



2020-37425

11/06/2020 08:42:03 AM

Recording fees paid:

\$226.00

Pages: 37

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

By: ah



AMD

(Space above line for recording information)

**FIRST AMENDMENT  
TO  
ASHBURY HILLS  
SUBDIVISION AGREEMENT**

This First Amendment to the Ashbury Hills Subdivision Agreement (hereinafter "First Amendment"), which is made this 6<sup>th</sup> day of October, 2020 ("Effective Date"), by and between **ASHBURY HILLS DEVELOPMENT, LLC** a Nebraska limited liability company, **SBS KAPITAL, LLC**, a Nebraska limited liability company, and **ONE-TWO-SIX SCHRAM, LLC**, a Nebraska limited liability company (hereinafter collectively referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 340 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPIILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as "CITY") (collectively the "Parties"), amends and modifies the original subdivision agreement approved by the Papillion City Council via Resolution No. R19-0112 on May 21, 2019 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2019-12331 (hereinafter referred to as the "Original Subdivision Agreement").

**RECITALS**

DEVELOPER, DISTRICT, and CITY entered into the Original Subdivision Agreement, with respect to Lots 1 – 166, inclusive, and Outlots A – H, inclusive of Ashbury Hills; and

DISTRICT approved a resolution on May 21, 2020 to detach Lot 166 from the boundary of DISTRICT contingent upon DISTRICT receiving a fully executed contribution agreement from the owner of Lot 166; and

DISTRICT wishes to amend Section 10(A) and replace Exhibit H of the Original Subdivision Agreement to allow for Lot 166 to be detached from the boundary of DISTRICT; and

DEVELOPER and DISTRICT wish to replace Exhibit H and Exhibit J of the Original Subdivision Agreement to modify the phasing for the Development Area.

**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 Original Subdivision Agreement as modified and amended by this First Amendment (collectively, the "Agreement").
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Original Subdivision Agreement.
3. Area of Application. This First Amendment applies to: (i) Lots 1 – 47, inclusive, Lots 58 – 61, inclusive, Lots 70 – 73, inclusive, Lots 90 – 121, inclusive, and Lots 126 – 166 and Outlots A – H, inclusive, of Ashbury Hills and (ii) Lots 1 – 44, inclusive, and Outlots A – D, inclusive, of Ashbury Hills Replat 1.
4. Amendment. The Original Subdivision Agreement terms are hereby amended as follows:
  - A. Section 10(A) of the Original Subdivision Agreement is hereby amended to read:

Boundary of DISTRICT. DISTRICT shall take any action necessary to ensure that the boundary of DISTRICT shall match the boundary of the final plat depicted on Exhibit B, excluding Lot 166 of Ashbury Hills, which has been detached from DISTRICT.
5. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto are incorporated into this First Amendment and the Agreement by this reference and are hereby rescinded, modified, and/or added as follows:
  - A. Exhibit H, and all references thereto, is hereby rescinded in its entirety and the attached Exhibit H-1 is hereby substituted in their place.
  - B. Exhibit J, and all references thereto, is hereby rescinded in its entirety and the attached Exhibit J-1 is hereby substituted in their place.
6. No Other Amendment. Except as specifically modified and amended by this First Amendment, the Original Subdivision Agreement shall remain in full force and effect.
7. Binding Effect. This First Amendment shall be binding upon the Parties, their respective successors, and assigns.

*(Signatures on following pages.)*

ATTEST:

CITY OF PAPILLION, a Nebraska  
Municipal Corporation

Nicole L. Brown  
Nicole L. Brown, City Clerk

By David P. Black  
David P. Black, Mayor

CITY SEAL



SANITARY AND IMPROVEMENT DISTRICT  
NO. 340 OF SARPY COUNTY, NEBRASKA

By *Peter W. Katt*  
Peter Katt, Chairman

STATE OF NEBRASKA    )  
                                  )    ss.  
COUNTY OF SARPY    )

Before me, a notary public, in and for said county and state, personally came Peter Katt, Chairman of Sanitary and Improvement District No. 340 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be such person's voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 30<sup>th</sup> day of July, 2020.



*Heather Czerwinski*  
Notary Public

ASHBURY HILLS DEVELOPMENT, LLC,  
a Nebraska limited liability corporation

By *Peter W. Katt*  
Peter Katt, Member

STATE OF NEBRASKA    )  
                                  )    ss.  
COUNTY OF SARPY    )

Before me, a notary public, in and for said county and state, personally came Peter Katt, Member, of Ashbury Hills Development, 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 such person's voluntary act and deed on behalf of such company.

Witness my hand and Notarial Seal this 30<sup>th</sup> day of July, 2020.



*Heather Czerwinski*  
Notary Public

SBS KAPITAL, LLC,  
a Nebraska limited liability company,

By   
Peter Katt, Member

STATE OF NEBRASKA    )  
                                  )        ss.  
COUNTY OF SARPY     )

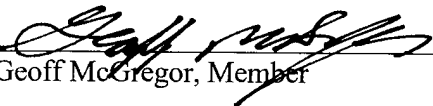
Before me, a notary public, in and for said county and state, personally came Peter Katt, Member, of SBS Kapital, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be such person's voluntary act and deed on behalf of such company.

Witness my hand and Notarial Seal this 30<sup>th</sup> day of July, 2020.



  
Notary Public

ONE-TWO-SIX SCHRAM, LLC,  
a Nebraska limited liability company,

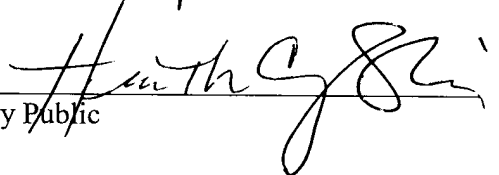
By   
Geoff McGregor, Member

STATE OF NEBRASKA    )  
                                  )    ss.  
COUNTY OF SARPY    )

Before me, a notary public, in and for said county and state, personally came Geoff McGregor, Member, of One-Two-Six Schram, 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 such person's voluntary act and deed on behalf of such company.

Witness my hand and Notarial Seal this 20<sup>th</sup> day of July, 2020.



  
Notary Public

**SUBDIVISION AGREEMENT AMENDMENT  
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

SECTIONS:

1	Incorporation of Recitals
2	Capitalized Terms
3	Area of Application
4	Amendment
5	Exhibit Modification
6	No Other Amendment
7	Binding Effect

EXHIBITS:

H-1	Source and Use of Funds
J-1	Phasing Plan



**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT :	ASHBURY HILLS	ZONING:	SINGLE FAMILY (Lg)	47 UNITS
DEVELOPER:	SAMSON		SINGLE FAMILY (Mid)	13 UNITS
AREA (ACRES):	106.215		SINGLE FAMILY (VILLA)	43 UNITS
JURISDICTION:	PAPILLION		SINGLE FAMILY (Sml)	67 UNITS
DATE:	07/07/20		MISSING MIDDLE RES	0 UNITS
ESTIMATED BY:	GRIMES		DUPLEXES / VILLAS	0 UNITS
PROJECT NO.:	P2017.258.001		CLUBHOUSE W/POOL	1 UNITS
			COMMERCIAL	8.806 AC
			SCHOOL	10.435 AC
			SPORTS FIELD	0.00 AC
			OUTLOTS	9.64 AC

SF Storage  
8 Outlots

**ASHBURY HILLS PHASE 1 - SINGLE FAMILY, SCHOOL AND COMMERCIAL**

ITEM	CONSTRCT.	TOTAL	BY OTHERS OR SARPY CO	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	FUTURE GEN. OBL.
SANITARY SEWER (INTERIOR)	\$ 1,062,980	\$ 1,466,920		\$ 1,466,920			
PAVING (INTERIOR)	\$ 1,507,130	\$ 2,079,840		\$ 1,620,620		\$ 459,220	
PAVING (GOLD COAST ROAD)	\$ 400,710	\$ 552,980		\$ 212,330		\$ 340,650	
PAVING (120TH STREET)	\$ 969,350	\$ 1,338,290	\$ 60,380		\$ 64,810	\$ 1,213,100	
PAVING (126TH STREET)	\$ 38,070	\$ 52,540				\$ 52,540	
PAVING (SCHRAM ROAD)	\$ 418,267	\$ 577,438				\$ 577,438	
PAVING (FUTURE SIGNALIZATION S 120TH AND SCHRAM)	\$ 220,000	\$ 308,000	\$ 231,000				\$ 77,000
WATER (INTERIOR)	\$ 942,470	\$ 1,300,610		\$ 1,215,120		\$ 85,490	
WATER (EXTERIOR)	\$ 563,430	\$ 788,802		\$ 134,274	\$ 350,075	\$ 304,453	
CAPITAL FACILITIES CHARGES	\$ 610,900	\$ 702,540		\$ 351,270		\$ 351,270	
UNDERGROUND ELECTRICAL	\$ 229,500	\$ 393,870		\$ 393,870		\$ -	
STORM SEWER	\$ 989,620	\$ 1,365,680		\$ -		\$ 1,365,680	
PARK CONTRIBUTION (PHASES 3 & 4)	\$ -	\$ -					
REGIONAL PARK AND TRAIL CONTRIBUTION	\$ 100,000	\$ 120,000					\$ 120,000
1% REVIEW FEE	\$ 68,920	\$ 82,704		\$ 41,352		\$ 41,352	
ELEMENTARY SCHOOL IN LIEU OF PAYMENTS	\$ -	\$ -	\$ -	\$ (150,000)		\$ (1,100,000)	
STORAGE LOT IN LIEU CONTRIBUTION						\$ (100,000)	
<b>TOTALS</b>	<b>\$ 8,121,347</b>	<b>\$ 11,130,214</b>	<b>\$ 291,380</b>	<b>\$ 5,285,757</b>	<b>\$ 414,885</b>	<b>\$ 3,591,193</b>	<b>\$ 197,000</b>

SPECIALS SINGLE FAMILY PER UNIT **\$ 31.093**

VALUATION:	SINGLE FAMILY (Lg)	47 Units @	\$ 550,000.00	=	\$25,850,000
	SINGLE FAMILY (Mid)	13 Units @	\$ 400,000.00	=	\$5,200,000
	SINGLE FAMILY (VILLAS)	43 Units @	\$ 450,000.00	=	\$19,350,000
	SINGLE FAMILY (Sml)	67 Units @	\$ 310,000.00	=	\$20,770,000
	MISSING MIDDLE RES	0 Units @	\$ 200,000.00	=	\$0
	CLUBHOUSE W/POOL	1 Units @	\$ 600,000.00	=	\$600,000
	DUPLEXES / VILLAS	0 Units @	\$ 200,000.00	=	\$0
	COMMERCIAL	0 S.F. @	\$ 30.00	=	\$0
	School Equivalent	0 Units @	\$ 310,000.00	=	\$0
					REMOVED FROM SID 5/21/2020
				TOTAL	\$71,770,000

DEBT RATIO WITH FUTURE OBLIGATIONS  
G.O. DEBT RATIO (95% VALUATION) = \$ 3,788,193 / \$ 68,181,500 = **5.56%**

DEBT RATIO WITHOUT FUTURE OBLIGATIONS  
G.O. DEBT RATIO (95% VALUATION) = \$ 3,591,193 / \$ 68,181,500 = **5.27%**

NOTES:

- 120th Street cost share based upon County contributing 1/3 of construction cost with the future Ashbury Creek 2 (in the G.O. Reimbursable column) contributing 1/2 of the remaining cost for the portion of the project adjacent to their property line other than specifically paying for the 5' sidewalk on the east side and Ashbury Hills paying for the west side. All additional cost is through Ashbury Hills. County contribution matches that for Ashbury Farm to the north.
- School contribution to G.O. and Special Assessments will be based upon equivalent lot count value.
- Schram Road costs are from the executed Interlocal Agreement.
- Future signalization at S 120th Street and Schram Road is to be constructed in the future with Ashbury Hills as the lead agent with reimbursement from adjacent developments.
- Regional park and trail contribution is for a future regional system around Hwy 370.
- Park contribution is to be used for amenities within the adjoining Ashbury Creek Park and has been included with Phases 3 & 4.

REVISION LOG:

12/17/2017 Revised to account for revised preliminary plat, phasing plan and City comments.  
Revised to account for City comments and changes to the phase lines

6/11/2018 Revised for updated layout with school lot

11/15/2018 Revised for updated layout, phase lines and City of Papillion comments

12/20/2018 Revised for phasing change and City comments

1/2/2019 Revised to include in lieu of valuation payment to specials and general obligation costs from the proposed PLV elementary school, corrected duplex lot count

1/13/2019 Small adjustment to Phase 1 / 2 sanitary sewer due to phasing, update to curb ramps in Phase 1, add hydrants in Phase 1

3/1/2019 Revisions made per City of Papillion Final Plat review and recommendations to the City Council for the Preliminary Plat.

4/12/2019 Corrected overlapping text

4/15/2019 Updated Schram Road costs per interlocal discussions with Sarpy County. Updated G.O. paving per subdivision agreement. Added in PCSMP basin outlet purchase.

1/13/2020 Update for Phase 1 Replat 1. Quantities and Costs per Sanitary Sect 1, Paving/Storm Sect 1 and Water Sect 1

5/11/2020 Update for revised Preliminary Plat with new phasing and Schram Road Interlocal

PROJECT: **SANITARY SEWER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	9,220	L.F.	\$ 34.00	\$ 313,480
2	8 INCH SANITARY SEWER PIPE OVERDEPTH	3,537	L.F.	\$ 57.76	\$ 204,297
3	6 INCH SANITARY SEWER PIPE 170 Lots	5,270	L.F.	\$ 30.45	\$ 160,472
4	SERVICE LINE RISERS	242	V.F.	\$ 84.00	\$ 20,328
5	54 IN. I.D. SANITARY MANHOLE (61)	836	V.F.	\$ 377.00	\$ 315,172
5A	54 IN. I.D. SANITARY MANHOLE >20 FT	23	V.F.	\$ 435.00	\$ 10,005
6	DROP MANHOLE CONNECTION	17	V.F.	\$ 206.00	\$ 3,502
7	CRUSHED ROCK BEDDING	250	TON	\$ 40.00	\$ 10,000.00
8	PLUG SANITARY SEWER STUB	9	EA	\$ 67.00	\$ 603.00
9	CONSTRUCT CONCRETE RING RETAINER	2	EA	\$ 304.00	\$ 608.00
10	CONNECT TO EXISTING SANITARY SEWER	1	EA	\$ 501.00	\$ 501.00
11	TAP EXISTING SANITARY SEWER	2	EA	\$ 1,584.00	\$ 3,168.00
	MISCELLANEOUS (+2%)	1	L.S.	2%	\$ 20,843.00
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$ 1,062,980.00</b>

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$ 1,466,920
2) G.O. COSTS	
TOTAL	\$ 0.00
3) MULTI-FAMILY SPECIALS	
8 INCH SANITARY SEWER PIPE	0 LF \$ -
54 IN. I.D. SANITARY MANHOLE (4)	0 V.F. \$ -
CRUSHED ROCK BEDDING	0 TON \$ -
TOTAL	\$ 0.00

PROJECT: **PAVING (INTERIOR RESIDENTIAL)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	33,379	S.Y.	\$ 36.85	\$ 1,230,016
2	EARTHWORK SUBGRADE PREP - ROADS	11,126	C.Y.	\$ 8.20	\$ 91,236
3	5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	3,570	SF	\$ 4.50	\$ 16,065
4	ADJUST MANHOLE TO GRADE	58	EA	\$ 196.20	\$ 11,380
5	SINGLE CURB RAMPS	114	EA	\$ 350.00	\$ 39,900
6	MARKINGS FOR PEDESTRIAN CROSSINGS 30 Intersections	900	LF	\$ 10.00	\$ 9,000
7	STOP BARS	260	LF	\$ 5.00	\$ 1,300
8	CURB RAMP INSERTS(2'X4')	912	SF	\$ 25.00	\$ 22,800
9	STREET SIGNS	28	EA	\$ 635.00	\$ 17,780
10	TRAFFIC CONTROL SIGNS	60	EA	\$ 635.00	\$ 38,100
11	SEDIMENT BASIN MAINTENANCE	0	LS	\$ 21,400.00	\$ -
	MISCELLANEOUS (+2%)	1	L.S.	2%	\$ 29,552.00
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$ 1,507,130</b>

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$ 2,079,840
2) G.O. ITEMS	
7" PAVING(INTERSECTIONS)	3,630 SY \$ 188,288
7" PAVING(OVERWIDTH)	0 SY \$ -
7" PAVING(OUTLOT FRONTAGE)	950 SY \$ 49,277
5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	3,570 SF \$ 22,613
EARTHWORK	1,527 CY \$ 17,621
MARKINGS FOR PEDESTRIAN CROSSINGS	900 LF \$ 12,668
STOP BARS	260 LF \$ 1,830
SINGLE CURB RAMPS	114 EACH \$ 56,163
CURB RAMP INSERTS(2'X4')	912 SF \$ 32,093
STREET SIGNS	28 EACH \$ 25,027
TRAFFIC CONTROL SIGNS	60 EACH \$ 53,630
SEDIMENT BASIN MAINTENANCE	0 LS \$ -
G.O. TOTAL	\$ 459,220

**PROJECT: PAVING (GOLD COAST)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8" P.C. CONCRETE PAVEMENT W/ INT. CURB (VARYING WIDTH)	8,207	S.Y.	\$ 40.05	\$ 328,690
2	EARTHWORK SUBGRADE PREP - ROADS	2,736	C.Y.	\$ 8.20	\$ 22,432
3	5" PC CONC. WALK ALONG OUTLOT FRONTAGES (5' WIDE)	4,120	SF	\$ 4.50	\$ 18,540
4	ADJUST MANHOLE TO GRADE	3	EA	\$ 196.20	\$ 589
5	SINGLE CURB RAMPS	32	EA	\$ 350.00	\$ 11,200
6	MARKINGS FOR PEDESTRIAN CROSSINGS	180	LF	\$ 10.00	\$ 1,800
7	STOP BARS	0	LF	\$ 5.00	\$ -
8	CURB RAMP INSERTS(2'X4')	384	SF	\$ 25.00	\$ 9,600
9	STREET SIGNS	0	EA	\$ 405.00	\$ -
10	TRAFFIC CONTROL SIGNS	0	EA	\$ 250.00	\$ -
	MISCELLANEOUS (+2%)	1	L.S.	2%	\$ 7,858.00
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$ 400,710</b>

**NOTES:**

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$ 552,980
2) G.O. ITEMS	
8" PAVING(INTERSECTIONS)	2,156 SY \$ 121,543
8" PAVING(OVERWIDTH)	1,910 SY \$ 107,675
8" PAVING(OUTLOT FRONTAGE)	345 SY \$ 19,449
DIFFERENCE 7" COST TO 8" COST	3,796 SY \$ 17,098 DIFFERENCE = \$ 3.20
5" PC CONC. WALK ALONG OUTLOT FRONTAGES (5' WIDE)	4,120 SF \$ 26,097
EARTHWORK	1,470 CY \$ 16,971
MARKINGS FOR PEDESTRIAN CROSSINGS	180 LF \$ 2,534
STOP BARS	0 LF \$ -
SINGLE CURB RAMPS	32 EACH \$ 15,765
CURB RAMP INSERTS(2'X4')	384 SF \$ 13,513
STREET SIGNS	0 EACH \$ -
TRAFFIC CONTROL SIGNS	0 EACH \$ -
<b>G.O. TOTAL</b>	<b>\$ 340,650</b>

**PROJECT: PAVING (120TH STREET)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ROW ACQUISITION (NORTH OF SCHRAM)	0	AC	\$ 35,000.00	\$ -
2	TRAFFIC CONTROL - BARRICADING (AT SCHRAM)	1	LS	\$ 4,070.00	\$ 4,070.00
3	9" P.C. CONCRETE PAVEMENT (16' LANES, 16' MEDIAN, INTEGRAL CURB)	13,430	SY	\$ 48.30	\$ 648,669.00
4	SUBGRADE PREPARATION	4,477	CY	\$ 8.20	\$ 36,708.67
5	9" IMPRINTED COLORED CONCRETE (ROUNDABOUT DRIVE OVER RING)	3,080	SF	\$ 7.50	\$ 23,100.00
6	6" IMPRINTED COLORED CONCRETE (MEDIAN)	3,310	SF	\$ 6.25	\$ 20,687.50
7	ADJUST MANHOLE TO GRADE	9	EA	\$ 196.20	\$ 1,765.80
8	DRILL & GROUT #5 X 18" TIE BARS, 48" O.C. (AT SCHRAM IF IN PLACE FIRST)	30	EA	\$ 25.00	\$ 750.00
9	5" SIDEWALK	13,535	SF	\$ 4.50	\$ 60,907.50
10	6" TRAIL	29,115	SF	\$ 5.00	\$ 145,575.00
11	SINGLE CURB RAMPS	8	EA	\$ 350.00	\$ 2,800.00
12	CURB RAMP INSERTS (2'X4')	72	SF	\$ 25.00	\$ 1,800.00
13	ROUNDABOUT PAVEMENT MARKINGS AND TRAFFIC SIGNS	1	LS	\$ 3,500.00	\$ 3,500.00
	MISCELLANEOUS (+2%)	1	L.S.	2%	\$ 19,007.00
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$ 969,350</b>

1) TOTAL SOFT COSTS @ (38%)	\$ 368,940
ENGINEERING (18%)	\$ 174,490
FISCAL, LEGAL, INTEREST (17%)	\$ 194,450

2) TOTAL PROJECT COST	\$ 1,338,290
2) GENERAL OBLIGATION	\$ 1,223,480

3) COST SHARING	SARPY COUNTY PARTICIPATION - 1/3 OF CONSTRUCTION COST + ENGINEERING FEES DEVELOPMENT (EAST & WEST PORTION)	\$ 50,000
		\$ 1,288,290

4) EAST PROPERTY SHARE, 1/2 OF NON-COUNTY PROJECT FROM CROSSING SOUTH

TRAFFIC CONTROL - BARRICADING (AT SCHRAM)	1	LS	\$ 5,731			
9" P.C. CONCRETE PAVEMENT (16' LANES, 16' MEDIAN, INTEGRAL CURB)	1,995	SY	\$ 135,693			
SUBGRADE PREPARATION	665	CY	\$ 7,679			
DRILL & GROUT #5 X 18" TIE BARS, 48" O.C. (AT SCHRAM IF IN PLACE FIRS)	30	EA	\$ 1,056			
5" SIDEWALK	3,020	SF	\$ 19,138			
6" TRAIL	5,820	SF	\$ 40,979			
SINGLE CURB RAMPS	2	SY	\$ 986	CONSTRUCT		
CURB RAMP INSERTS (2'X4')	16	SY	\$ 563	\$ 153,500	TOTAL COST	\$ 211,830
					COUNTY	\$ 60,380.00

ASHBURY HILLS PARTICIPATION	\$ 86,650
EAST PROPERTY CONTRIBUTION	\$ 64,810
	\$ 211,840.00

PROJECT: **PAVING (126TH STREET)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ROW ACQUISITION (DEDICATION FROM DEVELOPMENT TO THE WEST)	0	AC	\$ 35,000.00	\$ -
2	8" P.C. CONCRETE PAVEMENT W/ INT. CURB	524	SY	\$ 40.05	\$ 20,986.20
3	EARTHWORK SUBGRADE PREP	175	CY	\$ 8.20	\$ 1,432.27
4	5" PC CONC. WALK ALONG OUTLOT FRONTAGES (5' WIDE)	730	SF	\$ 4.50	\$ 3,285.00
5	5" PC CONC. WALK ALONG WEST OF PROPERTY LINE (5' WIDE)	0	SF	\$ 4.50	\$ -
6	6" PC CONC. TRAIL ALONG EAST SIDE	1,325	SF	\$ 5.00	\$ 6,625.00
7	SINGLE CURB RAMPS	4	EA	\$ 350.00	\$ 1,400.00
8	MARKINGS FOR PEDESTRIAN CROSSINGS	30	LF	\$ 10.00	\$ 300.00
9	STOP BARS	0	LF	\$ 5.00	\$ -
10	CURB RAMP INSERTS(2'X4')	32	SF	\$ 25.00	\$ 800.00
11	STREET SIGNS	0	EA	\$ 635.00	\$ -
12	TRAFFIC CONTROL SIGNS	2	EA	\$ 635.00	\$ 1,270.00
13	DRILL & GROUT #5 X 18" TIE BARS, 48" O.C. (AT SCHRAM)	6	EA	\$ 25.00	\$ 150.00
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 1,813.00
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$ 38,070</b>

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%) \$ 52,540 100% GENERAL OBLIGATION

PROJECT:	<b>PAVING (SCHRAM ROAD)</b>			
NOTE 1)	SCHRAM ROAD COSTS UPDATED PER INTERLOCAL AGREEMENT - EXHIBIT E. THESE NUMBERS ARE BID PRICES (CWB - 3/30/20)			
	TOTAL SCHRAM ROAD CONSTRUCTION BID COST (\$ 114TH TO S 132ND)			\$ 2,570,890.30
	ASHBURY HILLS COST SHARE PER INTERLOCAL AGREEMENT			10%
			ENGINEERING (8.5%) =	\$ 217,852.57
			CM, STAKING, TESTING AND MISC. (8.5%) =	\$ 217,852.57
			ESTIMATED ASHBURY HILLS CONTRIBUTION TO SARPY COUNTY =	\$ 300,794.17
			REMAINING SOFT COSTS (LEGAL, FISCAL, INTEREST) (18%) =	\$ 54,142.95
			ESTIMATED PAVEMENT CONSTRUCTION COST =	\$ 354,938.00
NOTE 2)	TRAIL - ASHBURY HILLS (10' - TRAIL)			
	CONSTRUCT 6" P.C.C. TRAIL - 10' WIDE			26863 SF \$ 5.00 \$ 161,178.00
				TOTAL TRAIL CONST COST W/ SOFT COSTS \$ 222,500.00
NOTE 3)	TOTAL ASHBURY HILLS COST FOR SCHRAM ROAD (\$ 114TH TO S 132ND)			\$ 577,438.00

NOTE 4) PER INTERLOCAL AGREEMENT APPROVED BY SARPY COUNTY 5/5/2020, ASHBURY HILLS SHALL REIMBURSE SARPY COUNTY 10% OF TOTAL CONSTRUCTION COSTS INCLUDING ENGINEERING, CM, STAKING, TESTING AND MISC (17% OF BID COST). PAYMENT 1 IS 50% OF ASHBURY HILLS CONTRIBUTION (APPROX. \$150,397), DUE IN SUMMER 2020. PAYMENT 2 IS 50% OF ASHBURY HILLS CONTRIBUTION (APPROX. \$150,397), DUE IN SUMMER 2021.

PROJECT: **SIGNALIZATION - S 120TH AND SCHRAM - FUTURE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	TRAFFIC SIGNAL S 120TH STREET AND SCHRAM ROAD	1	LS	\$ 200,000.00	\$ 200,000.00
	CONSTRUCTION COST SUBTOTAL =				\$ 200,000.00
	CONTINGENCY/INFLATION (10%) =				\$ 20,000.00
	ESTIMATED PROBABLE CONSTRUCTION COST =				\$ 220,000.00
	SID FEES, TRAFFIC STUDY, ENGINEERING, STAKING & C.M. (40%) =				\$ 88,000.00
	ESTIMATED SIGNAL CONSTRUCTION COST =				\$ 308,000.00
	ASHBURY HILLS PARTICIPATION (25%)			\$ 77,000	
	ENTITIES AT EACH OTHER CORNER OF THE INTERSECTION (25% * 3 = 75%)			\$ 231,000	
				\$ 308,000	

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	170	LOTS	\$1,350.00	\$ 229,500.00
2	MISSING MIDDLE RESIDENTIAL	0.000	ACRES	\$3,580.00	\$ -
3	COMMERCIAL	8.806	ACRES	\$3,580.00	\$ 31,525.48
4	SCHOOL	10.435	ACRES	\$3,580.00	\$ 37,357.30
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 298,382.78

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @	(32%)	\$393,870
2) SINGLE FAMILY SPECIALS		\$302,940
3) MULTI-FAMILY SPECIALS		\$0
4) SCHOOL SPECIALS		\$41,620
5) STORAGE SPECIALS		\$49,320

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 16" D.I.P., CL 350 WATER MAIN	300	LF	93.45	\$ 28,035.00
2	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	3,900	LF	50.70	\$ 197,730.00
3	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	3,700	LF	33.40	\$ 123,580.00
4	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	6,700	LF	29.25	\$ 195,975.00
5	BORE 12" D.I.P., CL 350 WATER MAIN	414	LF	93.30	\$ 38,626.20
6	BORE 8" D.I.P., CL 350 WATER MAIN	371	LF	67.80	\$ 25,153.80
7	BORE 6" D.I.P., CL 350 WATER MAIN	673	LF	57.70	\$ 38,832.10
8	INSTALL 16" GATE VALVE AND BOX	4	EA	5,649.00	\$ 22,596.00
9	INSTALL 12" GATE VALVE AND BOX	22	EA	2,125.00	\$ 46,750.00
10	INSTALL 8" GATE VALVE AND BOX	29	EA	1,274.00	\$ 36,946.00
11	INSTALL 6" GATE VALVE AND BOX	35	EA	973.00	\$ 34,055.00
12	INSTALL 12" X 12" CROSS	1	EA	766.00	\$ 766.00
13	INSTALL 8" X 8" CROSS	1	EA	475.00	\$ 475.00
14	INSTALL 16" X 8" TEE	1	EA	784.00	\$ 784.00
15	INSTALL 12" X 8" TEE	2	EA	565.00	\$ 1,130.00
16	INSTALL 12" X 6" TEE	6	EA	538.00	\$ 3,228.00
17	INSTALL 8" X 8" TEE	3	EA	437.00	\$ 1,311.00
18	INSTALL 8" X 6" TEE	5	EA	432.00	\$ 2,160.00
19	INSTALL 6" X 6" TEE	7	EA	410.00	\$ 2,870.00
20	CONSTRUCT FIRE HYDRANT ASSEMBLY-AMERICAN-DARLING, 5 1/4", B-84-B-5	19	EA	3,940.00	\$ 74,860.00
21	CONSTRUCT END OF MAIN HYDRANT-AMERICAN-DARLING, 5 1/4", B-84-B-5	12	EA	3,154.00	\$ 37,848.00
22	CONNECTION TO EXISTING MAIN	3	EA	1,537.00	\$ 4,611.00
23	RELOCATE EXISTING HYDRANT	3	EA	1,889.00	\$ 5,667.00
	MISCELLANEOUS (+2%)	1	L.S.	2%	\$ 18,480.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$942,470

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @	(38%)	\$1,300,610
2) G.O. PORTION FOR LINES OVER 8"		
		COST DIFFERENCE
16" WATER MAIN	300 LF	\$ 18,015
12" WATER MAIN	3,900 LF	\$ 67,470
TOTAL OVERSIZED MAIN COST:		\$ 85,490

PROJECT: WATER (EXTERIOR - SCHRAM ROAD)

**WEST PHASE- 120 STREET TO 124TH STREET**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 16" D.I.P., CL 350 WATER MAIN	1300	LF	78.20	\$ 101,660.00
2	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	30	LF	68.50	\$ 2,055.00
3	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	30	LF	61.50	\$ 1,845.00
4	BORE 16" D.I.P., CL 350 WATER MAIN	93	LF	253.90	\$ 23,612.70
5	BORE 12" D.I.P., CL 350 WATER MAIN	0	LF	122.90	\$ -
6	INSTALL 16" GATE VALVE AND BOX	3	EA	6,115.00	\$ 18,345.00
7	INSTALL 12" GATE VALVE AND BOX	0	EA	2,177.00	\$ -
8	INSTALL 8" GATE VALVE AND BOX	0	EA	1,251.00	\$ -
9	INSTALL 16" X 12" TEE	1	EA	1,360.00	\$ 1,360.00
10	INSTALL 16" X 8" TEE	1	EA	1,111.00	\$ 1,111.00
11	CONSTRUCT FIRE HYDRANT ASSEMBLY-AMERICAN-DARLING, 5 1/4", B-84-B-5	2	EA	4,708.00	\$ 9,416.00
12	CONSTRUCT END OF MAIN HYDRANT-AMERICAN-DARLING, 5 1/4", B-84-B-5	0	EA	3,420.00	\$ -
13	CONNECTION TO EXISTING MAIN	2	EA	1,561.00	\$ 3,122.00
14	CONNECTION TO EXISTING MAIN (114TH & SCHRAM)	0	LS	6,898.00	\$ -
15	RELOCATE EXISTING HYDRANT	1	EA	2,589.00	\$ 2,589.00
16	INSTALL SEEDING - TYPE B	0.6	AC	1,430.00	\$ 858.00
17	INSTALL WATTLE	1400	LF	3.75	\$ 5,250.00
	MISCELLANEOUS (+10%)	1	L.S.	10%	\$ 17,123.00
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$ 188,350.00</b>

SOFT COSTS (DESIGN, C.A., LEGAL, FISCAL, ETC) \$ 75,340.00

**TOTAL WEST PHASE COST (100% SID 340) \$ 263,690.00**

**EAST PHASE- 114 STREET TO 120TH STREET**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 16" D.I.P., CL 350 WATER MAIN	2500	LF	78.20	\$ 195,500.00
2	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	30	LF	68.50	\$ 2,055.00
3	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	0	LF	61.50	\$ -
4	BORE 16" D.I.P., CL 350 WATER MAIN	217	LF	253.90	\$ 55,096.30
5	BORE 12" D.I.P., CL 350 WATER MAIN	65	LF	122.90	\$ 7,988.50
6	INSTALL 16" GATE VALVE AND BOX	5	EA	6,115.00	\$ 30,575.00
7	INSTALL 12" GATE VALVE AND BOX	1	EA	2,177.00	\$ 2,177.00
8	INSTALL 8" GATE VALVE AND BOX	1	EA	1,251.00	\$ 1,251.00
9	INSTALL 16" X 12" TEE	1	EA	1,360.00	\$ 1,360.00
10	INSTALL 16" X 8" TEE	1	EA	1,111.00	\$ 1,111.00
11	CONSTRUCT FIRE HYDRANT ASSEMBLY-AMERICAN-DARLING, 5 1/4", B-84-B-5	4	EA	4,708.00	\$ 18,832.00
12	CONSTRUCT END OF MAIN HYDRANT-AMERICAN-DARLING, 5 1/4", B-84-B-5	1	EA	3,420.00	\$ 3,420.00
13	CONNECTION TO EXISTING MAIN	0	EA	1,561.00	\$ -
14	CONNECTION TO EXISTING MAIN (114TH & SCHRAM)	1	LS	6,898.00	\$ 6,898.00
15	RELOCATE EXISTING HYDRANT	1	EA	2,589.00	\$ 2,589.00
16	INSTALL SEEDING - TYPE B	1.4	AC	1,430.00	\$ 2,002.00
17	INSTALL WATTLE	2700	LF	3.75	\$ 10,125.00
	MISCELLANEOUS (+10%)	1	L.S.	10%	\$ 34,098.00
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$ 375,080.00</b>

SOFT COSTS (DESIGN, C.A., LEGAL, FISCAL, ETC) \$ 150,032.00

**TOTAL EAST PHASE COST \$ 525,112.00**

SID 340 EAST PHASE SHARE (33-1/3%)	\$ 175,037.33
SID 338 EAST PHASE SHARE (33-1/3%)	\$ 175,037.33
SID 344 EAST PHASE SHARE (33-1/3%)	\$ 175,037.33
<b>TOTAL SID 340 CONTRIBUTION</b>	<b>\$ 438,727.33</b>
<b>TOTAL SID 338 CONTRIBUTION</b>	<b>\$ 175,037.33</b>
<b>TOTAL SID 344 CONTRIBUTION</b>	<b>\$ 175,037.33</b>

NOTES: 5/4/2020- UPDATED PER BID BY HC

**1) G.O. PORTION OF WATER LINES**

WEST OF 120TH STREET (50% OF 16" LENGTH AND 33% OF 12" LENGTH)				
G.O. 16" WATER MAIN	650	LF	78.20	\$ 50,830.00
G.O. 12" WATER MAIN	10	LF	68.50	\$ 685.00
REMAINING BID ITEMS	1	LS		\$ 77,900.65
<b>G.O. COST</b>				<b>\$ 129,415.65</b>
<b>EAST OF 120TH STREET (100% G.O.)</b>	<b>G.O. COST</b>			<b>\$ 175,037</b>

2) EXTERIOR WATER TOTAL G.O. COST-	\$ 304,453
3) EXTERIOR WATER SPECIALLY ASSESSED COST-	\$ 134,274

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	170	LOTS	\$ 2,400.00	\$ 408,000.00
2	MISSING MIDDLE RESIDENTIAL	0.00	ACRES	\$ 7,660.00	\$ -
3	COMMERCIAL	8.81	ACRES	\$ 7,185.00	\$ 63,271.11
4	SCHOOL	10.44	ACRES	\$ 7,185.00	\$ 74,975.48
5	OUTLOTS	9.64	ACRES	\$ 6,705.00	\$ 64,649.61
6	POTENTIAL FUTURE CAPITAL FACILITIES CHARGE INCREASE	0%			\$ -
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 610,900.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @	(15%)	\$702,540
SPECIAL ASSES: GENERAL OBLIGATION		
RESIDENTIAL		\$351,270.00 \$351,270.00
		\$351,270 \$351,270

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$ -	\$ -
2	18" RCP	5,393	LF	\$ 34.90	\$ 188,215.7
3	24" RCP	1,838	LF	\$ 45.35	\$ 83,353.3
4	30" RCP	818	LF	\$ 60.50	\$ 49,489.0
5	36" RCP	637	LF	\$ 79.20	\$ 50,450.4
6	42" RCP	15	LF	\$ 157.10	\$ 2,356.5
7	48" RCP	59	LF	\$ 126.40	\$ 7,457.6
8	54" RCP	0	LF	\$ -	\$ -
9	TYPE II AREA INLET	2	EA	\$ 3,943.30	\$ 7,886.6
10	TYPE I CURB INLET	51	EA	\$ 3,022.10	\$ 154,127.1
11	TYPE III CURB INLET	18	EA	\$ 3,216.70	\$ 57,900.6
12	CURB INLET BOX W/STEEL PLATE COVER - TYPE I	1	EA	\$ 1,491.70	\$ 1,491.7
13	CURB INLET BOX W/STEEL PLATE COVER - TYPE III	1	EA	\$ 1,897.50	\$ 1,897.5
14	EXTRA DEEP CURB INLET BOX W/STEEL PLATE COVER - TYPE I	1	EA	\$ 2,314.50	\$ 2,314.5
15	54" STORM SEWER MANHOLE (8)	53	VF	\$ 689.30	\$ 36,532.9
16	60" STORM SEWER MANHOLE (5)	54	VF	\$ 723.80	\$ 39,085.2
17	72" STORM SEWER MANHOLE (2)	21	VF	\$ 783.80	\$ 16,459.8
18	84" STORM SEWER MANHOLE (1)	14	VF	\$ 980.10	\$ 13,721.4
19	96" STORM SEWER MANHOLE (2)	17	VF	\$ 1,120.50	\$ 19,048.5
20	18" RC FES	2	EA	\$ 949.90	\$ 1,899.8
21	24" RC FES	3	EA	\$ 1,152.80	\$ 3,458.4
22	30" RC FES	2	EA	\$ 1,293.90	\$ 2,587.8
23	36" RC FES	0	EA	\$ -	\$ -
24	42" RC FES	1	EA	\$ 1,977.30	\$ 1,977.3
25	48" RC FES	1	EA	\$ 2,280.50	\$ 2,280.5
26	54" RC FES	0	EA	\$ -	\$ -
27	RIP RAP	215	TN	\$ 35.00	\$ 7,525.0
28	18" Pipe Plug	1	EA	\$ 379.70	\$ 379.7
29	30" Pipe Plug	0	EA	\$ -	\$ -
30	36" Pipe Plug	1	EA	\$ 591.90	\$ 591.9
31	SEDIMENT BASIN MAINTENANCE	1	LS	\$ 85,600.00	\$ 85,600.00
32	JET EXISTING SANITARY SEWER	12,760	LF	\$ 0.95	\$ 12,122.00
33	PCSWPP	4	LS	\$ 30,000.00	\$ 120,000.0
	MISCELLANEOUS (+2%)	1	L.S.	2%	\$ 19,405.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 989,620

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @	(38%)	\$1,365,680
Subtract over 48" Pipe Difference		\$0
2) GENERAL OBLIGATION		\$1,365,680



**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT :	ASHBURY HILLS	ZONING:	SINGLE FAMILY (Lg)	0 UNITS
DEVELOPER:	SAMSON		SINGLE FAMILY (Mid)	0 UNITS
AREA (ACRES):	33.641		SINGLE FAMILY (VILLA)	0 UNITS
JURISDICTION:	PAPILLION		SINGLE FAMILY (Sm)	0 UNITS
DATE:	07/07/20		MISSING MIDDLE RES	25 UNITS
ESTIMATED BY:	GRIMES		DUPLEXES / VILLAS	18 UNITS
PROJECT NO.:	P2017.258.001		CLUBHOUSE	0 UNITS
			COMMERCIAL	0.000 AC
			SCHOOL	0.000 AC
			SPORTS FIELD	0.000 AC
			OUTLOTS	0.063 AC

1 Outlots

**ASHBURY HILLS PHASE 2 - MISSING MIDDLE RESIDENTIAL**

ITEM	CONSTRUCT.	TOTAL	BY OTHERS OR SARPY CO.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	FUTURE GEN. OBL.
SANITARY SEWER (INTERIOR)	\$ 169,630	\$ 234,090		\$ 234,090			
PAVING (INTERIOR)	\$ 123,310	\$ 170,170		\$ 87,510		\$ 82,660	
WATER (INTERIOR)	\$ 99,510	\$ 137,330		\$ 137,330		\$ -	
CAPITAL FACILITIES CHARGES	\$ 45,810	\$ 52,690		\$ 26,345		\$ 26,345	
UNDERGROUND ELECTRICAL	\$ 58,050	\$ 76,630		\$ 76,630		\$ -	
STORM SEWER	\$ 52,290	\$ 72,170		\$ -		\$ 72,170	
PARK CONTRIBUTION	\$ -	\$ -				\$ -	
1% REVIEW FEE	\$ 4,447	\$ 5,337		\$ 2,668		\$ 2,668	
<b>TOTALS</b>	<b>\$ 553,047</b>	<b>\$ 748,417</b>	<b>\$ -</b>	<b>\$ 564,573</b>	<b>\$ -</b>	<b>\$ 183,843</b>	<b>\$ -</b>

SPECIALS SINGLE FAMILY PER UNIT **\$ 31,365**

VALUATION:	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
SINGLE FAMILY (Lg)	0 Units @	\$ 550,000.00	=	\$0
SINGLE FAMILY (Mid)	0 Units @	\$ 400,000.00	=	\$0
SINGLE FAMILY (VILLAS)	0 Units @	\$ 450,000.00	=	\$0
SINGLE FAMILY (Sm)	0 Units @	\$ 310,000.00	=	\$0
MISSING MIDDLE RES	25 Units @	\$ 200,000.00	=	\$5,000,000
CLUBHOUSE	0 Units @	\$ 150,000.00	=	\$0
DUPLEXES / VILLAS	18 Units @	\$ 200,000.00	=	\$3,600,000
MIXED USE	0 S.F. @	\$ 30.00	=	\$0
	<b>TOTAL</b>			<b>\$8,600,000</b>

G.O. DEBT RATIO (95% VALUATION) = \$ 183,843 / \$ 8,170,000 = **2.25%**

CUMULATIVE DEBT RATIO WITH FUTURE OBLIGATIONS

G.O. DEBT RATIO (95% VALUATION) = \$ 3,972,037 / \$ 76,351,500 = **5.20%**

CUMULATIVE DEBT RATIO WITHOUT FUTURE OBLIGATIONS

G.O. DEBT RATIO (95% VALUATION) = \$ 3,775,037 / \$ 76,351,500 = **4.94%**

NOTES:

REVISION LOG:

- 12/17/2017 Revised to account for revised preliminary plat, phasing plan and City comments.
- 1/0/1900 Revised to account for City comments and changes to the phase lines
- 6/11/2018 Revised for updated layout with school lot
- 11/15/2018 Revised for updated layout, phase lines and City of Papillion comments
- 12/20/2018 Revised for phasing change and City comments
- 1/2/2019 Revised to include in lieu of valuation payment to specials and general obligation costs from the proposed PLV elementary school, corrected duplex lot count
- 1/13/2019 Small adjustment to Phase 1 / 2 sanitary sewer due to phasing, update to curb ramps in Phase 1, add'l hydrants in Phase 1
- 3/1/2019 Revisions made per City of Papillion Final Plat review and recommendations to the City Council for the Preliminary Plat.
- 4/12/2019 Corrected overlapping text
- 5/11/2020 Update for revised Preliminary Plat with new phasing and Schram Road Interlocal

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	1,910	L.F.	\$ 32.00	\$ 61,120
2	8-INCH SANITARY SEWER PIPE (OVERDEPTH >15')	0	L.F.	\$ 57.76	\$ -
2	6 INCH SANITARY SEWER PIPE	43	L.F.	\$ 31.00	\$ 41,323
3	54 IN. I.D. SANITARY MANHOLE	10	V.F.	\$ 405.00	\$ 56,700
4	CRUSHED ROCK BEDDING	60	TON	\$ 35.00	\$ 2,100.00
6	CONNECT TO EXISTING SANITARY SEWER	1	EA	\$ 300.00	\$ 300.00
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 8,078.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 169,630.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$234,090
2) G.O. COSTS	
3) MIXED RESIDENTIAL SPECIALS	
8 INCH SANITARY SEWER PIPE	0 LF \$ -
54 IN. I.D. SANITARY MANHOLE (12)	0 V.F. \$ -
CONNECT TO EXISTING SANITARY SEWER	0 EA \$ -
CRUSHED ROCK BEDDING	0 TON \$ -
TOTAL	\$0.00

PROJECT: PAVING (INTERIOR RESIDENTIAL)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	2,320	S.Y.	\$ 36.00	\$ 83,520
2	EARTHWORK SUBGRADE PREP - ROADS	773	C.Y.	\$ 3.10	\$ 2,397
3	5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	1,750	SF	\$ 3.20	\$ 5,600
4	ADJUST MANHOLE TO GRADE	4	EA	\$ 285.00	\$ 1,140
5	SINGLE CURB RAMPS	5	EA	\$ 350.00	\$ 1,750
6	MARKINGS FOR PEDESTRIAN CROSSINGS	75	LF	\$ 10.00	\$ 750
7	STOP BARS	2	LF	\$ 5.00	\$ 10
8	CURB RAMP INSERTS(2'X4')	40	SF	\$ 25.00	\$ 1,000
9	STREET SIGNS	2	EA	\$ 635.00	\$ 1,270
10	TRAFFIC CONTROL SIGNS	0	EA	\$ 635.00	\$ -
11	SEDIMENT BASIN MAINTENANCE	1	LS	\$ 20,000.00	\$ 20,000
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 5,872.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 123,310

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$ 170,170
2) G.O. ITEMS	
7" PAVING(INTERSECTIONS)	310 SY \$ 16,171
7" PAVING(OVERWIDTH)	0 SY \$ -
7" PAVING(OUTLOT FRONTAGE)	410 SY \$ 21,387
5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	1,750 SF \$ 8,114
EARTHWORK	240 CY \$ 1,078
MARKINGS FOR PEDESTRIAN CROSSINGS	75 LF \$ 1,087
STOP BARS	2 LF \$ 14
SINGLE CURB RAMPS	5 EACH \$ 2,536
CURB RAMP INSERTS(2'X4')	40 SF \$ 1,449
STREET SIGNS	2 EACH \$ 1,840
TRAFFIC CONTROL SIGNS	0 EACH \$ -
SEDIMENT BASIN MAINTENANCE	1 LS \$ 28,980
G.O. TOTAL	\$ 82,660

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	18	LOTS	\$1,350.00	\$ 24,300.00
2	MISSING MIDDLE RESIDENTIAL	25	UNIT	\$1,350.00	\$ 33,750.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 58,050.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (32%)	\$76,630
2) SINGLE FAMILY SPECIALS	\$32,080
3) MISSING MIDDLE RESIDENTIAL	\$44,550

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 16" WATER MAIN	0	LF	\$ 60.00	\$0
2	INSTALL 12" WATER MAIN	0	LF	\$ 45.00	\$0
3	INSTALL 8" WATER MAIN	830	LF	\$ 35.00	\$29,050
4	INSTALL 6" WATER MAIN	0	LF	\$ 30.00	\$0
5	FIRE HYDRANT ASSEMBLY (COMPLETE)	2	EA	\$ 2,800.00	\$ 5,600.00
6	GATE VALVE AND BOX	20	EA	\$ 800.00	\$ 16,000.00
7	PRESSURE TESTING AND DISINFECTION	1	LS	\$ 10,000.00	\$ 10,000.00
8	JACK / BORE CASING	200	LF	\$ 160.00	\$ 32,000.00
9	MISC FITTINGS	1	LS	\$ 3,500.00	\$ 3,500.00
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 3,355.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 99,510.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$137,330
2) G.O. PORTION FOR LINES OVER 8"	
	COST DIFFERENCE
16" WATER MAIN	0 LF \$ -
12" WATER MAIN	0 LF \$ -
TOTAL OVERSIZED MAIN COST: \$ -	

PROJECT: **CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	18	LOTS	\$ 2,400.00	\$ 43,200.00
2	MISSING MIDDLE RESIDENTIAL & MIXED USE	0.00	ACRES	\$ 7,660.00	\$ -
3	OUTLOTS	0.06	ACRES	\$ 6,705.00	\$ 422.42
4	POTENTIAL FUTURE CAPITAL FACILITIES CHARGE INCREASE	5%			\$ 2,181.12
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 45,810.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (15%)	\$52,690
SPECIAL ASSES GENERAL OBLIGATION	
RESIDENTIAL	\$26,345.00 \$26,345.00

\$26,345      \$26,345

PROJECT: **STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$ 45.00	\$ -
2	18" RCP	670	LF	\$ 48.00	\$ 32,160.0
3	24" RCP	54	LF	\$ 58.00	\$ 3,132.0
4	30" RCP	0	LF	\$ 75.00	\$ -
5	36" RCP	0	LF	\$ 97.50	\$ -
6	42" RCP	0	LF	\$ 130.00	\$ -
7	48" RCP	0	LF	\$ 160.00	\$ -
8	54" RCP	0	LF	\$ 180.00	\$ -
9	TYPE II AREA INLET	0	EA	\$ 3,000.00	\$ -
10	TYPE I CURB INLET	2	EA	\$ 3,200.00	\$ 6,400.0
11	TYPE III CURB INLET	2	EA	\$ 3,300.00	\$ 6,600.0
12	54" STORM SEWER MANHOLE (0)	0	VF	\$ 550.00	\$ -
13	60" STORM SEWER MANHOLE (0)	0	VF	\$ 750.00	\$ -
14	72" STORM SEWER MANHOLE (0)	0	VF	\$ 950.00	\$ -
15	84" STORM SEWER MANHOLE (0)	0	VF	\$ 1,100.00	\$ -
16	96" STORM SEWER MANHOLE (0)	0	VF	\$ 1,250.00	\$ -
17	18" RC FES	0	EA	\$ 650.00	\$ -
18	24" RC FES	1	EA	\$ 850.00	\$ 850.0
19	30" RC FES	0	EA	\$ 1,100.00	\$ -
20	36" RC FES	0	EA	\$ 1,450.00	\$ -
21	42" RC FES	0	EA	\$ 1,800.00	\$ -
22	48" RC FES	0	EA	\$ 2,100.00	\$ -
23	54" RC FES	0	EA	\$ 2,500.00	\$ -
24	RIP RAP	0	TN	\$ 35.00	\$ -
25	PCSWPP	0	LS	\$ 30,000.00	\$ -
26	CONNECT TO EXISTING STORM SEWER	0	EA	\$ 500.00	\$ -
27	18" PIPE PLUG	0	EA	\$ 550.00	\$ -
28	24" PIPE PLUG	1	EA	\$ 650.00	\$ 650.0
29	SEDIMENT BASIN MAINTENANCE	0	LS	\$ 15,000.00	\$ -
	MISCELLANEOUS (+5%)				
		1	L.S.	5%	\$ 2,490.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 52,290

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$72,170
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$72,170

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT :	ASHBURY HILLS	ZONING:	SINGLE FAMILY (Lg)	0 UNITS
DEVELOPER:	SAMSON		SINGLE FAMILY (Mid)	0 UNITS
AREA (ACRES):	33.641		SINGLE FAMILY (VILLA)	45 UNITS
JURISDICTION:	PAPILLION		SINGLE FAMILY (Sm)	4 UNITS
DATE:	07/07/20		MISSING MIDDLE RES	0 UNITS
ESTIMATED BY:	GRIMES		DUPLEXES / VILLAS	54 UNITS
PROJECT NO.:	P2017.258.001		CLUBHOUSE	0 UNITS
			COMMERCIAL	0.000 AC
			SCHOOL	0.000 AC
			SPORTS FIELD	0.000 AC
			OUTLOTS	0.584 AC

2 Outlots

**ASHBURY HILLS PHASE 3 - SINGLE FAMILY & DUPLEX**

ITEM	CONSTRUCT.	TOTAL	BY OTHERS OR SARPY CO.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB.	FUTURE GEN. OBL.
SANITARY SEWER (INTERIOR)	\$ 230,170	\$ 317,640		\$ 317,640			
PAVING (INTERIOR)	\$ 472,630	\$ 652,230		\$ 534,460		\$ 117,770	
PAVING (GOLD COAST ROAD)	\$ 87,610	\$ 120,910		\$ 67,090		\$ 53,820	
WATER (INTERIOR)	\$ 202,130	\$ 278,940		\$ 278,940		\$ -	
CAPITAL FACILITIES CHARGES	\$ 150,280	\$ 172,830		\$ 86,415		\$ 86,415	
UNDERGROUND ELECTRICAL	\$ 139,050	\$ 183,550		\$ 183,550		\$ -	
STORM SEWER	\$ 350,590	\$ 483,820		\$ -		\$ 483,820	
PARK CONTRIBUTION	\$ 50,000	\$ 60,000				\$ 60,000	
1% REVIEW FEE	\$ 13,431	\$ 16,118		\$ 8,059		\$ 8,059	
<b>TOTALS</b>	<b>\$ 1,695,891</b>	<b>\$ 2,286,038</b>	<b>\$ -</b>	<b>\$ 1,476,154</b>	<b>\$ -</b>	<b>\$ 809,884</b>	<b>\$ -</b>

SPECIALS SINGLE FAMILY PER UNIT **\$ 25,451**

VALUATION:	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
SINGLE FAMILY (Lg)	0 Units @	\$ 550,000.00	=	\$0
SINGLE FAMILY (Mid)	0 Units @	\$ 400,000.00	=	\$0
SINGLE FAMILY (VILLAS)	45 Units @	\$ 450,000.00	=	\$20,250,000
SINGLE FAMILY (Sm)	4 Units @	\$ 310,000.00	=	\$1,240,000
MISSING MIDDLE RES	0 Units @	\$ 200,000.00	=	\$0
CLUBHOUSE	0 Units @	\$ 150,000.00	=	\$0
DUPLEXES / VILLAS	54 Units @	\$ 200,000.00	=	\$10,800,000
MIXED USE	0 S.F. @	\$ 30.00	=	\$0
			TOTAL	\$32,290,000

G.O. DEBT RATIO (95% VALUATION) =	\$ 809,884	/	\$ 30,675,500	=	2.64%
CUMULATIVE DEBT RATIO WITH FUTURE OBLIGATIONS					
G.O. DEBT RATIO (95% VALUATION) =	\$ 4,781,920	/	\$ 107,027,000	=	4.47%
CUMULATIVE DEBT RATIO WITHOUT FUTURE OBLIGATIONS					
G.O. DEBT RATIO (95% VALUATION) =	\$ 4,584,920	/	\$ 107,027,000	=	4.28%

NOTES:  
1) Park contribution to be used for amenities within the adjacent Ashbury Creek Park and has been included with Phases 3 & 4

REVISION LOG:  
12/17/2017 Revised to account for revised preliminary plat, phasing plan and City comments.  
1/0/1900 Revised to account for City comments and changes to the phase lines  
6/11/2018 Revised for updated layout with school lot  
11/15/2018 Revised for updated layout, phase lines and City of Papillion comments  
12/20/2018 Revised for phasing change and City comments  
1/2/2019 Revised to include in lieu of valuation payment to specials and general obligation costs from the proposed PLV elementary school, corrected duplex lot count  
1/13/2019 Small adjustment to Phase 1 / 2 sanitary sewer due to phasing, update to curb ramps in Phase 1, add'l hydrants in Phase 1  
3/1/2019 Revisions made per City of Papillion Final Plat review and recommendations to the City Council for the Preliminary Plat.  
4/12/2019 Corrected overlapping text  
5/11/2020 Update for revised Preliminary Plat with new phasing and Schram Road Interlocal

PROJECT: SANITARY SEWER (INTERIOR)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	1,910	L.F.	\$ 32.00	\$ 61,120
2	8-INCH SANITARY SEWER PIPE (OVERDEPTH >15')	0	L.F.	\$ 57.76	\$ -
2	6 INCH SANITARY SEWER PIPE 103	3,193	L.F.	\$ 31.00	\$ 98,983
3	54 IN. I.D. SANITARY MANHOLE 10	140	V.F.	\$ 405.00	\$ 56,700
4	CRUSHED ROCK BEDDING	60	TON	\$ 35.00	\$ 2,100.00
6	CONNECT TO EXISTING SANITARY SEWER	1	EA	\$ 300.00	\$ 300.00
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 10,961.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 230,170.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%) \$317,640

2) G.O. COSTS

TOTAL \$0.00

3) MIXED RESIDENTIAL SPECIALS

8 INCH SANITARY SEWER PIPE	0	LF	\$ -	\$ -
54 IN. I.D. SANITARY MANHOLE (12)	0	V.F.	\$ -	\$ -
CONNECT TO EXISTING SANITARY SEWER	0	EA	\$ -	\$ -
CRUSHED ROCK BEDDING	0	TON	\$ -	\$ -
TOTAL				\$0.00

PROJECT: PAVING (INTERIOR RESIDENTIAL)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	10,850	S.Y.	\$ 36.00	\$ 390,600
2	EARTHWORK SUBGRADE PREP - ROADS	3,617	C.Y.	\$ 3.10	\$ 11,212
3	5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	215	SF	\$ 3.20	\$ 688
4	ADJUST MANHOLE TO GRADE	17	EA	\$ 285.00	\$ 4,845
5	SINGLE CURB RAMPS	20	EA	\$ 350.00	\$ 7,000
6	MARKINGS FOR PEDESTRIAN CROSSINGS	150	LF	\$ 10.00	\$ 1,500
7	STOP BARS	150	LF	\$ 5.00	\$ 750
8	CURB RAMP INSERTS(2'X4')	160	SF	\$ 25.00	\$ 4,000
9	STREET SIGNS	5	EA	\$ 635.00	\$ 3,175
10	TRAFFIC CONTROL SIGNS	10	EA	\$ 635.00	\$ 6,350
11	SEDIMENT BASIN MAINTENANCE	1	LS	\$ 20,000.00	\$ 20,000
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 22,506.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 472,630

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%) \$ 652,230

2) G.O. ITEMS

7" PAVING(INTERSECTIONS)	961	SY	\$ 50,130	
7" PAVING(OVERWIDTH)	0	SY	\$ -	
7" PAVING(OUTLOT FRONTAGE)	60	SY	\$ 3,130	
5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	215	SF	\$ 997	
EARTHWORK	340	CY	\$ 1,529	
MARKINGS FOR PEDESTRIAN CROSSINGS	150	LF	\$ 2,174	
STOP BARS	150	LF	\$ 1,087	
SINGLE CURB RAMPS	20	EACH	\$ 10,143	
CURB RAMP INSERTS(2'X4')	160	SF	\$ 5,796	
STREET SIGNS	5	EACH	\$ 4,601	
TRAFFIC CONTROL SIGNS	10	EACH	\$ 9,201	
SEDIMENT BASIN MAINTENANCE	1	LS	\$ 28,980	
G.O. TOTAL			\$ 117,770	

PROJECT: **PAVING (GOLD COAST)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8" P.C. CONCRETE PAVEMENT W/ INT. CURB (VARYING WIDTH)	1,800	S.Y.	\$ 40.00	\$ 72,000
2	EARTHWORK SUBGRADE PREP - ROADS	600	C.Y.	\$ 3.10	\$ 1,860
3	5" PC CONC. WALK ALONG OUTLOT FRONTAGES (5' WIDE)	2,393	SF	\$ 4.00	\$ 9,572
4	ADJUST MANHOLE TO GRADE	0	EA	\$ 285.00	\$ -
5	SINGLE CURB RAMPS	0	EA	\$ 350.00	\$ -
6	MARKINGS FOR PEDESTRIAN CROSSINGS	0	LF	\$ 10.00	\$ -
7	STOP BARS	0	LF	\$ 5.00	\$ -
8	CURB RAMP INSERTS(2'X4')	0	SF	\$ 25.00	\$ -
9	STREET SIGNS	0	EA	\$ 635.00	\$ -
10	TRAFFIC CONTROL SIGNS	0	EA	\$ 635.00	\$ -
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 4,172.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 87,610

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$ 120,910
2) G.O. ITEMS	
8" PAVING (INTERSECTIONS)	0 SY \$ -
8" PAVING (OVERWIDTH)	550 SY \$ 31,878
8" PAVING (OUTLOT FRONTAGE)	0 SY \$ -
DIFFERENCE 7" COST TO 8" COST	1,250 SY \$ 7,245 DIFFERENCE = \$ 4.00
5" PC CONC. WALK ALONG OUTLOT FRONTAGES (5' WIDE)	2,393 SF \$ 13,870
EARTHWORK	183 CY \$ 824
MARKINGS FOR PEDESTRIAN CROSSINGS	0 LF \$ -
STOP BARS	0 LF \$ -
SINGLE CURB RAMPS	0 EACH \$ -
CURB RAMP INSERTS(2'X4')	0 SF \$ -
STREET SIGNS	0 EACH \$ -
TRAFFIC CONTROL SIGNS	0 EACH \$ -
G.O. TOTAL	\$ 53,820

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	103	LOTS	\$1,350.00	\$ 139,050.00
2	MISSING MIDDLE RESIDENTIAL	0.000	ACRES	\$3,580.00	\$ -
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 139,050.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (32%)	\$183,550
2) SINGLE FAMILY SPECIALS	\$183,550
3) MISSING MIDDLE RESIDENTIAL	\$0

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 16" WATER MAIN	0	LF	\$ 60.00	\$0
2	INSTALL 12" WATER MAIN	0	LF	\$ 45.00	\$0
3	INSTALL 8" WATER MAIN	3,342	LF	\$ 35.00	\$116,970
4	INSTALL 6" WATER MAIN	0	LF	\$ 30.00	\$0
5	FIRE HYDRANT ASSEMBLY (COMPLETE)	7	EA	\$ 2,800.00	\$ 19,600.00
6	GATE VALVE AND BOX	20	EA	\$ 800.00	\$ 16,000.00
7	PRESSURE TESTING AND DISINFECTION	1	LS	\$ 10,000.00	\$ 10,000.00
8	JACK / BORE CASING	200	LF	\$ 160.00	\$ 32,000.00
9	MISC FITTINGS	1	LS	\$ 3,500.00	\$ 3,500.00
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 4,055.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 202,130.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$278,940
2) G.O. PORTION FOR LINES OVER 8"	
	COST DIFFERENCE
16" WATER MAIN	0 LF \$ -
12" WATER MAIN	0 LF \$ -
TOTAL OVERSIZED MAIN COST:	\$ -

PROJECT: **WATER (EXTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	PIONEER MAINS	0	L.S.	\$ 25,000.00	\$ -
2	INSTALL 16" WATER MAIN ALONG SCHRAM ROAD	0	LF	\$ 60.00	\$ -
3	HYDRANTS, VALVES, FITTINGS, BORES, ETC	0	L.S.	\$ 15,000.00	\$ -
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ -

TOTAL ESTIMATED CONSTRUCTION COST: \$ -

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$0
--	-----

PROJECT: **CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	58	LOTS	\$ 2,400.00	\$ 139,200.00
2	MISSING MIDDLE RESIDENTIAL & MIXED USE	0.00	ACRES	\$ 7,660.00	\$ -
3	OUTLOTS	0.58	ACRES	\$ 6,705.00	\$ 3,915.72
4	POTENTIAL FUTURE CAPITAL FACILITIES CHARGE INCREASE	5%			\$ 7,155.79

TOTAL ESTIMATED CONSTRUCTION COST: \$ 150,280.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (15%)	\$172,830
SPECIAL ASSES GENERAL OBLIGATION	
RESIDENTIAL	\$86,415.00 \$86,415.00

\$86,415 \$86,415



PROJECT: **STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$ 45.00	\$ -
2	18" RCP	1,486	LF	\$ 48.00	\$ 71,328.0
3	24" RCP	922	LF	\$ 58.00	\$ 53,476.0
4	30" RCP	812	LF	\$ 75.00	\$ 60,900.0
5	36" RCP	664	LF	\$ 97.50	\$ 64,740.0
6	42" RCP	0	LF	\$ 130.00	\$ -
7	48" RCP	0	LF	\$ 160.00	\$ -
8	54" RCP	0	LF	\$ 180.00	\$ -
9	TYPE II AREA INLET	0	EA	\$ 3,000.00	\$ -
10	TYPE I CURB INLET	9	EA	\$ 3,200.00	\$ 28,800.0
11	TYPE III CURB INLET	7	EA	\$ 3,300.00	\$ 23,100.0
12	54" STORM SEWER MANHOLE (3)	15	VF	\$ 550.00	\$ 8,250.0
13	60" STORM SEWER MANHOLE (2)	12	VF	\$ 750.00	\$ 9,000.0
14	72" STORM SEWER MANHOLE (2)	14	VF	\$ 950.00	\$ 13,300.0
15	84" STORM SEWER MANHOLE (0)	0	VF	\$ 1,100.00	\$ -
16	96" STORM SEWER MANHOLE (2)	0	VF	\$ 1,250.00	\$ -
17	18" RC FES	0	EA	\$ 650.00	\$ -
18	24" RC FES	0	EA	\$ 850.00	\$ -
19	30" RC FES	0	EA	\$ 1,100.00	\$ -
20	36" RC FES	0	EA	\$ 1,450.00	\$ -
21	42" RC FES	0	EA	\$ 1,800.00	\$ -
22	48" RC FES	0	EA	\$ 2,100.00	\$ -
23	54" RC FES	0	EA	\$ 2,500.00	\$ -
24	RIP RAP	0	TN	\$ 35.00	\$ -
25	PCSWPP	0	LS	\$ 30,000.00	\$ -
26	CONNECT TO EXISTING STORM SEWER	2	EA	\$ 500.00	\$ 1,000.0
27	18" PIPE PLUG	0	EA	\$ 550.00	\$ -
28	24" PIPE PLUG	0	EA	\$ 650.00	\$ -
29	SEDIMENT BASIN MAINTENANCE	0	LS	\$ 15,000.00	\$ -
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 16,695.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 350,590

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$483,820
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$483,820

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT :	ASHBURY HILLS	ZONING:	SINGLE FAMILY (Lg)	0 UNITS
DEVELOPER:	SAMSON		SINGLE FAMILY (Mid)	0 UNITS
AREA (ACRES):	33.641		SINGLE FAMILY (VILLA)	0 UNITS
JURISDICTION:	PAPILLION		SINGLE FAMILY (Smi)	36 UNITS
DATE:	07/07/20		MISSING MIDDLE RES	0 UNITS
ESTIMATED BY:	GRIMES		DUPLEXES / VILLAS	0 UNITS
PROJECT NO.:	P2017.258.001		CLUBHOUSE	0 UNITS
			COMMERCIAL	0.000 AC
			SCHOOL	0.000 AC
			SPORTS FIELD	0.000 AC
			OUTLOTS	0.245 AC

1 Outlot

**ASHBURY HILLS PHASE 4 - SINGLE FAMILY**

ITEM	CONSTRUCT.	TOTAL	BY OTHERS OR SARPY CO.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	FUTURE GEN. OBL.
SANITARY SEWER (INTERIOR)	\$ 162,560	\$ 224,340		\$ 224,340			
PAVING (INTERIOR)	\$ 178,940	\$ 246,940		\$ 208,010		\$ 38,930	
WATER (INTERIOR)	\$ 134,330	\$ 185,380		\$ 185,380		\$ -	
CAPITAL FACILITIES CHARGES	\$ 92,450	\$ 106,320		\$ 53,160		\$ 53,160	
UNDERGROUND ELECTRICAL	\$ 48,600	\$ 64,160		\$ 64,160		\$ -	
STORM SEWER	\$ 272,740	\$ 376,390		\$ -		\$ 376,390	
PARK CONTRIBUTION	\$ 50,000	\$ 60,000				\$ 60,000	
1% REVIEW FEE	\$ 7,486	\$ 8,983		\$ 4,491		\$ 4,491	
<b>TOTALS</b>	<b>\$ 947,106</b>	<b>\$ 1,272,513</b>	<b>\$ -</b>	<b>\$ 739,541</b>	<b>\$ -</b>	<b>\$ 532,971</b>	<b>\$ -</b>

SPECIALS SINGLE FAMILY PER UNIT **\$ 20,543**

VALUATION:	UNIT TYPE	QUANTITY	UNIT VALUE	TOTAL VALUE
SINGLE FAMILY (Lg)	0 Units @	\$ 550,000.00	=	\$0
SINGLE FAMILY (Mid)	0 Units @	\$ 400,000.00	=	\$0
SINGLE FAMILY (VILLAS)	0 Units @	\$ 450,000.00	=	\$0
SINGLE FAMILY (Smi)	36 Units @	\$ 310,000.00	=	\$11,160,000
MISSING MIDDLE RES	0 Units @	\$ 200,000.00	=	\$0
CLUBHOUSE	0 Units @	\$ 150,000.00	=	\$0
DUPLEXES / VILLAS	0 Units @	\$ 200,000.00	=	\$0
MIXED USE	0 S.F. @	\$ 30.00	=	\$0
		<b>TOTAL</b>		<b>\$11,160,000</b>

G.O. DEBT RATIO (95% VALUATION) = \$ 532,971 / \$ 10,602,000 = **5.03%**

CUMULATIVE DEBT RATIO WITH FUTURE OBLIGATIONS  
G.O. DEBT RATIO (95% VALUATION) = \$ 5,314,892 / \$ 117,629,000 = **4.52%**

CUMULATIVE DEBT RATIO WITHOUT FUTURE OBLIGATIONS  
G.O. DEBT RATIO (95% VALUATION) = \$ 5,117,892 / \$ 117,629,000 = **4.35%**

**NOTES:**

1) Park contribution to be used for amenities within the adjacent Ashbury Creek Park and has been included with Phases 3 & 4

**REVISION LOG:**

12/17/2017	Revised to account for revised preliminary plat, phasing plan and City comments.
1/0/1900	Revised to account for City comments and changes to the phase lines
6/11/2018	Revised for updated layout with school lot
11/15/2018	Revised for updated layout, phase lines and City of Papillion comments
12/20/2018	Revised for phasing change and City comments
1/2/2019	Revised to include in lieu of valuation payment to specials and general obligation costs from the proposed PLV elementary school, corrected duplex lot count
1/13/2019	Small adjustment to Phase 1 / 2 sanitary sewer due to phasing, update to curb ramps in Phase 1, add hydrants in Phase 1
3/1/2019	Revisions made per City of Papillion Final Plat review and recommendations to the City Council for the Preliminary Plat.
4/12/2019	Corrected overlapping text
5/11/2020	Update for revised Preliminary Plat with new phasing and Schram Road Interlocal

PROJECT: SANITARY SEWER (INTERIOR)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	1,910	LF.	\$ 32.00	\$ 61,120
2	8-INCH SANITARY SEWER PIPE (OVERDEPTH >15')	0	LF.	\$ 57.76	\$ -
2	6 INCH SANITARY SEWER PIPE	1,116	LF.	\$ 31.00	\$ 34,596
3	54 IN. I.D. SANITARY MANHOLE	10	V.F.	\$ 405.00	\$ 5,670
4	CRUSHED ROCK BEDDING	60	TON	\$ 35.00	\$ 2,100.00
6	CONNECT TO EXISTING SANITARY SEWER	1	EA	\$ 300.00	\$ 300.00
	MISCELLANEOUS (+5%)	1	LS	5%	\$ 7,741.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 162,560.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%) \$224,340

2) G.O. COSTS

TOTAL \$0.00

3) MIXED RESIDENTIAL SPECIALS

8 INCH SANITARY SEWER PIPE	0	LF	\$ -
54 IN. I.D. SANITARY MANHOLE (12)	0	V.F.	\$ -
CONNECT TO EXISTING SANITARY SEWER	0	EA	\$ -
CRUSHED ROCK BEDDING	0	TON	\$ -
TOTAL			\$0.00

PROJECT: PAVING (INTERIOR RESIDENTIAL)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	3,870	S.Y.	\$ 36.00	\$ 139,320
2	EARTHWORK SUBGRADE PREP - ROADS	1,290	C.Y.	\$ 3.10	\$ 3,999
3	5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	165	SF	\$ 3.20	\$ 528
4	ADJUST MANHOLE TO GRADE	6	EA	\$ 285.00	\$ 1,710
5	SINGLE CURB RAMPS	4	EA	\$ 350.00	\$ 1,400
6	MARKINGS FOR PEDESTRIAN CROSSINGS	50	LF	\$ 10.00	\$ 500
7	STOP BARS	50	LF	\$ 5.00	\$ 250
8	CURB RAMP INSERTS(2'X4')	32	SF	\$ 25.00	\$ 800
9	STREET SIGNS	2	EA	\$ 635.00	\$ 1,270
10	TRAFFIC CONTROL SIGNS	1	EA	\$ 635.00	\$ 635
11	SEDIMENT BASIN MAINTENANCE	1	LS	\$ 20,000.00	\$ 20,000
	MISCELLANEOUS (+5%)	1	LS	5%	\$ 8,521.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 178,940

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%) \$ 246,940

2) G.O. ITEMS

7" PAVING(INTERSECTIONS)	0	SY	\$ -
7" PAVING(OVERWIDTH)	0	SY	\$ -
7" PAVING(OUTLOT FRONTAGE)	40	SY	\$ 2,087
5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	165	SF	\$ 765
EARTHWORK	13	CY	\$ 60
MARKINGS FOR PEDESTRIAN CROSSINGS	50	LF	\$ 725
STOP BARS	50	LF	\$ 362
SINGLE CURB RAMPS	4	EACH	\$ 2,029
CURB RAMP INSERTS(2'X4')	32	SF	\$ 1,159
STREET SIGNS	2	EACH	\$ 1,840
TRAFFIC CONTROL SIGNS	1	EACH	\$ 920
SEDIMENT BASIN MAINTENANCE	1	LS	\$ 28,980
G.O. TOTAL			\$ 38,930

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	36	LOTS	\$ 1,350.00	\$ 48,600.00
2	MISSING MIDDLE RESIDENTIAL	0.000	ACRES	\$3,580.00	\$ -
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 48,600.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (32%)	\$64,160
2) SINGLE FAMILY SPECIALS	\$64,160
3) MISSING MIDDLE RESIDENTIAL	\$0

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 16" WATER MAIN	0	LF	\$ 60.00	\$0
2	INSTALL 12" WATER MAIN	0	LF	\$ 45.00	\$0
3	INSTALL 8" WATER MAIN	1,657	LF	\$ 35.00	\$57,995
4	INSTALL 6" WATER MAIN	0	LF	\$ 30.00	\$0
5	FIRE HYDRANT ASSEMBLY (COMPLETE)	4	EA	\$ 2,800.00	\$ 11,200.00
6	GATE VALVE AND BOX	20	EA	\$ 800.00	\$ 16,000.00
7	PRESSURE TESTING AND DISINFECTION	1	LS	\$ 10,000.00	\$ 10,000.00
8	JACK / BORE CASING	200	LF	\$ 160.00	\$ 32,000.00
9	MISC FITTINGS	1	LS	\$ 3,500.00	\$ 3,500.00
MISCELLANEOUS (+5%)					\$ 3,635.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 134,330.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$185,380		
2) G.O. PORTION FOR LINES OVER 8"			
16" WATER MAIN	0 LF	COST DIFFERENCE	\$ -
12" WATER MAIN	0 LF		\$ -
TOTAL OVERSIZED MAIN COST: \$ -			

PROJECT: **CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	36	LOTS	\$ 2,400.00	\$ 86,400.00
2	MISSING MIDDLE RESIDENTIAL & MIXED USE	0.00	ACRES	\$ 7,660.00	\$ -
3	OUTLOTS	0.25	ACRES	\$ 6,705.00	\$ 1,642.73
4	POTENTIAL FUTURE CAPITAL FACILITIES CHARGE INCREASE	5%			\$ 4,402.14
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 92,450.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (15%)	\$106,320
SPECIAL ASSES GENERAL OBLIGATION	
RESIDENTIAL	\$53,160.00 \$53,160.00

\$53,160      \$53,160

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$ 45.00	\$ -
2	18" RCP	408	LF	\$ 48.00	\$ 19,584.0
3	24" RCP	922	LF	\$ 58.00	\$ 53,476.0
4	30" RCP	812	LF	\$ 75.00	\$ 60,900.0
5	36" RCP	664	LF	\$ 97.50	\$ 64,740.0
6	42" RCP	0	LF	\$ 130.00	\$ -
7	48" RCP	0	LF	\$ 160.00	\$ -
8	54" RCP	0	LF	\$ 180.00	\$ -
9	TYPE II AREA INLET	0	EA	\$ 3,000.00	\$ -
10	TYPE I CURB INLET	3	EA	\$ 3,200.00	\$ 9,600.0
11	TYPE III CURB INLET	1	EA	\$ 3,300.00	\$ 3,300.0
12	54" STORM SEWER MANHOLE (0)	0	VF	\$ 550.00	\$ -
13	60" STORM SEWER MANHOLE (0)	22	VF	\$ 750.00	\$ 16,500.0
14	72" STORM SEWER MANHOLE (0)	11	VF	\$ 950.00	\$ 10,450.0
15	84" STORM SEWER MANHOLE (0)	12	VF	\$ 1,100.00	\$ 13,200.0
16	96" STORM SEWER MANHOLE (0)	6	VF	\$ 1,250.00	\$ 7,500.0
17	18" RC FES	0	EA	\$ 650.00	\$ -
18	24" RC FES	0	EA	\$ 850.00	\$ -
19	30" RC FES	0	EA	\$ 1,100.00	\$ -
20	36" RC FES	0	EA	\$ 1,450.00	\$ -
21	42" RC FES	0	EA	\$ 1,800.00	\$ -
22	48" RC FES	0	EA	\$ 2,100.00	\$ -
23	54" RC FES	0	EA	\$ 2,500.00	\$ -
24	RIP RAP	0	TN	\$ 35.00	\$ -
25	PCSWPP	0	LS	\$ 30,000.00	\$ -
26	CONNECT TO EXISTING STORM SEWER	1	EA	\$ 500.00	\$ 500.0
27	18" PIPE PLUG	0	EA	\$ 550.00	\$ -
28	24" PIPE PLUG	0	EA	\$ 650.00	\$ -
29	SEDIMENT BASIN MAINTENANCE	0	LS	\$ 15,000.00	\$ -
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 12,988.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 272,740

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @	(38%)	\$376,390
Subtract over 48" Pipe Difference		\$0
2) GENERAL OBLIGATION		\$376,390

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT :	ASHBURY HILLS	ZONING:	SINGLE FAMILY (Lg)	0 UNITS
DEVELOPER:	SAMSON		SINGLE FAMILY (Mid)	0 UNITS
AREA (ACRES):	15.534		SINGLE FAMILY (VILLAS)	0 UNITS
JURISDICTION:	PAPILLION		SINGLE FAMILY (Sm)	0 UNITS
DATE:	07/07/20		MISSING MIDDLE RES	32 UNITS
ESTIMATED BY:	GRIMES		DUPLEXES / VILLAS	0 UNITS
PROJECT NO.:	P2017.258.001		CLUBHOUSE	1 UNITS
			COMMERCIAL	0.00 AC
			SCHOOL	0.00 AC
			SPORTS FIELD	3.432 AC
			OUTLOTS	0.978 AC

1 Outlot

**ASHBURY HILLS PHASE 5 - MIXED USE**

ITEM	CONSTRCT.	TOTAL	BY OTHERS OR SARPY CO	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	FUTURE GEN. OBL.
SANITARY SEWER (INTERIOR)	\$ 260,790	\$ 359,900		\$ 359,900			
PAVING (INTERIOR)	\$ 115,530	\$ 159,440		\$ 131,700		\$ 27,740	
PAVING (126TH STREET)	\$ 628,600	\$ 867,470			\$ 395,710	\$ 471,760	
PAVING (FUTURE SIGNALIZATION S 126TH AND SCHRAM)	\$ 230,000	\$ 322,000	\$ 241,500				\$ 80,500
WATER (INTERIOR)	\$ 299,190	\$ 412,890		\$ 268,020		\$ 144,870	
WATER (EXTERIOR SCHRAM ROAD)	\$ 150,360	\$ 207,500		\$ 124,170		\$ 83,330	
CAPITAL FACILITIES CHARGES	\$ 288,850	\$ 332,180		\$ 166,090		\$ 166,090	
UNDERGROUND ELECTRICAL	\$ 5,400	\$ 80,380		\$ 80,380			
STORM SEWER	\$ 112,370	\$ 155,080				\$ 155,080	
PARK CONTRIBUTION	\$ -	\$ -				\$ -	
1% REVIEW FEE	\$ 15,668	\$ 18,802		\$ 9,401		\$ 9,401	
<b>TOTALS</b>	<b>\$ 2,106,758</b>	<b>\$ 2,915,642</b>	<b>\$ 241,500</b>	<b>\$ 1,139,661</b>	<b>\$ 395,710</b>	<b>\$ 1,058,271</b>	<b>\$ 80,500</b>

SPECIALS SINGLE FAMILY PER UNIT

\$ -

VALUATION:	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
SINGLE FAMILY (Lg)	0 Units @	\$ 550,000.00	=	\$0
SINGLE FAMILY (Mid)	0 Units @	\$ 400,000.00	=	\$0
SINGLE FAMILY (VILLAS)	0 Units @	\$ 450,000.00	=	\$0
SINGLE FAMILY (Sm)	0 Units @	\$ 310,000.00	=	\$0
MISSING MIDDLE RES	32 Units @	\$ 200,000.00	=	\$6,400,000
CLUBHOUSE	1 Units @	\$ 150,000.00	=	\$150,000
DUPLEXES / VILLAS	0 Units @	\$ 200,000.00	=	\$0
MIXED USE	0 S.F. @	\$ 30.00	=	\$0
			TOTAL	\$6,550,000

DEBT RATIO WITH FUTURE OBLIGATIONS

G.O. DEBT RATIO (95% VALUATION) = \$ 1,138,771 / \$ 6,222,500 = 18.30%

DEBT RATIO WITHOUT FUTURE OBLIGATIONS

G.O. DEBT RATIO (95% VALUATION) = \$ 1,058,271 / \$ 6,222,500 = 17.01%

CUMULATIVE DEBT RATIO WITH FUTURE OBLIGATIONS

G.O. DEBT RATIO (95% VALUATION) = \$ 6,453,663 / \$ 123,851,500 = 5.21%

CUMULATIVE DEBT RATIO WITHOUT FUTURE OBLIGATIONS

G.O. DEBT RATIO (95% VALUATION) = \$ 6,176,163 / \$ 123,851,500 = 4.99%

NOTES:

- 1) S 126th Street to be constructed with future development to the west, costs for west property's portion shown as GO Reimbursable
- 2) Future signalization at S 126th Street and Schram Road is to be constructed in the future with Ashbury Hills as the lead agent with reimbursement from adjacent developments.

REVISION LOG:

1/0/1900	Revised to account for City comments and changes to the phase lines
6/11/2018	Revised for updated layout with school lot
11/15/2018	Revised for updated layout, phase lines and City of Papillion comments
12/20/2018	Revised for phasing change and City comments
1/2/2019	Revised to include in lieu of valuation payment to specials and general obligation costs from the proposed PLV elementary school, corrected duplex lot count
1/13/2019	Small adjustment to Phase 1 / 2 sanitary sewer due to phasing. update to curb ramps in Phase 1, add'l hydrants in Phase 1
3/1/2019	Revisions made per City of Papillion Final Plat review and recommendations to the City Council for the Preliminary Plat.
4/12/2019	Corrected overlapping text
5/11/2020	Update for revised Preliminary Plat with new phasing and Schram Road Interlocal

PROJECT: SANITARY SEWER (INTERIOR)						
NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE		3,690	L.F.	\$ 32.00	\$ 118,080
2	6 INCH SANITARY SEWER PIPE	33	990	L.F.	\$ 31.00	\$ 30,690
3	54 IN. I.D. SANITARY MANHOLE	17	240	V.F.	\$ 405.00	\$ 97,200
4	CRUSHED ROCK BEDDING		40	TON	\$ 35.00	\$ 1,400.00
5	CONNECT TO EXISTING SANITARY SEWER		2	EA	\$ 500.00	\$ 1,000.00
	MISCELLANEOUS (+5%)		1	L.S.	5%	\$ 12,419.00
TOTAL ESTIMATED CONSTRUCTION COST:						\$ 260,790.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$359,900
2) G.O. COSTS	
TOTAL	\$0.00
3) MIXED USE SPECIALS	
8 INCH SANITARY SEWER PIPE	0 LF \$ -
6 INCH SANITARY SEWER PIPE	0 LF \$ -
54 IN. I.D. SANITARY MANHOLE ( )	0 V.F. \$ -
CRUSHED ROCK BEDDING	0 TON \$ -
TOTAL	\$0.00

PROJECT: PAVING (INTERIOR RESIDENTIAL)

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB		2,300	S.Y.	\$ 36.00	\$ 82,800
2	EARTHWORK SUBGRADE PREP - ROADS		767	C.Y.	\$ 3.10	\$ 2,377
3	5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)		0	SF	\$ 3.20	\$ -
4	ADJUST MANHOLE TO GRADE		17	EA	\$ 285.00	\$ 4,845
5	SINGLE CURB RAMPS		8	EA	\$ 350.00	\$ 2,800
6	MARKINGS FOR PEDESTRIAN CROSSINGS		60	LF	\$ 10.00	\$ 600
7	STOP BARS		30	LF	\$ 5.00	\$ 150
8	CURB RAMP INSERTS(2'X4')		64	SF	\$ 25.00	\$ 1,600
9	STREET SIGNS		3	EA	\$ 635.00	\$ 1,905
10	TRAFFIC CONTROL SIGNS		3	EA	\$ 635.00	\$ 1,905
11	SEDIMENT BASIN MAINTENANCE		1	LS	\$ 10,000.00	\$ 10,000
	MISCELLANEOUS (+6%)		1	L.S.	6%	\$ 6,539.00
TOTAL ESTIMATED CONSTRUCTION COST:						\$ 115,530

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$ 159,440
2) G.O. ITEMS	
7" PAVING(INTERSECTIONS)	0 SY \$ -
7" PAVING(OVERWIDTH)	0 SY \$ -
7" PAVING(OUTLOT FRONTAGE)	0 SY \$ -
5" PC CONC. WALK ALONG OUTLOT FRONTAGES(5' WIDE)	0 SF \$ -
EARTHWORK	0 CY \$ -
MARKINGS FOR PEDESTRIAN CROSSINGS	60 LF \$ 878
STOP BARS	30 LF \$ 219
SINGLE CURB RAMPS	8 EACH \$ 4,096
CURB RAMP INSERTS(2'X4')	64 SF \$ 2,340
STREET SIGNS	3 EACH \$ 2,787
TRAFFIC CONTROL SIGNS	3 EACH \$ 2,787
SEDIMENT BASIN MAINTENANCE	1 LS \$ 14,628
G.O. TOTAL	\$ 27,740

PROJECT: **PAVING (126TH STREET)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ROW ACQUISITION (DEDICATION FROM DEVELOPMENT TO THE WEST)	3	AC	\$ 35,000.00	\$ 105,000.00
2	8" P.C. CONCRETE PAVEMENT W/ INT. CURB	7,487	SY	\$ 45.00	\$ 336,915.00
3	EARTHWORK SUBGRADE PREP	2,496	CY	\$ 3.10	\$ 7,736.57
4	5" PC CONC. WALK ALONG OUTLOT FRONTAGES (5' WIDE)	2,325	SF	\$ 3.20	\$ 7,440.00
5	5" PC CONC. WALK ALONG WEST OF PROPERTY LINE (5' WIDE)	10,660	SF	\$ 3.20	\$ 34,112.00
6	6" PC CONC. TRAIL ALONG EAST SIDE	25,025	SF	\$ 4.00	\$ 100,100.00
7	SINGLE CURB RAMPS	0	EA	\$ 350.00	\$ -
8	MARKINGS FOR PEDESTRIAN CROSSINGS	30	LF	\$ 10.00	\$ 300.00
9	STOP BARS	0	LF	\$ 5.00	\$ -
10	CURB RAMP INSERTS(2'X4')	0	SF	\$ 25.00	\$ -
11	STREET SIGNS	0	EA	\$ 635.00	\$ -
12	TRAFFIC CONTROL SIGNS	3	EA	\$ 635.00	\$ 1,905.00
13	DRILL & GROUT #5 X 18" TIE BARS, 48" O.C. (AT SCHRAM)	6	EA	\$ 25.00	\$ 150.00
14	TRAFFIC CONTROL - BARRICADING (AT SCHRAM)	1	LS	\$ 5,000.00	\$ 5,000.00
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 29,933.00
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$ 628,600</b>

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%) \$ 867,470 100% G.O. NON-REIMBURSABLE AND REIMBURSABLE

2) COST SHARING  
 SARPY COUNTY PARTICIPATION - NO PARTICIPATION \$ -  
 WEST PROPERTY PARTICIPATION - COST OF PORTION ACROSS PROPERTY LINE (REIMBURSABLE) \$ 395,710

ROW ACQUISITION (DEDICATION FROM DEVELOPMENT TO THE WES)	3	AC	\$ 152,145
8" P.C. CONCRETE PAVEMENT W/ INT. CURB	2,920	SY	\$ 190,399
5" PC CONC. WALK ALONG WEST OF PROPERTY LINE (5' WIDE)	10,660	SF	\$ 49,428
DRILL & GROUT #5 X 18" TIE BARS, 48" O.C. (AT SCHRAM)	3	EA	\$ 109
TRAFFIC CONTROL - BARRICADING (AT SCHRAM)	0.5	LS	\$ 3,623

ASHBURY HILLS PARTICIPATION \$ 471,760

PROJECT: **SIGNALIZATION - S 126TH AND SCHRAM - FUTURE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	TRAFFIC SIGNAL S 126TH STREET AND SCHRAM ROAD	1	LS	\$ 200,000.00	\$ 200,000.00
<b>CONSTRUCTION COST SUBTOTAL =</b>					<b>\$ 200,000.00</b>
CONTINGENCY/INFLATION (10%) =					\$ 30,000.00
ESTIMATED PROBABLE CONSTRUCTION COST =					\$ 230,000.00
SID FEES, TRAFFIC STUDY, ENGINEERING, STAKING & C.M. (40%) =					\$ 92,000.00
<b>ESTIMATED SIGNAL CONSTRUCTION COST =</b>					<b>\$ 322,000.00</b>
ASHBURY HILLS PARTICIPATION (25%)		\$ 80,500			
ENTITIES AT EACH OTHER CORNER OF THE INTERSECTION (25% * 3 = 75%)		\$ 241,500			
		\$ 322,000			



PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	4	LOTS	\$ 1,350.00	\$ 5,400.00
2	MISSING MIDDLE RESIDENTIAL & MIXED USE	32	UNIIT	\$ 1,350.00	\$ 43,200.00
3	MIXED USE	3.432	ACRES	\$ 3,580.00	\$ 12,286.56
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 60,886.56

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (32%)	\$80,380
2) SINGLE FAMILY SPECIALS	\$7,130
3) MIXED RESIDENTIAL SPECIALS	\$57,030
4) EXTRA LOT ADDED FOR STORAGE GUARD HOUSE	

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 16" WATER MAIN ALONG 126TH STREET	2,634	LF	\$ 85.00	\$223,890
2	INSTALL 12" WATER MAIN	0	LF	\$ 45.00	\$0
3	INSTALL 8" WATER MAIN	351	LF	\$ 35.00	\$ 12,285.00
4	INSTALL 6" WATER MAIN	627	LF	\$ 30.00	\$ 18,810.00
5	FIRE HYDRANT ASSEMBLY (COMPLETE)	6	EA	\$ 2,800.00	\$ 16,800.00
6	8" GATE VALVE AND BOX	7	EA	\$ 800.00	\$ 5,600.00
7	PRESSURE TESTING AND DISINFECTION	1	LS	\$ 5,000.00	\$ 5,000.00
8	JACK / BORE CASING	80	LF	\$ 160.00	\$ 12,800.00
9	MISC FITTINGS	1	LS	\$ 1,000.00	\$ 1,000.00
MISCELLANEOUS (+5%)					1 L.S. 5% \$ 3,001.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$299,190

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$412,890
2) G.O. PORTION FOR LINES OVER 8"	
COST DIFFERENCE	
16" WATER MAIN	2,634 LF \$ 144,870
12" WATER MAIN	0 LF \$ -
TOTAL OVERSIZED MAIN COST: \$ 144,870	

PROJECT: **WATER (EXTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	PIONEER MAINS	0	L.S.	\$ 25,000.00	\$ -
2	INSTALL 16" WATER MAIN ALONG SCHRAM ROAD	1282	LF	\$ 100.00	\$ 128,200.00
3	HYDRANTS, VALVES, FITTINGS, BORES, ETC	1	L.S.	\$ 15,000.00	\$ 15,000.00
MISCELLANEOUS (+5%)					1 L.S. 5% \$ 7,160.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 150,360.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (38%)	\$207,500
2) G.O. PORTION OF WATER LINES	
COST DIFFERENCE	
16" WATER MAIN	1282 LF \$ 83,330.00

PROJECT: **CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	4	LOTS	\$ 2,400.00	\$ 9,600.00
2	MISSING MIDDLE RESIDENTIAL & MIXED USE	32.00	ACRES	\$ 7,660.00	\$ 245,120.00
3	OUTLOTS	3.43	ACRES	\$ 6,705.00	\$ 23,011.56
4	POTENTIAL FUTURE CAPITAL FACILITIES CHARGE INCREASE	4%			\$ 11,109.28
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 288,850.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (15%)	\$332,180
SPECIAL ASSES GENERAL OBLIGATION	
RESIDENTIAL	\$166,090.00 \$166,090.00

\$166,090 \$166,090

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$ 45.00	\$ -
2	18" RCP	60	LF	\$ 48.00	\$ 2,880.0
3	24" RCP	526	LF	\$ 58.00	\$ 30,508.0
4	30" RCP	509	LF	\$ 75.00	\$ 38,175.0
5	36" RCP	58	LF	\$ 97.50	\$ 5,655.0
6	42" RCP	0	LF	\$ 130.00	\$ -
7	48" RCP	0	LF	\$ 160.00	\$ -
8	54" RCP	0	LF	\$ 180.00	\$ -
9	TYPE II AREA INLET	0	EA	\$ 3,000.00	\$ -
10	TYPE I CURB INLET	3	EA	\$ 3,200.00	\$ 9,600.0
11	TYPE III CURB INLET	3	EA	\$ 3,300.00	\$ 9,900.0
12	54" STORM SEWER MANHOLE (1)	5	VF	\$ 550.00	\$ 2,750.0
13	60" STORM SEWER MANHOLE (1)	6	VF	\$ 750.00	\$ 4,500.0
14	72" STORM SEWER MANHOLE (0)	0	VF	\$ 950.00	\$ -
15	84" STORM SEWER MANHOLE (0)	0	VF	\$ 1,100.00	\$ -
16	96" STORM SEWER MANHOLE (0)	0	VF	\$ 1,250.00	\$ -
17	18" RC FES	0	EA	\$ 650.00	\$ -
18	24" RC FES	0	EA	\$ 850.00	\$ -
19	30" RC FES	1	EA	\$ 1,100.00	\$ 1,100.0
20	36" RC FES	1	EA	\$ 1,450.00	\$ 1,450.0
21	42" RC FES	0	EA	\$ 1,800.00	\$ -
22	48" RC FES	0	EA	\$ 2,100.00	\$ -
23	54" RC FES	0	EA	\$ 2,500.00	\$ -
24	RIP RAP	0	TN	\$ 35.00	\$ -
25	PCSWPP	0	LS	\$ 30,000.00	\$ -
26	CONNECT TO EXISTING STORM SEWER	1	EA	\$ 500.00	\$ 500.0
27	CONVERT MANHOLE TO CURB INLET	0	EA	\$ 1,500.00	\$ -
28	SEDIMENT BASIN MAINTENANCE	0	LS	\$ 15,000.00	\$ -
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 5,351.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 112,370

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @	(38%)	\$155,080
Subtract over 48" Pipe Difference		\$0
2) GENERAL OBLIGATION		\$155,080

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT :	ASHBURY HILLS	ZONING:	SINGLE FAMILY (Lg)	47 UNITS
DEVELOPER:	SAMSON		SINGLE FAMILY (Mid)	13 UNITS
AREA (ACRES):	155.39		SINGLE FAMILY (VILLA)	88 UNITS
JURISDICTION:	PAPILLION		SINGLE FAMILY (Sml)	107 UNITS
DATE:	07/07/20		MISSING MIDDLE RES	57 UNITS
ESTIMATED BY:	GRIMES		DUPLEXES / VILLAS	72 UNITS
PROJECT NO.:	P2017.258.001		CLUBHOUSE W/POOL	1 UNITS
			CLUBHOUSE	1 UNITS
			COMMERCIAL	8.806 AC
			SCHOOL	10.435 AC
			SPORTS FIELD	3.432 AC
			OUTLOTS	11.512 AC
				SF Storage
				13 Outlots

**ASHBURY HILLS TOTAL - SINGLE, DUPLEX & MULTI-FAMILY RESIDENTIAL, ELEMENTARY SCHOOL AND MIXED USE**

ITEM	CONSTRUCT.	TOTAL	BY OTHERS OR SARPY CO	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB.	FUTURE GEN. OBL.
SANITARY SEWER (INTERIOR)	\$ 1,886,130	\$ 2,602,890	\$ -	\$ 2,602,890	\$ -	\$ -	\$ -
PAVING (INTERIOR)	\$ 2,397,540	\$ 3,308,620	\$ -	\$ 2,582,300	\$ -	\$ 726,320	\$ -
PAVING (GOLD COAST ROAD)	\$ 488,320	\$ 673,890	\$ -	\$ 279,420	\$ -	\$ 394,470	\$ -
PAVING (126TH STREET)	\$ 666,670	\$ 920,010	\$ -	\$ -	\$ 395,710	\$ 524,300	\$ -
PAVING (120TH STREET)	\$ 969,350	\$ 1,338,290	\$ 60,380	\$ -	\$ 64,810	\$ 1,213,100	\$ -
PAVING (SCHRAM ROAD)	\$ 418,267	\$ 577,438	\$ -	\$ -	\$ -	\$ 577,438	\$ -
PAVING (FUTURE SIGNALIZATION S 120th and S 126th Streets and Schram Road)	\$ 450,000	\$ 630,000	\$ 472,500	\$ -	\$ -	\$ -	\$ 157,500
WATER (INTERIOR)	\$ 1,677,630	\$ 2,315,150	\$ -	\$ 2,084,790	\$ -	\$ 230,360	\$ -
WATER (EXTERIOR - SCHRAM ROAD)	\$ 713,790	\$ 996,302	\$ -	\$ 258,444	\$ 350,075	\$ 387,783	\$ -
CAPITAL FACILITIES CHARGES	\$ 1,188,290	\$ 1,366,560	\$ -	\$ 683,280	\$ -	\$ 683,280	\$ -
UNDERGROUND ELECTRICAL	\$ 480,600	\$ 798,590	\$ -	\$ 798,590	\$ -	\$ -	\$ -
STORM SEWER	\$ 1,777,610	\$ 2,453,140	\$ -	\$ -	\$ -	\$ 2,453,140	\$ -
PARK CONTRIBUTION	\$ 100,000	\$ 120,000	\$ -	\$ -	\$ -	\$ 120,000	\$ -
REGIONAL PARK AND TRAIL CONTRIBUTION	\$ 100,000	\$ 120,000					\$ 120,000
1% REVIEW FEE	\$ 109,953	\$ 131,944	\$ -	\$ 65,972	\$ -	\$ 65,972	\$ -
ELEMENTARY SCHOOL IN LIEU OF PAYMENTS				\$ (150,000)		\$ (1,100,000)	
STORAGE LOT IN LIEU CONTRIBUTION						\$ (100,000)	
<b>TOTALS</b>	<b>\$ 13,424,150</b>	<b>\$ 18,352,824</b>	<b>\$ 532,880</b>	<b>\$ 9,205,686</b>	<b>\$ 810,595</b>	<b>\$ 6,176,163</b>	<b>\$ 277,500</b>

SPECIALS SINGLE FAMILY PER UNIT (INCLUDING DUPLEXES & MISSING MIDDLE UNITS) = **\$ 28,151.95**

VALUATION:	SINGLE FAMILY (Lg)	47 Units @	\$ 550,000.00	=	\$25,850,000
	SINGLE FAMILY (Mid)	13 Units @	\$ 400,000.00	=	\$5,200,000
	SINGLE FAMILY (VILLAS)	88 Units @	\$ 450,000.00	=	\$39,600,000
	SINGLE FAMILY (Sml)	107 Units @	\$ 310,000.00	=	\$33,170,000
	MISSING MIDDLE RES	57 Units @	\$ 200,000.00	=	\$11,400,000
	DUPLEXES / VILLAS	72 Units @	\$ 200,000.00	=	\$14,400,000
	CLUBHOUSE W/POOL	1 Units @	\$ 600,000.00	=	\$600,000
	CLUBHOUSE	1 Units @	\$ 150,000.00	=	\$150,000
	COMMERCIAL	0 S.F. @	\$ 30.00	=	\$0
	School Equivalent	0.00 Units @	\$ 310,000.00	=	\$0
					REMOVED FROM SID 5/21/2020
				TOTAL	\$130,370,000

DEBT RATIO WITH FUTURE OBLIGATIONS  
G.O. DEBT RATIO (95% VALUATION) = \$ 6,453,663 / \$ 123,851,500 = **5.21%**

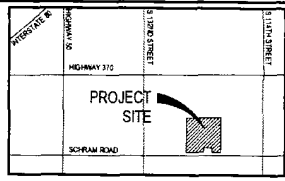
DEBT RATIO WITHOUT FUTURE OBLIGATIONS  
G.O. DEBT RATIO (95% VALUATION) = \$ 6,176,163 / \$ 123,851,500 = **4.99%**

- NOTES:
- 1) 120th Street cost share based upon County contributing 1/3 of construction cost with the future Ashbury Creek 2 (in the G.O. Reimbursable column) contributing 1/2 of the remaining cost for the portion of the project adjacent to their property line other than specifically paying for the 5' sidewalk on the east side and Ashbury Hills paying for the west side. All additional cost is through Ashbury
  - 2) School contribution to G.O. and Special Assessments will be based upon equivalent lot count value.
  - 3) Schram Road costs are from the executed Interlocal Agreement.
  - 4) Future signalization at S 120th Street and Schram Road is to be constructed in the future with Ashbury Hills as the lead agent with reimbursement from adjacent developments.
  - 5) Future signalization at S 126th Street and Schram Road is to be constructed in the future with Ashbury Hills as the lead agent with reimbursement from adjacent developments.

- 6) Regional park and trail contribution is for a future regional system around Hwy 370.  
7) Park contribution is to be used for amenities within the adjoining Ashbury Creek Park and has been included with Phases 3 & 4.

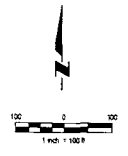
REVISION LOG:

	Revised to account for revised preliminary plat, phasing plan and City comments.
1/0/1900	Revised to account for City comments and changes to the phase lines
6/11/2018	Revised for updated layout with school lot
11/15/2018	Revised for updated layout, phase lines and City of Papillion comments
12/20/2018	Revised for phasing change and City comments
1/2/2019	Revised to include in lieu of valuation payment to specials and general obligation costs from the proposed PLV elementary school, corrected duplex lot count
1/13/2019	Small adjustment to Phase 1 / 2 sanitary sewer due to phasing, update to curb ramps in Phase 1, add'l hydrants in Phase 1
3/1/2019	Revisions made per City of Papillion Final Plat review and recommendations to the City Council for the Preliminary Plat.
4/12/2019	Corrected overlapping text
1/13/2020	Update for Phase 1 Replat 1. Quantities and Costs per Sanitary Sect 1, Paving/Storm Sect 1 and Water Sect 1
5/11/2020	Update for revised Preliminary Plat with new phasing and Schram Road Interlocal
7/7/2020	Update for Phase 2 final plat and detachment of Lot 166 from the SID



# ASHBURY HILLS

LOTS 1 THRU 47, 48 THRU 61, 70 THRU 73, 80 THRU 121, AND 128 THRU 351 & OUTLOTS "A" THRU "M" ASHBURY HILLS & TOGETHER WITH LOTS 1 THRU 44 AND OUTLOTS "A" THRU "D", ASHBY HILLS REPLAT 1  
 A TRACT OF LAND BEING PART OF THE SE1/4 OF SECTION 31 TOWNSHIP 14 NORTH RANGE 12 EAST OF THE 6TH P.M. SARRY COUNTY, NEBRASKA



**LEGEND**  
 - - - - - BOUNDARY LINE  
 - - - - - RIGHT OF WAY LINE  
 - - - - - LOT LINE  
 - - - - - PHASE LINE

**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 1000 S. 10th Street, Suite 100, Lincoln, NE 68502  
 Phone: 402.441.1111  
 Fax: 402.441.1112  
 www.eandagroup.com

**E & A CONSULTING GROUP, INC.**  
 Engineering Services

ASHBURY HILLS  
 LOTS 1 THRU 47 & OUTLOTS "A" THRU "M"  
 PHASE LINE EXHIBIT

**EXHIBIT "J-1"**  
 PHASE LINE EXHIBIT

DATE	DESCRIPTION
01/15/2010	PRELIMINARY
02/10/2010	REVISED
03/15/2010	REVISED
04/15/2010	REVISED
05/15/2010	REVISED
06/15/2010	REVISED
07/15/2010	REVISED
08/15/2010	REVISED
09/15/2010	REVISED
10/15/2010	REVISED
11/15/2010	REVISED
12/15/2010	REVISED