

2018-07988

04/17/2018 9:52:44 AM

Floyd J. Dowling

REGISTER OF DEEDS

COUNTER	<u>ah</u>	C.E.	<u>ah</u>
VERIFY	<u>ah</u>	D.E.	<u>ah</u>
PROOF	_____		
FEES \$	<u>130.00</u>		
CHECK#	_____		
CHG	<u>OP</u>	CASH	_____
REFUND	_____	CREDIT	_____
SHORT	_____	NCR	_____



Re-record Instrument No 2018-07130 to add nine missing pages to Exhibit F-2 labeled as pages K through S.

(Space above line for recording information)

**SECOND AMENDMENT
TO
SUBDIVISION AGREEMENT**

This Second Amendment to the Granite Falls North Subdivision Agreement (hereinafter "Second Amendment"), which is made this 3rd day of April, 2018 ("Effective Date") by and between **STONE CREEK PLAZA, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 312 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 Subdivision Agreement approved by the Papillion City Council via Resolution No. #R16-0172 on December 6, 2016 as modified by the First Amendment approved by the Papillion City Council via Resolution No. R17-0142 on August 15, 2017 (hereinafter collectively referred to as the "Agreement").

RECITALS

DEVELOPER, DISTRICT, and CITY entered into a subdivision agreement ("Subdivision Agreement"), dated December 6, 2016, with respect to Lots 1 through 80, inclusive, and Outlots A through F ("Phase 1") of the development to be known, inclusive of all phases, as Granite Falls North ("Granite Falls North"); and

DEVELOPER, DISTRICT, and CITY entered into a First Amendment to the Subdivision Agreement dated August 15, 2017 to include Lots 81 through 179, inclusive, and Outlots G through K, inclusive ("Phase 2"); and

DEVELOPER, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements serving Phase 1 and Phase 2 of the Development Area (collectively, "Phases 1 and 2") and the extent to which the contemplated Public Improvements shall specifically benefit property in Phases 1 and 2 of the Development Area and adjacent thereto and to what extent the Cost of the same shall be specially assessed.

A

2018-07130

04/06/2018 11:16:37 AM

Lloyd J. Douding

REGISTER OF DEEDS



COUNTER JD C.E. JS
 VERIFY JD/BD D.E. JS
 PROOF BJ
 FEES \$ 70.00
 CHECK # _____
 CHG. COP CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

(Space above line for recording information)

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B X

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 Agreement as modified and amended by this Second Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Agreement.
3. Area of Application. This Second Amendment applies to Lots 1 – 179 and Outlots A – K of Phases 1 and 2, Granite Falls North.
4. Amendment. The Agreement terms are hereby amended as follows:
 - A. Exhibit “F-1”, and all references thereto, are hereby rescinded in their entirety and the attached Exhibit “F-2” is hereby substituted in their place.
5. Exhibit Modification. The Agreement exhibits are hereby modified as follows:
 - A. Exhibit “F-1” is hereby rescinded in its entirety and replaced with Exhibit “F-2”.
6. No Other Amendment. Except as specifically modified and amended by this Second Amendment, the Agreement shall remain in full force and effect.
7. Binding Effect. This Second Amendment to the Agreement shall be binding upon the Parties, their respective successors, and assigns in the same manner and to the same extent as the Agreement.

(Signatures on following pages.)

C 8

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

Nicole L. Brown
Nicole L. Brown, City Clerk

David P. Black
David P. Black, Mayor

SEAL:



D X

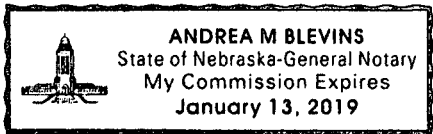
SANITARY AND IMPROVEMENT DISTRICT
NO. 312 OF SARPY COUNTY, NEBRASKA

By *Gerald L. Torczon*
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. 312 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 2nd day of April, 2018.



Andrea M. Blewins
Notary Public

E X

DEVELOPER:

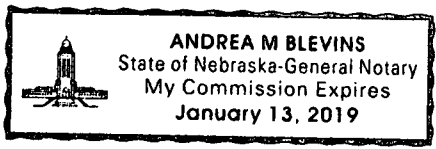
Stone Creek Plaza, L.L.C., a Nebraska
limited liability company

By *Gerald L. Torczon*
Gerald L. Torczon, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

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

Witness my hand and Notarial Seal this 2nd day of April, 2018.



Andrea M. Blevis
Notary Public

F X

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

SECTIONS:

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2	Capitalized Terms
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5	Exhibit Modification
6	No Other Amendment
7	Binding Effect

EXHIBITS:

F-2	Source and Use of Funds
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G X

EXHIBIT "F-2" - SUF FOR AMENDMENT TO SUBDIVISION AGREEMENT

E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH(HAUG) ZONING: R-2 80 LOTS
 DEVELOPER: TORCZON
 AREA (ACRES): 30
 JURISDICTION: PAPILLION
 DATE: 03/13/18
 ESTIMATED BY: WESTERGARD 2013.604.001

GRANITE FALLS NORTH PHASE I (SID 312)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	280,689	392,964		392,964		0
PAVING(INTERIOR)	481,383	673,936		650,113		23,822
PAVING (LINCOLN ROAD 114TH TO 110TH)	882,011	1,126,152	335,164			790,987
WATER (INTERIOR)	300,900	421,260		364,167		57,093
CAPITAL FACILITIES CHARGES	223,101	245,411		196,329		49,082
UNDERGROUND ELECTRICAL	108,000	145,800		145,800		0
STORM SEWER	161,400	225,960		0		225,960
SIDEWALKS AT OUTLOT FRONTAGE	7,900	11,060				11,060
TOTALS	2,445,383	\$3,242,543	\$335,164	\$1,749,373	\$0	\$ 1,158,005

PER SINGLE FAMILY LOT **\$21,867**

NOTES:

3) VALUATION:	80 UNITS @	\$290,000	=	\$23,200,000	
TOTAL @ 100% \$ 23,200,000					
4) G.O. DEBT RATIO =	\$ 1,158,005	/	\$ 23,200,000	=	4.99%

H X

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	3,616	L.F.	26.15	94,549
2	6 INCH SANITARY SEWER PIPE	2,415	L.F.	27.70	66,896
3	54 IN. I.D. SANITARY MANHOLE w/ EXTERNAL FRAME SEAL	301	V.F.	361.80	108,793
	TAP EXISTING MANHOLE	5	EA	600.00	3,000
	CONSTRUCT 8" DIAM. DROP CONNECTION	4	V.F.	285.00	1,140
	IMPORTED SOIL FOR CONDITIONED BACKFILL	659	TON	12.15	8,008
	TESTING FAILURES	1	LS	-1697.33	(1,697)
TOTAL ESTIMATED CONSTRUCTION COST:					\$280,689

NOTES:

1) TOTAL SID COSTS @ 40% - \$392,964

PROJECT: PAVING (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	REMOVE END OF ROAD SIGN	26.00	EA	10.65	\$277
	REMOVE CONCRETE HEADER	0.00	LF	5.33	0
	REMOVE PAVEMENT	1,683.60	SY	9.59	16,146
	REMOVE SIDEWALK	5,356.00	SF	0.57	3,053
	SAW CUT - FULL DEPTH	150.00	LF	5.65	\$848
	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65) W/ INTEGRAL CUR	13,386.80	SY	30.82	\$412,581
	CONSTRUCT 5-INCH FCC SIDEWALK	951.70	SF	4.52	\$4,302
	CONSTRUCT END OF ROAD MARKER	12.00	EA	84.82	\$1,018
	CONSTRUCT CONCRETE HEADER	100.00	LF	7.92	\$792
	SUBGRADE PREPARATION	4,418.00	CY	2.63	\$11,619
	ADJUST MANHOLE TO GRADE	30.00	EA	258.27	\$7,748
	REMOVE AND REPLACE CURB & GUTTER	45.00	LF	40.00	\$1,800
	RELOCATE POST & SIGN	2.00	EA	400.00	\$800
	REPAIR SPINKLER SYSTEM AT KINGSBURY TIE IN	1.00	LS	9,773.40	\$9,773
	PURCHASE AND INSTALL TEMPORARY STREET NAME SIGNS	1.00	LS	1,320.00	\$1,320
	REPLACE SIDEWALKS REMOVED BY GAS INSTALLATION	1.00	LS	1,037.30	\$1,037
	PERMANENT BASIN PIPING	1.00	LS	8,268.71	\$8,269
TOTAL ESTIMATED CONSTRUCTION COST:					\$481,383

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$673,936

2) G.O. ITEMS

Intersections	825	SY	\$12,916
Overwidth	0	SY	\$0
PCSMP Lot Frontage	410	SY	\$6,419
STREET SIGNS	5,356	EACH	\$4,488
G.O. TOTAL			\$23,822

IX

PROJECT: PAVING, LINCOLN ROAD IMPROVEMENTS 114th to 110th STREET

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	REMOVE CURB	166.00	LF	5.33	885
	SAW CUT - FULL DEPTH	170.00	LF	5.33	906
	REMOVE SIDEWALK	250.00	SF	0.53	133
	REMOVE STRIPING (114TH STREET)	240.00	LF	2.13	511
	EXCAVATION ON-SITE	100.00	CY	8.52	852
	SUBGRADE PREPARATION	4,462.00	CY	2.63	11,735
	CONSTRUCT 9-INCH CONC PAVEMENT (TYPE L65 AE) W/ 6" INT CURB	13,521.00	SY	36.18	489,190
	CONSTRUCT 6-INCH PCC SIDEWALK (TYPE L65 AE)	219.00	SF	5.09	1,115
	DRILL AND GROUT TIE BARS #5 X 2' - 6" @ 3' - 0" O.C.	44.00	EA	5.20	229
	CONSTRUCT CURB RAMP	40.60	SF	12.44	505
	CONSTRUCT DETECTABLE WARNING PANEL	8.00	SF	19.08	153
	CONSTRUCT 18" RCP, CLASS III	1,162.80	LF	47.82	55,605
	CONSTRUCT 24" RCP, CLASS III	534.00	LF	59.38	31,709
	CONSTRUCT 30" RCP, CLASS III	1,170.00	LF	81.37	95,203
	CONSTRUCT 42" RCP, D(0.01) = 1,350	87.00	LF	134.51	11,702
	CONSTRUCT CURB INLET - TYPE I	11.00	EA	2,500.00	27,500
	CONSTRUCT CURB INLET - TYPE III	9.00	EA	2,500.00	22,500
	CONSTRUCT 54" I.D. STORM MANHOLE (2)	11.30	VF	495.23	5,596
	CONSTRUCT 60" I.D. STORM MANHOLE (1)	5.70	VF	527.18	3,005
	CONSTRUCT 84" I.D. STORM MANHOLE (1)	10.00	VF	729.54	7,295
	CONSTRUCT 42" RC FLARED END SECTION	1.00	EA	1,757.27	1,757
	CONSTRUCT PIPE COUPLERS	9.00	EA	133.13	1,198
	INSTALL PERMANENT PREFORMED MARKING TAPE - 5" WHITE, GROOVED	5,225.00	LF	4.24	22,154
	INSTALL PERMANENT PREFORMED TAPE MARKING - 5" YELLOW, GROOVED	4,998.00	LF	4.24	21,192
	INSTALL PERMANENT PREFORMED TAPE MARKING - 24" WHITE, GROOVED	687.50	LF	20.82	14,314
	INSTALL PERM MARKING TAPE SYMBOL - BIKE LANE & ARROW, WHITE	6.00	EA	793.45	4,761
	INSTALL PERMANENT MARKING TAPE SYMBOL - ARROW, WHITE	12.00	EA	484.59	5,815
	INSTALL TRAFFIC POSTS AND SIGNS	1.00	LS	24,452.75	24,453
	PROVIDE TEMPORARY TRAFFIC CONTROL	1.00	LS	6,709.59	6,710
	CONSTRUCT END OF ROAD MARKERS	5.00	EA	90.53	453
	REBUILD MANHOLES ON LINCOLN ROAD	1	LS	11,229.75	11,230
	INSTALL SILT FENCE-LINCOLN ROAD GRADING	1.00	LS	1,647.26	\$1,647

TOTAL ESTIMATED CONSTRUCTION COST:				\$882,011
Engineering Design at	7%			\$61,740.76
Staking and C.M. at	7%			\$61,740.76
TOTAL CONSTRUCTION, DESIGN AND C.M. COST				\$1,005,492.35

ALLOCATION OF COSTS

	%	Constr. & Eng.	SID Legal 5%	SID Fiscal 5%	SID Interest 8%	Total Entity Cost
Sarpy County	33%	\$335,164	0%	0	\$0	\$ 335,164
Granite Lake SID	0.00%	\$0	0	0	0	0
Granite Falls North SID 312	67%	\$670,328	33,516	33,516	53,626	790,987
P-LV Schools	0.00%	\$0	0	0	0	0
P-MRNRD (Dam Site #7)	0.00%	\$0	0	0	0	0
		\$1,005,492				\$ 1,126,152

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	80	LOTS	\$1,350.00	\$108,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$108,000

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% - \$145,800

J X

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,715.00	LF	42.88	\$73,539
	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	2,175.00	LF	27.55	\$59,921
	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	1,270.00	LF	26.35	\$33,465
	BORE 12" D.I.P., CL 350 WATER MAIN	150.00	LF	65.00	\$9,750
	BORE 8" D.I.P., CL 350 WATER MAIN	185.00	LF	28.00	\$5,180
	BORE 6" D.I.P., CL 350 WATER MAIN	120.00	LF	26.00	\$3,120
	INSTALL 12" GATE VALVE AND BOX	12.00	EA	1,935.00	\$23,220
	INSTALL 8" GATE VALVE AND BOX	11.00	EA	1,190.00	\$13,090
	INSTALL 6" GATE VALVE AND BOX	6.00	EA	875.00	\$5,250
	INSTALL 12" X 12" X 8" TEE	2.00	EA	535.00	\$1,070
	INSTALL 12" X 12" X 6" TEE	3.00	EA	490.00	\$1,470
	INSTALL 8" X 8" X 8" TEE	1.00	EA	288.00	\$288
	INSTALL 6" X 6" X 6" TEE	1.00	EA	276.00	\$276
	CONSTRUCT FIRE HYDRANT ASSEMBLY	13.00	EA	4,122.00	\$53,586
	CONNECTION TO EXISTING MAIN	7.00	EA	1,675.00	\$11,725
	Install Existing Hydrant	2.00	EA	1,800.00	\$3,600
	Remove and Replace CC Box	4.00	EA	300.00	\$1,200
	Modify Existing Valves	1.00	LS	1,150.00	\$1,150
TOTAL ESTIMATED CONSTRUCTION COST:					\$300,900

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$421,260
G.O.	
DIFF. 12" & 8"	1,715 LF \$15.33 \$26,291 1.4 \$36,807
DIFF 12"/8" BORE	150.00 LF 37.00 \$5,550 1.4 \$7,770
DIFF 12"/8" VALVE	12.00 EA 745.00 \$8,940 1.4 \$12,516
	\$57,093

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	80	LOTS	\$2,285.00	\$182,800
2	PARK / COMMON SPACE	3.40	ACRES	\$6,385.00	\$21,709
TOTAL ESTIMATED CONSTRUCTION COST:					\$204,509

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	\$245,411	SPECIAL ASSESS.	GENERAL OBLIGATION
RESIDENTIAL	\$196,329	\$49,082	
	80%	20%	

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	REMOVE MANHOLE AND CONSTRUCT CURB INLET - TYPE III	3.00	LF	\$3,845.21	\$11,536
	REMOVE INLET	1.00	LF	548.48	548
	CONSTRUCT TYPE A RIP-RAP	104.40	TN	72.42	7,561
	CONSTRUCT 18" RCP, CLASS III	322.00	LF	49.31	15,878
	CONSTRUCT 24" RCP, CLASS III	82.00	LF	62.42	5,118
	CONSTRUCT 36" RCP, D(0.01) = 1,350	135.00	LF	97.61	13,177
	CONSTRUCT CURB INLET - TYPE I	6.00	EA	2,500.00	15,000
	CONSTRUCT CURB INLET - TYPE III	1.00	EA	2,500.00	2,500
	CONSTRUCT AREA INLET - TYPE II (120" I.D. W/ WEIR)	1.00	EA	20,608.04	20,608
	CONSTRUCT 54" I.D. STORM MANHOLE (1")	4.90	VF	447.31	2,192
	CONSTRUCT 18" CONCRETE COLLAR	1.00	EA	447.31	447
	CONSTRUCT 24" STORM SEWER TAP	1.00	EA	692.26	692
	INSTALL STREET SIGN	61.00	EA	346.13	21,114
	PERM. MARKING TAPE - 12" WHITE	62.50	LF	10.54	659
	INSTALL PERMANENT MARKING TAPE - 24" WHITE	200.00	LF	20.82	4,164
	SODDING	0.00	SY	8.52	0
	PERMANENT BASIN OUTLET PIPING	1.00	LS	8,268.71	8,269
	CONSTRUCT 72" I.D. STORM MANHOLE (3")	17.50	VF	718.89	12,581
	GRADE DRAINAGE SWALE ALONG EASEMENT	1	LS	3300	3,300
	PUMP OUT SILT BASIN A	1	LS	550	550
	EXCAVATE SILT FROM BASIN C	1	LS	14568.75	14,569
	MODIFY MH - TAB CONST	1	LS	937.68	938
TOTAL ESTIMATED CONSTRUCTION COST:					\$161,400

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$225,960
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$225,960

~~2018-01-30~~ X
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PROJECT: **SIDEWALKS AT OUTLOT FRONTAGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	1,500	SF	4.00	6,000
2	EARTHWORK	500	C.Y.	3.00	1,500
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	400
TOTAL ESTIMATED CONSTRUCTION COST:					\$7,900

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$11,060
2) 100% G.O.	



EXHIBIT "F-2" - SUF FOR AMENDMENT TO SUBDIVISION AGREEMENT

E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE FALLS NORTH (HAUG)	ZONING:	SINGLE	99 LOTS
DEVELOPER:	TORCZON			
AREA (ACRES):	50			
JURISDICTION:	PAPILLION			
DATE:	03/13/18			
ESTIMATED BY:	WESTERGARD	2013.604.001		

GRANITE FALLS NORTH PHASE 2 (UPDATED WITH BIDS)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	372,312	521,237		521,237		0
PAVING(INTERIOR)	694,758	972,659		779,674		192,985
PAVING (114TH STREET IMPROVEMENTS)	210,717	295,003			147,502	147,502
SANITARY OUTFALL SEWER	314,015	439,621			298,942	140,679
WATER (INTERIOR)	274,068	383,695		334,555		49,140
CAPITAL FACILITIES CHARGES RES. (S.F.)	266,671	293,338		234,670		58,668
UNDERGROUND ELECTRICAL	133,650	180,428		180,428		0
STORM SEWER	270,501	378,701				378,701
TRAIL, OPPD EASEMENT	64,300	90,020				90,020
LINCOLN ROAD SIDEWALKS	142,230	192,011				192,011
SIDEWALKS, AT OUTLOT FRONTAGES	13,045	18,263				18,263
TOTALS	2,756,264	\$3,764,975	\$0	\$2,050,564	\$446,444	\$ 1,267,967

PER SINGLE FAMILY LOT **\$20,713**

3) VALUATION: 99 UNITS @ \$290,000 = \$28,710,000

TOTAL @ 100% \$ 28,710,000

4) G.O. DEBT RATIO = \$ 1,267,967 / \$ 28,710,000 = 4.42%

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M

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	5,708	L.F.	26.86	153,317
2	6 INCH SANITARY SEWER PIPE	2,905	L.F.	25.98	75,472
3	54 IN. I.D. SANITARY MANHOLE w/ EXTERNAL FRAME SEAL	388	V.F.	366.09	142,043
4	CONSTRUCT 6" SANITARY SEWER RISER	17	V.F.	51.08	868
5	SILT FENCE	200	L.F.	3.06	612
TOTAL ESTIMATED CONSTRUCTION COST:					\$372,312

NOTES:

1) TOTAL SID COSTS @ 40% - \$521,237

PROJECT: SANITARY OUTFALL SEWERS					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT SANITARY SEWER MANHOLE TAP	1	EA	500.00	500
2	8 INCH SANITARY SEWER PIPE	3,222	L.F.	30.00	96,660
3	10 INCH SANITARY SEWER PIPE	318	L.F.	35.00	11,130
4	54 IN. I.D. SANITARY MANHOLE w/ RING RETAINER	123	V.F.	375.00	46,125
5	JACK/BORE 16" STEEL CASING WITH 8" SAN	484	L.F.	275.00	133,100
6	8" CONCRETE COLLAR	1	EA	250.00	250
7	REMOVE AND REPLACE TAGGED TREES	13	EA	250.00	3,250
8	SILT FENCE	3,500	L.F.	3.00	10,500
9	SEEDING - Type B	2.5	ACRE	2500.00	6,250
10	STRAW BLANKET	3	ACRE	2500.00	6,250
TOTAL ESTIMATED CONSTRUCTION COST:					\$314,015

NOTES:

1) TOTAL SID COSTS @ 40% - \$439,621

1. 68% REIMBURSABLE FROM FUTURE PROPERTY SERVED TO THE NORTH (CALCULATED BY AREA)
2. PER AGREEMENT WITH CITY, FIDELITY REQUIRED TO PROVIDE SANITARY EASEMENT AT NO COST FOR OUTFALL

PROJECT: PAVING (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	17,554	S.Y.	\$34.00	\$598,836
2	EARTHWORK	5,851	C.Y.	6.65	38,909
3	END OF ROAD MARKER	6	EA	193.10	1,159
4	CONCRETE HEADER	50	LF	7.40	370
5	ADJUST MANHOLE TO GRADE	30	EA	152.30	4,569
6	REMOVE PAVEMENT	56	SY	16.00	896
7	REMOVE END OF ROAD MARKER	12	EA	11.70	140
8	REMOVE CONCRETE HEADER	100	LF	4.45	445
9	STREET SIGNS	17	EA	109.05	1,854
10	TRAFFIC CONTROL SIGNS	81	EA	109.05	8,833
11	PAPILLION BREAKAWAY POLE SYSTEM	45	EA	654.30	29,444
12	MARKING TAPE 12"	143	LF	18.95	2,710
13	MARKING TAPE 24"	240	LF	35.80	8,592
TOTAL ESTIMATED CONSTRUCTION COST:					\$694,756

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$972,659

2) G.O. ITEMS

Intersections	1,485	SY	\$70,686
Overwidth	0	SY	\$0
Outlot Frontage	1,389	SY	\$66,116
STREET & TRAFFIC CONTROL SIGNS	81	EACH	\$56,183
G.O. TOTAL			\$192,985

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PROJECT: PAVING (114TH STREET IMPROVEMENTS)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	9" P.C. CONC. PAVEMENT	4,300	SY	35.00	150,500
2	EARTHWORK (SUBGRADE ADJUSTMENT)	1,433	C.Y.	3.50	5,017
4	CURB INLETS	5	EACH	3000.00	15,000
5	SEEDING, MATTING & EROSION CONTROL	1	L.S.	15000.00	15,000
6	GROOVED PLASTIC PAVEMENT MARKINGS	1500	L.F.	4.00	6,000
	MISCELLANEOUS (+ 10%)	1	L.S.	XXXX	19,200
TOTAL ESTIMATED CONSTRUCTION COST:					\$210,717

NOTES:

1) TOTAL DISTRICT COST W/ 40% - **\$295,003**
 50% reimbursible from future development on the west side of 114th Street

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	99	LOTS	\$1,350.00	\$133,650
TOTAL ESTIMATED CONSTRUCTION COST:					\$133,650

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% - **\$180,428** SCHOOL **\$0**

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	3,000	LF	34.00	\$102,000
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	2,200	LF	22.30	\$49,060
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	1,300	LF	19.70	\$25,610
4	BORE 12" D.I.P., CL 350 WATER MAIN	200	LF	37.00	\$7,400
5	BORE 8" D.I.P., CL 350 WATER MAIN	120	LF	29.00	\$3,480
6	BORE 6" D.I.P., CL 350 WATER MAIN	40	LF	29.00	\$1,160
7	INSTALL 12" GATE VALVE AND BOX	13	EA	1,898.00	\$24,874
8	INSTALL 8" GATE VALVE AND BOX	9	EA	1,103.00	\$9,927
9	INSTALL 8" GATE VALVE AND BOX	4	EA	816.00	\$3,264
10	INSTALL 12" X 12" X 8" TEE	3	EA	433.00	\$1,299
11	INSTALL 12" X 12" X 6" TEE	2	EA	415.00	\$830
12	INSTALL 8" X 8" X 6" TEE	2	EA	351.00	\$702
13	INSTALL 12" X 12" X 12" X 8" CROSS	1	EA	607.00	\$607
14	CONSTRUCT FIRE HYDRANT ASSEMBLY	9	EA	3,479.00	\$31,311
15	CONNECTION TO EXISTING MAIN	4	EA	1,503.00	\$6,012
16	RELOCATE EXISTING HYDRANT	4	EA	1,683.00	\$6,732
TOTAL ESTIMATED CONSTRUCTION COST:					\$274,068

NOTES:

1) TOTAL DISTRICT COST W/ 40% - **\$383,695**

G.O.						
DIFF. 12" & 8"	3,000	LF	\$11.70	\$35,100	1.4	\$49,140

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PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	99	LOTS	\$2,175.00	\$215,325
2	PARK / COMMON SPACE	4.79	ACRES	\$6,080.00	\$29,123
TOTAL ESTIMATED CONSTRUCTION COST:					\$244,448

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	\$293,338	SPECIAL	G.O.
RESIDENTIAL	\$234,670		\$58,668
	80%		20%

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 18" PIPE PLUG	1	EA	77.40	\$77
2	CONSTRUCT 18" RCP, CLASS III	916	LF	49.35	45,205
3	CONSTRUCT 24" RCP, CLASS III	1,222	LF	56.15	68,615
4	CONSTRUCT 30" RCP, CLASS III	375	LF	80.55	30,208
5	CONSTRUCT 36" RCP, D(0.01) = 1,350	74	LF	117.80	8,717
6	CONSTRUCT 24" RC FLARED END SECTION	1	EA	834.80	835
	CONSTRUCT 30" RC FLARED END SECTION	1	EA	893.50	994
	CONSTRUCT 36" RC FLARED END SECTION	1	EA	1,525.95	1,528
	CONSTRUCT PIPE COUPLERS	27	EA	92.60	2,500
	CONSTRUCT CURB INLET - TYPE I	22	EA	2,943.35	64,754
	CONSTRUCT CURB INLET - TYPE III	7	EA	3,251.55	22,761
	CONSTRUCT 54" I.D. STORM MANHOLE (2)	12	VF	658.75	7,905
	CONSTRUCT 60" I.D. STORM MANHOLE (1)	7	VF	693.60	4,855
	CONSTRUCT 72" I.D. STORM MANHOLE (1)	9	VF	763.40	6,871
	CONSTRUCT 36" CONCRETE COLLAR	1	EA	540.20	540
	EXCAVATE AND HAUL OFF BASIN DIRT	300	CY	13.80	4,140
TOTAL ESTIMATED CONSTRUCTION COST:					\$270,501

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$378,701
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$378,701

PROJECT: SIDEWALKS AT OUTLOT FRONTAGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	4" PC SIDEWALK (8' WIDE)	2,620	SF	3.75	9,825
2	EARTHWORK	873	C.Y.	3.00	2,620
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	600
TOTAL ESTIMATED CONSTRUCTION COST:					\$13,045

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$18,263
2) 100% G.O.	

PROJECT: TRAIL, IN OPPD EASEMENT CORRIDOR

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (8' WIDE)	11,400	SF	4.00	45,600
2	EARTHWORK	3,800	C.Y.	3.00	11,400
3	CURB RAMPS & INSERTS	6	EACH	700.00	4,200
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$64,300

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$90,020
2) 100% G.O.	



EXHIBIT "F-2" - SUF FOR AMENDMENT TO SUBDIVISION AGREEMENT

E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH (HAUG) ZONING: SINGLE 20 LOTS
DEVELOPER: TORCZON
AREA (ACRES): 6
JURISDICTION: PAPILLION
DATE: 03/13/18
ESTIMATED BY: WESTERGARD 2013.604.001

GRANITE FALLS NORTH PHASE 3						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	90,830	127,162		127,162		0
PAVING(INTERIOR)	124,365	174,111		162,322		11,789
WATER (INTERIOR)	56,200	78,680		78,680		0
CAPITAL FACILITIES CHARGES RES. (S.F.)	62,414	68,656		54,924		13,731
UNDERGROUND ELECTRICAL	27,000	36,450		36,450		0
STORM SEWER	62,730	87,822				87,822
SIDEWALKS, AT OUTLOT FRONTAGES	5,950	8,330				8,330
TOTALS	429,489	\$581,211	\$0	\$459,538	\$0	\$ 121,673

PER SINGLE FAMILY LOT **\$22,977**

NOTES:

3) VALUATION: 20 UNITS @ \$290,000 = \$5,800,000

TOTAL @ 100% \$ 5,800,000

4) G.O. DEBT RATIO = \$ 121,673 / \$ 5,800,000 = 2.10%

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PROJECT: **SANITARY SEWER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	880	L.F.	31.00	27,280
2	6 INCH SANITARY SEWER PIPE	800	L.F.	30.00	24,000
3	54 IN. I.D. SANITARY MANHOLE w/ EXTERNAL FRAME SEAL	80	V.F.	425.00	34,000
4	CRUSHED ROCK BEDDING	50	TON	25.00	1,250
	MISCELLANEOUS (+ 5%)	1	L.S.	5%	4,300
TOTAL ESTIMATED CONSTRUCTION COST:					\$90,830

NOTES:

1) TOTAL SID COSTS @ 40% - \$127,162

PROJECT: **PAVING (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	3,480	S.Y.	\$33.00	\$114,840
2	EARTHWORK	1,160	C.Y.	2.00	2,320
3	ADJUST MANHOLE TO GRADE	7	EA	125.00	875
4	STREET SIGNS	2	EA	215.00	430
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	5,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$124,365

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$174,111

2) G.O. ITEMS

Intersections	0	SY	\$0
Overwidth	0	SY	\$0
Outlot Frontage	230	SY	\$11,157
STREET SIGNS	2	EACH	\$632
	0	SY	\$0
G.O. TOTAL			\$11,789

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	20	LOTS	\$1,350.00	\$27,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$27,000

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% - \$36,450 SCHOOL \$0

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PROJECT: **WATER (INTERIOR)**

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN RESIDENTIAL		0	LF	\$44.00	\$0
2	INSTALL 8" WATER MAIN RESIDENTIAL		0	LF	\$34.00	\$0
3	INSTALL 6" WATER MAIN RESIDENTIAL		1,250	LF	\$26.00	\$32,500
4	12" GATE VALVE AND BOX		0	EACH	\$2,400.00	\$0
5	8" GATE VALVE AND BOX		0	EACH	\$1,500.00	\$0
6	6" GATE VALVE AND BOX		0	EACH	\$1,100.00	\$0
7	FIRE HYDRANT ASSEMBLY		3	EACH	\$4,000.00	\$12,000
8	CONNECTION TO EXISTING MAIN		2	EACH	\$1,500.00	\$3,000
9	TESTING & DISINFECTION		1	LS	\$6,000.00	\$6,000
	MISCELLANEOUS (+ 5%)		1	L.S.	XXXX	2,700
TOTAL ESTIMATED CONSTRUCTION COST:						\$56,200

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$78,680
G.O.	
DIFF. 12" & 8"	0 LF \$10.00 \$0 1.4 \$0

PROJECT: **CAPITAL FACILITIES CHARGES**

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY		20	LOTS	\$2,285.00	\$45,700
2	PARK / COMMON SPACE		4.79	ACRES	\$6,385.00	\$30,584
	25% CREDIT FOR OVERSIZED WATER MAIN		1.00	L.S.	(\$19,071.04)	(\$19,071)
TOTAL ESTIMATED CONSTRUCTION COST:						\$57,213

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	\$68,656	SPECIAL	G.O.
RESIDENTIAL		\$54,924.48	\$13,731.12
		80%	20%

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PROJECT: **STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$30.00	\$0
2	18" RCP	500	LF	35.00	17,500
3	24" RCP	300	LF	45.00	13,500
4	30" RCP	0	LF	60.00	0
5	36" RCP	0	LF	70.00	0
6	48" RCP	0	LF	90.00	0
7	STORM MANHOLES	24	VF	350.00	8,400
8	CURB INLETS	6	EA	2800.00	16,800
9	FES	1	EA	600.00	600
10	AREA INLETS	1	EA	2000.00	2,000
11	PCSPM BASIN RISER	0	EA	5000.00	0
12	RIPRAP	30	TN	31	930
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$62,730

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$87,822
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$87,822

PROJECT: **SIDEWALKS AT OUTLOT FRONTAGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	1,150	SF	4.00	4,600
2	EARTHWORK	350	C.Y.	3.00	1,050
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	300
TOTAL ESTIMATED CONSTRUCTION COST:					\$5,950

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$8,330
2) 100% G.O.	

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EXHIBIT "F-2" - SUF FOR AMENDMENT TO SUBDIVISION AGREEMENT

E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH (HAUG) ZONING: SINGLE FAM. 179 LOTS
 DEVELOPER: TORCZON 20 FUTURE LOTS
 AREA (ACRES): 80
 JURISDICTION: PAPILLION
 DATE: 03/13/18
 ESTIMATED BY: WESTERGARD 2013.604.001

GRANITE FALLS NORTH (TOTAL; PHASE 1+PHASE 2+PHASE 3)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	G.O. REIMB.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	743,831	1,041,363		1,041,363		0
PAVING(INTERIOR)	1,300,504	1,820,706		1,592,109		228,597
PAVING (LINCOLN ROAD 110TH TO 114TH)	882,011	1,126,152	335,164			790,987
LINCOLN ROAD SIDEWALKS	142,230	192,011				192,011
PAVING (114TH STREET IMPROVEMENTS)	210,717	295,003			147,502	147,502
SANITARY OUTFALL SEWERS	314,015	439,621			298,942	140,679
WATER (INTERIOR)	631,168	883,635		777,402		106,233
CAPITAL FACILITIES CHARGES RES. (S.F.)	552,185	607,404		485,923		121,481
UNDERGROUND ELECTRICAL	268,650	362,678		362,678		0
STORM SEWER	494,631	692,483		0		692,483
TRAIL, OPPD EASEMENT	64,300	90,020				90,020
SIDEWALKS, AT OUTLOT FRONTAGES	26,895	37,653				37,653
TOTALS	5,631,137	\$7,588,728	\$335,164	\$4,259,475	\$ 446,444	\$ 2,547,645
PER SINGLE FAMILY LOT						\$21,404

3) VALUATION:	179 PH. 1 & 2 @	\$290,000	=	\$51,910,000
	20 PH. 3 UNITS@	\$290,000	=	\$5,800,000
				<u>TOTAL @ 100% \$ 57,710,000</u>
4) G.O. DEBT RATIO =	\$ 2,547,645	/	\$ 57,710,000	= 4.41%