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FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2018-13482

06/15/2018 11:18:23 AM

Clay J. Dowling

REGISTER OF DEEDS



(Space above line for recording information)

**FIRST AMENDMENT
 TO
 GRANITE FALLS
 SUBDIVISION AGREEMENT**

This First Amendment to the Granite Falls subdivision agreement (hereinafter "First Amendment"), which is made this 5th day of June, 2018 ("Effective Date") by and between **B.H.I. DEVELOPMENT, INC.**, a Nebraska corporation, (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 300 OF SARPY COUNTY, NEBRASKA**, (hereinafter referred to as "DISTRICT"), **PAPILLION - LA VISTA SCHOOL DISTRICT - #27** (hereinafter referred to as "SCHOOL"), and the **CITY OF PAPILLION, NEBRASKA**, a municipal corporation, (hereinafter referred to as "CITY") (collectively the "Parties"), amends and modifies the subdivision agreement adopted via Resolution No. R15-0057 on April 7, 2015 (the "Original Subdivision Agreement").

RECITALS

DEVELOPER, DISTRICT, SCHOOL, and CITY entered into the Original Subdivision Agreement with respect to Lots 1 through 24, inclusive, and Outlot A, Granite Falls; and

DEVELOPER, DISTRICT, SCHOOL, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements and the extent to which the contemplated Public Improvements shall specifically benefit property in 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 Original Subdivision Agreement as modified and 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 Original Subdivision Agreement.

City of Papillion

A

3. Area of Application. This First Amendment applies to Lots 1 – 24 and Outlot A, Granite Falls.
4. Amendment. The Original Subdivision Agreement terms are hereby amended as follows:
 - A. All references to Exhibit “G” are hereby rescinded and replaced with references to Exhibit “G-1”.
5. Exhibit Modification. The Agreement exhibits are hereby modified as follows:
 - A. Exhibit “G” is hereby rescinded in its entirety and replaced with Exhibit “G-1”.
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 to the Original Subdivision Agreement shall be binding upon the Parties, their respective successors, and assigns.

(Signatures on following pages.)

B

ATTEST:

CITY OF PAPILLION, a Nebraska
Municipal Corporation

Nicole L. Brown
Nicole L. Brown, City Clerk


By David P. Black
David P. Black, Mayor

(SEAL)



C

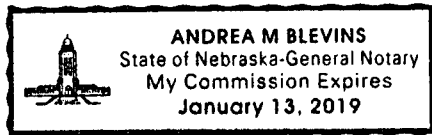
SANITARY AND IMPROVEMENT DISTRICT
NO. 300 OF SARPY COUNTY, NEBRASKA

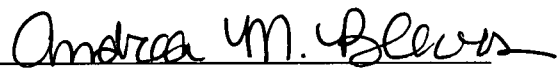
By 
Gerald L. Torczon, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Chairman of Sanitary and Improvement District No. 300 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be such person's voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 4th day of June, 2018.




Notary Public

D

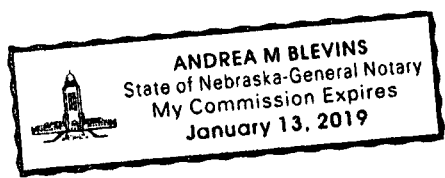
B.H.I. DEVELOPMENT, INC.,
a Nebraska corporation

By *Gerald L. Torczon*
Gerald L. Torczon, President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came, Gerald L. Torczon, President of B.H.I. Development, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be such person's voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this 4th day of June, 2018.



Andrea M. Blewins
Notary Public

Papillion – La Vista School District – #27

By: Andrew J. Rikli
Dr. Andrew Rikli, Superintendent

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Dr. Andrew Rikli, Superintendent of Papillion – La Vista School District – #27, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be such person’s voluntary act and deed on behalf of such school district.

Witness my hand and Notarial Seal this 23 day of May, 2018.



Kathleen S. Baranko
Notary Public

F

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

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

EXHIBITS:

G-1	Source and Use of Funds
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G

SOURCE & USE OF FUNDS

PROJECT: GRANITE FALLS ZONING: SINGLE 22 LOTS
DEVELOPER: TORCZON SCHOOL 41.60 ACRES
AREA (ACRES): 95 MULTI FAMILY 270 UNITS
JURISDICTION: PAVILLION
DATE: 05/09/18
ESTIMATED BY: WESTERGARD/BEASLEY

EXHIBIT "G-1"

GRANITE FALLS									
ITEM	CONSTRCT.	TOTAL	SARPY CO.	S.F. SPECIAL ASSESS.	SCHOOL	G.O. NON-REIMB	COMM. OR LAKE	M.F. ASSESS	
TRAIL ALONG WITTMUS DRIVE	\$ 54,151	\$ 72,192		\$ -	\$ -	\$ -			\$ 72,192
STATUS: FINAL									
SANITARY, STORM & PAVING (WITTMUS & INT.)	\$1,003,895	\$1,456,758	\$329,286	\$250,744	\$413,424	\$288,215	\$92,134		\$82,955
STATUS: FINAL									
PAVING (LINCOLN ROAD IMPROVEMENTS)	\$ 1,262,765	\$1,666,850	\$450,749	\$ -	\$385,017	\$470,266	\$360,817		\$ -
STATUS: FUTURE									
PAVING (HIGHWAY 370 IMPROVEMENTS)	\$ 791,726	\$ 980,138		\$ -	\$ 245,034	\$ 392,055	\$ 245,034		\$ 98,014
STATUS: FINAL									
WATER (INTERIOR)	\$ 231,379	\$ 331,568		\$ 65,201	\$ 102,119	\$ 36,058	\$ 14,333		\$ 113,857
STATUS: FINAL									
WATER (LINCOLN ROAD 12" MAIN EXTENSION)	\$ 122,100	\$ 170,940			\$ 85,470	\$ 85,470			
STATUS: FUTURE									
CAPITAL FACILITIES CHARGES	\$417,188	\$448,375		\$34,865	\$283,466	\$98,129			\$74,517
STATUS: PAID									
UNDERGROUND ELECTRICAL	\$ 29,700	\$ 40,279		\$ 40,279	\$ -	\$ -			\$ -
STATUS: PAID									
SHERMAN STREET CULVERT - PAID TO SID 274	\$ 100,000	\$ 108,139		\$ 54,070	\$ -	\$ -			\$ 54,069.50
STATUS: FINAL									
TOTALS	\$ 4,012,904	\$5,275,239	\$ 780,035	\$ 445,159	\$ 1,514,531	\$ 1,370,193	\$ 712,318		\$ 495,604

PER SINGLE FAMILY LOT **\$20,234**
SCHOOL ASSESSMENT **\$ 1,514,531**
MULTI-FAMILY ASSESS. **\$ 495,604** \$1,836 PER UNIT
COMMERCIAL ASSESSMENT **\$ 712,318**

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:	22 S.F. @	\$280,000	=	\$6,160,000
	270 APT. @	\$85,000	=	\$22,950,000
	TOTAL @ 100%			\$ 29,110,000

4) G.O. DEBT RATIO = \$ 1,370,193 / \$ 29,110,000 = **4.71%**

NOTE: ALL NUMBERS TAKEN DIRECTLY FROM ASSESSMENTS
NOTE: REIMBURSEMENT TO SCHOOL BY FUTURE SID TO THE EAST FOR 1/2 OF WITTMUS DR. COSTS IS ESTIMATE **\$206,712**
NOTE: TOTAL SCHOOL ALLOCATION PRIOR TO REIMBURSEMENT FROM FUTURE TO THE EAST IS **\$1,514,531**
NET AFTER REIMBURSEMENT **\$1,307,819**

H

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Construct Sanitary Sewer Manhole Tap	0.00	EA	950.00	0.00
2	Connect to Existing Sanitary Sewer Main	0.00	EA	550.00	0.00
3	Construct 6" Sanitary Sewer Pipe	602.00	LF	18.88	11,365.76
4	Construct 8" Sanitary Sewer Pipe	1,190.00	LF	23.00	27,370.00
5	Construct 54" I.D. Sanitary Sewer Manhole (6)	70.90	VF	288.50	20,454.65
6	Construct 8" Diameter Drop Connection (1)	3.00	VF	250.00	750.00
TOTAL CONSTRUCTION COST:					\$59,940

NOTES:

PROJECT: STORM SEWER (ALL IN WITTMUS DRIVE)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Construct 15" RCP, Class III	619.30	LF	26.88	16,646.78
2	Construct 18" RCP, Class III	1,027.00	LF	30.33	31,148.91
3	Construct 24" RCP, Class III	494.70	LF	52.52	25,981.64
4	Construct 30" RCP, Class III	895.10	LF	60.68	54,314.67
5	Construct 36" RCP, D0.01 = 1350	458.90	LF	78.63	36,083.31
6	Construct 42" RCP, D0.01 = 1350	167.40	LF	96.55	16,162.47
7	Construct 54" I.D. Storm Sewer Manhole (7)	50.80	VF	322.00	16,357.60
8	Construct 60" I.D. Storm Sewer Manhole (2)	15.80	VF	352.00	5,561.60
9	Construct Area Inlet, Type 2 (84" I.D.)	2.00	EA	7,500.00	15,000.00
10	Construct 36" RCP Flared End Section	1.00	EA	1,650.00	1,650.00
11	Construct 42" RCP Flared End Section	1.00	EA	1,950.00	1,950.00
12	Install Pipe Couplers	18.00	EA	75.00	1,350.00
13	Construct Temporary HDPE Inlet Diversion	4.00	EA	550.00	2,200.00
14	Construct 84" I.D. Storm Sewer Manhole	1.00	EA	7,400.00	7,400.00
15	Additional Earthwork to Cover Pipe @ Gas Main	1.00	LS	3,500.00	3,500.00
16	Re-Install Construction Entrance	1.00	LS	850.00	850.00
17	Construct Original Construction Entrance	1.00	EA	1,500.00	1,500.00
18	Construct Concrete Ring Retainer	1.00	EA	375.00	375.00
TOTAL CONSTRUCTION COST:					\$238,032

NOTES:

PROJECT: PAVING (WITTMUS DRIVE AND INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (SUBGRADE PREPARATION)	6,223.00	CY	2.39	\$14,873
2	CONSTRUCT 9" CONCRETE PAVEMENT (TYPE L65) W/ INTEGRAL CUR	15,770.00	SY	32.19	\$507,836
3	CONSTRUCT 7" CONCRETE PAVEMENT (TYPE L65) W/ INTEGRAL CUR	2,900.00	SY	29.76	\$86,304
4	CONSTRUCT 4" PCC MEDIAN SURFACING	2,627.00	SF	3.78	\$9,930
5	CONSTRUCT TEMPORARY AGGREGATE SURFACE COURSE	87.56	TN	11.16	\$977
6	5" PREFORMED PAVEMENT MARKING TAPE - WHITE, GROOVED, TYF	1,333.00	LF	3.74	\$4,985
7	5" PREFORMED PAVEMENT MARKING TAPE - YELLOW, GROOVED, T	5,350.00	LF	3.74	\$20,009
8	10" PREFORMED PAVEMENT MARKING TAPE - WHITE, GROOVED, TY	150.00	LF	8.90	\$1,335
9	12" PREFORMED PAVEMENT MARKING TAPE - WHITE, GROOVED, TY	51.00	LF	9.83	\$501
10	24" PREFORMED PAVEMENT MARKING TAPE - WHITE, GROOVED, TY	108.00	LF	18.74	\$2,024
11	PREFORMED PAVEMENT MARKING TAPE SYMBOL - TYPE DIRECTION	7.00	EA	314.18	\$2,199
12	PREFORMED PAVEMENT MARKING TAPE SYMBOL - TYPE "ONLY", W	4.00	EA	324.83	\$1,299
13	CONSTRUCT CONCRETE HEADER	151.00	LF	7.46	\$1,126
14	CONSTRUCT END OF ROAD MARKER	4.00	EA	72.52	\$290
15	ADJUST MANHOLE TO GRADE	8.00	EA	200.00	\$1,600
16	CONSTRUCT CURB INLET, TYPE I	9.00	EA	1,500.00	\$13,500
17	CONSTRUCT CURB INLET, TYPE III	3.00	EA	1,500.00	\$4,500
18	Relocate OPPD Pole	1.00	EA	5,098.50	\$5,099
19	RELOCATE CONST. ENTRANCE	1.00	LS	2,187.96	\$2,188
20	ADJUST GRADE AT GAS MAIN	1.00	LS	15,697.00	\$15,697
21	PUMP SANITARY SEWER MANHOLE	1.00	LS	300.00	\$300
22	PAINTED TEMPORARY PAVMENT MARKING	1.00	LS	2,626.27	\$2,626
23	PAINTED TEMPORARY CROSSWALK	1.00	LS	247.50	\$248
24	DECRACTIVE STREET NAME SIGNS	11.00	EA	585.76	\$6,443
25	INSTALL SILT FENCE ON AREA INLETS	1.00	LS	232.10	\$232
TOTAL CONSTRUCTION COST:					\$705,923

NOTES:

TOTAL SANITARY, STORM, PAVING (WITTMUS DRIVE AND INTERIOR) \$1,003,895

SOFT COSTS FROM SPECIAL ASSESSMENTS \$452,863

1) TOTAL DISTRICT COST - \$1,456,758

2) COSTS DISTRIBUTED AS FOLLOWS PER SPECIAL ASSESSMENTS:

GRANITE FALLS COMM.	\$92,134
SCHOOL	\$413,424
SARPY COUNTY	\$329,286
ASSESSED TO LOT 24 (M.F.)	\$82,955
ASSESSED TO SINGLE FAMILY LOTS	\$250,744
GENERAL OBLIGATION	\$288,215

I

PROJECT: PAVING (LINCOLN ROAD IMPROVEMENTS)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE CONCRETE HEADER	97	LF	\$ 6.45	\$ 626
2	REMOVE END OF ROAD MARKERS	5	EA	\$ 130.03	\$ 650
3	REMOVE 'CHEVRON' SIGN	3	EA	\$ 195.04	\$ 585
4	REMOVE AND RESET MAGELLAN GAS SIGN	1	EA	\$ 260.06	\$ 260
5	REMOVE PAVEMENT MARKINGS	550	LF	\$ 3.59	\$ 1,975
6	REMOVE CRUSHED ROCK SURFACING	2192	SY	\$ 3.77	\$ 8,264
7	REMOVE 48" RCP	41	LF	\$ 31.21	\$ 1,280
8	REMOVE 48" CMP	206	LF	\$ 15.60	\$ 3,214
9	EARTHWORK (BY OTHERS)	1	LS	\$ 86,838.68	\$ 86,839
10	EARTHWORK (ESTABLISHED QUANTITY)	18338	CY	\$ 3.83	\$ 70,235
11	SUBGRADE PREPERATION	2908	CY	\$ 4.30	\$ 12,504
12	CONSTRUCT CONCRETE HEADER	0	LF	\$ -	\$ -
13	DRILL AND GROUT TIE BARS #5 X 2' - 6" @ 3' - 0" CENTERS	32	EA	\$ 7.52	\$ 241
14	CONSTRUCT 36" CONCRETE COLLAR	1	EA	\$ 1,113.72	\$ 1,114
15	TAP CULVERT WING WALL WITH 18" CONCRETE COLLAR	1	EA	\$ 1,087.19	\$ 1,087
16	CONSTRUCT 18" STORM SEWER TAP	2	EA	\$ 743.93	\$ 1,488
17	INSTALL PIPE COUPLERS	48	EA	\$ 58.45	\$ 2,806
18	CONSTRUCT 9" CONCRETE PAVEMENT, TYPE 65 WITH 6" INTEGRAL	8620	SY	\$ 57.90	\$ 499,098
19	ADJUST MANHOLE TO GRADE	5	EA	\$ 691.59	\$ 3,458
20	CONSTRUCT 18" RCP, CLASS III	535	LF	\$ 48.80	\$ 26,108
21	CONSTRUCT 36" CMP	71	LF	\$ 60.10	\$ 4,267
22	CONSTRUCT 48" RCP D(0.01)=1.350	104	LF	\$ 201.53	\$ 20,959
23	CONSTRUCT TWIN 8' X 9' BOX CULVERT	197	LF	\$ 1,239.75	\$ 244,231
24	CONSTRUCT 48" CHAIN LINK FENCE	133	LF	\$ 85.58	\$ 11,382
25	ANTI-GRAFFITI COATING	3270	SF	\$ 3.87	\$ 12,655
26	CONSTRUCT 18" RC FLARED END SECTION	1	EA	\$ 1,206.84	\$ 1,207
27	CONSTRUCT 48" RC FLARED END SECTION	1	EA	\$ 2,872.99	\$ 2,873
28	CONSTRUCT 84" I.D. STORM MANHOLE (1)	15	VF	\$ 1,009.20	\$ 15,138
29	CONSTRUCT CURB INLET, TYPE I	8	EA	\$ 3,996.37	\$ 31,971
30	CONSTRUCT CURB INLET, TYPE III	2	EA	\$ 4,038.33	\$ 8,077
31	CONSTRUCT NDOR TYPE 'B' RIP-RAP	245	TON	\$ 56.36	\$ 13,808
32	INSTALL PERMANENT PREFORMED MARKING TAPE - 5" SOLID	3739	LF	\$ 3.89	\$ 14,545
33	INSTALL PERMANENT PREFORMED MARKING TAPE - 5" SOLID	3925	LF	\$ 3.89	\$ 15,268
34	INSTALL PERMANENT PREFORMED MARKING TAPE SYMBOL, TYPE	8	EA	\$ 897.64	\$ 7,181
35	INSTALL PERMANENT PREFORMED MARKING TAPE SYMBOL, TYPE	4	EA	\$ 598.43	\$ 2,394
36	INSTALL TRAFFIC CONTROL SIGN	6	EA	\$ 119.69	\$ 718
37	INSTALL CITY OF PAPILLION BREAKAWAY POLE SYSTEM	6	EA	\$ 718.11	\$ 4,309
38	PROVIDE TEMPORARY TRAFFIC CONTROL	1	LS	\$ 4,787.43	\$ 4,787
39	INSTALL SEEDING - TYPE B	3.3	AC	\$ 1,436.23	\$ 4,740
40	INSTALL SILT FENCE	2500	LF	\$ 2.39	\$ 5,975
41	INSTALL CURB INLET PROTECTION	6	EA	\$ 233.39	\$ 1,400
42	INSTALL WATTLE	150	LF	\$ 4.55	\$ 683
43	INSTALL NORTH AMERICAN GREEN S-150 EROSION CONTROL	11000	SY	\$ 1.32	\$ 14,520
44	REMOVE FLARED END SECTION OVER 36" TO 48"	1	EA	\$ 813.62	\$ 814
	SUBTOTAL LINCOLN ROAD EXCEPT SIDEWALKS				\$ 1,165,730
1	REMOVE SIDEWALK	150	SF	\$ 1.00	\$ 150
2	CONSTRUCT 6" PCC SIDEWALK	506	SF	\$ 5.00	\$ 2,530
3	CONSTRUCT 5" PCC SIDEWALK	17,822	SF	\$ 4.50	\$ 80,199
4	CONSTRUCT DETECTABLE WARNING PANEL	52	SF	\$ 20.00	\$ 1,040
5	CONSTRUCT CURB RAMP (9" THICK)	352	SF	\$ 20.00	\$ 7,040
6	INSTALL TRAFFIC SIGN AND POST	4	EA	\$ 1000.00	\$ 4,000
7	INSTALL SEEDING - TYPE B	5,200	SY	\$ 0.33	\$ 1,716
8	INSTALL PERMANENT PREFORMED MARKING - 24" WHITE, GROOVED	72	LF	\$ 5.00	\$ 360
	SUBTOTAL LINCOLN ROAD SIDEWALKS				\$ 97,035
	TOTAL ESTIMATED CONSTRUCTION COST:				\$ 1,262,765

NOTES:
 1) TOTAL PROJECT COST W/ 32% SOFT COSTS- \$1,666,850
 2) SARPY COUNTY TO SHARE 1/3 OF COSTS LESS SIDEWALKS AND 16% SOFT COSTS \$1,352,247

3) PARTICIPATION RATES AS FOLLOWS:

SARPY COUNTY:	33.33% OF NOTE 2	\$450,749
SHARE OF OTHER PARTIES (TOTAL MINUS SARPY)		\$1,216,101
SID 317 GRANITE LAKE	29.67%	\$360,817
SID 300 GRANITE FALLS	38.67%	\$470,266
SCHOOL	31.66%	\$385,017

4) PROJECT COSTS INCREASED PER INTERLOCAL AGREEMENT TO MATCH CURRENT ESTIMATE

PROJECT: PAVING (HIGHWAY 370 IMPROVEMENTS)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Remove 18" Culvert Pipe	60	LF	\$ 14.00	\$ 840.00
2	Remove Inlet	1	EA	\$ 451.00	\$ 451.00
3	Remove PCC Pavement	969	SY	\$ 11.35	\$ 10,998.15
4	Remove Asphalt Shoulder	1088	SY	\$ 7.04	\$ 7,659.52
5	Remove Asphalt Pavement	176	SY	\$ 11.25	\$ 1,980.00
6	Remove Concrete Median Surfacing	107	SY	\$ 11.45	\$ 1,225.15
7	Sawcut - Full Depth	3,081	LF	\$ 4.85	\$ 14,942.85
8	Remove Concrete Header	75	LF	\$ 6.06	\$ 454.50
9	Remove End of Road Barricade	10	EA	\$ 18.20	\$ 182.00
10	Remove and Reset Signs	6	EA	\$ 292.00	\$ 1,752.00
11	Remove and Reset Mailbox	2	EA	\$ 164.00	\$ 328.00
12	Relocate Light Pole	2	EA	\$ 2,981.00	\$ 5,962.00
13	18" RC Flared End Section	1	EA	\$ 505.00	\$ 505.00
14	15" RCP, Class III Sewer Pipe	10	LF	\$ 65.75	\$ 657.50
15	18" RCP, Class III Sewer Pipe	20	LF	\$ 61.65	\$ 1,233.00
16	Pipe Couplers	9	EA	\$ 120.00	\$ 1,080.00
17	Curb Inlet, Type I	1	EA	\$ 3,375.00	\$ 3,375.00
18	Earthwork (Subgrade Preparation)	1,995	CY	\$ 9.61	\$ 19,171.95
19	10" Concrete Pavement (Class 47B-3500)	5,080	SY	\$ 57.20	\$ 290,576.00
20	10" Concrete Pavement (Class 47B-HE-3625)	135	SY	\$ 90.80	\$ 12,258.00
21	6" Concrete Pavement (Class 47B-3500)	708	SY	\$ 39.65	\$ 28,072.20
22	7" Concrete Driveway (Class 47B-3500)	58	SY	\$ 46.60	\$ 2,702.80
23	4" Concrete Median Surfacing (Class 47B-3500)	141	SY	\$ 57.90	\$ 8,163.90
24	5" Concrete Sidewalk (Class 47B-3500)	48	SY	\$ 50.75	\$ 2,436.00
25	6" Concrete Bikeway (Class 47B-3500)	295	SY	\$ 47.60	\$ 14,042.00
26	6" Concrete Curb Ramp (Class 47B-3500)	38	SY	\$ 92.95	\$ 3,532.10
27	6" Concrete Stamped Sidewalk (Class 47B-3500)	4	SY	\$ 61.30	\$ 245.20
28	Detectable Warning Panels	32	SF	\$ 16.00	\$ 512.00
29	Tie Bars	1,620	EA	\$ 5.37	\$ 8,699.40
30	Aggregate Foundation Course	1,415	TN	\$ 31.65	\$ 44,784.75
31	Granular Subdrain	7	EA	\$ 305.00	\$ 2,135.00
32	Permanent Pavement Marking, Paint - 5" Solid White	132	LF	\$ 1.43	\$ 188.76
33	24" Preformed Pavement Marking Tape - White, Grooved, Type 4	204	LF	\$ 20.75	\$ 4,233.00
34	12" Preformed Pavement Marking Tape - White, Grooved, Type 4	1,768	LF	\$ 10.40	\$ 18,387.20
35	10" Preformed Pavement Marking Tape - White, Grooved, Type 4	75	LF	\$ 8.35	\$ 626.25
36	5" Preformed Pavement Marking Tape - White, Grooved, Type 4	2,460	LF	\$ 4.18	\$ 10,282.80
37	5" Preformed Pavement Marking Tape - Yellow, Grooved, Type 4	1,078	LF	\$ 4.18	\$ 4,506.04
38	Preformed Pavement Marking Tape Symbol, Type "Only", White	3	EA	\$ 406.00	\$ 1,218.00
39	Preformed Pavement Marking Tape Symbol, Type Directional Arrow, White	15	EA	\$ 394.00	\$ 5,910.00
40	Erosion Control, Type 1D	700	SY	\$ 1.43	\$ 1,001.00
41	Seeding, Type A	1	AC	\$ 1,766.00	\$ 2,401.76
42	Seeding, Type B	1.24	AC	\$ 1,282.00	\$ 1,589.68
43	Mulch	1.5	TN	\$ 262.00	\$ 393.00
44	Fabric Silt Fence	350	LF	\$ 2.55	\$ 892.50
46	Barricades, Type III	353	B-Day	\$ 1.07	\$ 377.71
47	Traffic Signal, Type TS-1	3	EA	\$ 936.00	\$ 2,808.00
48	Traffic Signal, Type TS-1A	1	EA	\$ 796.00	\$ 796.00
49	Traffic Signal, Type TS-1L	4	EA	\$ 1,026.00	\$ 4,104.00
50	Traffic Signal, Type TS-1RR	2	EA	\$ 1,167.00	\$ 2,334.00
51	Detector Loop, Type TD-5	24	EA	\$ 382.00	\$ 9,168.00
52	Detector Loop, Type TD-5A	12	EA	\$ 458.00	\$ 5,496.00
53	Pull Box, Type PB-1	9	EA	\$ 1,086.00	\$ 9,774.00
55	2" Conduit in Trench, PVC	380	LF	\$ 7.49	\$ 2,846.20
56	3" Conduit in Trench, PVC	100	LF	\$ 9.62	\$ 962.00
57	2" Conduit in Trench, HDPE Under Roadway	125	LF	\$ 21.75	\$ 2,718.75
58	3" Conduit in Trench, HDPE Under Roadway	150	LF	\$ 25.10	\$ 3,765.00
59	2" Conduit Bored/Jacked, HDPE	180	LF	\$ 21.75	\$ 3,915.00
60	3" Conduit Bored/Jacked, HDPE	160	LF	\$ 25.10	\$ 4,016.00
61	Grounding Conductor (CG) 1/C #6 Bare Copper	2,600	LF	\$ 1.31	\$ 3,406.00
62	16/C Conductor Cable, No 14 AWG, Traffic Signal Cable, IMSA 20-1	1,440	LF	\$ 5.15	\$ 7,416.00
63	2/C Lead In Cable, Detector IMSA 50-2	5,510	LF	\$ 1.54	\$ 8,485.40
64	3/C Flashing Signal Cable	2,020	LF	\$ 1.40	\$ 2,828.00
65	1/C Street Light Cable #6 AWG	1,000	LF	\$ 1.49	\$ 1,490.00
66	Combination Mast Arm Signal and Lighting Pole, Type CPM-65-12	2	EA	\$ 23,211.00	\$ 46,422.00
67	Opticom Detector	2	EA	\$ 2,565.00	\$ 5,130.00
68	"RT Only" Sign, Type R3-5, 30" x 36"	1	EA	\$ 496.00	\$ 496.00
69	"LT Only" Sign, Type R3-5, 30" x 36"	4	EA	\$ 496.00	\$ 1,984.00
70	"No Turn on Red" Sign, Type R10-11A	2	EA	\$ 496.00	\$ 992.00
71	"Lane Control" Sign, Type R3-6, 30" x 36"	1	EA	\$ 496.00	\$ 496.00
72	Remove Existing Combination Mast Arm and Signal Pole with Signals	1	LS	\$ 18,630.00	\$ 18,630.00
73	Street Name Sign	2	EA	\$ 593.00	\$ 1,186.00
74	4/C Conductor Pre-Empt Detector Cable, No 18 AWG	1,440	LF	\$ 1.40	\$ 2,016.00
75	2/C Conductor Cable, Pedestrian Push Button Cable	1,440	LF	\$ 1.23	\$ 1,771.20
76	Pedestrian Signal, Type PS-1	4	EA	\$ 713.00	\$ 2,852.00
77	Pedestrian Push Button	4	EA	\$ 360.00	\$ 1,440.00
78	Barricades, Type II	11,671	B-Day	\$ 0.84	\$ 9,803.64
79	Flashing Arrow Panels	89	Days	\$ 11.95	\$ 824.55
80	Traffic Control Signs	457	Sign-Days	\$ 0.60	\$ 274.20
	Extras				\$ 78,115.00
TOTAL FINAL CONSTRUCTION COST:					\$791,726

NOTES:

TOTAL SOFT COSTS FROM SPECIAL ASSESSMENTS

\$188,412

1) TOTAL DISTRICT COST -

\$980,138

2) PARTICIPATION RATES AS FOLLOWS:

GRANITE FALLS COMM.	25.00%	\$245,034
SCHOOL	25.00%	\$245,034
ASSESSED TO LOT 24 (M.F.)	10.00%	\$98,014
GENERAL OBLIGATION	40.00%	\$392,055

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PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	22	LOTS	\$1,350.00	\$29,700
2	ELECTRICAL SERVICE SCHOOL	0.00	ACRES	\$3,580.00	\$0
3	ELECTRICAL SERVICE APARTMENTS	0	UNITS	\$90.00	\$0
TOTAL CONSTRUCTION COST:					\$29,700

NOTES:

TOTAL SOFT COSTS FROM SPECIAL ASSESSMENTS	\$10,579		
1) TOTAL DISTRICT COSTS W/ SOFT COSTS -	\$40,279	SCHOOL	\$0
		MULTI-FAM	\$0

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	3,529	LF	37.50	\$132,338
2	CONSTRUCT 10" D.I.P., CL 350 WATER MAIN	582	LF	32.50	\$18,915
3	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	400	LF	21.00	\$8,400
4	BORE 12" D.I.P., CL 350 WATER MAIN	80	LF	35.00	\$2,800
5	BORE 10" D.I.P., CL 350 WATER MAIN	100	LF	28.00	\$2,800
6	INSTALL 12" GATE VALVE AND BOX	6	EA	2,128.00	\$12,768
7	INSTALL 10" GATE VALVE AND BOX	3	EA	1,791.00	\$5,373
8	INSTALL 6" GATE VALVE AND BOX	1	EA	922.00	\$922
9	INSTALL 12" X 12" X 12" TEE	1	EA	590.00	\$590
10	INSTALL 12" X 12" X 10" TEE	1	EA	648.00	\$648
11	INSTALL 10" X 10" X 6" TEE	1	EA	530.00	\$530
12	CONSTRUCT FIRE HYDRANT ASSEMBLY	11	EA	3,589.00	\$39,479
13	RELOCATE EXISTING HYDRANT	0	EA	2,450.00	\$0
14	CONNECTION TO EXISTING MAIN	1	EA	3,148.00	\$3,148
15	CONSTRUCT 12" BENDS	4	EA	\$667.00	\$2,668
TOTAL CONSTRUCTION COST:					\$231,379

NOTES:

TOTAL SOFT COSTS FROM SPECIAL ASSESSMENTS	\$100,189	SCHOOL ALLOCATION	
1) TOTAL DISTRICT COST -	\$331,568	1/2 COST OF FRONTAGE	
2) COSTS DISTRIBUTED AS FOLLOWS PER SPECIAL ASSESSMENTS:			
GRANITE FALLS COMM.		\$14,333	
SCHOOL		\$102,119	
ASSESSED TO LOT 24 (M.F.)		\$113,857	
ASSESSED TO SINGLE FAMILY LOTS		\$65,201	
GENERAL OBLIGATION		\$36,058	

PROJECT: WATER (12" MAIN EXTENSION IN LINCOLN ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,900	LF	\$45.00	\$85,500
2	BORE 12" D.I.P., CL 350 WATER MAIN	50	LF	\$60.00	\$3,000
3	INSTALL 12" GATE VALVE AND BOX	1	EA	\$2,000.00	\$2,000
4	INSTALL 12" X 12" X 12" TEE	1	EA	\$1,000.00	\$1,000
5	CONSTRUCT FIRE HYDRANT ASSEMBLY	3	EA	\$4,000.00	\$12,000
6	RELOCATE EXISTING HYDRANT	1	EA	\$2,500.00	\$2,500
7	CONNECTION TO EXISTING MAIN	2	EA	\$2,500.00	\$5,000
	MISCELLANEOUS (+ 10%)	1	L.S.	XXXX	11,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$122,100

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$170,940	SCHOOL TO PAY 50%	\$85,470
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PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	22	LOTS	\$2,070.00	\$45,540
2	MULTI-FAMILY	15.60	ACRES	\$6,250.00	\$97,500
3	SCHOOL - PAID SEPARATELY BY SCHOOL	41.60	ACRES	\$5,790.00	\$240,864
4	OUTLOTS	3.70	ACRES	\$5,790.00	\$21,423
	Review Fees				\$11,861
TOTAL COST:					\$417,188

NOTES:

TOTAL SOFT COSTS PER SPECIAL ASSESSMENTS	\$31,187		
1) TOTAL DISTRICT COST W/ 17.6872% SOFT COSTS	\$448,375		
TOTAL SPECIAL ASSES GENERAL OBLIGATION			
SINGLE FAMILY	\$53,595	\$26,797	\$26,797
MULTI FAMILY	\$114,745	\$57,373	\$57,373
SCHOOL	\$283,466	\$283,466	\$0
OUTLOTS	\$25,212	\$25,212	\$0
REVIEW FEES			\$13,959
TOTAL	\$392,848	\$98,129	
SINGLE FAMILY TOTAL	\$34,865		Includes 32% of outlot fees
MULTI FAMILY TOTAL	\$74,517		Includes 68% of outlot fees

PROJECT: TRAIL ALONG WITTMUS DRIVE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Excavation, On-Site	220	CY	\$12.00	\$2,640
2	Construct 6" PCC Trail	11,805	SF	4.20	49,581
3	Construct Curb Ramp	63	SF	10.00	630
4	Construct Detectable Warning Panel	20	EA	25.00	500
5	Adjust Water Valve to Grade	8	EA	100.00	800
TOTAL ESTIMATED CONSTRUCTION COST:					\$54,151

NOTES:
 STREET TREES TO BE PAID PRIVATELY BY DEVELOPER
 SIDEWALK ON EAST SIDE AT SCHOOL TO BE CONSTRUCTED BY PAPILLION SCHOOLS

SOFT COSTS FROM SPECIAL ASSESSMENTS	\$ 18,041
1) TOTAL DISTRICT COST W/ SOFT COSTS	\$ 72,192

Entire project cost assessed to Lot 24 (multi-family)