, AND I
- TRAIL FROM PRAIRIE HILLS TO SOUTH PROPERTY LINE

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT 8' WIDE-6" THICK TRAIL	22,750	SF	\$6 00	\$136,500.00
2	TREES	11	EA	\$300.00	\$3,300.00

Estimated Construction Costs: \$139,800 00

**Estimated Soft Costs**

Engineering Design and	
19.00% Construction Administration:	\$26,562.00
2.00% Geotechnical and Testing:	\$2,796.00
5.00% Legal:	\$8,457.90
5.00% Fiscal:	\$8,880 80
7.00% Interest:	\$13,054.77
12 Duration (Months)	

Total Estimated Soft Costs: 43% \$59,751.46

Total Estimated Costs: \$199,551.46

Bj

**GOLD COAST ROAD PUBLIC IMPROVEMENTS-PARK PROPERTY**

**Assumptions/Comments:**

INCLUDES PAVING, STORM, WATER AND CONSPAN FOR GOLD COAST ROAD PUBLIC IMPROVEMENTS ADJACENT TO OUTLOT H & I  
 ASSUMES PUBLIC IMPROVEMENTS TO GOLD COAST ROAD WITHIN PARK PROPERTY ARE 100% GO. GOLD COAST ROAD SHALL BE A FUTURE PROJECT WHEN DEVELOPMENT TO WEST HAPPENS  
 ASSUMES A 32' CONSPAN- COST FROM CONTECH. \$102,000 IN MATERIALS ON 1-27-17. THIS IS 17% INCREASE. THEREFORE, 17% INCREASE IN \$165K WOULD BE \$195K

	<b>Bid Item Description</b>	<b>Approximate Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1	7" CONCRETE PAVEMENT - TYPE L6	2,427	SY	\$33.00	\$80,091.00
2	COMMON EARTH EXCAVATION - SUBGRADE	809	CY	\$2.50	\$2,022.50
3	CONSTRUCT 12' CURB INLET	2	EA	\$3,400.00	\$6,800.00
4	CONSTRUCT BARRICADE	1	EA	\$1,000.00	\$1,000.00
5	CONCRETE HEADER	38	LF	\$4.00	\$152.00
6	CONSTRUCT 24" R.C.P., CLASS III	58	LF	\$50.00	\$2,900.00
8	CONSTRUCT 24" PIPE BEDDING	58	LF	\$6.00	\$348.00
	CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$3,900.00	\$3,900.00
9	CONSTRUCT 12" D.I.P.	617	LF	\$42.00	\$25,914.00
10	CONSTRUCT CONSPAN	1	EA	\$250,000.00	\$250,000.00
11	CONSTRUCT ENERGY DISSIPATION	1	LS	\$25,000.00	\$25,000.00
12	CONSTRUCT CAST IN PLACE CONCRETE HEADWALL	525	SF	\$55.00	\$28,875.00
13	CONSTRUCT RETAINING WALL	1,500	SF	\$55.00	\$82,500.00
	CONTINGENCY	15.00%			\$76,425.38

**Estimated Construction Costs:** \$585,927.88

**Estimated Soft Costs**

<b>Engineering Design and Construction Administration:</b>	\$111,326.30
19.00%	
<b>2.00% Geotechnical and Testing:</b>	\$11,718.56
5.00%	
<b>Legal:</b>	\$35,448.64
5.00%	
<b>Fiscal:</b>	\$37,221.07
7.00%	
<b>Interest:</b>	\$54,714.97
12	
<b>Duration (Months)</b>	

**Total Estimated Soft Costs:** 43% \$250,429.53

**Total Estimated Costs:** **\$836,357.40**

BK

**PARKS ACQUISITION G.O.**

**Assumptions/Comments:**

- OUTLOTS H AND I ARE DESIGNATED PARKS AREAS
- ASSUME UNIT PRICE IS 50% OF PURCHASE PRICE PER ACRE
- ASSUMES HALF OF PARK ACQUISITION IS G.O.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	OUTLOTS H,I	10.54	AC	\$9,375.00	\$98,812.50
2	OUTLOTS F	4.42	AC	\$10,787.50	\$47,680.75

**Estimated Construction Costs:** \$146,493.25

**Estimated Soft Costs**

Engineering Design and	
2.00% Construction Administration:	\$2,929.87
2.00% Legal:	\$2,929.87
5.00% Fiscal:	\$7,617.65
7.00% Interest:	\$5,598.97
6 Duration (Months)	

**Total Estimated Soft Costs:** 13% \$19,076.35

**Total Estimated Costs:** \$165,569.60

**PARKS IMPROVEMENTS G.O.**

**Assumptions/Comments:**

- ASSUMES PARK IMPROVEMENTS ARE GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 8' WIDE-6" THICK TRAIL	22,750	SF	\$6.00	\$136,500.00
3	TREES	11	EA	\$300.00	\$3,300.00

**Estimated Construction Costs:** \$139,800.00

**Estimated Soft Costs**

Engineering Design and	
19.00% Construction Administration:	\$26,562.00
2.00% Geotechnical and Testing:	\$2,796.00
5.00% Legal:	\$8,457.90
5.00% Fiscal:	\$8,880.80
7.00% Interest:	\$13,054.77
12 Duration (Months)	

**Total Estimated Soft Costs:** 43% \$59,751.46

**Total Estimated Costs:** \$199,551.46



**WATER INTERIOR**

Assumptions/Comments:  
 Removed link to phase 1 water interior bid prices

Estimated Construction Costs / LF DIP:

\$51.33

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CONSTRUCT 6" D.I.P.	2328	LF	\$24.00	\$55,872.00
2 . CONSTRUCT 8" D.I.P.	6,969	LF	\$28.00	\$195,132.00
3 . CONSTRUCT 12" D.I.P.	3,783	LF	\$42.00	\$158,886.00
4 . CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	3	EA	\$3,900.00	\$11,700.00
5 . CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	17	EA	\$4,300.00	\$73,100.00
6 . CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	3	EA	\$350.00	\$1,050.00
7 . CONSTRUCT 8"x8"x8" M J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$375.00	\$750.00
8 . CONSTRUCT 8"x8"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$425.00	\$0.00
9 . CONSTRUCT 12"x12"x6" M J TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$425.00	\$0.00
10 . CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$475.00	\$950.00
11 . CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$600.00	\$0.00
12 . CONSTRUCT 6" M.J. GATE VALVE AND BOX	12	EA	\$850.00	\$10,200.00
13 . CONSTRUCT 8" M J GATE VALVE AND BOX	29	EA	\$1,150.00	\$33,350.00
14 . CONSTRUCT 12" M.J. GATE VALVE AND BOX	14	EA	\$2,000.00	\$28,000.00
15 . CONSTRUCT 8"x8" CROSS	2	EA	\$335.00	\$670.00
16 . CONSTRUCT 12"x6" CROSS	2	EA	\$425.00	\$850.00
17 . CONSTRUCT 12"x8" CROSS	4	EA	\$450.00	\$1,800.00
18 . CONSTRUCT 12"x12" CROSS	1	EA	\$550.00	\$550.00
19 . CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	\$350.00	\$350.00
20 . CONSTRUCT 12" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$450.00	\$0.00
21 . CONSTRUCT SILT FENCE	1,500	LF	\$2.50	\$3,750.00
22 . CONSTRUCT CHLORINE TUBE	3	EA	\$1,800.00	\$5,400.00
23 . CONSTRUCT SAMPLING TAP	12	EA	\$250.00	\$3,000.00
CONTINGENCY	15%			\$85,981.50

Estimated Construction Costs:

\$671,341.50

**Estimated Soft Costs**

19.00%	Engineering Design and Construction Administration:	\$127,554.89
2.00%	Geotechnical and Testing:	\$13,426.83
5.00%	Legal:	\$33,567.08
5.00%	Fiscal:	\$42,294.51
7.00%	Interest:	\$46,629.70
	9 Duration (Months)	

Total Estimated Soft Costs:

39% \$263,473.01

Total Estimated Costs:

**\$934,814.51**

Bm

**WATER OFFSITE**

**Assumptions/Comments:**

REMOVED FROM COST ESTIMATE PER LETTER FROM MARK STURMSMA DATED JUNE 2 2014

	<b>Bid Item Description</b>	<b>Approximate Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1	CONSTRUCT 12" D.I.P.	0	LF	\$42.00	\$0.00
2	CONSTRUCT 12" PIPE BEDDING	0	EA	\$4.00	\$0.00
3	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0		\$600.00	\$0.00
4	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	0		\$4,300.00	\$0.00
5	CONSTRUCT SILT FENCE	0	EA	\$550.00	\$0.00
	CONTINGENCY	15%			\$0.00

**Estimated Construction Costs:** \$0.00

**Estimated Soft Costs**

19.00%	Engineering Design and Construction Administration:	\$0.00
2.00%	Geotechnical and Testing:	\$0.00
5.00%	Legal:	\$0.00
5.00%	Fiscal:	\$0.00
7.00%	Interest:	\$0.00
9	Duration (Months)	

**Total Estimated Soft Costs:** 0% \$0.00

**Total Estimated Costs:** \$0.00

Bn

**WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL**

**Assumptions/Comments:**

UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, EFFECTIVE OCT 1, 2015  
Add lot 88 from phase 1

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. RESIDENTIAL (SINGLE FAMILY)	149	EA	\$2,175.00	\$324,075.00

**Estimated Construction Costs:** \$324,075.00

**Estimated Soft Costs**

0.00%	Engineering Design and Construction Administration:	\$0.00
2.00%	Legal:	\$6,481.50
5.00%	Fiscal:	\$16,527.83
7.00%	Interest:	\$18,221.93
9	Duration (Months)	

**Total Estimated Soft Costs:** 13% \$41,231.25

**Total Estimated Costs:** \$365,306.25

**WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA**

**Assumptions/Comments:**

UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR PARK OR COMMON AREA, EFFECTIVE OCT 1, 2014

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. OUTLOTS F,I	2.08	AC	\$6,080.00	\$12,646.40
1. OUTLOTS G,H - PARK AREAS	16.85	AC	\$6,080.00	\$102,448.00

**Estimated Construction Costs:** \$115,094.40

**Estimated Soft Costs**

0.00%	Engineering Design and Construction Administration:	\$0.00
2.00%	Legal:	\$2,301.89
5.00%	Fiscal:	\$5,869.81
7.00%	Interest:	\$6,471.47
9	Duration (Months)	

**Total Estimated Soft Costs:** 13% \$14,643.17

**Total Estimated Costs:** \$129,737.57

Bo

**WATER INTERIOR G.O.**

**Assumptions/Comments:**

ASSUMES 1/2 OF WATER ADJACENT TO OUTLOT G AND H DESIGNATED PARK AREAS IS G.O.  
 PRICE DIFFERENCE FOR PIPES LARGER THAN 8"

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 6" D.I.P	0	LF	\$24.00	\$0.00
2	CONSTRUCT 8" D.I.P	352	LF	\$28.00	\$9,856.00
3	CONSTRUCT 12" D.I.P	3,783	LF	\$14.00	\$52,962.00
4	CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AI	0	EA	\$3,900.00	\$0.00
5	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	2	EA	\$4,300.00	\$8,600.00
6	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$350.00	\$0.00
7	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$375.00	\$0.00
8	CONSTRUCT 8"x8"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$50.00	\$0.00
9	CONSTRUCT 12"x12"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$50.00	\$0.00
10	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$100.00	\$200.00
11	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$225.00	\$0.00
12	CONSTRUCT 6" M.J. GATE VALVE AND BOX	0	EA	\$850.00	\$0.00
13	CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,150.00	\$0.00
14	CONSTRUCT 12" M.J. GATE VALVE AND BOX	14	EA	\$850.00	\$11,900.00
15	CONSTRUCT 8"x8" CROSS	0	EA	\$335.00	\$0.00
16	CONSTRUCT 12"x6" CROSS	2	EA	\$425.00	\$850.00
17	CONSTRUCT 12"x8" CROSS	4	EA	\$25.00	\$100.00
18	CONSTRUCT 12"x12" CROSS	1	EA	\$125.00	\$125.00
19	CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$350.00	\$0.00
20	CONSTRUCT 12" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$100.00	\$0.00
21	CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
22	CONSTRUCT CHLORINE TUBE	3	EA	\$1,800.00	\$5,400.00
23	CONSTRUCT SAMPLING TAP	12	EA	\$250.00	\$3,000.00
	CONTINGENCY	15%			\$13,948.95

**Estimated Construction Costs: \$106,941.95**

**Estimated Soft Costs**

Engineering Design and	
19.00% Construction Administration:	\$20,318.97
2.00% Geotechnical and Testing:	\$2,138.84
5.00% Legal:	\$5,347.10
5.00% Fiscal:	\$6,737.34
7.00% Interest:	\$7,427.92
9 Duration (Months)	

**Total Estimated Soft Costs: 39% \$41,970.17**

**Total Estimated Costs: \$148,912.12**

Bp

**WATER-CAPITAL FACILITY FEES-PAPILLION G.O.**

**Assumptions/Comments:**  
50% OF TOTAL COST G.O.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . 50% OF TOTAL IS G.O.	1	LS	\$182,653.13	\$182,653.13

**Estimated Construction Costs:** \$182,653.13

**Total Estimated Costs:** \$182,653.13

**WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA**

**Assumptions/Comments:**  
UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, EFFECTIVE OCT 1, 2014  
UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR PARK OR COMMON AREA, EFFECTIVE OCT 1, 2014  
ASSUMES 50% OF PARK AREAS GO

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . 50% OF TOTAL IS G.O.	1.00	LS	\$64,868.79	\$64,868.79

**Estimated Construction Costs:** \$64,868.79

**Total Estimated Costs:** \$64,868.79

BQ

**POWER**

**Assumptions/Comments:**

↪ Add lot 88 from Phase 1

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	ASHBURY CREEK RESIDENTIAL LOTS 88-236	149	EA	\$1,350.00	\$201,150.00

**Estimated Construction Costs:** \$201,150.00

Estimated Soft Costs

Engineering Design and	
19.00% Construction Administration:	\$38,218.50
2.00% Legal:	\$4,023.00
5.00% Fiscal:	\$12,169.58
7.00% Interest:	\$13,416.96
9 Duration (Months)	

**Total Estimated Soft Costs:** 34% \$67,828.03

**Total Estimated Costs:** \$268,978.03

Br

**Civil Defense Siren**

**Assumptions/Comments:**

- ASSUMES ALL COST FOR CIVIL DEFENSE SIREN IS 3.0
- ASSUMES FUTURE SID CONTRIBUTES 1/2 TOTAL COST

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CIVIL DEFENSE SIREN	1	LS	\$30,000.00	\$30,000.00
CONTINGENCY	15%			\$4,500.00
<b>Estimated Construction Costs:</b>				<b>\$34,500.00</b>
<b><u>Estimated Soft Costs</u></b>				
			Engineering Design and Construction Administration:	\$6,555.00
			Legal:	\$2,052.75
			Fiscal:	\$2,155.39
			Interest:	\$3,168.42
			Duration (Months)	
<b>Total Estimated Soft Costs:</b>				<b>\$13,931.56</b>
<b>Total Estimated Costs:</b>				<b>\$48,431.56</b>
CONTRIBUTION BY FUTURE SID			50%	\$24,215.78

**Plan Review Fee**

Assumptions/Comments:



	<b>Bid Item Description</b>	<b>Construction Cost</b>	<b>Plan Review Fee</b>	<b>Total</b>
1 .	SANITARY SEWER - INTERIOR	\$749,718.38	1.00%	\$7,497.18
2 .	SANITARY SEWER - OUTFALL	\$0.00	1.00%	\$0.00
3	STORM SEWER	\$389,177.25	1.00%	\$3,891.77
4	PAVING MINOR	\$1,722,051.40	1.00%	\$17,220.51
5 .	PAVING COLLECTOR	\$0.00	1.00%	\$0.00
6 .	PAVING MAJOR 114th Street Adjacent To Development	\$0.00	1.00%	\$0.00
7 .	SIDEWALKS INTERIOR	\$90,223.25	1.00%	\$902.23
8 .	PARKS IMPROVEMENTS	\$139,800.00	1.00%	\$1,398.00
9 .	WATER INTERIOR	\$671,341.50	1.00%	\$6,713.42
10 .	WATER OFFSITE	\$0.00	1.00%	\$0.00
11 .	WATER CAD MODELING			\$2,800.00

**Estimated Construction Costs:** \$40,423.12

**Estimated Soft Costs**

5.00% Fiscal: \$2,021.16

7.00% Interest: \$2,971.10

12 Duration (Months)

**Total Estimated Soft Costs:** 12% \$4,992.26

**Total Estimated Costs:** \$45,415.37



SANTARY AND IMPROVEMENT DISTRICT NO. 304, SARPY COUNTY, NEBRASKA  
ASHBURY CREEK

FINAL PLAN PHASING EXHIBIT

LAMP RYNEARSON & ASSOCIATES  
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ASHBURY CREEK  
SARPY COUNTY, NEBRASKA

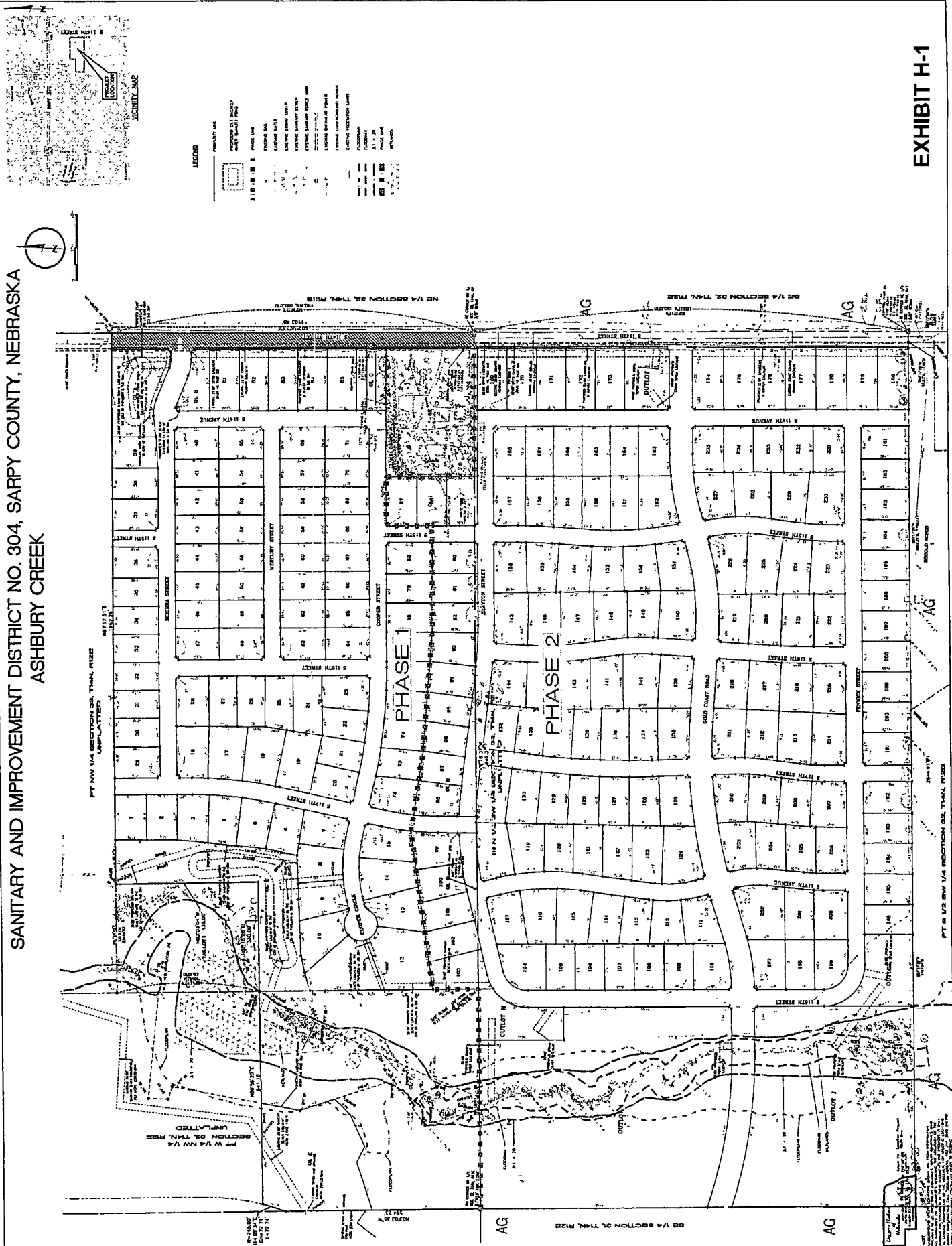


EXHIBIT H-1