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2019-01461

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J. Voughtaling
COUNTY CLERK/REGISTER OF DEEDS



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**FIRST AMENDMENT
TO
PIONEER VIEW
SUBDIVISION AGREEMENT**

This First Amendment to the Pioneer View Subdivision Agreement (hereinafter "First Amendment"), which is made this 18th day of December, 2018 ("Effective Date") by and between **MBR DEVELOPMENT, LLC**, a Nebraska limited liability company (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 305 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPIILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as "CITY"), amends and modifies the subdivision agreement approved by the Papillion City Council via Resolution No. R17-0052 on April 4, 2017 (hereinafter the "Original Subdivision Agreement").

RECITALS

DEVELOPER, DISTRICT, and CITY entered into the Original Subdivision Agreement with respect to Lots 1 through 130, inclusive, and Outlots A through D (collectively, "Phase 1") of the phased development to be known, inclusive of all phases, as Pioneer View ("Pioneer View"); and

DEVELOPER is the owner of record of the parcels of land described in Exhibit "A-1", attached hereto. All such parcels of land owned by DEVELOPER are within CITY's zoning and platting jurisdiction; and

DEVELOPER has requested that: (1) CITY approve a specific platting of such additional parcels of land proposed to be developed and known as Lots 131 through 232, inclusive, and Outlots E through N, inclusive, Pioneer View (collectively, "Phase 2"), as depicted in the Final Plat exhibit attached as Exhibit "B-1", and (2) the Original Subdivision Agreement be modified to include Phase 2 within the definition of "Development Area" and that such other modifications, as set forth herein, are made to the Original Subdivision Agreement to account for the proposed development of Phase 2; and

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

DEVELOPER, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements contemplated to serve Phase 2 of the Development Area and the extent to which such contemplated Public Improvements shall specifically

benefit the property in Phase 2 of the Development Area and adjacent thereto and to what extent the Cost of the same shall be specially assessed.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Original Subdivision Agreement as modified or 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. The First Amendment applies to Lots 1 – 232 and Outlots A – N, Pioneer View (collectively, “Phases 1 and 2”).
4. Amendments. The Original Subdivision Agreement terms are hereby amended as follows:

- A. Section 2(A)(10) is hereby rescinded in its entirety and replaced with amended language to read as follows:

Park Acquisition. The acquisition of Outlots B and M for park dedication.

- B. Section 2(A)(11) is hereby rescinded in its entirety and replaced with amended language to read as follows:

Reimbursements for 66th Street Improvements. Reimbursements to Sarpy County and Sanitary and Improvement District No. 272 as established in the 2008 Interlocal Cooperation Agreement for 66th Street Improvement between Sarpy County, Sanitary and Improvement District No. 179, and Sanitary and Improvement District No. 292 with an effective date of June 17, 2008, as amended by the First Amendment to the 2008 Interlocal Cooperation Agreement for 66th Street Improvement between Sarpy County, Sanitary and Improvement District No. 179, Sanitary and Improvement District No. 292, and DISTRICT with an effective date of September 13, 2017 (collectively, the “66th Street Improvements Interlocal Agreement”).

- C. Section 2(A)(14) is hereby rescinded in its entirety and replaced with amended language to read as follows:

Sidewalks and Trails. The five foot (5’) sidewalks, as shown in Exhibit “F”, within: (i) the 66th Street right-of-way and (ii) the right-of-way abutting all outlots. The eight foot (8’) wide trails, as shown in Exhibit “F”, within: (i) Outlots B, D, and M and (ii) Lot 32, Eagle Crest.

- D. Section 2(A)-(17) is hereby added to read as follows:

Utility Relocation – NNG Gas Main. Relocation of the existing Northern Natural Gas (“NNG”) gas main as shown in Exhibit “I”.

- E. Section 5(A)(1)(i)(a) is hereby rescinded in its entirety and replaced with amended language to read as follows:

Phase 1: Lots 1 – 130, Outlots A–D. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$391,548 based on 130 single-family residential lots at \$2,285 per lot (\$297,050) plus 14.8 acres of outlots at \$6,385 per acre (\$94,498) (the “Phase 1 Capital Facilities Charges”).

- F. Section 5(A)(1)(i) is hereby amended to include subsection (b) to read as follows:

Phase 2: Lots 131 – 232, Outlots E – N. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$449,973.00 based on 102 residential lots at \$2,400.00 per lot (specifically Lots 131 – 232) plus 30.6 acres of outlots at \$6,705.00 per acre (specifically Outlots E – N, inclusive) (the “Phase 2 Capital Facilities Charges”).

- G. Section 5(A)(1)(iii) is hereby rescinded in its entirety and replaced with amended language to read as follows:

Invoicing and Payment Deadline. CITY issued the invoice for the Phase 1 Capital Facilities Charges upon CITY’s execution of the Original Subdivision Agreement. CITY agrees to issue the invoice for the Phase 2 Capital Facilities Charges upon the Parties’ execution of this First Amendment. CITY and DISTRICT agree that one hundred percent (100%) of all Capital Facilities Charges identified within a particular invoice shall be paid to CITY by DISTRICT within 60 days of the respective invoice issuance date. In the event that the corresponding Capital Facilities Charges are not paid by DISTRICT within 60 days of the respective invoice issuance date, then the total Capital Facilities Charges amount contemplated therein shall be recalculated based on the amount set forth in the Master Fee Schedule at the time the corresponding Capital Facilities Charges fee amount is paid in full. Any cost differential in the corresponding Capital Facilities Charge that results due to the said charge not being remitted by DISTRICT to CITY within 60 days of issuance of invoice shall be specially assessed or paid privately. Such cost differential shall not be a general obligation cost.

- H. Section 5(A)(10) is hereby rescinded in its entirety and replaced with amended language to read as follows:

(10) Park Acquisition.

- i. For the purposes of this Agreement, the Cost of the park acquisition shall be subject to the following:
 - a. DISTRICT’s park ground purchase price per acre shall not exceed fifty percent (50%) of DEVELOPER’s raw land purchase price;
 - b. DISTRICT’s park ground purchase price for any park ground or open space located within a designated floodplain shall not

exceed twenty-five percent (25%) of the of DEVELOPER's raw land purchase price;

- c. DEVELOPER shall donate to DISTRICT any park ground or open space within a designated floodway or designated wetland at no cost to DISTRICT;
- d. DEVELOPER shall donate to DISTRICT any open drainage ways (*i.e.*, natural or manmade watercourses, ditches, or the like used for draining water from an area) at no cost to DISTRICT; and
- e. DEVELOPER shall donate to DISTRICT any land that is rendered undevelopable as a result of easement encumbrances at no cost to DISTRICT.

- ii. One hundred percent (100%) of the cost of the park acquisition eligible for reimbursement according to the provisions of Section 5(A)(10)(i) may be borne by general obligation of DISTRICT or privately financed by DEVELOPER.

- I. Section 5(A)(11) is hereby rescinded in its entirety and replaced with amended language to read as follows:

Reimbursement for 66th Street Improvements. One hundred percent (100%) of any reimbursements identified within the 66th Street Improvements Interlocal Cooperation Agreement to Sarpy County or to Sanitary and Improvement District No. 272 may be borne by general obligation of DISTRICT or privately financed by DEVELOPER. Such reimbursements shall specifically include, but not be limited to, the physical construction of a trail within Settlers Creek that connects to the trail system established within the Development Area in lieu of a monetary payment to Sanitary and Improvement District No. 272 for the construction of said trail.

- J. Section 5(A)(17) is hereby added to read as follows:

Utility Relocation – NNG Gas Main. One hundred percent (100%) of the Cost for the relocation of the existing NNG gas main shall be paid by special assessment against the property specially benefited or privately financed by DEVELOPER.

- K. Section 10(S) is hereby added to read as follows:

Third Lane for 66th Street. DEVELOPER and DISTRICT, as applicable, shall cause the construction and installation of the third lane of 66th Street, as shown in Exhibit C-1, and all corresponding improvements to occur in conjunction with the construction and installation of all other Public Improvements for Phase 2. Such construction and installation of the third lane of 66th Street must be completed before CITY shall issue any building permits within the boundaries of Phase 2.

5. Exhibit Modifications. The Agreement exhibits are hereby modified as follows:
- (1) Exhibit "A", and all references thereto, are hereby amended in their entirety to include both Exhibit "A" and the attached Exhibit "A-1".
 - (2) Exhibit "B", and all references thereto, are hereby amended in their entirety to include both Exhibit "B" and the attached Exhibit "B-1".
 - (3) Exhibit "C", and all references thereto, are hereby amended in their entirety to include both Exhibit "C" and the attached Exhibit "C-1".
 - (4) Exhibit "D", and all references thereto, are hereby amended in their entirety to include both Exhibit "D" and the attached Exhibit "D-1".
 - (5) Exhibit "E", and all references thereto, are hereby amended in their entirety to include both Exhibit "E" and the attached Exhibit "E-1".
 - (6) Exhibit "F", and all references thereto, are hereby amended in their entirety to include both Exhibit "F" and the attached Exhibit "F-1".
 - (7) Exhibit "G", and all references thereto, are hereby rescinded in their entirety and replaced with the attached Exhibit "G-1".
 - (8) Exhibit "H", and all references thereto, are hereby rescinded in their entirety and replaced with the attached Exhibit "H-1".
 - (9) Exhibit "I" is hereby added.
6. Incorporation of Exhibit Modifications. Exhibit "A-1", Exhibit "B-1", Exhibit "C-1", Exhibit "D-1", Exhibit "E-1", Exhibit "F-1", Exhibit "G-1", Exhibit "H-1", and Exhibit "I" are hereby incorporated into the Agreement by this reference.
7. No Other Amendment. Except as specifically modified or amended by this First Amendment, the Original Subdivision Agreement shall remain in full force and effect.
8. Binding Effect. This First Amendment shall be binding upon the Parties hereto, their respective successors, and assigns.

(Signatures on following pages.)

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

Nicole L. Brown
Nicole L. Brown, City Clerk

David P. Black
David P. Black, Mayor

SEAL:



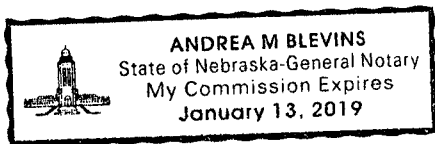
SANITARY AND IMPROVEMENT DISTRICT
NO. 305 OF SARPY COUNTY, NEBRASKA

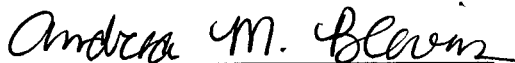
By 
Michael F. Rogers, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Michael F. Rogers, Chairman of Sanitary and Improvement District No. 305 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.

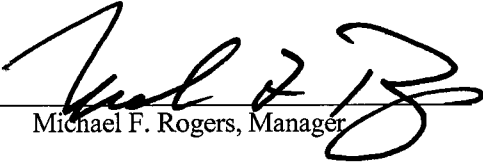
Witness my hand and Notarial Seal this 11th day of December, 2018.




Notary Public

DEVELOPER:

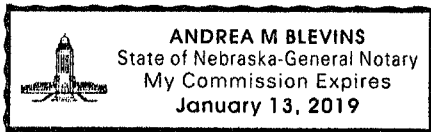
MBR Development, LLC, a Nebraska
limited liability company

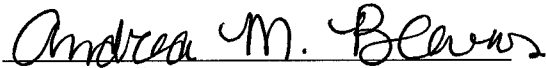
By 
Michael F. Rogers, Manager

STATE OF NEBRASKA)
)
COUNTY OF SARPY) ss.

Before me, a notary public, in and for said county and state, personally came Michael F. Rogers, Manager of MBR 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 his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 11th day of December, 2018.




Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
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INTRODUCTION STATEMENT

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	7	No Other Amendment
	8	Binding Effect

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C-1	Streets and Storm Sewers
D-1	Sanitary Sewer and Water Lines
E-1	Sediment Erosion Control and Detention
F-1	Trails and Sidewalks
G-1	Source and Use of Funds
H-1	Phasing
I	Utility Relocation – NNG Gas Main

EXHIBIT A-1

PIONEER VIEW
LOTS 131 THROUGH 232, INCLUSIVE AND OUTLOTS E THROUGH N, INCLUSIVE

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 13 EAST, ALL OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE NORTH 02°43'05" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83 (2008) FOR 1441.90 FEET ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24;

THENCE NORTH 87°16'55" EAST FOR 50.00 FEET;

THENCE NORTH 42°32'33" EAST FOR 11.97 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 467.50 FEET AND A LONG CHORD BEARING SOUTH 84°49'59" EAST FOR 111.41 FEET) FOR AN ARC LENGTH OF 111.67 FEET;

THENCE SOUTH 77°59'24" EAST FOR 53.89 FEET;

THENCE SOUTH 36°39'32" EAST FOR 12.77 FEET;

THENCE SOUTH 86°10'29" EAST FOR 50.00 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 237.50 FEET AND A LONG CHORD BEARING SOUTH 22°46'22" EAST FOR 212.67 FEET) FOR AN ARC LENGTH OF 220.51 FEET;

THENCE NORTH 40°37'45" EAST FOR 83.50 FEET;

THENCE NORTH 87°33'36" EAST FOR 757.79 FEET;

THENCE SOUTH 02°26'24" EAST FOR 125.00 FEET;

THENCE NORTH 87°33'36" EAST FOR 40.00 FEET;

THENCE NORTH 02°26'24" WEST FOR 125.00 FEET;

THENCE NORTH 87°33'36" EAST FOR 915.22 FEET;

THENCE NORTH 34°53'47" EAST FOR 50.00 FEET;

THENCE SOUTH 55°06'13" EAST FOR 334.00 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1545.00 FEET AND A LONG CHORD BEARING SOUTH 52°40'45" EAST FOR 130.71 FEET) FOR AN ARC LENGTH OF 130.75 FEET;

THENCE SOUTH 50°15'17" EAST FOR 144.65 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 625.00 FEET AND A LONG CHORD BEARING SOUTH 40°59'11" EAST FOR 201.32 FEET) FOR AN ARC LENGTH OF 202.20 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 2007.96 FEET AND A LONG CHORD BEARING SOUTH 32°26'17" EAST FOR 50.46 FEET) FOR AN ARC LENGTH OF 50.46 FEET TO THE NORTH LINE OF EAGLE VIEW, A SUBDIVISION, AS SURVEYED, PLATED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH 57°32'56" WEST FOR 675.37 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 02°26'54" EAST FOR 385.14 FEET TO THE NORTH LINE OF EAGLE CREST, A SUBDIVISION, AS SURVEYED, PLATED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH 87°33'06" WEST FOR 2184.34 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 71.083 ACRES.

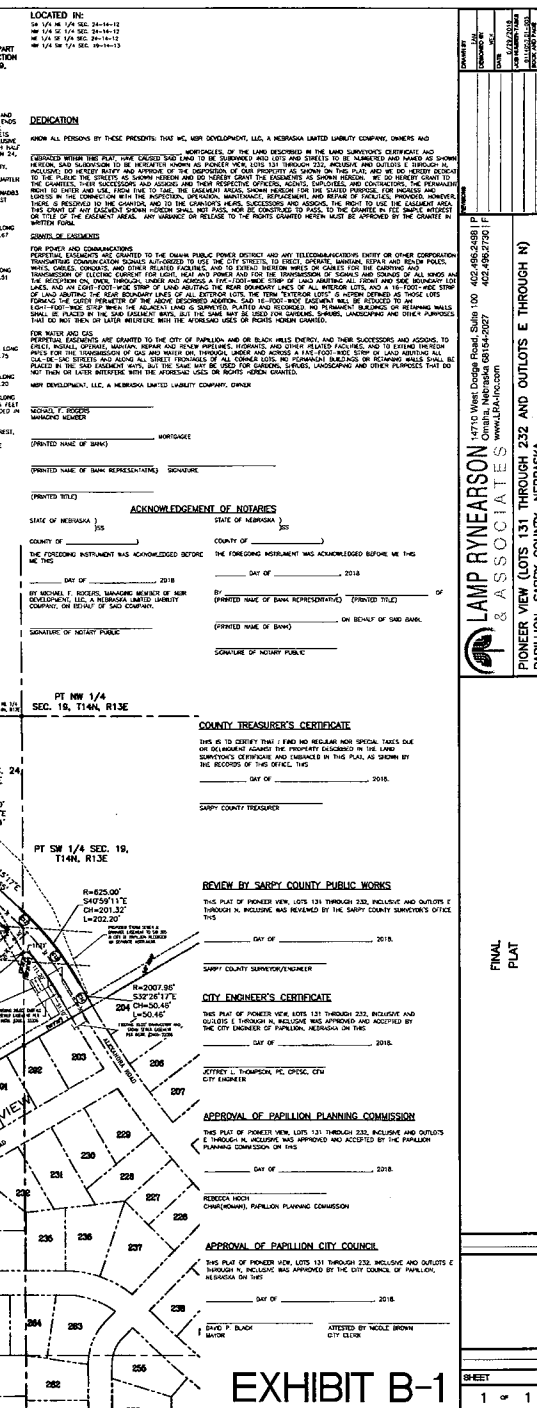
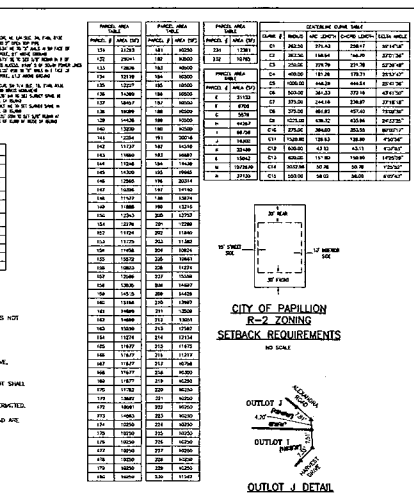


LAMP RYNEARSON
& ASSOCIATES

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

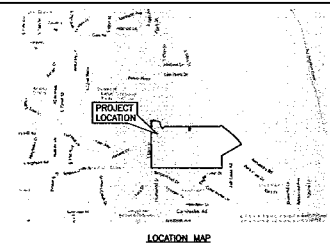
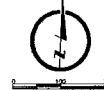
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PIONEER VIEW

LOTS 131 THROUGH 232, INCLUSIVE AND OUTLOTS E THROUGH N, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 13 EAST, ALL OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

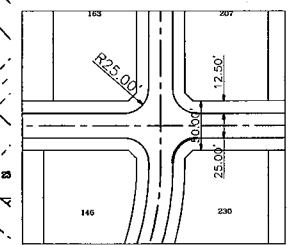


LOCATION MAP

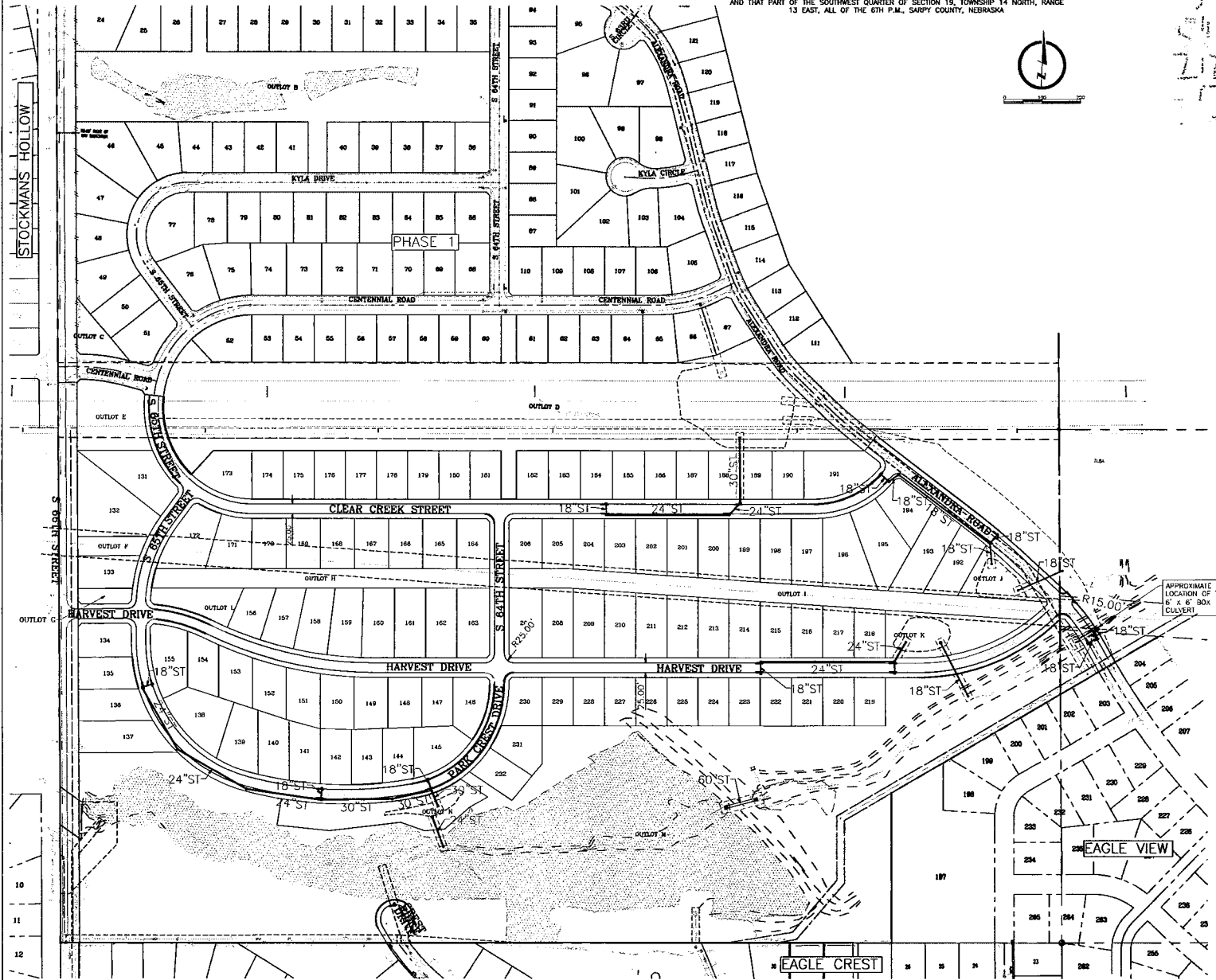
LEGEND

- PROPOSED PAVEMENT
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED F.E.S.
- PROPOSED CURB INLET (BY OTHERS)
- SEWAGE INLET
- STORM SEWER
- WATER
- GAS
- UNDERGROUND POWER
- OVERHEAD POWER
- TELEPHONE
- VEGETATION LINE
- PROPOSED G.O. PAVEMENT
- MANHOLE
- GRATE INLET
- ROUND AREA INLET
- FLARED END SECTION
- FIRE HYDRANT
- WATER VALVE
- GAS WARNING SIGN
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- LIGHT POLE
- TRANSFORMER
- PROPOSED WATER QUALITY BASIN
- CABLE TELEVISION RISER
- PROPERTY LINE
- SECTION CORNER
- CONTROL POINT
- INFORMATION SIGN
- WOOD PRIVACY FENCE
- SHARRED WIRE FENCE
- DECIDUOUS TREE AND SIZE
- CONIFEROUS TREE AND SIZE
- MAIL BOX
- TOP OF OF BANK
- DRAINAGE FLOW LINE
- APPROXIMATE LOCATION OF WATERS EDGE
- EASEMENT LINE
- WETLANDS
- INVERT ELEVATION
- FLOW LINE
- COMPUTED CORNER
- CORNERS FOUND
- MEASURED DIMENSIONS
- PLAT DIMENSIONS
- RECORD DIMENSIONS
- POWER RISER
- TELEPHONE RISER
- "H" STRUCTURE
- DELINEATOR

APPROXIMATE LOCATION OF TWIN 6" X 6" BOX CULVERT



TYPICAL PAVEMENT DIMENSIONS
SCALE: 1"=50'



811
Know what's below.
Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION PROVIDED TO THE PROJECT BY THE UTILITY COMPANIES. THE USER OF THIS PLAT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF LAMP RYNEARSON & ASSOCIATES.

LAMP RYNEARSON & ASSOCIATES
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PIONEER VIEW (LOTS 131 THROUGH 232 AND OUTLOTS E THROUGH N)
PAPILLON, SARPY COUNTY, NEBRASKA

FINAL PLAT
STREETS AND STORM SEWER

PRELIMINARY

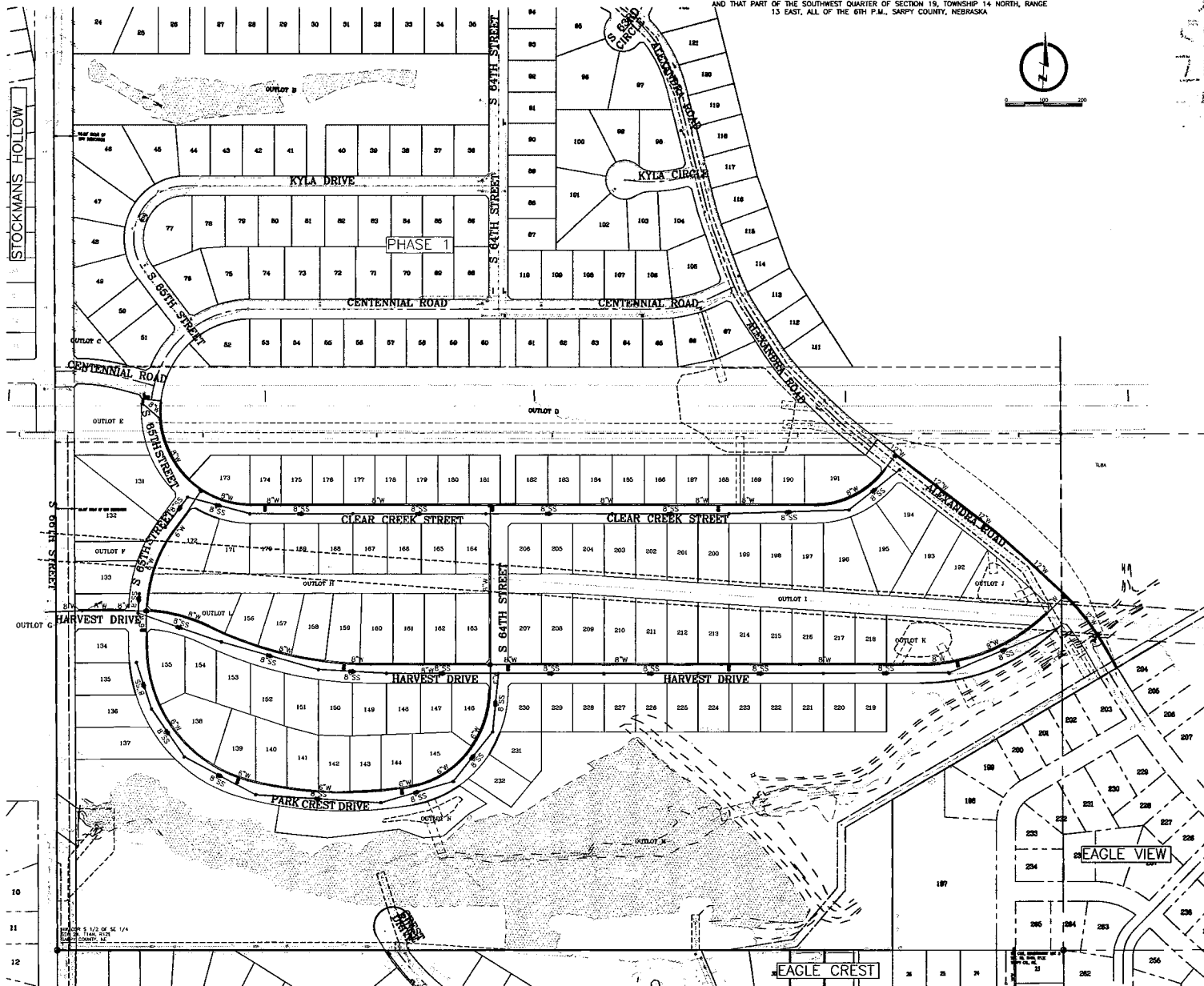
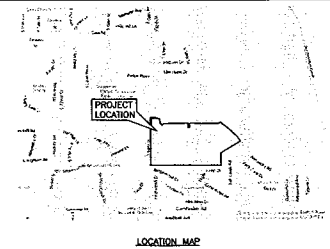
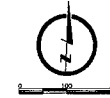
NET RELEASED FOR CONSTRUCTION

SHEET
1 of 1

EXHIBIT C-1

PIONEER VIEW

LOTS 131 THROUGH 232, INCLUSIVE AND OUTLOTS E THROUGH N, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 13 EAST, ALL OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA.



LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- WATER
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER
- STORM SEWER
- WATER
- GAS
- UNDERGROUND POWER
- OVERHEAD POWER
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- CURB INLET
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- WATER VALVE
- GAS WARNING SIGN
- STREET LIGHT
- LIGHT POLE
- TRANSFORMER
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- TELEPHONE RISER
- "H" STRUCTURE
- DELINEATOR

LAMP RYNEARSON & ASSOCIATES
 4270 West Dodge Road, Suite 100
 Omaha, NE 68132
 402.466.2488
 www.lra-inc.com

PIONEER VIEW (LOTS 131 THROUGH 232 AND OUTLOTS E THROUGH N)
 SAPPY COUNTY, NEBRASKA

FINAL PLAT
 SANITARY SEWER AND WATER

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

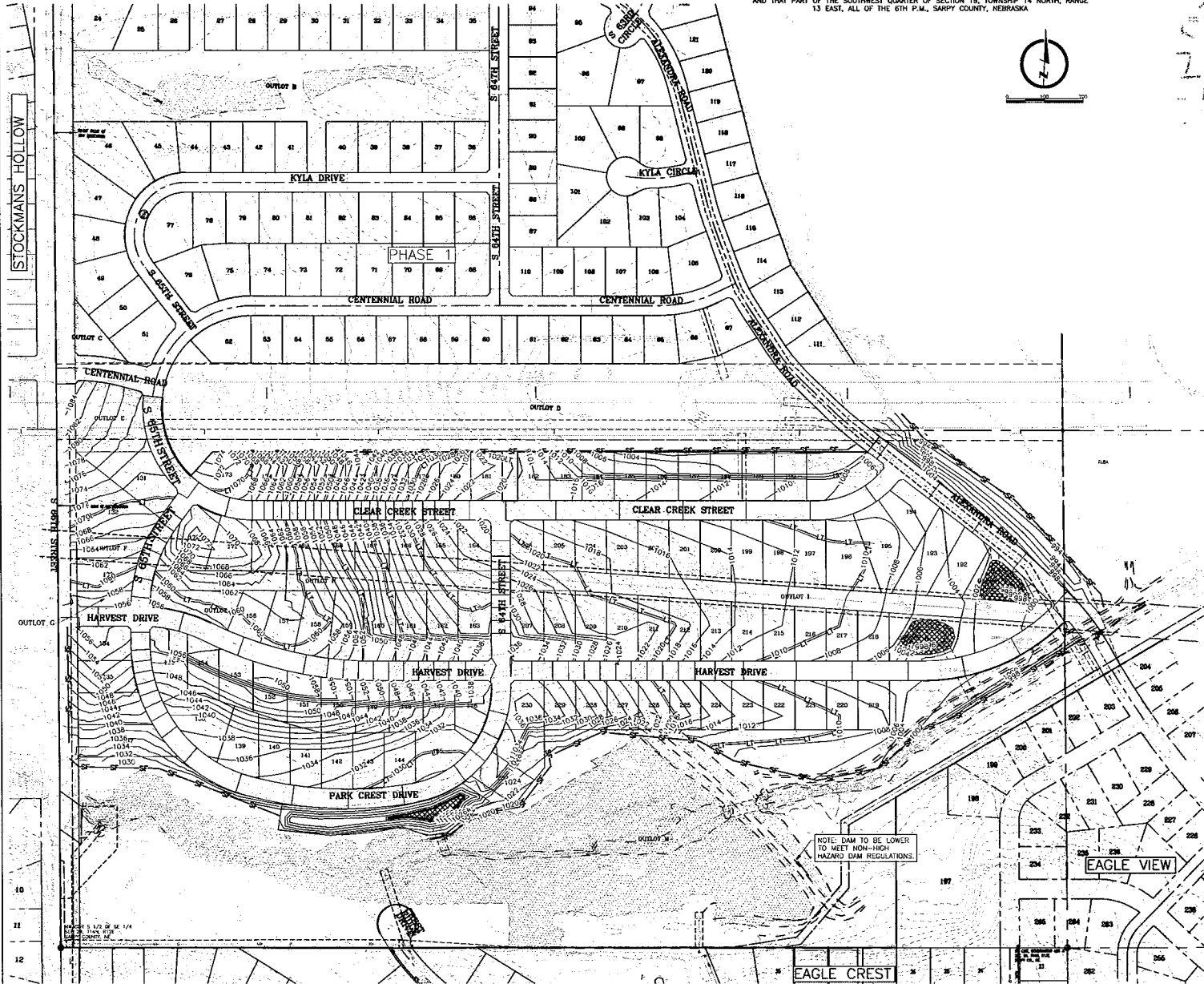
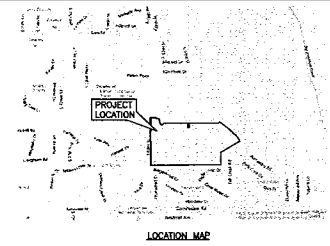
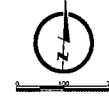
DATE: 11/11/2011

BY: [Signature]

811
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 Call before you dig.

PIONEER VIEW

LOTS 131 THROUGH 232, INCLUSIVE AND OUTLOTS E THROUGH N, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 13 EAST, ALL OF THE 6TH P.M., SARRY COUNTY, NEBRASKA



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SILT BASINS/WATER QUALITY POND
- SF SILT FENCE
- LT LEVEL TERRACE
- SANITARY SEWER
- STORM SEWER
- WATER
- GAS
- UNDERGROUND POWER
- OVERHEAD POWER
- TELEPHONE
- VEGETATION LINE
- MANHOLE
- CURB INLET
- GRATE INLET
- ROUND AREA INLET
- FLARED END SECTION
- FIRE HYDRANT
- WATER VALVE
- GAS WARNING SIGN
- STREET LIGHT
- LIGHT POLE
- TRANSFORMER
- CABLE TELEVISION RISER
- PROPERTY LINE
- SECTION CORNER
- CONTROL POINT
- INFORMATION SIGN
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE
- DECIDUOUS TREE AND SIZE
- CONIFEROUS TREE AND SIZE
- MAIL BOX
- TOP/TOE OF BANK
- DRAINAGE FLOW LINE
- APPROXIMATE LOCATION OF WATERS EDGE
- EASEMENT LINE
- WETLANDS
- INVERT ELEVATION
- FLOW LINE
- COMPUTED CORNER
- CORNER FOUND
- MEASURED DIMENSIONS
- PLAT DIMENSIONS
- RECORD DIMENSIONS
- POWER RISER
- TELEPHONE RISER
- STRUCTURE
- DELINEATOR

NOTE: DAM TO BE LOWER TO MEET NON-HIGH HAZARD DAM REGULATIONS.

EAGLE VIEW

EAGLE CREST

LAMP RYNEARSON & ASSOCIATES
 4214 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
 402.492.5100 (P)
 402.492.2750 (F)
 www.LRA-lrc.com

PIONEER VIEW (LOTS 131 THROUGH 232 AND OUTLOTS E THROUGH N)
 PAVILLION, SARRY COUNTY, NEBRASKA

FINAL PLAT
 SEDIMENT EROSION CONTROL AND DETENTION

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

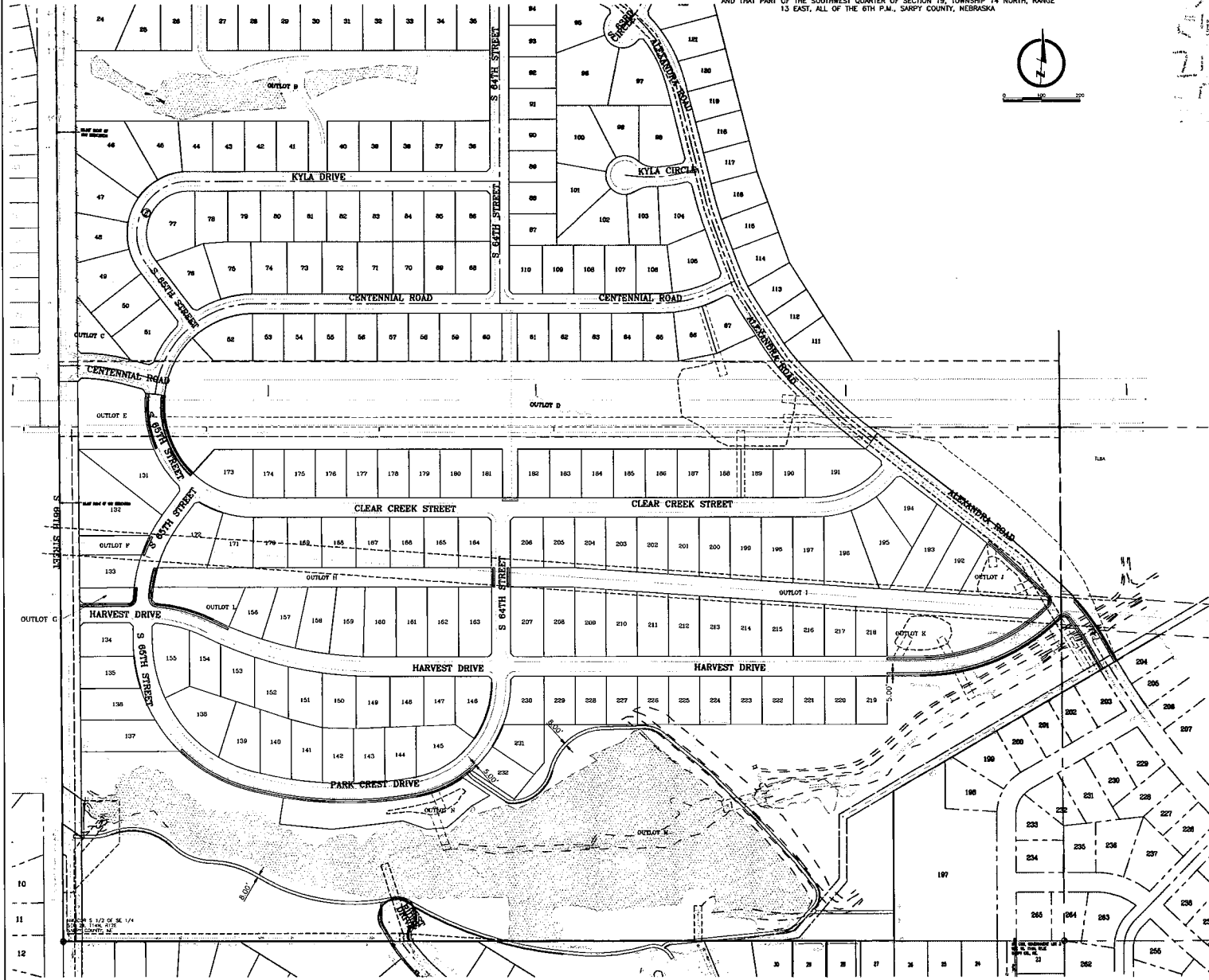
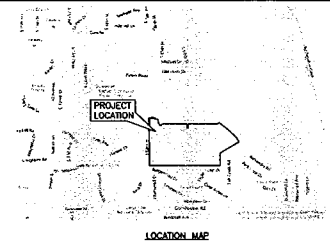
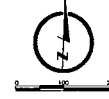
SHEET 1 of 1

811
 Know what's below.
 Call before you dig.

EXHIBIT E-1

PIONEER VIEW

LOTS 131 THROUGH 232, INCLUSIVE AND OUTLOTS E THROUGH N, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 13 EAST, ALL OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



- LEGEND**
- PROPOSED PAVEMENT
 - SANITARY SEWER
 - STORM SEWER
 - WATER
 - GAS
 - UNDERGROUND POWER
 - OVERHEAD POWER
 - TELEPHONE
 - VEGETATION LINE
 - PHASE LINE
 - MANHOLE
 - CURB INLET
 - GRATE INLET
 - ROUND AREA INLET
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER VALVE
 - GAS WARNING SIGN
 - STREET LIGHT
 - LIGHT POLE
 - TRANSFORMER
 - PROPOSED SIDEWALK
 - PROPOSED TRAIL
 - PROPOSED WATER QUALITY BASIN
 - CABLE TELEVISION RISER
 - PROPERTY LINE
 - SECTION CORNER
 - CONTROL POINT
 - INFORMATION SIGN
 - WOOD PRIVACY FENCE
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 - DECIDUOUS TREE AND SIZE
 - CONIFEROUS TREE AND SIZE
 - MN. BOX
 - TOP/TIE OF BANK
 - DRAINAGE FLOW LINE
 - APPROXIMATE LOCATION OF WATERS EDGE
 - EASEMENT LINE
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 - INVERT ELEVATION
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 - COMPUTED CORNER
 - CORNERS FOUND
 - MEASURED DIMENSIONS
 - PLAT DIMENSIONS
 - RECORD DIMENSIONS
 - POWER RISER
 - TELEPHONE RISER
 - "H" STRUCTURE
 - DELINEATOR

CREATED BY: LAMP RYNEARSON & ASSOCIATES

DATE: 08/15/2022

SCALE: 1" = 40'

PROJECT: PIONEER VIEW (LOTS 131 THROUGH 232 AND OUTLOTS E THROUGH N)

LOCATION: PAPILLON, SARPY COUNTY, NEBRASKA

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2827
www.LRA-NE.com

FINAL PLAT

TRAILS AND SIDEWALK

LAMP RYNEARSON & ASSOCIATES

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET 1 OF 1

811

ALL UTILITIES ARE SHOWN
BASED ON THE INFORMATION
PROVIDED TO THE ENGINEER.
THE ENGINEER DOES NOT
WARRANT THE ACCURACY OF
THE INFORMATION PROVIDED.
THE USER OF THIS INFORMATION
SHALL BE RESPONSIBLE FOR
OBTAINING THE NECESSARY
PERMITS AND INFORMATION
FOR ANY CONSTRUCTION.

Know what's below.
Call before you dig.

Exhibit G-1

Development Cost Estimate

PIONEER VIEW PHASE 1 IMPROVEMENTS

0114052.11-003

SID No. 305

6/29/2018

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	5400	LF	\$610,700.00	\$857,600.00	\$31,700.00	\$825,900.00	\$0.00
STORM SEWER	2674	LF	\$415,300.00	\$587,900.00	\$587,900.00	\$0.00	\$0.00
PAVING							
Minor	25490	SY	\$1,131,900.00	\$1,513,500.00	\$361,800.00	\$1,151,700.00	\$0.00
Major	0	SY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Settlers Creek Reimbursement	0	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SIDEWALKS	5500	SF	\$46,600.00	\$65,900.00	\$65,900.00	\$0.00	\$0.00
Regulatory Signage	1	LS	\$14,100.00	\$20,500.00	\$20,500.00	\$0.00	\$0.00
PARKS							
Acquisition	3.73	AC	\$58,200.00	\$66,700.00	\$66,700.00	\$0.00	\$0.00
Improvements	14100	SF	\$85,100.00	\$120,500.00	\$87,300.00	\$33,200.00	\$0.00
WATER							
Interior	8600	LF	\$437,700.00	\$599,900.00	\$136,000.00	\$463,900.00	\$0.00
Off-Site	0	LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Facilities Charge Residential	130	Lots	\$297,100.00	\$351,300.00	\$175,600.00	\$175,700.00	\$0.00
Capital Facilities Charge Commons	14.80	AC	\$94,500.00	\$111,700.00	\$55,900.00	\$55,800.00	\$0.00
POWER	130	Lots	\$175,500.00	\$223,000.00	\$0.00	\$223,000.00	\$0.00
UTILITY RELOCATION			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLAN REVIEW FEE	1	%	\$27,300.00	\$30,600.00	\$10,800.00	\$19,800.00	\$0.00
Total			\$3,394,000.00	\$4,549,100.00	\$1,600,100.00	\$2,949,000.00	\$0.00

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Home
(Land Value Only) =

Average Market Value Per Residential Lot
(Improvement Only) =

Commercial Land Value per square foot =

Commercial Building Value per square foot =

Apartment Land per square foot =

Apartment Building per square foot =

ASSESSABLE VALUATION

Residential Lot	<input type="text" value="130"/>	Units =	\$76,000.00 =	\$9,880,000.00
Residential Improvements	<input type="text" value="130"/>	Units =	\$300,000.00 =	\$39,000,000.00
Commercial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Commercial Building	<input type="text"/>	SF =	\$0.00 =	\$0.00
Apartment Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00 =	\$0.00

Total 100% Valuation = \$48,880,000.00

Total 95% Valuation = \$46,436,000.00

DEBT RATIO =

SANITARY SEWER - INTERIOR**Assumptions/Comments:**

Assumes 6" services average 35' per lot.
 Assumes 6" connection to 12" existing pipe is 3 X price of 8x6 wye.
 UPDATED BASED ON BIDS

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING GENERAL	1	LS	\$3,450.00	\$3,450.00
2 .	CONSTRUCT 6" SANITARY SEWER PIPE	4,370	LF	\$23.85	\$104,224.50
3 .	CONSTRUCT 8" SANITARY SEWER PIPE	5,400	LF	\$24.75	\$133,650.00
4 .	CONSTRUCT 12" X 6" WYE ON EXISTING 12" SANITARY SEWER	20	EA	\$1,185.00	\$23,700.00
5 .	CONSTRUCT 54" I.D. SANITARY MANHOLE (23 EA)	258	VF	\$374.00	\$96,492.00
6 .	ADJUST EXISTING MANHOLE TO GRADE (10 EA)	79	VF	\$340.00	\$26,860.00
7 .	CONSTRUCT 8" DIAMETER DROP CONNECTION (2 EA)	10	VF	\$165.00	\$1,650.00
8 .	CONSTRUCT 8" X 6" WYE	76	EA	\$98.00	\$7,448.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY				
9 .	PIPE (2 EA)	32	VF	\$486.00	\$15,552.00
10 .	CONSTRUCT 6" MANHOLE STUBOUT	31	EA	\$55.00	\$1,705.00
11 .	CONSTRUCT 6" SANITARY SERVICE RISER (2 EA)	8	VF	\$85.00	\$680.00
12 .	CONSTRUCT 6" CONNECTION TO EXISTING MANHOLE	3	EA	\$950.00	\$2,850.00
13 .	CONSTRUCT 8" CONNECTION TO EXISTING MANHOLE	1	EA	\$1,150.00	\$1,150.00
14 .	CONSTRUCT 6" PIPE BEDDING	4,370	LF	\$5.50	\$24,035.00
15 .	CONSTRUCT 8" PIPE BEDDING	5,400	LF	\$5.75	\$31,050.00
16 .	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	200	TN	\$28.00	\$5,600.00
17 .	CLEANOUT SILT BASIN	5,000	CY	\$4.50	\$22,500.00
18 .	CLEANOUT SILT FENCE	1,000	LF	\$0.75	\$750.00
19 .	CONSTRUCT SILT FENCE	1,000	LF	\$2.50	\$2,500.00
	CO #1	1	LS	\$45,330.70	\$45,330.70
	CO #2	1	LS	\$34,217.00	\$34,217.00
	CONTINGENCY	5%		\$505,846.50	\$25,292.33

Estimated Construction Costs:**\$610,686.53****Estimated Soft Costs**

18.00%	Engineering Design and	
	Construction Administration:	\$109,923.57
2.00%	Geotechnical and Testing:	\$12,213.73
5.00%	Legal:	\$30,534.33
5.00%	Fiscal:	\$38,167.91
7.00%	Interest:	\$56,106.82
	12 Duration (Months)	

Total Estimated Soft Costs:**40% \$246,946.36****Total Estimated Costs:****\$857,632.89**

SANITARY SEWER - INTERIOR G.O.**Assumptions/Comments:**

Assumes 1/2 sanitary pipe and 1/2 MH vertical feet next to parks is GO (ORIGINAL).
 UPDATED BASED ON BIDS

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	0	LS	\$3,450.00	\$0.00
2.	CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$23.85	\$0.00
3.	CONSTRUCT 8" SANITARY SEWER PIPE	83	LF	\$24.75	\$2,054.25
4.	CONSTRUCT 12" X 6" WYE ON EXISTING 12" SANITARY SEWER	0	EA	\$1,185.00	\$0.00
5.	CONSTRUCT 54" I.D. SANITARY MANHOLE (23 EA)	6	VF	\$374.00	\$2,244.00
6.	ADJUST EXISTING MANHOLE TO GRADE (10 EA)	0	VF	\$340.00	\$0.00
7.	CONSTRUCT 8" DIAMETER DROP CONNECTION (2 EA)	0	VF	\$165.00	\$0.00
8.	CONSTRUCT 8" X 6" WYE	0	EA	\$98.00	\$0.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY				
9.	PIPE (2 EA)	0	VF	\$486.00	\$0.00
10.	CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$55.00	\$0.00
11.	CONSTRUCT 6" SANITARY SERVICE RISER (2 EA)		VF	\$85.00	
12.	CONSTRUCT 6" CONNECTION TO EXISTING MANHOLE	0	EA	\$950.00	\$0.00
13.	CONSTRUCT 8" CONNECTION TO EXISTING MANHOLE	0	EA	\$1,150.00	\$0.00
14.	CONSTRUCT 6" PIPE BEDDING	0	LF	\$5.50	\$0.00
15.	CONSTRUCT 8" PIPE BEDDING	83	LF	\$5.75	\$477.25
16.	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	0	TN	\$28.00	\$0.00
17.	CLEANOUT SILT BASIN	3,000	CY	\$4.50	\$13,500.00
18.	CLEANOUT SILT FENCE	1,000	LF	\$0.75	\$750.00
19.	CONSTRUCT SILT FENCE	1,000	LF	\$2.50	\$2,500.00
	CONTINGENCY	5%		\$21,525.50	\$1,076.28

Estimated Construction Costs:**\$22,601.78****Estimated Soft Costs**

Engineering Design and	
18.00% Construction Administration:	\$4,068.32
2.00% Geotechnical and Testing:	\$452.04
5.00% Legal:	\$1,130.09
5.00% Fiscal:	\$1,412.61
7.00% Interest:	\$2,076.54
12 Duration (Months)	

Total Estimated Soft Costs:**40% \$9,139.59****Total Estimated Costs:****\$31,741.37**

STORM SEWER**Assumptions/Comments:**

↩ Pond outlet structure in park to be constructed in Phase 2
 UPDATED BASED ON BIDS

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	GENERAL GRADING AND SHAPING	1	LS	\$1,875.00	\$1,875.00
2.	COMMON EARTH EXCAVATION - ON SITE	120	CY	\$4.00	\$480.00
3.	CONSTRUCT 18" R.C.P., CLASS III	400	LF	\$37.10	\$14,840.00
4.	CONSTRUCT 24" R.C.P., CLASS III	340	LF	\$52.30	\$17,782.00
5.	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	1,140	LF	\$72.15	\$82,251.00
6.	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	604	LF	\$105.30	\$63,601.20
7.	CONSTRUCT 48" R.C.P., D(0.01) = 1,350	190	LF	\$143.50	\$27,265.00
8.	CONSTRUCT 18" VERTICAL BEND	1	EA	\$675.00	\$675.00
9.	DELETED	0	EA	\$1,025.00	\$0.00
10.	CONSTRUCT 54" I.D. FLATTOP MANHOLE (2 EA)	10	VF	\$529.00	\$5,290.00
11.	CONSTRUCT 60" I.D. FLATTOP MANHOLE (1EA)	10	VF	\$585.00	\$5,850.00
12.	CONSTRUCT 72" I.D. FLATTOP MANHOLE (2 EA)	14	VF	\$720.00	\$10,080.00
	CONSTRUCT 84" I.D. FLATTOP MANHOLE FOR TYPE I MODIFIED				
13.	INLET (1 EA)	7	VF	\$785.00	\$5,495.00
14.	CONSTRUCT 54" I.D. TYPE II AREA INLET (1 EA)	7	VF	\$420.00	\$2,940.00
15.	CONSTRUCT 18" PIPE BEDDING	400	LF	\$5.50	\$2,200.00
16.	CONSTRUCT 24" PIPE BEDDING	340	LF	\$6.50	\$2,210.00
17.	CONSTRUCT 36" PIPE BEDDING	1,140	LF	\$12.40	\$14,136.00
18.	CONSTRUCT 42" PIPE BEDDING	604	LF	\$15.90	\$9,603.60
19.	CONSTRUCT 48" PIPE BEDDING	190	LF	\$18.90	\$3,591.00
20.	CONSTRUCT 18" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$2,000.00	\$2,000.00
21.	CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$2,600.00	\$2,600.00
22.	CONSTRUCT 48" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$4,750.00	\$4,750.00
23.	CONSTRUCT TEMPORARY 24" HDPE INLET DIVERSION	4	EA	\$900.00	\$3,600.00
24.	CONSTRUCT ROCK RIP-RAP - TYPE "A"	60	TN	\$55.00	\$3,300.00
25.	CONSTRUCT ROCK RIP-RAP - TYPE "B"	100	TN	\$55.00	\$5,500.00
26.	STABILIZE TRENCH W/ CRUSHED LIMESTONE	200	TN	\$24.00	\$4,800.00
27.	STABILIZE TRENCH W/ TYPE "A" RIP-RAP	200	TN	\$55.00	\$11,000.00
28.	ROLLED EROSION CONTROL, TYPE II	2,500	SY	\$1.75	\$4,375.00
29.	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$465.00	\$465.00
30.	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$74,970.00	\$74,970.00
31.	CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$7,500.00	\$7,500.00
	CHANGE ORDER #1				
32.	CONSTRUCT EXTERNAL FRAME SEAL	1	EA	\$500.00	\$500.00
	CONTINGENCY	5%		\$395,524.80	\$19,776.24

Estimated Construction Costs:**\$415,301.04****Estimated Soft Costs**

Engineering Design and		
20.00%	Construction Administration:	\$83,060.21
1.00%	Geotechnical and Testing:	\$4,153.01
5.00%	Legal:	\$20,765.05
5.00%	Fiscal:	\$26,163.97
7.00%	Interest:	\$38,461.03
12 Duration (Months)		

Total Estimated Soft Costs:**42% \$172,603.27****Total Estimated Costs:****\$587,904.31**

STORM SEWER G.O.**Assumptions/Comments:**

Storm sewer over 48" must be special. Extra cost is special.
UPDATED BASED ON BIDS

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	GENERAL GRADING AND SHAPING	1	LS	\$1,875.00	\$1,875.00
2.	COMMON EARTH EXCAVATION - ON SITE	120	CY	\$4.00	\$480.00
3.	CONSTRUCT 18" R.C.P., CLASS III	400	LF	\$37.10	\$14,840.00
4.	CONSTRUCT 24" R.C.P., CLASS III	340	LF	\$52.30	\$17,782.00
5.	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	1140	LF	\$72.15	\$82,251.00
6.	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	604	LF	\$105.30	\$63,601.20
7.	CONSTRUCT 48" R.C.P., D(0.01) = 1,350	190	LF	\$143.50	\$27,265.00
8.	CONSTRUCT 18" VERTICAL BEND	1	EA	\$675.00	\$675.00
9.	DELETED	0	EA	\$1,025.00	\$0.00
10.	CONSTRUCT 54" I.D. FLATTOP MANHOLE (2 EA)	10	VF	\$529.00	\$5,290.00
11.	CONSTRUCT 60" I.D. FLATTOP MANHOLE (1EA)	10	VF	\$585.00	\$5,850.00
12.	CONSTRUCT 72" I.D. FLATTOP MANHOLE (2 EA)	14	VF	\$720.00	\$10,080.00
	CONSTRUCT 84" I.D. FLATTOP MANHOLE FOR TYPE I MODIFIED INLET (1 EA)	7	VF	\$785.00	\$5,495.00
14.	CONSTRUCT 54" I.D. TYPE II AREA INLET (1 EA)	7	VF	\$420.00	\$2,940.00
15.	CONSTRUCT 18" PIPE BEDDING	400	LF	\$5.50	\$2,200.00
16.	CONSTRUCT 24" PIPE BEDDING	340	LF	\$6.50	\$2,210.00
17.	CONSTRUCT 36" PIPE BEDDING	1140	LF	\$12.40	\$14,136.00
18.	CONSTRUCT 42" PIPE BEDDING	604	LF	\$15.90	\$9,603.60
19.	CONSTRUCT 48" PIPE BEDDING	190	LF	\$18.90	\$3,591.00
20.	CONSTRUCT 18" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$2,000.00	\$2,000.00
21.	CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$2,600.00	\$2,600.00
22.	CONSTRUCT 48" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$4,750.00	\$4,750.00
23.	CONSTRUCT TEMPORARY 24" HDPE INLET DIVERSION	4	EA	\$900.00	\$3,600.00
24.	CONSTRUCT ROCK RIP-RAP - TYPE "A"	60	TN	\$55.00	\$3,300.00
25.	CONSTRUCT ROCK RIP-RAP - TYPE "B"	100	TN	\$55.00	\$5,500.00
26.	STABILIZE TRENCH W/ CRUSHED LIMESTONE	200	TN	\$24.00	\$4,800.00
27.	STABILIZE TRENCH W/ TYPE "A" RIP-RAP	200	TN	\$55.00	\$11,000.00
28.	ROLLED EROSION CONTROL, TYPE II	2500	SY	\$1.75	\$4,375.00
29.	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$465.00	\$465.00
30.	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$74,970.00	\$74,970.00
31.	CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$7,500.00	\$7,500.00
	CHANGE ORDER #1				
32.	CONSTRUCT EXTERNAL FRAME SEAL	1	EA	\$500.00	\$500.00
	CONTINGENCY	5%		\$395,524.80	\$19,776.24

Estimated Construction Costs:**\$415,301.04****Estimated Soft Costs**

Engineering Design and	
20.00% Construction Administration:	\$83,060.21
1.00% Geotechnical and Testing:	\$4,153.01
5.00% Legal:	\$20,765.05
5.00% Fiscal:	\$26,163.97
7.00% Interest:	\$38,461.03
12 Duration (Months)	

Total Estimated Soft Costs:**42% \$172,603.27****Total Estimated Costs:****\$587,904.31**

PAVING MINOR**Assumptions/Comments:**

Assumes connections to surrounding neighborhoods will be with tie bars.
 Erosion control quantities are assumed.
 Assume 70 LF of white tape for stop bars and cross walks at entrances.
 UPDATED BASED ON BIDS

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. REMOVE CURB AND GUTTER	110	LF	\$6.00	\$660.00
2. REMOVE CONCRETE HEADER	75	LF	\$5.00	\$375.00
3. REMOVE END OF STREET BARRICADE	3	EA	\$102.00	\$306.00
4. SAW-CUT PAVEMENT	110	lf	\$4.75	\$522.50
5. COMMON EARTH EXCAVATION	8,625	CY	\$3.50	\$30,187.50
6. 7" CONCRETE PAVEMENT - TYPE L65	25,490	SY	\$34.25	\$873,032.50
7. 9" CONCRETE PAVEMENT - TYPE L65	385	SY	\$57.00	\$21,945.00
8. CONSTRUCT CONCRETE HEADER	50	LF	\$9.50	\$475.00
9. CONSTRUCT 5" CONCRETE SIDEWALK	1,305	SF	\$4.50	\$5,872.50
10. SUBGRADE PREPARATION SIDEWALK	145	SY	\$7.00	\$1,015.00
11. CONSTRUCT CONCRETE CURB RAMP	130	SF	\$30.00	\$3,900.00
12. CONSTRUCT BARRICADE	3	EA	\$390.00	\$1,170.00
13. ADJUST MANHOLE TO GRADE	40	EA	\$250.00	\$10,000.00
14. EXTERNAL FRAME SEAL	40	EA	\$425.00	\$17,000.00
15. CONSTRUCT CURB INLET	18	EA	\$3,450.00	\$62,100.00
16. DRILL AND EPOXY 1" x 18" DOWEL BARS AT 12" CENTERS	9	EA	\$14.00	\$126.00
17. CONSTRUCT MODIFIED CURB INLET	1	EA	\$3,579.50	\$3,579.50
18. CURB INLET PROTECTION	19	EA	\$190.00	\$3,610.00
19. CONSTRUCT SILT FENCE	500	LF	\$4.00	\$2,000.00
20. CLEANOUT SILT BASIN	2,500	CY	\$5.00	\$12,500.00
21. CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
22. REMOVE SILT FENCE	500	LF	\$1.00	\$500.00
23. SEEDING - TYPE TEMPORARY SEED MIX	8	AC	\$1,190.00	\$9,520.00
24. HAY OR STRAW MULCH	8	AC	\$715.00	\$5,720.00
25. JET EXISTING SEWER	10,315	LF	\$1.10	\$11,346.50
CONTINGENCY	5%		\$1,077,963.00	\$53,898.15

Estimated Construction Costs:

\$1,131,861.15

Estimated Soft Costs

Engineering Design and	
14.00% Construction Administration:	\$158,460.56
2.00% Geotechnical and Testing:	\$22,637.22
5.00% Legal:	\$56,593.06
5.00% Fiscal:	\$68,477.60
7.00% Interest:	\$75,496.55
9 Duration (Months)	

Total Estimated Soft Costs:34% \$381,664.99**Total Estimated Costs:**\$1,513,526.14

PAVING MINOR G.O.**Assumptions/Comments:**

Assumes all intersections are GO.

Assumes all curb inlets are GO.

Assumes all pavement adjacent to park is GO. This was updated to also include all GO next to outlots as recommended per staff comments.

UPDATED BASED ON BIDS

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	REMOVE CURB AND GUTTER	110	LF	\$6.00	\$660.00
2 .	REMOVE CONCRETE HEADER	75	LF	\$5.00	\$375.00
3 .	REMOVE END OF STREET BARRICADE	3	EA	\$102.00	\$306.00
4 .	SAW-CUT PAVEMENT	110	lf	\$4.75	\$522.50
5 .	COMMON EARTH EXCAVATION	1,348	CY	\$3.50	\$4,718.00
6 .	7" CONCRETE PAVEMENT - TYPE L65	3,659	SY	\$34.25	\$125,320.75
7 .	9" CONCRETE PAVEMENT - TYPE L65	385	SY	\$57.00	\$21,945.00
8 .	CONSTRUCT CONCRETE HEADER	50	LF	\$9.50	\$475.00
9 .	CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$4.50	\$0.00
10 .	SUBGRADE PREPARATION SIDEWALK	0	SY	\$7.00	\$0.00
11 .	CONSTRUCT CONCRETE CURB RAMP	0	SF	\$30.00	\$0.00
12 .	CONSTRUCT BARRICADE	3	EA	\$390.00	\$1,170.00
13 .	ADJUST MANHOLE TO GRADE	3	EA	\$250.00	\$750.00
14 .	EXTERNAL FRAME SEAL	3	EA	\$425.00	\$1,275.00
15 .	CONSTRUCT CURB INLET	18	EA	\$3,450.00	\$62,100.00
16 .	DRILL AND EPOXY 1" x 18" DOWEL BARS AT 12" CENTERS	9	EA	\$14.00	\$126.00
17 .	CONSTRUCT MODIFIED CURB INLET	1	EA	\$3,579.50	\$3,579.50
18 .	CURB INLET PROTECTION	19	EA	\$190.00	\$3,610.00
19 .	CONSTRUCT SILT FENCE	500	LF	\$4.00	\$2,000.00
20 .	CLEANOUT SILT BASIN	2,500	CY	\$5.00	\$12,500.00
21 .	CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
22 .	REMOVE SILT FENCE	500	LF	\$1.00	\$500.00
23 .	SEEDING - TYPE TEMPORARY SEED MIX	8	AC	\$1,190.00	\$9,520.00
24 .	HAY OR STRAW MULCH	8	AC	\$715.00	\$5,720.00
25 .	JET EXISTING SEWER	0	LF	\$1.10	\$0.00
CONTINGENCY		5%		\$257,672.75	\$12,883.64

Estimated Construction Costs:**\$270,556.39****Estimated Soft Costs**

Engineering Design and		
14.00%	Construction Administration:	\$37,877.89
2.00%	Geotechnical and Testing:	\$5,411.13
5.00%	Legal:	\$13,527.82
5.00%	Fiscal:	\$16,368.66
7.00%	Interest:	\$18,046.45
9 Duration (Months)		

Total Estimated Soft Costs:**34% \$91,231.95****Total Estimated Costs:****\$361,788.34**

PAVING MAJOR 66TH STREET IMPROVEMENTS**Assumptions/Comments:**

↪ The total major paving costs will be represented as a Phase 2 cost only.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING GENERAL	0	LS	\$7,500.00	\$0.00
2 .	CONVERT INLET TO MANHOLE	0	EA	\$1,500.00	\$0.00
3 .	CONSTRUCT CURB INLET TYPE I	0	EA	\$2,640.00	\$0.00
4 .	SAW CUT - FULL DEPTH	0	LF	\$5.00	\$0.00
5 .	REMOVE PAVEMENT	0	SY	\$8.00	\$0.00
6 .	EARTHWORK (EMBANKMENT)	0	CY	\$12.00	\$0.00
7 .	COMMON EARTH EXCAVATION - SUBGRADE	0	CY	\$4.00	\$0.00
8 .	9" CONCRETE PAVEMENT - TYPE L65	0	SY	\$33.00	\$0.00
9 .	REMOVE AND REPLACE SIGN	0	EA	\$200.00	\$0.00
10 .	DRILL AND GROUT NO. 5 TIE BARS (33" CENTERS)	0	EA	\$6.00	\$0.00
11 .	DRILL AND EPOXY 1" X 18" DOWL BARS AT 12" CENTERS	0	EA	\$8.50	\$0.00
12 .	CONSTRUCT 18" R.C.P., CLASS III	0	LF	\$28.00	\$0.00
13 .	CONSTRUCT 18" PIPE BEDDING	0	LF	\$5.00	\$0.00
14 .	4" PREFORMED PAVMENT MARKING TAPE PAVEMENT MARKING - YELLOW, GROOVED, TYPE 4	0	LF	\$2.50	\$0.00
15 .	4" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE, GROOVED, TYPE 3	0	LF	\$2.50	\$0.00
16 .	BARRICADES - TYPE II	0	BD	\$1.00	\$0.00
17 .	BARRICADES - TYPE III	0	BD	\$1.50	\$0.00
18 .	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$600.00	\$0.00
19 .	STRAW MULCH	0	AC	\$630.00	\$0.00
20 .	CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
21 .	CURB INLET PROTECTION	0	EA	\$225.00	\$0.00
22 .	SUBGRADE PREPARATION (SIDEWALK)	0	SF	\$1.00	\$0.00
23 .	CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$3.00	\$0.00
24 .	CONSTRUCT CONCRETE CURB RAMP	0	EA	\$590.00	\$0.00
	CONTINGENCY	20%		\$0.00	\$0.00

Estimated Construction Costs:

\$0.00

Phase 1 Construction Costs:

46%

Estimated Soft Costs

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

Total Estimated Soft Costs:

0%

\$0.00

Total Estimated Costs:

\$0.00

PAVING MAJOR 66TH STREET IMPROVEMENTS - G.O.**Assumptions/Comments:**

The total major paving costs will be represented as a Phase 2 cost only.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	0	LS	\$7,500.00	\$0.00
2.	CONVERT INLET TO MANHOLE	0	EA	\$1,500.00	\$0.00
3.	CONSTRUCT CURB INLET TYPE I	0	EA	\$2,640.00	\$0.00
4.	SAW CUT - FULL DEPTH	0	LF	\$5.00	\$0.00
5.	REMOVE PAVEMENT	0	SY	\$8.00	\$0.00
6.	EARTHWORK (EMBANKMENT)	0	CY	\$12.00	\$0.00
7.	COMMON EARTH EXCAVATION - SUBGRADE	0	CY	\$4.00	\$0.00
8.	9" CONCRETE PAVEMENT - TYPE L65	0	SY	\$33.00	\$0.00
9.	REMOVE AND REPLACE SIGN	0	EA	\$200.00	\$0.00
10.	DRILL AND GROUT NO. 5 TIE BARS (33" CENTERS)	0	EA	\$6.00	\$0.00
11.	DRILL AND EPOXY 1" X 18" DOWL BARS AT 12" CENTERS	0	EA	\$8.50	\$0.00
12.	CONSTRUCT 18" R.C.P., CLASS III	0	LF	\$28.00	\$0.00
13.	CONSTRUCT 18" PIPE BEDDING	0	LF	\$5.00	\$0.00
14.	4" PREFORMED PAVMENT MARKING TAPE PAVEMENT MARKING - YELLOW, GROOVED, TYPE 4	0	LF	\$2.50	\$0.00
15.	4" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE, GROOVED, TYPE 3	0	LF	\$2.50	\$0.00
16.	BARRICADES - TYPE II	0	BD	\$1.00	\$0.00
17.	BARRICADES - TYPE III	0	BD	\$1.50	\$0.00
18.	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$600.00	\$0.00
19.	STRAW MULCH	0	AC	\$630.00	\$0.00
20.	CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
21.	CURB INLET PROTECTION	0	EA	\$225.00	\$0.00
22.	SUBGRADE PREPARATION (SIDEWALK)	0	SF	\$1.00	\$0.00
23.	CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$3.00	\$0.00
24.	CONSTRUCT CONCRETE CURB RAMP	0	EA	\$590.00	\$0.00
	CONTINGENCY	20%		\$0.00	\$0.00

Estimated Construction Costs: \$0.00

Phase 1 Construction Costs: 46%

Estimated Soft Costs

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

Total Estimated Soft Costs: 0% \$0.00

Total Estimated Costs: \$0.00

Total Phase 1 Costs: 46%

SARPY COUNTY REIMBURSEMENT: \$0.00

(1/3 of Design and Engineering/Testing)

SETTLERS CREEK REIMBURSEMENT: \$0.00

(1/3 of total cost abutting Settlers Creek)

PIONEER VIEW COSTS: \$0.00

SIDEWALKS**Assumptions/Comments:**

ASSUMES 5' WIDE SIDEWALKS.
INCLUDES ALL SIDEWALK ADJACENT TO OUTLOTS

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	SUBGRADE PREPARATION (SIDEWALK)	6,600	SF	\$2.00	\$13,200.00
2.	CONSTRUCT 5" CONCRETE SIDEWALK	5,500	SF	\$4.00	\$22,000.00
3.	CONSTRUCT CONCRETE CURB RAMP	9	EA	\$590.00	\$5,310.00
	CONTINGENCY	15%		\$40,510.00	\$6,076.50

Estimated Construction Costs: \$46,586.50

Estimated Soft Costs

20.00%	Engineering Design and	\$9,317.30
1.00%	Construction Administration:	\$465.87
5.00%	Geotechnical and Testing:	\$2,329.33
5.00%	Legal:	\$2,934.95
7.00%	Fiscal:	\$4,314.38
12	Interest:	
	Duration (Months)	

Total Estimated Soft Costs: 42% \$19,361.82

Total Estimated Costs: \$65,948.32

REGULATORY SIGNAGE**Assumptions/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	"STOP" SIGN (24")	18	EA	\$250.00	\$4,500.00
2.	SPEED LIMIT SIGN 18"X24"	1	EA	\$250.00	\$250.00
3.	STREET NAME SIGN	10	EA	\$250.00	\$2,500.00
4.	PEDESTRIAN CROSSING SIGN	10	EA	\$250.00	\$2,500.00
5.	PEDESTRIAN CROSSING AHEAD SIGN	8	EA	\$250.00	\$2,000.00
6.	24" PERMANENT PAINTED PAVMENT MARKING - WHITE	120	LF	\$4.00	\$480.00
	CONTINGENCY	15%		\$12,230.00	\$1,834.50

Estimated Construction Costs: \$14,064.50

Estimated Soft Costs

25.00%	Engineering Design and	\$3,516.13
0.00%	Geotechnical and Testing:	\$0.00
5.00%	Legal:	\$703.23
5.00%	Fiscal:	\$914.19
7.00%	Interest:	\$1,343.86
12	Duration (Months)	

Total Estimated Soft Costs: 46% \$6,477.41

Total Estimated Costs: \$20,541.91

SIDEWALKS G.O.**Assumptions/Comments:**

ASSUMES 5' WIDE SIDEWALKS.
ASSUMES ALL SIDEWALK ADJACENT TO OUTLOTS IS GO.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	SUBGRADE PREPARATION (SIDEWALK)	6,600	SF	\$2.00	\$13,200.00
2 .	CONSTRUCT 5" CONCRETE SIDEWALK	5,500	SF	\$4.00	\$22,000.00
3 .	CONSTRUCT CONCRETE CURB RAMP	9	EA	\$590.00	\$5,310.00
	CONTINGENCY	15%		\$40,510.00	\$6,076.50

Estimated Construction Costs: \$46,586.50

Estimated Soft Costs

Engineering Design and	
20.00% Construction Administration:	\$9,317.30
1.00% Geotechnical and Testing:	\$465.87
5.00% Legal:	\$2,329.33
5.00% Fiscal:	\$2,934.95
7.00% Interest:	\$4,314.38
12 Duration (Months)	

Total Estimated Soft Costs: 42% \$19,361.82

Total Estimated Costs: \$65,948.32

REGULATORY SIGNAGE G.O.**Assumptions/Comments:**

Assumes all regulatory signage is G.O.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	"STOP" SIGN (24")	18	EA	\$250.00	\$4,500.00
2 .	SPEED LIMIT SIGN 18"X24"	1	EA	\$250.00	\$250.00
3 .	STREET NAME SIGN	10	EA	\$250.00	\$2,500.00
4 .	PEDESTRIAN CROSSING SIGN	10	EA	\$250.00	\$2,500.00
5 .	PEDESTRIAN CROSSING AHEAD SIGN	8	EA	\$250.00	\$2,000.00
6 .	24" PERMANENT PAINTED PAVMENT MARKING - WHITE	120	LF	\$4.00	\$480.00
	CONTINGENCY	15%		\$12,230.00	\$1,834.50

Estimated Construction Costs: \$14,064.50

Estimated Soft Costs

25.00% Engineering Design and	\$3,516.13
0.00% Geotechnical and Testing:	\$0.00
5.00% Legal:	\$703.23
5.00% Fiscal:	\$914.19
7.00% Interest:	\$1,343.86
12 Duration (Months)	

Total Estimated Soft Costs: 46% \$6,477.41

Total Estimated Costs: \$20,541.91

PARKS AQUISITION**Assumptions/Comments:**

Outlot B is designated parks area in phase 1. Assume unit price is 50% of purchase price per acre. Assumed purchase price/acre is \$31200.
Areas, in Floodway, Floodplain, 3:1+20, easements or wetlands are not eligible for reimbursement.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . OUTLOT B (4.87 AC, 1.12 AC WETLAND, 0.016 AC EASEMENTS)	3.73	AC	\$15,600.00	\$58,188.00
Estimated Construction Costs:				\$58,188.00
Estimated Soft Costs				
Engineering Design and Construction Administration:				\$290.94
0.50% Legal:				\$2,909.40
5.00% Fiscal:				\$3,069.42
7.00% Interest:				\$2,256.02
6 Duration (Months)				
Total Estimated Soft Costs:				15% \$8,525.78
Total Estimated Costs:				\$66,713.78

PARKS IMPROVEMENTS**Assumptions/Comments:**

Assumes 8' wide trail. Includes trail in outlots B and D. Settlers Creek trail from 66th Street to Eagle Crest Park constructed in phase 2. Trail is allowed above GO debt 4.0% for regional park construction per City of Papillion. Settlers Creek trail is proposed to be accounted for in Phase 1, but allowed to be delayed and built with Phase 2 or in the event that phase 2 doesn't happen.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . SUBGRADE PREPARATION (TRAIL)	17,625	SF	\$1.00	\$17,625.00
2 . CONSTRUCT 8' WIDE 6" CONCRETE TRAIL (OUTLOT B & D)	14,100	SF	\$4.00	\$56,400.00
3 . SUBGRADE PREPARATION (SETTLERS CREEK TRAIL)	-	SF	\$1.00	\$0.00
4 . CONSTRUCT 8' WIDE 6" CONCRETE (SETTLERS CREEK TRAIL)	-	SF	\$4.00	\$0.00
CONTINGENCY	15%		\$74,025.00	\$11,103.75
Estimated Construction Costs:				\$85,128.75
Estimated Soft Costs				
Engineering Design and Construction Administration:				\$17,025.75
20.00% Geotechnical and Testing:				\$851.29
5.00% Legal:				\$4,256.44
5.00% Fiscal:				\$5,363.11
7.00% Interest:				\$7,883.77
12 Duration (Months)				
Total Estimated Soft Costs:				42% \$35,380.36
Total Estimated Costs:				\$120,509.11

PARKS ACQUISITION G.O.**Assumptions/Comments:**

Outlot B is designated parks area in phase 1. Assume unit price is 50% of purchase price per acre. Assumed purchase price/acre is \$31198.31. Areas, in Floodway, Floodplain, 3:1+20, easements or wetlands are not eligible for reimbursement.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	OUTLOT B (4.87 AC, 1.12 AC WETLAND, 0.016 AC EASEMENTS)	3.73	AC	\$15,600.00	\$58,188.00

Estimated Construction Costs: \$58,188.00

Estimated Soft Costs

Engineering Design and
 0.50% Construction Administration: \$290.94
 5.00% Legal: \$2,909.40
 5.00% Fiscal: \$3,069.42
 7.00% Interest: \$2,256.02
 6 Duration (Months)

Total Estimated Soft Costs: 15% \$8,525.78

Total Estimated Costs: \$66,713.78

PARKS IMPROVEMENTS G.O.**Assumptions/Comments:**

Assumes all trail is GO in Outlot B. Trail through OPPD easement is special. Settlers Creek Trail is all GO.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	SUBGRADE PREPARATION (TRAIL)	12,763	SF	\$1.00	\$12,762.50
2.	CONSTRUCT 8' WIDE 6" CONCRETE TRAIL (OUTLOT B & D)	10,210	SF	\$4.00	\$40,840.00
3.	SUBGRADE PREPARATION (SETTLERS CREEK TRAIL)	0	SF	\$1.00	\$0.00
4.	CONSTRUCT 8' WIDE 6" CONCRETE (SETTLERS CREEK TRAIL)	0	SF	\$4.00	\$0.00
	CONTINGENCY	15%		\$53,602.50	\$8,040.38

Estimated Construction Costs: \$61,642.88

Estimated Soft Costs

Engineering Design and
 20.00% Construction Administration: \$12,328.58
 1.00% Geotechnical and Testing: \$616.43
 5.00% Legal: \$3,082.14
 5.00% Fiscal: \$3,883.50
 7.00% Interest: \$5,708.75
 12 Duration (Months)

Total Estimated Soft Costs: 42% \$25,619.40

Total Estimated Costs: \$87,262.27

WATER INTERIOR

Assumptions/Comments:



Updated with Kersten bid

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 6" D.I.P.	2,000	LF	\$26.53	\$53,060.00
2.	CONSTRUCT 8" D.I.P.	4,400	LF	\$24.17	\$106,348.00
3.	CONSTRUCT 10" D.I.P.	2,200	LF	\$28.98	\$63,756.00
4.	CONSTRUCT 12" D.I.P.	0	LF	\$38.85	\$0.00
	CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY				
5.	AND BACKING BLOCK	2	EA	\$3,743.00	\$7,486.00
6.	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	14	EA	\$3,713.00	\$51,982.00
7.	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	3	EA	\$330.00	\$990.00
8.	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$345.00	\$690.00
9.	CONSTRUCT 10"x10"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$351.00	\$351.00
10.	CONSTRUCT 10"x10"x10" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$516.00	\$1,032.00
11.	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$414.00	\$0.00
12.	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$575.00	\$0.00
13.	CONSTRUCT 8"x8" CROSS	1	EA	\$278.00	\$278.00
14.	CONSTRUCT 6" M.J. GATE VALVE AND BOX	5	EA	\$877.00	\$4,385.00
15.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	20	EA	\$1,162.00	\$23,240.00
16.	CONSTRUCT 10" M.J. GATE VALVE AND BOX	8	EA	\$1,626.00	\$13,008.00
17.	CONSTRUCT 12" M.J. GATE VALVE AND BOX	0	EA	\$1,955.00	\$0.00
18.	CONSTRUCT 8" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	2	EA	\$326.00	\$652.00
19.	CONSTRUCT 10" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	\$449.00	\$449.00
20.	CONSTRUCT 6" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	4	EA	\$397.00	\$1,588.00
21.	CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	14	EA	\$497.00	\$6,958.00
22.	CONSTRUCT 10" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$805.00	\$0.00
23.	CONSTRUCT 12" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$850.00	\$0.00
24.	CONSTRUCT 8" X 6" REDUCER	1	EA	\$140.00	\$140.00
25.	CONSTRUCT 10" X 8" REDUCER	2	EA	\$159.00	\$318.00
26.	CONSTRUCT 12" X 10" REDUCER	0	EA	\$182.00	\$0.00
27.	CONSTRUCT 12" PIPE PLUG	0	EA	\$576.00	\$0.00
	CONSTRUCT 12"x12"x12" LIVE TAP TEE ASSEMBLY, 12" M.J. GATE VALVE				
28.	WITH BOX AND BACKING BLOCK	0	EA	\$7,098.00	\$0.00
29.	REMOVE 8" PIPE PLUG	1	EA	\$45.00	\$45.00
30.	REMOVE 10" PIPE PLUG	1	EA	\$45.00	\$45.00
31.	CONNECT TO EXISTING TEE	2	EA	\$1,927.00	\$3,854.00
32.	CONSTRUCT CHLORINE TUBE	3	EA	\$1,927.00	\$5,781.00
33.	CONSTRUCT SAMPLE TAP	5	EA	\$369.00	\$1,845.00
34.	CONSTRUCT SILT FENCE	1,500	LF	\$2.48	\$3,720.00
35.	SEEDING - TYPE "TEMPORARY SEED MIX"	4	AC	\$423.50	\$1,694.00
36.	STRAW MULCH	4	AC	\$572.50	\$2,290.00
37.	CLEANOUT SILT BASIN	5,000	CY	\$4.25	\$21,250.00
38.	REMOVE, SALVAGE, AND REINSTALL END OF MAIN HYDRANT	3	EA	\$1,329.00	\$3,987.00
	<u>PER CHANGE ORDER NO. 1</u>				
39.	CONSTRUCT 10"x10"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$501.00	\$501.00
40.	CONSTRUCT 6" X 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	3	EA	\$338.00	\$1,014.00
41.	CONSTRUCT 8" X 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	\$445.00	\$445.00
42.	CONSTRUCT 8" PIPE PLUG	1	EA	\$230.00	\$230.00
	CONSTRUCT 12"x12"x8" LIVE TAP TEE ASSEMBLY, 8" M.J. GATE VALVE				
43.	WITH BOX AND BACKING BLOCK	1	EA	\$7,118.00	\$7,118.00
44.	CONSTRUCT PRESSURE REDUCING VALVE & MANHOLE	1	EA	\$22,659.97	\$26,359.97
	CONTINGENCY	5%		\$416,889.97	\$20,844.50

Estimated Construction Costs:

\$437,734.47

Estimated Soft Costs

18.00% Engineering Design and	\$78,792.20
1.00% Geotechnical and Testing:	\$4,377.34
5.00% Legal:	\$21,886.72
5.00% Fiscal:	\$27,139.54
7.00% Interest:	\$29,921.34
9 Duration (Months)	

Total Estimated Soft Costs:

37% \$162,117.15

Total Estimated Costs:

\$599,851.62

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL**Assumptions/Comments:**

Unit price is per the City of Papillion Master Fee Schedule for single family residential development, effective OCT 1, 2016.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	RESIDENTIAL (SINGLE FAMILY)	130	EA	\$2,285.00	\$297,050.00
Estimated Construction Costs:					\$297,050.00
<u>Estimated Soft Costs</u>					
	2.00% Engineering Design and				\$5,941.00
	5.00% Legal:				\$14,852.50
	5.00% Fiscal:				\$15,892.18
	7.00% Interest:				\$17,521.12
	9 Duration (Months)				
	Total Estimated Soft Costs:			18%	\$54,206.80
	Total Estimated Costs:				\$351,256.80

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA**Assumptions/Comments:**

Unit price is per the City of Papillion Master Fee Schedule for park or common area, effective OCT 1, 2016.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	OUTLOTS A, C, D	9.92	AC	\$6,385.00	\$63,339.20
2 .	OUTLOT B-PARK AREAS	4.88	AC	\$6,385.00	\$31,158.80
Estimated Construction Costs:					\$94,498.00
<u>Estimated Soft Costs</u>					
	2.00% Engineering Design and				\$1,889.96
	5.00% Legal:				\$4,724.90
	5.00% Fiscal:				\$5,055.64
	7.00% Interest:				\$5,573.85
	9 Duration (Months)				
	Total Estimated Soft Costs:			18%	\$17,244.35
	Total Estimated Costs:				\$111,742.35

WATER INTERIOR G.O.**Assumptions/Comments:**

1/2 the length of pipe adjacent to parks is G.O. Price difference for pipes larger than 8" is G.O. Assume \$4000 8"x8"x8 live tap
Updated with Kersten bid

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 6" D.I.P.	35	LF	\$26.53	\$928.55
2.	CONSTRUCT 8" D.I.P.	200	LF	\$24.17	\$4,834.00
3.	CONSTRUCT 10" D.I.P. (price difference)	2,200	LF	\$4.81	\$10,582.00
4.	CONSTRUCT 10" D.I.P.	236	LF	\$28.98	\$6,839.28
	CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	0	EA	3743	\$0.00
5.	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	0	EA	\$3,713.00	\$0.00
6.	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$330.00	\$0.00
7.	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$345.00	\$0.00
8.	CONSTRUCT 10"x10"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK (Price Diff with 8")	1	EA	\$21.00	\$21.00
9.	CONSTRUCT 10"x10"x10" M.J. TEE ASSEMBLY AND BACKING BLOCK (Price Diff with 8")	2	EA	\$171.00	\$342.00
10.	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$414.00	\$0.00
11.	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$575.00	\$0.00
12.	CONSTRUCT 8"x8" CROSS	0	EA	\$278.00	\$0.00
13.	CONSTRUCT 6" M.J. GATE VALVE AND BOX	0	EA	\$877.00	\$0.00
14.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,162.00	\$0.00
15.	CONSTRUCT 10" M.J. GATE VALVE AND BOX (Price Diff with 8")	8	EA	\$464.00	\$3,712.00
16.	CONSTRUCT 12" M.J. GATE VALVE AND BOX	0	EA	\$1,955.00	\$0.00
17.	CONSTRUCT 8" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$326.00	\$0.00
18.	CONSTRUCT 10" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$449.00	\$0.00
19.	CONSTRUCT 6" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$397.00	\$0.00
20.	CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$497.00	\$0.00
21.	CONSTRUCT 10" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$805.00	\$0.00
22.	CONSTRUCT 12" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$850.00	\$0.00
23.	CONSTRUCT 8" X 6" REDUCER	0	EA	\$140.00	\$0.00
24.	CONSTRUCT 10" X 8" REDUCER	2	EA	\$19.00	\$38.00
25.	CONSTRUCT 12" X 10" REDUCER	0	EA	\$182.00	\$0.00
26.	CONSTRUCT 12" PIPE PLUG	0	EA	\$576.00	\$0.00
27.	CONSTRUCT 12"x12"x12" LIVE TAP TEE ASSEMBLY, 12" M.J. GATE VALVE WITH BOX AND BACKING BLOCK	0	EA	\$7,098.00	\$0.00
28.	REMOVE 8" PIPE PLUG	0	EA	\$45.00	\$0.00
29.	REMOVE 10" PIPE PLUG	1	EA	\$0.00	\$0.00
30.	CONNECT TO EXISTING TEE	2	EA	\$1,927.00	\$3,854.00
31.	CONSTRUCT CHLORINE TUBE	3	EA	\$1,927.00	\$5,781.00
32.	CONSTRUCT SAMPLE TAP	5	EA	\$369.00	\$1,845.00
33.	CONSTRUCT SILT FENCE	1,500	LF	\$2.48	\$3,720.00
34.	SEEDING - TYPE "TEMPORARY SEED MIX"	4	AC	\$423.50	\$1,694.00
35.	STRAW MULCH	4	AC	\$572.50	\$2,290.00
36.	CLEANOUT SILT BASIN	5,000	CY	\$4.25	\$21,250.00
37.	REMOVE, SALVAGE, AND REINSTALL END OF MAIN HYDRANT	3	EA	\$1,329.00	\$3,987.00
38.	PER CHANGE ORDER NO. 1	0	0	\$0.00	\$0.00
39.	CONSTRUCT 10"x10"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK (Price Diff with 8")	1	EA	\$156.00	\$156.00
40.	CONSTRUCT 6" X 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$338.00	\$0.00
41.	CONSTRUCT 8" X 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$445.00	\$0.00
42.	CONSTRUCT 8" PIPE PLUG	0	EA	\$230.00	\$0.00
43.	CONSTRUCT 12"x12"x8" LIVE TAP TEE ASSEMBLY, 8" M.J. GATE VALVE WITH BOX AND BACKING BLOCK	0	EA	\$7,118.00	\$0.00
44.	CONSTRUCT PRESSURE REDUCING VALVE & MANHOLE	1	EA	\$22,659.97	\$22,659.97
	CONTINGENCY	5%	%	\$94,533.80	\$4,726.69

Estimated Construction Costs:**\$99,260.49****Estimated Soft Costs**

Engineering Design and	
18.00% Construction Administration:	\$17,866.89
1.00% Geotechnical and Testing:	\$992.60
5.00% Legal:	\$4,963.02
5.00% Fiscal:	\$6,154.15
7.00% Interest:	\$6,784.95
9 Duration (Months)	

Total Estimated Soft Costs:**37% \$36,761.62****Total Estimated Costs:****\$136,022.11**

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL G.O.**Assumptions/Comments:**

50% of total cost is G.O.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	50% OF TOTAL IS G.O.	1	LS	\$175,628.40	\$175,628.40
Estimated Construction Costs:					\$175,628.40

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA G.O.**Assumptions/Comments:**

50% of total cost is G.O.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	50% OF TOTAL IS G.O.	1	LS	\$55,871.17	\$55,871.17
Estimated Construction Costs:					\$55,871.17

POWER

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	PIONEER VIEW RESIDENTIAL LOTS	130	EA	\$1,350.00	\$175,500.00

Estimated Construction Costs: \$175,500.00

Estimated Soft Costs

Engineering Design and	
10.00% Construction Administration:	\$17,550.00
5.00% Legal:	\$8,775.00
5.00% Fiscal:	\$10,091.25
7.00% Interest:	\$11,125.60
9 Duration (Months)	

Total Estimated Soft Costs: 27% \$47,541.85

Total Estimated Costs: \$223,041.85

Plan Review Fee

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$610,686.53	1.00%	\$6,106.87
2 .	SANITARY SEWER - OUTFALL	\$0.00	1.00%	\$0.00
3 .	STORM SEWER	\$415,301.04	1.00%	\$4,153.01
4 .	PAVING MINOR	\$1,131,861.15	1.00%	\$11,318.61
5 .	PAVING COLLECTOR	\$0.00	1.00%	\$0.00
6 .	PAVING MAJOR 66TH STREET IMPROVEMENTS	\$0.00	1.00%	\$0.00
7 .	SIDEWALKS	\$46,586.50	1.00%	\$465.87
8 .	PARKS IMPROVEMENTS	\$85,128.75	1.00%	\$851.29
9 .	WATER INTERIOR	\$437,734.47	1.00%	\$4,377.34
10 .	WATER OFFSITE	\$0.00	1.00%	\$0.00

Estimated Construction Costs: \$27,272.98

Estimated Soft Costs

5.00% Fiscal: \$1,363.65

7.00% Interest: \$2,004.56

12 Duration (Months)

Total Estimated Soft Costs: 12% \$3,368.21

Total Estimated Costs: **\$30,641.20**

Exhibit G-1

Development Cost Estimate

PIONEER VIEW PHASE 2 IMPROVEMENTS

0114052.22-003

SID No. 305

6/29/2018

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	3080	LF	\$557,700.00	\$783,200.00	\$72,700.00	\$710,500.00	\$0.00
STORM SEWER							
Interior	2345	LF	\$211,500.00	\$299,400.00	\$299,400.00	\$0.00	\$0.00
Fricke Creek	70	LF	\$277,800.00	\$393,300.00	\$393,300.00	\$0.00	\$0.00
PAVING							
Minor	21920	SY	\$1,009,400.00	\$1,349,700.00	\$440,900.00	\$908,800.00	\$0.00
Major	3500	SY	\$302,200.00	\$420,800.00	\$420,800.00	\$0.00	\$0.00
Reimbursement to Sarpy County	1	LS	\$40,700.00	\$45,900.00	\$45,900.00	\$0.00	\$0.00
SIDEWALKS	17937	SF	\$90,000.00	\$127,400.00	\$127,400.00	\$0.00	\$0.00
Regulatory Signage	1	LS	\$40,600.00	\$59,300.00	\$59,300.00	\$0.00	\$0.00
PARKS							
Acquisition	12.35	AC	\$192,700.00	\$220,900.00	\$220,900.00	\$0.00	\$0.00
Improvements	28469	SF	\$139,100.00	\$197,000.00	\$197,000.00	\$0.00	\$0.00
WATER							
Interior	7990	LF	\$383,900.00	\$526,100.00	\$65,700.00	\$460,400.00	\$0.00
Off-Site	0	LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Facilities Charge Residential	102	Lots	\$244,800.00	\$289,500.00	\$144,700.00	\$144,800.00	\$0.00
Capital Facilities Charge Commons	30.61	AC	\$205,200.00	\$242,700.00	\$121,300.00	\$121,400.00	\$0.00
POWER	102	Lots	\$137,700.00	\$175,000.00	\$0.00	\$175,000.00	\$0.00
UTILITY RELOCATION	1500	LF	\$610,500.00	\$756,200.00	\$0.00	\$756,200.00	\$0.00
PLAN REVIEW FEE	1	%	\$26,900.00	\$30,300.00	\$15,400.00	\$14,900.00	\$0.00
Total			\$4,470,700.00	\$5,916,700.00	\$2,624,700.00	\$3,292,000.00	\$0.00

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Home
(Land Value Only) =

Average Market Value Per Residential Lot
(Improvement Only) =

Commercial Land Value per square foot =

Commercial Building Value per square foot =

Apartment Land per square foot =

Apartment Building per square foot =

ASSESSABLE VALUATION

Residential Lot	<input type="text" value="102"/>	Units =	\$76,000.00 =	\$7,752,000.00
Residential Improvements	<input type="text" value="102"/>	Units =	\$300,000.00 =	\$30,600,000.00
Commercial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Commercial Building	<input type="text"/>	SF =	\$0.00 =	\$0.00
Apartment Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00 =	\$0.00

Total 100% Valuation =

Total 95% Valuation =

DEBT RATIO =

SANITARY SEWER - INTERIOR**Assumptions/Comments:**

For item extra deep sanitary sewer, the length of pipe bucking grade was multiplied by 5' deep * 0.5 to make a triangle.

Assumes manholes are 12' deep.

Assumes 6" services average 30' per lot.

Connection fees shall be collected at time of building permit.

8" Sanitary Sewer actual quantity 5,817 LF 6" Sanitary Sewer actual quantity 2,930 LF

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	1	LS	\$2,000.00	\$2,000.00
2.	CONSTRUCT 6" SANITARY SEWER PIPE	6,110	LF	\$23.00	\$140,530.00
3.	CONSTRUCT 8" SANITARY SEWER PIPE	3,080	LF	\$24.00	\$73,920.00
4.	CONSTRUCT 12" X 6" WYE ON EXISTING 12" SANITARY SEWER	2	EA	\$1,200.00	\$2,400.00
5.	CONSTRUCT 54" I.D. SANITARY MANHOLE (25 EA)	307	VF	\$385.00	\$118,195.00
6.	ADJUST EXISTING MANHOLE TO GRADE (5 EA)	33	VF	\$400.00	\$13,200.00
7.	CONSTRUCT 8" DROP MANHOLE CONNECTION	15	VF	\$200.00	\$3,000.00
8.	CONSTRUCT 12" X 6" WYE	2	EA	\$125.00	\$250.00
9.	CONSTRUCT 8" X 6" WYE	74	EA	\$125.00	\$9,250.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING				
10.	SANITARY PIPE (1 EA)	15	VF	\$500.00	\$7,500.00
11.	CONSTRUCT 6" MANHOLE STUBOUT	26	EA	\$150.00	\$3,900.00
12.	CONSTRUCT TAP INTO EXISTING 54" I.D. SANITARY MANHOLE (1 EA)	1	EA	\$675.00	\$675.00
13.	CONSTRUCT 6" PIPE BEDDING	6,110	LF	\$5.50	\$33,605.00
14.	CONSTRUCT 8" PIPE BEDDING	3,080	LF	\$6.00	\$18,480.00
15.	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	2,000	TN	\$34.00	\$68,000.00
16.	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	1,141	VF-LF	\$8.50	\$9,698.50
17.	CONSTRUCT MANHOLE RING COLLAR	1	EA	\$200.00	\$200.00
18.	EXTERNAL FRAME SEAL	1	EA	\$350.00	\$350.00
19.	CLEANOUT SILT BASIN	5,000	CY	\$4.50	\$22,500.00
20.	CLEANOUT SILT FENCE	1,000	LF	\$1.00	\$1,000.00
21.	CONSTRUCT SILT FENCE	1,000	LF	\$2.50	\$2,500.00
22.	CONTINGENCY	5%		\$531,153.50	\$26,557.68

Estimated Construction Costs: \$557,711.18

Estimated Soft Costs

18.00%	Engineering Design and	
	Construction Administration:	\$100,388.01
2.00%	Geotechnical and Testing:	\$11,154.22
5.00%	Legal:	\$27,885.56
5.00%	Fiscal:	\$34,856.95
7.00%	Interest:	\$51,239.71
	12 Duration (Months)	

Total Estimated Soft Costs: 40% \$225,524.46

Total Estimated Costs: \$783,235.63

SANITARY SEWER - INTERIOR G.O.**Assumptions/Comments:**

Assumes 1/2 sanitary pipe and 1/2 MH vertical feet next to parks is GO. 1250 LF adjacent to park does not include area adjacent to water quality outlot

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	0	LS	\$2,000.00	\$0.00
2.	CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$23.00	\$0.00
3.	CONSTRUCT 8" SANITARY SEWER PIPE	625	LF	\$24.00	\$15,000.00
4.	CONSTRUCT 54" I.D. SANITARY MANHOLE (2.5 EA)	30	VF	\$385.00	\$11,550.00
5.	CONSTRUCT 12" X 6" WYE	30	EA	\$125.00	\$3,750.00
6.	CONSTRUCT 8" X 6" WYE	0	EA	\$125.00	\$0.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING				
7.	SANITARY PIPE (1 EA)	0	VF	\$500.00	\$0.00
8.	CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$150.00	\$0.00
9.	CONSTRUCT TAP INTO EXISTING 54" I.D. SANITARY MANHOLE (1 EA)	0.5	EA	\$675.00	\$337.50
10.	CONSTRUCT 6" PIPE BEDDING	0	LF	\$5.50	\$0.00
11.	CONSTRUCT 8" PIPE BEDDING	625	LF	\$6.00	\$3,750.00
12.	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	50	TN	\$34.00	\$1,700.00
13.	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	1,141	VF-LF	\$8.50	\$9,698.50
14.	CONSTRUCT MANHOLE RING COLLAR	0	EA	\$200.00	\$0.00
15.	EXTERNAL FRAME SEAL	0	EA	\$350.00	\$0.00
16.	CONSTRUCT SILT FENCE	1,000	LF	\$2.50	\$2,500.00
17.	CLEANOUT SILT FENCE	1,000	LF	\$1.00	\$1,000.00
	CONTINGENCY	5%		\$49,286.00	\$2,464.30

Estimated Construction Costs: \$51,750.30

Estimated Soft Costs

	Engineering Design and	
18.00%	Construction Administration:	\$9,315.05
2.00%	Geotechnical and Testing:	\$1,035.01
5.00%	Legal:	\$2,587.52
5.00%	Fiscal:	\$3,234.39
7.00%	Interest:	\$4,754.56
	12 Duration (Months)	

Total Estimated Soft Costs: 40% \$20,926.53

Total Estimated Costs: **\$72,676.83**

STORM SEWER**Assumptions/Comments:**

Actual Quantities: 18" RCP - 518 LF, 24" RCP - 1,293 LF and 30" RCP - 315 LF

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	GENERAL GRADING AND SHAPING	1	LS	\$7,500.00	\$7,500.00
2.	COMMON EARTH EXCAVATION - ON SITE	100	CY	\$5.00	\$500.00
3.	CONSTRUCT 18" R.C.P., CLASS III	570	LF	\$35.00	\$19,950.00
4.	CONSTRUCT 24" R.C.P., CLASS III	1,425	LF	\$45.00	\$64,125.00
5.	CONSTRUCT 30" R.C.P., CLASS III	350	LF	\$57.50	\$20,125.00
6.	CONSTRUCT 54" I.D. FLATTOP MANHOLE (4 EA)	20	VF	\$525.00	\$10,500.00
7.	CONSTRUCT MANHOLE RING COLLAR	3	EA	\$200.00	\$600.00
8.	CONSTRUCT 18" PIPE BEDDING	570	LF	\$6.50	\$3,705.00
9.	CONSTRUCT 24" PIPE BEDDING	1,425	LF	\$8.50	\$12,112.50
10.	CONSTRUCT 30" PIPE BEDDING	350	LF	\$10.25	\$3,587.50
11.	CONSTRUCT 18" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$950.00	\$950.00
12.	CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	2	EA	\$1,150.00	\$2,300.00
13.	CONSTRUCT 30" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,200.00	\$1,200.00
14.	CONSTRUCT ROCK RIP-RAP - TYPE "A"	50	TON	\$60.00	\$3,000.00
15.	STABILIZE TRENCH W/ CRUSHED LIMESTONE	200	TN	\$55.00	\$11,000.00
16.	STABILIZE TRENCH W/ TYPE "A" RIP-RAP	200	TN	\$55.00	\$11,000.00
17.	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$1,500.00	\$1,500.00
18.	ROLLED EROSION CONTROL, TYPE II	1,000	SY	\$1.75	\$1,750.00
19.	CLEANOUT SILT BASIN	5,000	CY	\$4.50	\$22,500.00
20.	CLEANOUT SILT FENCE	1,000	LF	\$1.00	\$1,000.00
21.	CONSTRUCT SILT FENCE	1,000	LF	\$2.50	\$2,500.00
22.	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$0.00	\$0.00
23.	CONTRACTOR FEE FOR REIMBURSEMENT	1	LS	\$0.00	\$0.00
24.	CONTINGENCY	5%		\$201,405.00	\$10,070.25

Estimated Construction Costs: \$211,475.25

Estimated Soft Costs

Engineering Design and	
20.00% Construction Administration:	\$42,295.05
1.00% Geotechnical and Testing:	\$2,114.75
5.00% Legal:	\$10,573.76
5.00% Fiscal:	\$13,322.94
7.00% Interest:	\$19,584.72
12 Duration (Months)	

Total Estimated Soft Costs: 42% \$87,891.23

Total Estimated Costs: \$299,366.48

FRICKE CREEK STORM SEWER**Assumptions/Comments:**

Assume twin 6 x 6 box culvert to match upstream 66th Street crossing. Pond outlet structure is for large drainage structure and pipe for new pond in park.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT TWIN 6' x 6' BOX CULVERT	70	LF	\$1,500.00	\$105,000.00
2.	TAP 18" PIPE INTO BOX CULVERT	1	EA	\$1,500.00	\$1,500.00
3.	CONSTRUCT HEADWALL	1	LS	\$25,000.00	\$25,000.00
4.	CONSTRUCT WINGWALL	1	LS	\$25,000.00	\$25,000.00
5.	CONSTRUCT POND OUTLET STRUCTURE	1	LS	\$75,000.00	\$75,000.00
	CONTINGENCY	20%		\$231,500.00	\$46,300.00

Estimated Construction Costs: \$277,800.00

Estimated Soft Costs

	Engineering Design and	
20.00%	Construction Administration:	\$55,560.00
1.00%	Geotechnical and Testing:	\$2,778.00
5.00%	Legal:	\$13,890.00
5.00%	Fiscal:	\$17,501.40
7.00%	Interest:	\$25,727.06
	12 Duration (Months)	

Total Estimated Soft Costs: 42% \$115,456.46

Total Estimated Costs: \$393,256.46

STORM SEWER G.O.**Assumptions/Comments:**

Storm sewer over 48" must be special . Extra cost is special.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	GENERAL GRADING AND SHAPING	1	LS	\$7,500.00	\$7,500.00
2 .	COMMON EARTH EXCAVATION - ON SITE	100	CY	\$5.00	\$500.00
3 .	CONSTRUCT 18" R.C.P., CLASS III	570	LF	\$35.00	\$19,950.00
4 .	CONSTRUCT 24" R.C.P., CLASS III	1,425	LF	\$45.00	\$64,125.00
5 .	CONSTRUCT 30" R.C.P., CLASS III	350	LF	\$57.50	\$20,125.00
6 .	CONSTRUCT 54" I.D. FLATTOP MANHOLE (4 EA)	20	VF	\$525.00	\$10,500.00
7 .	CONSTRUCT MANHOLE RING COLLAR	3	EA	\$200.00	\$600.00
8 .	CONSTRUCT 18" PIPE BEDDING	570	LF	\$6.50	\$3,705.00
9 .	CONSTRUCT 24" PIPE BEDDING	1,425	LF	\$8.50	\$12,112.50
10 .	CONSTRUCT 30" PIPE BEDDING	350	LF	\$10.25	\$3,587.50
11 .	CONSTRUCT 18" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$950.00	\$950.00
12 .	CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	2	EA	\$1,150.00	\$2,300.00
13 .	CONSTRUCT 30" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,200.00	\$1,200.00
14 .	CONSTRUCT ROCK RIP-RAP - TYPE "A"	50	TON	\$60.00	\$3,000.00
15 .	STABILIZE TRENCH W/ CRUSHED LIMESTONE	200	TN	\$55.00	\$11,000.00
16 .	STABILIZE TRENCH W/ TYPE "A" RIP-RAP	200	TN	\$55.00	\$11,000.00
17 .	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$1,500.00	\$1,500.00
18 .	ROLLED EROSION CONTROL, TYPE II	1,000	SY	\$1.75	\$1,750.00
19 .	CLEANOUT SILT BASIN	5,000	CY	\$4.50	\$22,500.00
20 .	CLEANOUT SILT FENCE	1,000	LF	\$1.00	\$1,000.00
21 .	CONSTRUCT SILT FENCE	1,000	LF	\$2.50	\$2,500.00
22 .	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$0.00	\$0.00
23 .	CONTRACTOR FEE FOR REIMBURSEMENT	1	LS	\$0.00	\$0.00
	CONTINGENCY	5%		\$201,405.00	\$10,070.25

Estimated Construction Costs: \$211,475.25

Estimated Soft Costs

20.00%	Engineering Design and	
	Construction Administration:	\$42,295.05
1.00%	Geotechnical and Testing:	\$2,114.75
5.00%	Legal:	\$10,573.76
5.00%	Fiscal:	\$13,322.94
7.00%	Interest:	\$19,584.72
12	Duration (Months)	

Total Estimated Soft Costs: 42% \$87,891.23

Total Estimated Costs: \$299,366.48

FRICKE CREEK STORM SEWER - GO**Assumptions/Comments:**

Assume twin 6 x 6 box culvert to match upstream 66th Street crossing. Pond outlet structure is for large drainage structure and pipe for new pond in park.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT TWIN 6' x 6' BOX CULVERT	70	LF	\$1,500.00	\$105,000.00
2.	TAP 18" PIPE INTO BOX CULVERT	1	EA	\$1,500.00	\$1,500.00
3.	CONSTRUCT HEADWALL	1	LS	\$25,000.00	\$25,000.00
4.	CONSTRUCT WINGWALL	1	LS	\$25,000.00	\$25,000.00
5.	CONSTRUCT POND OUTLET STRUCTURE	1	LS	\$75,000.00	\$75,000.00
	CONTINGENCY	20%		\$231,500.00	\$46,300.00

Estimated Construction Costs: \$277,800.00

Estimated Soft Costs

20.00%	Engineering Design and	\$55,560.00
1.00%	Geotechnical and Testing:	\$2,778.00
5.00%	Legal:	\$13,890.00
5.00%	Fiscal:	\$17,501.40
7.00%	Interest:	\$25,727.06
12	Duration (Months)	

Total Estimated Soft Costs: 42% \$115,456.46

Total Estimated Costs: \$393,256.46

PAVING MINOR**Assumptions/Comments:**

Assumes connections to surrounding neighborhoods will be with tie bars .
Erosion control quantities are assumed. Assume City of Papillion does NOT want speed tables

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	COMMON EARTH EXCAVATION - SUBGRADE	7,307	CY	\$2.75	\$20,093.33
2 .	REMOVE END OF STREET BARRICADE	2	EA	\$100.00	\$200.00
3 .	REMOVE CONCRETE TURNAROUND	563	SF	\$1.25	\$703.75
4 .	7" CONCRETE PAVEMENT - TYPE L65	21,920	SY	\$35.00	\$767,200.00
5 .	DRILL AND GROUT NO. 5 TIE BARS (2'6" CENTERS)	40	EA	\$10.00	\$400.00
6 .	JET EXISTING SEWER	3,080	LF	\$0.75	\$2,310.00
7 .	ADJUST MANHOLE TO GRADE (26 SAN, 4 STM)	30	EA	\$180.00	\$5,400.00
8 .	EXTERNAL FRAME SEAL (26 SAN)	26	EA	\$400.00	\$10,400.00
9 .	CONSTRUCT CURB INLET	20	EA	\$3,000.00	\$60,000.00
10 .	SEEDING - TYPE "TEMPORARY SEED MIX"	3	AC	\$400.00	\$1,200.00
11 .	STRAW MULCH	3	AC	\$600.00	\$1,800.00
12 .	CONSTRUCT SILT FENCE	1,000	LF	\$2.50	\$2,500.00
13 .	CLEANOUT SILT FENCE	1,000	LF	\$1.00	\$1,000.00
14 .	CURB INLET PROTECTION	20	EA	\$225.00	\$4,500.00
	CONTINGENCY	15%		\$877,707.08	\$131,656.06

Estimated Construction Costs: \$1,009,363.15

Estimated Soft Costs

14.00%	Engineering Design and	
2.00%	Construction Administration:	\$141,310.84
5.00%	Geotechnical and Testing:	\$20,187.26
5.00%	Legal:	\$50,468.16
5.00%	Fiscal:	\$61,066.47
7.00%	Interest:	\$67,325.78
9	Duration (Months)	

Total Estimated Soft Costs: 34% \$340,358.51

Total Estimated Costs: **\$1,349,721.66**

PAVING MINOR G.O.**Assumptions/Comments:**

Assumes all intersections and half the street adjacent to outlots is GO.
Assumes all curb inlets are GO.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	COMMON EARTH EXCAVATION - SUBGRADE	1,983	CY	\$2.75	\$5,454.17
2.	REMOVE END OF STREET BARRICADE	2	EA	\$100.00	\$200.00
3.	REMOVE CONCRETE TURNAROUND	563	SF	\$1.25	\$703.75
4.	7" CONCRETE PAVEMENT - TYPE L65	5,950	SY	\$35.00	\$208,250.00
5.	DRILL AND GROUT NO. 5 TIE BARS (2'6" CENTERS)	40	EA	\$10.00	\$400.00
6.	JET EXISTING SEWER	0	LF	\$0.75	\$0.00
7.	ADJUST MANHOLE TO GRADE (26 SAN, 4 STM)	4	EA	\$180.00	\$720.00
8.	EXTERNAL FRAME SEAL (26 SAN)	0	EA	\$400.00	\$0.00
9.	CONSTRUCT CURB INLET	20	EA	\$3,000.00	\$60,000.00
10.	SEEDING - TYPE "TEMPORARY SEED MIX"	3	AC	\$400.00	\$1,200.00
11.	STRAW MULCH	3	AC	\$600.00	\$1,800.00
12.	CONSTRUCT SILT FENCE	1,000	LF	\$2.50	\$2,500.00
13.	CLEANOUT SILT FENCE	1,000	LF	\$1.00	\$1,000.00
14.	CURB INLET PROTECTION	20	EA	\$225.00	\$4,500.00
	CONTINGENCY	15%		\$286,727.92	\$43,009.19

Estimated Construction Costs: \$329,737.10

Estimated Soft Costs

Engineering Design and	
14.00% Construction Administration:	\$46,163.19
2.00% Geotechnical and Testing:	\$6,594.74
5.00% Legal:	\$16,486.86
5.00% Fiscal:	\$19,949.09
7.00% Interest:	\$21,993.88
9 Duration (Months)	

Total Estimated Soft Costs: 34% \$111,187.76

Total Estimated Costs: \$440,924.87

PAVING MAJOR 66TH STREET IMPROVEMENTS**Assumptions/Comments:**

The major paving costs will be represented as a Phase 2 cost only.
 1, 13' lane is added creating 2 driving lanes and one center turn lane. SETTLERS CREEK CONTRIBUTION from 66th Street interlocal 1/4 mile REIMBURSEMENTS PAYABLE TO SETTLERS CREEK HAVE BEEN WAIVED IN LIEU OF CONSTRUCTION THEIR TRAIL IMPROVEMENTS.
 Assume 2' of pavement all along the saw cut.
 Assume 1' of fill for 300' of the 13' additional lane.
 Assume tie bars are used for the entire length of the new lane.
 Assume dowl bars are used at the ends of the lane and at the drives.
 Assume 200LF of white tape for turn lanes.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	1	LS	\$7,500.00	\$7,500.00
2.	CONVERT INLET TO MANHOLE	1	EA	\$1,500.00	\$1,500.00
3.	CONSTRUCT CURB INLET TYPE I	2	EA	\$2,640.00	\$5,280.00
4.	SAW CUT - FULL DEPTH	2,300	LF	\$5.00	\$11,500.00
5.	REMOVE PAVEMENT	511	SY	\$8.00	\$4,088.00
6.	EARTHWORK (EMBANKMENT)	433	CY	\$12.00	\$5,200.00
7.	COMMON EARTH EXCAVATION - SUBGRADE	1,167	CY	\$4.00	\$4,666.67
8.	9" CONCRETE PAVEMENT - TYPE L65	3,500	SY	\$33.00	\$115,500.00
9.	REMOVE AND REPLACE SIGN	1	EA	\$200.00	\$200.00
10.	DRILL AND GROUT NO. 5 TIE BARS (33" CENTERS)	827	EA	\$6.00	\$4,962.00
11.	DRILL AND EPOXY 1" X 18" DOWL BARS AT 12" CENTERS	87	EA	\$8.50	\$739.50
12.	CONSTRUCT 18" R.C.P., CLASS III	14	LF	\$28.00	\$392.00
13.	CONSTRUCT 18" PIPE BEDDING	14	LF	\$5.00	\$70.00
14.	4" PREFORMED PAVMENT MARKING TAPE PAVEMENT MARKING - YELLOW, GROOVED, TYPE 4	5,680	LF	\$2.50	\$14,200.00
15.	4" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE, GROOVED, TYPE 3	200	LF	\$2.50	\$500.00
16.	BARRICADES - TYPE II	7,800	BD	\$1.00	\$7,800.00
17.	BARRICADES - TYPE III	960	BD	\$1.50	\$1,440.00
18.	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$600.00	\$600.00
19.	STRAW MULCH	1	AC	\$630.00	\$630.00
20.	CONSTRUCT SILT FENCE	2,300	LF	\$2.50	\$5,750.00
21.	CURB INLET PROTECTION	4	EA	\$225.00	\$900.00
22.	SUBGRADE PREPARATION (SIDEWALK)	15,863	SF	\$1.00	\$15,863.00
23.	CONSTRUCT 5" CONCRETE SIDEWALK	13,204	SF	\$3.00	\$39,612.00
24.	CONSTRUCT CONCRETE CURB RAMP	5	EA	\$590.00	\$2,950.00
	CONTINGENCY	20%		\$251,843.17	\$50,368.63

Estimated Construction Costs: \$302,211.80
 \$0.00

Estimated Soft Costs

Engineering Design and
 19.00% Construction Administration: \$57,420.24
 2.00% Geotechnical and Testing: \$6,044.24
 5.00% Legal: \$15,110.59
 5.00% Fiscal: \$19,039.34
 7.00% Interest: \$20,990.88
 9 Duration (Months)

Total Estimated Soft Costs: 39% \$118,605.29

Total Estimated Costs: \$420,817.09

Reimbursement to Sarpy County**Assumptions/Comments:**

Reimbursement to Sarpy County as per Interlocal Cooperation Agreement (66th Street Improvements)

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Reimbursement to Sarpy County	1	LS	\$40,690.60	\$40,690.60
Estimated Construction Costs:					\$40,690.60
					\$0.00
<u>Estimated Soft Costs</u>					
0.00% Engineering Design and					\$0.00
0.00% Geotechnical and Testing:					\$0.00
2.00% Legal:					\$813.81
5.00% Fiscal:					\$2,075.22
7.00% Interest:					\$2,287.93
9 Duration (Months)					
Total Estimated Soft Costs:					13% <u>\$5,176.96</u>
Total Estimated Costs:					\$45,867.56

PAVING MAJOR 66TH STREET IMPROVEMENTS - G.O.**Assumptions/Comments:**

The major paving costs will be represented as a Phase 2 cost only
 1, 13' lane is added creating 2 driving lanes and one center turn lane. SETTLERS CREEK CONTRIBUTION from 66th Street interlocal 1/4 mile REIMBURSEMENTS PAYABLE TO SETTLERS CREEK HAVE BEEN WAIVED IN LIEU OF CONSTRUCTION THEIR TRAIL IMPROVEMENTS.
 Assume 2' of pavement all along the saw cut.
 Assume 1' of fill for 300' of the 13' additional lane.
 Assume tie bars are used for the entire length of the new lane.
 Assume dowel bars are used at the ends of the lane and at the drives.
 Assume 200LF of white tape for turn lanes.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	1	LS	\$7,500.00	\$7,500.00
2.	CONVERT INLET TO MANHOLE	1	EA	\$1,500.00	\$1,500.00
3.	CONSTRUCT CURB INLET TYPE I	2	EA	\$2,640.00	\$5,280.00
4.	SAW CUT - FULL DEPTH	2,300	LF	\$5.00	\$11,500.00
5.	REMOVE PAVEMENT	511	SY	\$8.00	\$4,088.00
6.	EARTHWORK (EMBANKMENT)	433	CY	\$12.00	\$5,200.00
7.	COMMON EARTH EXCAVATION - SUBGRADE	1,167	CY	\$4.00	\$4,666.67
8.	9" CONCRETE PAVEMENT - TYPE L65	3,500	SY	\$33.00	\$115,500.00
9.	REMOVE AND REPLACE SIGN	1	EA	\$200.00	\$200.00
10.	DRILL AND GROUT NO. 5 TIE BARS (33" CENTERS)	827	EA	\$6.00	\$4,962.00
11.	DRILL AND EPOXY 1" X 18" DOWL BARS AT 12" CENTERS	87	EA	\$8.50	\$739.50
12.	CONSTRUCT 18" R.C.P., CLASS III	14	LF	\$28.00	\$392.00
13.	CONSTRUCT 18" PIPE BEDDING	14	LF	\$5.00	\$70.00
14.	4" PREFORMED PAVMENT MARKING TAPE PAVEMENT MARKING - YELLOW, GROOVED, TYPE 4	5,680	LF	\$2.50	\$14,200.00
15.	4" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE, GROOVED, TYPE 3	200	LF	\$2.50	\$500.00
16.	BARRICADES - TYPE II	7,800	BD	\$1.00	\$7,800.00
17.	BARRICADES - TYPE III	960	BD	\$1.50	\$1,440.00
18.	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$600.00	\$600.00
19.	STRAW MULCH	1	AC	\$630.00	\$630.00
20.	CONSTRUCT SILT FENCE	2,300	LF	\$2.50	\$5,750.00
21.	CURB INLET PROTECTION	4	EA	\$225.00	\$900.00
22.	SUBGRADE PREPARATION (SIDEWALK)	15,863	SF	\$1.00	\$15,863.00
23.	CONSTRUCT 5" CONCRETE SIDEWALK	13,204	SF	\$3.00	\$39,612.00
24.	CONSTRUCT CONCRETE CURB RAMP	5	EA	\$590.00	\$2,950.00
	CONTINGENCY	20%		\$251,843.17	\$50,368.63

Estimated Construction Costs: \$302,211.80
 \$0.00

Estimated Soft Costs

19.00%	Engineering Design and Construction Administration:	\$57,420.24
2.00%	Geotechnical and Testing:	\$6,044.24
5.00%	Legal:	\$15,110.59
5.00%	Fiscal:	\$19,039.34
7.00%	Interest:	\$20,990.88
	9 Duration (Months)	

Total Estimated Soft Costs: 39% \$118,605.29

Total Estimated Costs: \$420,817.09

SIDEWALKS INTERIOR**Assumptions/Comments:**

ASSUMES 5' WIDE SIDEWALKS.
INCLUDES ALL SIDEWALK ADJACENT TO OUTLOTS
DOES NOT INCLUDE TRAILS IN PARK, DOES NOT INCLUDE SIDEWALKS
ALONG 66TH STREET AS THOSE ARE ACCOUNTED FOR IN PHASE 1

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 5" CONCRETE SIDEWALK	17,937	SF	\$4.00	\$71,748.00
2.	CONSTRUCT CONCRETE CURB RAMP	10	EA	\$650.00	\$6,500.00
	CONTINGENCY	15%		\$78,248.00	\$11,737.20

Estimated Construction Costs: \$89,985.20

Estimated Soft Costs

20.00%	Engineering Design and	\$17,997.04
1.00%	Construction Administration:	\$899.85
5.00%	Geotechnical and Testing:	\$4,499.26
5.00%	Legal:	\$5,669.07
7.00%	Fiscal:	\$8,333.53
	Interest:	
12	Duration (Months)	

Total Estimated Soft Costs: 42% \$37,398.75

Total Estimated Costs: **\$127,383.95**

REGULATORY SIGNAGE**Assumptions/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	"STOP" SIGN (24")	18	EA	\$250.00	\$4,500.00
2.	SPEED LIMIT SIGN 18"X24"	2	EA	\$250.00	\$500.00
3.	STREET NAME SIGN	7	EA	\$250.00	\$1,750.00
4.	PEDESTRIAN CROSSING SIGN	4	EA	\$250.00	\$1,000.00
5.	PEDESTRIAN CROSSING AHEAD SIGN	4	EA	\$250.00	\$1,000.00
6.	24" PERMANENT PAINTED PAVEMENT MARKING - WHITE	80	LF	\$4.00	\$320.00
7.	DECORATIVE POST	35	EA	\$750.00	\$26,250.00
	CONTINGENCY	15%		\$35,320.00	\$5,298.00

Estimated Construction Costs: \$40,618.00

Estimated Soft Costs

25.00%	Engineering Design and	\$10,154.50
0.00%	Geotechnical and Testing:	\$0.00
5.00%	Legal:	\$2,030.90
5.00%	Fiscal:	\$2,640.17
7.00%	Interest:	\$3,881.05
12	Duration (Months)	

Total Estimated Soft Costs: 46% \$18,706.62

Total Estimated Costs: **\$59,324.62**

SIDEWALKS G.O.**Assumptions/Comments:**

ASSUMES 5' WIDE SIDEWALKS.
ASSUMES ALL SIDEWALK ADJACENT TO PARK IS GO

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 5" CONCRETE SIDEWALK	17937	SF	\$4.00	\$71,748.00
2.	CONSTRUCT CONCRETE CURB RAMP	10	EA	\$650.00	\$6,500.00
	CONTINGENCY	15%		\$78,248.00	\$11,737.20
Estimated Construction Costs:					\$89,985.20
<u>Estimated Soft Costs</u>					
Engineering Design and					
20.00%	Construction Administration:				\$17,997.04
1.00%	Geotechnical and Testing:				\$899.85
5.00%	Legal:				\$4,499.26
5.00%	Fiscal:				\$5,669.07
7.00%	Interest:				\$8,333.53
12 Duration (Months)					
Total Estimated Soft Costs:					42% \$37,398.75
Total Estimated Costs:					\$127,383.95

REGULATORY SIGNAGE G.O.**Assumptions/Comments:**

Assumes all regulatory signage is G.O.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	"STOP" SIGN (24")	18	EA	\$250.00	\$4,500.00
2.	SPEED LIMIT SIGN 18"X24"	2	EA	\$250.00	\$500.00
3.	STREET NAME SIGN	7	EA	\$250.00	\$1,750.00
4.	PEDESTRIAN CROSSING SIGN	4	EA	\$250.00	\$1,000.00
5.	PEDESTRIAN CROSSING AHEAD SIGN	4	EA	\$250.00	\$1,000.00
6.	24" PERMANENT PAINTED PAVMENT MARKING - WHITE	80	LF	\$4.00	\$320.00
7.	DECORATIVE POST	35	EA	\$750.00	\$26,250.00
	CONTINGENCY	15%		\$35,320.00	\$5,298.00
Estimated Construction Costs:					\$40,618.00
<u>Estimated Soft Costs</u>					
Engineering Design and					
25.00%	Engineering Design and				\$10,154.50
0.00%	Geotechnical and Testing:				\$0.00
5.00%	Legal:				\$2,030.90
5.00%	Fiscal:				\$2,640.17
7.00%	Interest:				\$3,881.05
12 Duration (Months)					
Total Estimated Soft Costs:					46% \$18,706.62
Total Estimated Costs:					\$59,324.62

PARKS AQUISITION**Assumptions/Comments:**

Outlot M is designated parks area in phase 2. Unit price is 50% of the raw land purchase price per acre. Assumed purchase price/acre is \$31,200. Areas, in Floodway, Floodplain, 3:1+20, easements or wetlands are not eligible for reimbursement. Park to be acquired in Phase 2

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	OUTLOT M (24.63AC, 9.38 AC WETLAND, 1.46 AC EASEMENTS, 1.44 AC WATERWAY)	12.35	AC	\$15,600.00	\$192,660.00
Estimated Construction Costs:					\$192,660.00
Estimated Soft Costs					
	Engineering Design and				
	0.50% Construction Administration:				\$963.30
	5.00% Legal:				\$9,633.00
	5.00% Fiscal:				\$10,162.82
	7.00% Interest:				\$7,469.67
	6 Duration (Months)				
	Total Estimated Soft Costs:			15%	\$28,228.78
	Total Estimated Costs:				\$220,888.78

PARKS IMPROVEMENTS**Assumptions/Comments:**

Assumes 8' wide trail. Includes trail in Outlot M only.
Assumes 8' wide trail connection to Eagle View.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 8' WIDE 6" CONCRETE TRAIL	28,469	SF	\$4.25	\$120,993.25
	CONTINGENCY	15%		\$120,993.25	\$18,148.99
Estimated Construction Costs:					\$139,142.24
Estimated Soft Costs					
	Engineering Design and				
	20.00% Construction Administration:				\$27,828.45
	1.00% Geotechnical and Testing:				\$1,391.42
	5.00% Legal:				\$6,957.11
	5.00% Fiscal:				\$8,765.96
	7.00% Interest:				\$12,885.96
	12 Duration (Months)				
	Total Estimated Soft Costs:			42%	\$57,828.91
	Total Estimated Costs:				\$196,971.14

PARKS ACQUISITION G.O.**Assumptions/Comments:**

Outlot M is designated parks area in phase 1. Assume unit price is 50% of purchase price per acre. Assumed purchase price/acre is \$31198.31.
Areas, in Floodway, Floodplain, 3:1+20, easements or wetlands are not

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	OUTLOT M (24.63AC, 9.38 AC WETLAND, 1.46 AC EASEMENTS, 1.44 AC WATERWAY)	12.35	AC	\$15,600.00	\$192,660.00

Estimated Construction Costs: \$192,660.00

Estimated Soft Costs

Engineering Design and	
0.50% Construction Administration:	\$963.30
5.00% Legal:	\$9,633.00
5.00% Fiscal:	\$10,162.82
7.00% Interest:	\$7,469.67
6 Duration (Months)	

Total Estimated Soft Costs: 15% \$28,228.78

Total Estimated Costs: \$220,888.78

PARKS IMPROVEMENTS G.O.**Assumptions/Comments:**

Assumes all trail is GO.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 8' WIDE 6" CONCRETE TRAIL	28469	SF	\$4.25	\$120,993.25
	CONTINGENCY	15%		\$120,993.25	\$18,148.99

Estimated Construction Costs: \$139,142.24

Estimated Soft Costs

Engineering Design and	
20.00% Construction Administration:	\$27,828.45
1.00% Geotechnical and Testing:	\$1,391.42
5.00% Legal:	\$6,957.11
5.00% Fiscal:	\$8,765.96
7.00% Interest:	\$12,885.96
12 Duration (Months)	

Total Estimated Soft Costs: 42% \$57,828.91

Total Estimated Costs: \$196,971.14

WATER INTERIOR**Assumptions/Comments:**

MAIN SIZING PROVIDED BY TD2

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 6" D.I.P.	2,165	LF	\$23.00	\$49,795.00
2.	CONSTRUCT 8" D.I.P.	4,920	LF	\$26.00	\$127,920.00
3.	CONSTRUCT 12" D.I.P.	905	LF	\$42.00	\$38,010.00
3.	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	12	EA	\$4,550.00	\$54,600.00
4.	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$525.00	\$1,050.00
5.	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$550.00	\$1,100.00
6.	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$625.00	\$0.00
7.	CONSTRUCT 8"x6" CROSS	2	EA	\$400.00	\$800.00
8.	CONSTRUCT 6" M.J. GATE VALVE AND BOX	6	EA	\$900.00	\$5,400.00
9.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	11	EA	\$1,200.00	\$13,200.00
10.	CONSTRUCT 12" M.J. GATE VALVE AND BOX	4	EA	\$2,100.00	\$8,400.00
11.	CONSTRUCT 8" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	2	EA	\$350.00	\$700.00
12.	CONSTRUCT 8"x8"x8" LIVE TAP	1	EA	\$3,000.00	\$3,000.00
13.	REMOVE 12" PIPE PLUG	2	EA	\$400.00	\$800.00
14.	CONNECT TO EXISTING WATER MAIN	3	EA	\$850.00	\$2,550.00
15.	CONSTRUCT CHLORINE TUBE	1	EA	\$1,400.00	\$1,400.00
16.	CONSTRUCT SAMPLING TAP	8	EA	\$200.00	\$1,600.00
17.	CONSTRUCT SILT FENCE	2,000	LF	\$2.50	\$5,000.00
18.	SEEDING - TYPE "TEMPORARY SEED MIX"	4	AC	\$500.00	\$2,000.00
19.	STRAW MULCH	4	AC	\$650.00	\$2,600.00
CONTINGENCY		20%		\$319,925.00	\$63,985.00

Estimated Construction Costs: \$383,910.00

Estimated Soft Costs

Engineering Design and	
18.00% Construction Administration:	\$69,103.80
1.00% Geotechnical and Testing:	\$3,839.10
5.00% Legal:	\$19,195.50
5.00% Fiscal:	\$23,802.42
7.00% Interest:	\$26,242.17
9 Duration (Months)	

Total Estimated Soft Costs: 37% \$142,182.99

Total Estimated Costs: \$526,092.99

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL**Assumptions/Comments:**

Unit price is per the City of Papillion Master Fee Schedule for single family residential development, effective OCT 1, 2017.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	RESIDENTIAL (SINGLE FAMILY)	102	EA	\$2,400.00	\$244,800.00
Estimated Construction Costs:					\$244,800.00
<u>Estimated Soft Costs</u>					
2.00% Engineering Design and					\$4,896.00
5.00% Legal:					\$12,240.00
5.00% Fiscal:					\$13,096.80
7.00% Interest:					\$14,439.22
9 Duration (Months)					
Total Estimated Soft Costs:					18% \$44,672.02
Total Estimated Costs:					\$289,472.02

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA**Assumptions/Comments:**

Unit price is per the City of Papillion Master Fee Schedule for park or common area, effective OCT 1, 2016. Park land outlot to be purchased in Phase 2

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	OUTLOTS E, F, G, H, I, J, K, L, N	5.98	AC	\$6,705.00	\$40,101.78
2.	OUTLOTS M - PARK AREAS	24.63	AC	\$6,705.00	\$165,144.15
Estimated Construction Costs:					\$205,245.93
<u>Estimated Soft Costs</u>					
2.00% Engineering Design and					\$4,104.92
5.00% Legal:					\$10,262.30
5.00% Fiscal:					\$10,980.66
7.00% Interest:					\$12,106.17
9 Duration (Months)					
Total Estimated Soft Costs:					18% \$37,454.05
Total Estimated Costs:					\$242,699.98

WATER INTERIOR G.O.**Assumptions/Comments:**

1/2 the length of pipe adjacent to parks is GO. Price difference for pipes larger than 8" is GO. Assume \$3000 8x8x8 live tap

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 6" D.I.P.	151	LF	\$23.00	\$3,473.00
2.	CONSTRUCT 8" D.I.P.	270	LF	\$26.00	\$7,020.00
3.	CONSTRUCT 12" D.I.P. (DIFFERENCE)	905	LF	\$16.00	\$14,480.00
4.	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	0	EA	\$4,550.00	\$0.00
5.	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$525.00	\$0.00
	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK				
6.	(PRICE DIFFERENCE)	2	EA	\$25.00	\$50.00
	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK				
7.	(PRICE DIFFERENCE)	0	EA	\$100.00	\$0.00
8.	CONSTRUCT 8"x6" CROSS	0	EA	\$400.00	\$0.00
9.	CONSTRUCT 6" M.J. GATE VALVE AND BOX	0	EA	\$900.00	\$0.00
10.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,200.00	\$0.00
11.	CONSTRUCT 12" M.J. GATE VALVE AND BOX (PRICE DIFFERENCE)	4	EA	\$900.00	\$3,600.00
12.	CONSTRUCT 8" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$350.00	\$0.00
13.	CONSTRUCT 8"x8"x8" LIVE TAP	1	EA	\$3,000.00	\$3,000.00
14.	REMOVE 12" PIPE PLUG	0	EA	\$400.00	\$0.00
15.	CONNECT TO EXISTING WATER MAIN	0	EA	\$850.00	\$0.00
16.	CONSTRUCT CHLORINE TUBE	0	EA	\$1,400.00	\$0.00
17.	CONSTRUCT SAMPLING TAP	0	EA	\$200.00	\$0.00
18.	CONSTRUCT SILT FENCE	1500	LF	\$2.50	\$3,750.00
19.	SEEDING - TYPE "TEMPORARY SEED MIX"	4	AC	\$500.00	\$2,000.00
20.	STRAW MULCH	4	AC	\$650.00	\$2,600.00
	CONTINGENCY	20%		\$39,973.00	\$7,994.60

Estimated Construction Costs: \$47,967.60

Estimated Soft Costs

Engineering Design and	
18.00% Construction Administration:	\$8,634.17
1.00% Geotechnical and Testing:	\$479.68
5.00% Legal:	\$2,398.38
5.00% Fiscal:	\$2,973.99
7.00% Interest:	\$3,278.83
9 Duration (Months)	

Total Estimated Soft Costs: 37% \$17,765.04

Total Estimated Costs: \$65,732.64

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL G.O.**Assumptions/Comments:**

50% of total cost is G.O.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	50% OF TOTAL IS G.O.	1	LS	\$144,736.01	\$144,736.01
Estimated Construction Costs:					\$144,736.01

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA G.O.**Assumptions/Comments:**

50% of total cost is G.O.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	50% OF TOTAL IS G.O.	1	LS	\$121,349.99	\$121,349.99
Estimated Construction Costs:					\$121,349.99

POWER

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	PIONEER VIEW RESIDENTIAL LOTS	102	EA	\$1,350.00	\$137,700.00

Estimated Construction Costs: \$137,700.00

Estimated Soft Costs

Engineering Design and	
10.00% Construction Administration:	\$13,770.00
5.00% Legal:	\$6,885.00
5.00% Fiscal:	\$7,917.75
7.00% Interest:	\$8,729.32
9 Duration (Months)	

Total Estimated Soft Costs: 27% \$37,302.07

Total Estimated Costs: \$175,002.07

UTILITY RELOCATION**Assumptions/Comments:**

Unit price is assumed based on estimate from NNG. They are updating their estimate

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	NORTHERN NATURAL GAS RELOCATION	1,500	LF	\$407.00	\$610,500.00

Estimated Construction Costs: \$610,500.00

Estimated Soft Costs**Engineering Design and**

5.00% **Construction Administration:** \$30,525.00

5.00% **Legal:** \$32,051.25

5.00% **Fiscal:** \$33,653.81

7.00% **Interest:** \$49,471.10

12 Duration (Months)

Total Estimated Soft Costs: 24% \$145,701.17

Total Estimated Costs: \$756,201.17

Plan Review Fee

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$557,711.18	1.00%	\$5,577.11
2 .	SANITARY SEWER - OUTFALL	\$0.00	1.00%	\$0.00
3 .	STORM SEWER	\$211,475.25	1.00%	\$2,114.75
4 .	PAVING MINOR	\$1,009,363.15	1.00%	\$10,093.63
5 .	PAVING COLLECTOR	\$0.00	1.00%	\$0.00
6 .	PAVING MAJOR 66TH STREET IMPROVEMENTS	\$302,211.80	1.00%	\$3,022.12
7 .	SIDEWALKS INTERIOR	\$89,985.20	1.00%	\$899.85
8 .	PARKS IMPROVEMENTS	\$139,142.24	1.00%	\$1,391.42
9 .	WATER INTERIOR	\$383,910.00	1.00%	\$3,839.10
10 .	WATER OFFSITE	\$0.00	1.00%	\$0.00

Estimated Construction Costs: \$26,937.99

Estimated Soft Costs

5.00% Fiscal: \$1,346.90

7.00% Interest: \$1,979.94

12 Duration (Months)

Total Estimated Soft Costs: 12% \$3,326.84

Total Estimated Costs: **\$30,264.83**

Exhibit G-1

S.I.D. Cost Estimate

Pioneer View Total Estimate

0114052.01-003

SID No. 305

6/29/2018

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	8480	LF	\$1,168,400.00	\$1,640,800.00	\$104,400.00	\$1,536,400.00	\$0.00
STORM SEWER							
Interior	5019	LF	\$626,800.00	\$887,300.00	\$887,300.00	\$0.00	\$0.00
Fricke Creek	70	LF	\$277,800.00	\$393,300.00	\$393,300.00	\$0.00	\$0.00
PAVING							
Minor	47410	SY	\$2,141,300.00	\$2,863,200.00	\$802,700.00	\$2,060,500.00	\$0.00
Major	3500	SY	\$302,200.00	\$420,800.00	\$420,800.00	\$0.00	\$0.00
Reimbursement to Sarpy County	1	LS	\$40,700.00	\$45,900.00	\$45,900.00	\$0.00	\$0.00
SIDEWALKS							
Regulatory Signage	1	LS	\$54,700.00	\$79,800.00	\$79,800.00	\$0.00	\$0.00
PARKS							
Acquisition	16.08	AC	\$250,900.00	\$287,600.00	\$287,600.00	\$0.00	\$0.00
Improvements	42569	SF	\$224,200.00	\$317,500.00	\$284,300.00	\$33,200.00	\$0.00
WATER							
Interior	16590	LF	\$821,600.00	\$1,126,000.00	\$201,700.00	\$924,300.00	\$0.00
Off-Site	0	LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Facilities Charge-Single Family	232	Lots	\$541,900.00	\$640,800.00	\$320,300.00	\$320,500.00	\$0.00
Capital Facilities Charge-Outlot/Park	45	AC	\$299,700.00	\$354,400.00	\$177,200.00	\$177,200.00	\$0.00
POWER							
	232	Lots	\$313,200.00	\$398,000.00	\$0.00	\$398,000.00	\$0.00
UTILITY RELOCATION							
	1500	LF	\$610,500.00	\$756,200.00	\$0.00	\$756,200.00	\$0.00
PLAN REVIEW FEE							
	1	%	\$54,200.00	\$60,900.00	\$26,200.00	\$34,700.00	\$0.00
Total			\$7,864,700.00	\$10,465,800.00	\$4,224,800.00	\$6,241,000.00	\$0.00

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Home
(Land Value Only) =

Average Market Value Per Residential Lot
(Improvement Only) =

Commercial Land Value per square foot =

Commercial Building Value per square foot =

Apartment Land per square foot =

Apartment Building per square foot =

ASSESSABLE VALUATION

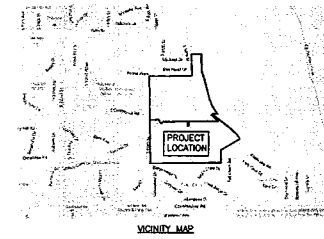
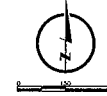
Residential Lot	<input type="text" value="232"/>	Units =	\$76,000.00 =	\$17,632,000.00
Residential Improvements	<input type="text" value="232"/>	Units =	\$300,000.00 =	\$69,600,000.00
Commercial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Commercial Building	<input type="text"/>	SF =	\$0.00 =	\$0.00
Apartment Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00 =	\$0.00

Total 100% Valuation = \$87,232,000.00

Total 95% Valuation = \$82,870,400.00

DEBT RATIO =

LOTS 131 THROUGH 232, INCLUSIVE, AND OUTLOTS E THROUGH N, INCLUSIVE, BEING A PLATING OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 13 EAST, ALL OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



	SANITARY SEWER
	STORM SEWER
	WATER
	GAS
	UNDERGROUND POWER
	TELEPHONE
	VEGETATION LINE
	MANHOLE
	CURB INLET
	GULLY INLET
	ROADS ACCESS INLET
	PLACED END SECTION
	FACE - INTERIOR
	WATER INLET
	GAS WARNING SIGN
	STREET LIGHT
	LIGHT POLE
	TRANSFORMER
	CABLE TELEVISION POLE
	PROPERTY LINE
	SECTION CORNER
	CONTROL POINT
	INFORMATION SIGN
	WOOD PRIVACY FENCE
	BARBED WIRE FENCE
	DECORATIVE TREE AND SHRUB
	CONTINUOUS TREE AND SHRUB
	TYPING OF BANK
	INWARD FLOW LINE
	APPROXIMATE LOCATION OF WATER EDGE
	RESIDUAL LINE
	PHASE LINE
	NETHERLANDS
	INVERT ELEVATION
	FLOW LINE
	COMPLETED SECTION
	COMPLETED ROAD
	UNCOLORED DRAINAGE
	PLACED DRAINAGE
	ACCESS DRAINAGE
	POWER RISER
	TELEPHONE RISER
	7TH STRUCTURE
	DELINEATOR

811 ALL UTILITIES ARE SHOWN
BASED ON THE INFORMATION
FURNISHED TO THE ENGINEER.
THERE IS NO GUARANTEE. ALL
UTILITIES ARE SHOWN TO THE
LOCATION, DEPTH, AND
SIZE OF EACH FACILITY IS
CORRECT. THE CONTRACTOR IS
RESPONSIBLE FOR VERIFYING
ALL UTILITIES AND SERVICE
LINES PRIOR TO CONSTRUCTION.

**Know what's below.
Call before you dig.**

 LAMP RYNEARSON & ASSOCIATES www.lra-hcc.com	PIONEER VIEW (LOTS 131 THROUGH 232 AND OUTLOTS E THROUGH N) PAPILLION, SARTY COUNTY, NEBRASKA	
	14710 West Dakota Pl. Suite 100 Omaha, Nebraska 68154-2627 902.498.2700 F	902.498.2463 P 902.498.2700 F
OWNER BY 14710 W DAKOTA PL SUITE 100 OMAHA NE 68154-2627 902.498.2700 F	DEVELOPER BY 14710 W DAKOTA PL SUITE 100 OMAHA NE 68154-2627 902.498.2700 F	

FINAL PLAT PHASING

LAMPSON ENGINEERS

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

SHEET

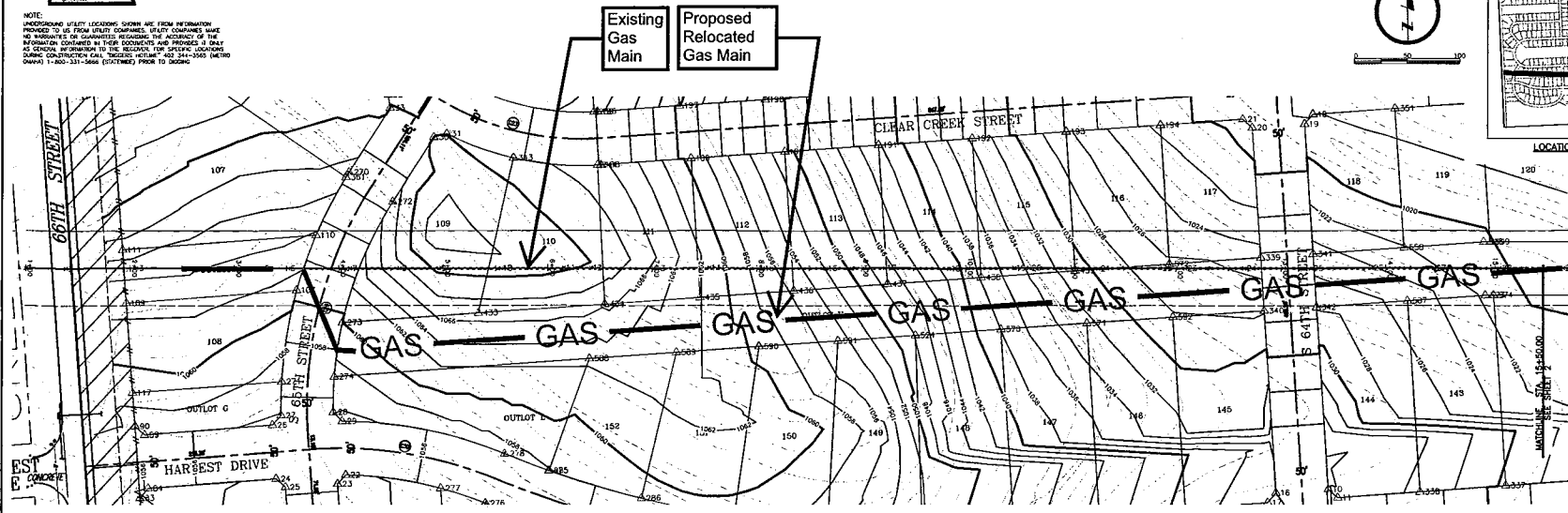
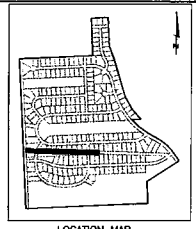
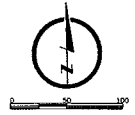
1 of 1

EXHIBIT H-1



RETURN THE LOCATION REQUEST MAPS FOR YOUR OWN PROTECTION

NOTE: UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES HAVE NO WARRANTY OR GUARANTEE REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR LOCATION MAPS. PROVIDE A COPY OF THIS INFORMATION TO THE RECORDS FOR SPLITTING LOCATIONS. DURING CONSTRUCTION CALL "DIGGER HOTLINE" 402-444-2488 (NEARLY 1-800-331-3666 (EXTENDED) PRIOR TO DIGGING.



Network - (1)-1

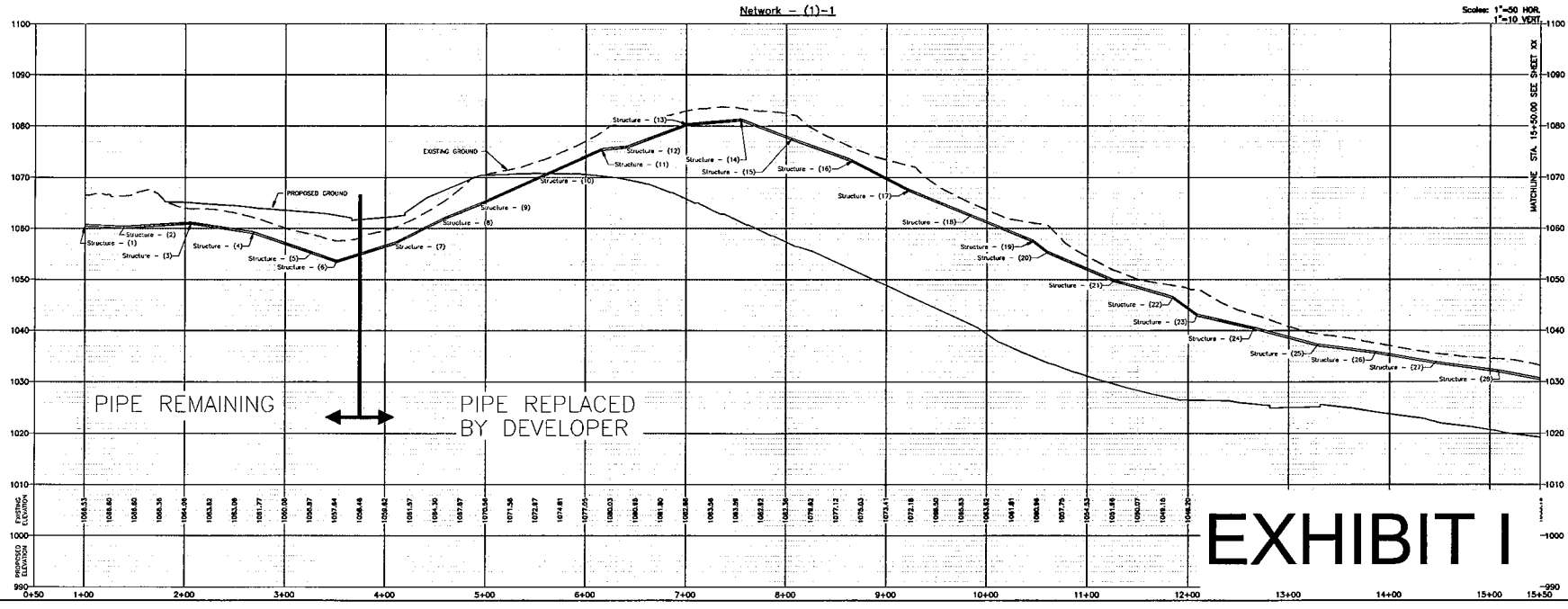
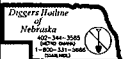


EXHIBIT I

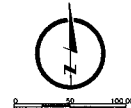
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CHECKED BY: [blank]		DATE: [blank]	
DESIGNED BY: [blank]		DATE: [blank]	
PROJECT NO: [blank]		SHEET NO: [blank]	
LAMP RYNEARSON & ASSOCIATES 14710 West Dodge Road, Suite 100 402.486.2488 P Omaha, Nebraska 68154-2027 402.486.2730 F www.lra-inc.com			
UTILITY RELOCATION NNG GAS MAIN			
PIONEER VIEW (LOTS 131 THROUGH 232 AND OUTLOTS E THROUGH N) PAPILLON, SARPY COUNTY, NEBRASKA			
LAMP RYNEARSON - ENGINEERS			
SHEET 1 OF 2			



NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION
FURNISHED TO US FROM PLANS, RECORDS, SURVEY DATA, AND
NO WARRANTY OR GUARANTEE REGARDING THE ACCURACY OF THE
INFORMATION CONTAINED IN THIS DOCUMENT AND PROVIDED ONLY
AS GENERAL INFORMATION TO THE READER FOR SPECIFIC LOCATIONS
DURING CONSTRUCTION. CALL, TALKERS, AND 311-5555 (NATURAL
GAS) 1-800-331-5555 (STATEWIDE) FROM 10 DODGE.

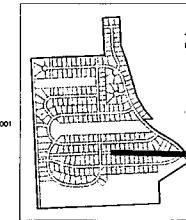
Proposed
Relocated
Gas Main

Existing
Gas Main

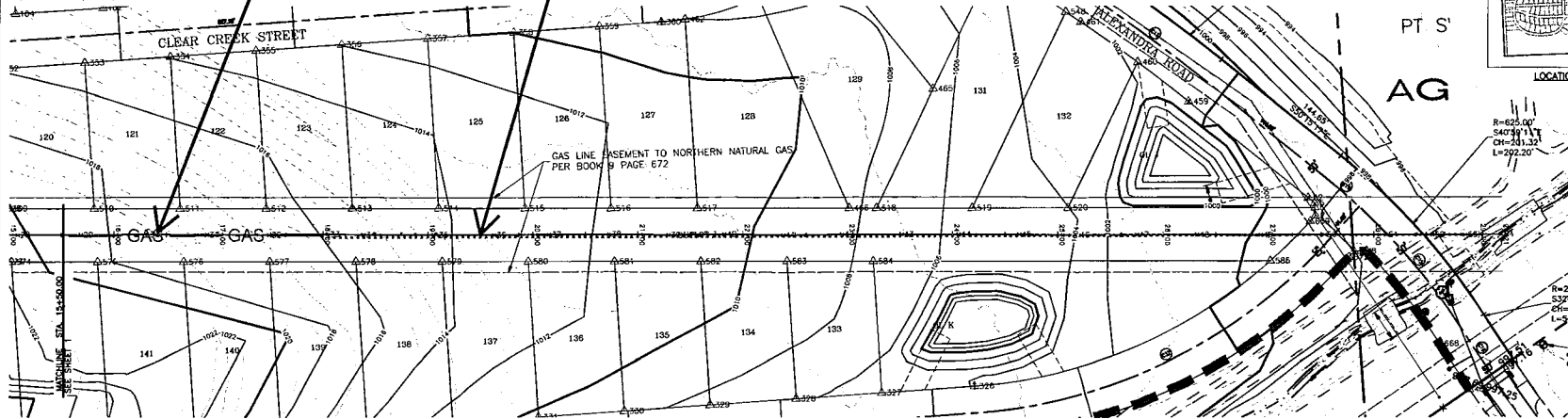


PT S'

AG



LOCATION MAP



Network - (1)-1

Scales: 1"=50 HOR.
1"=10 VERT.

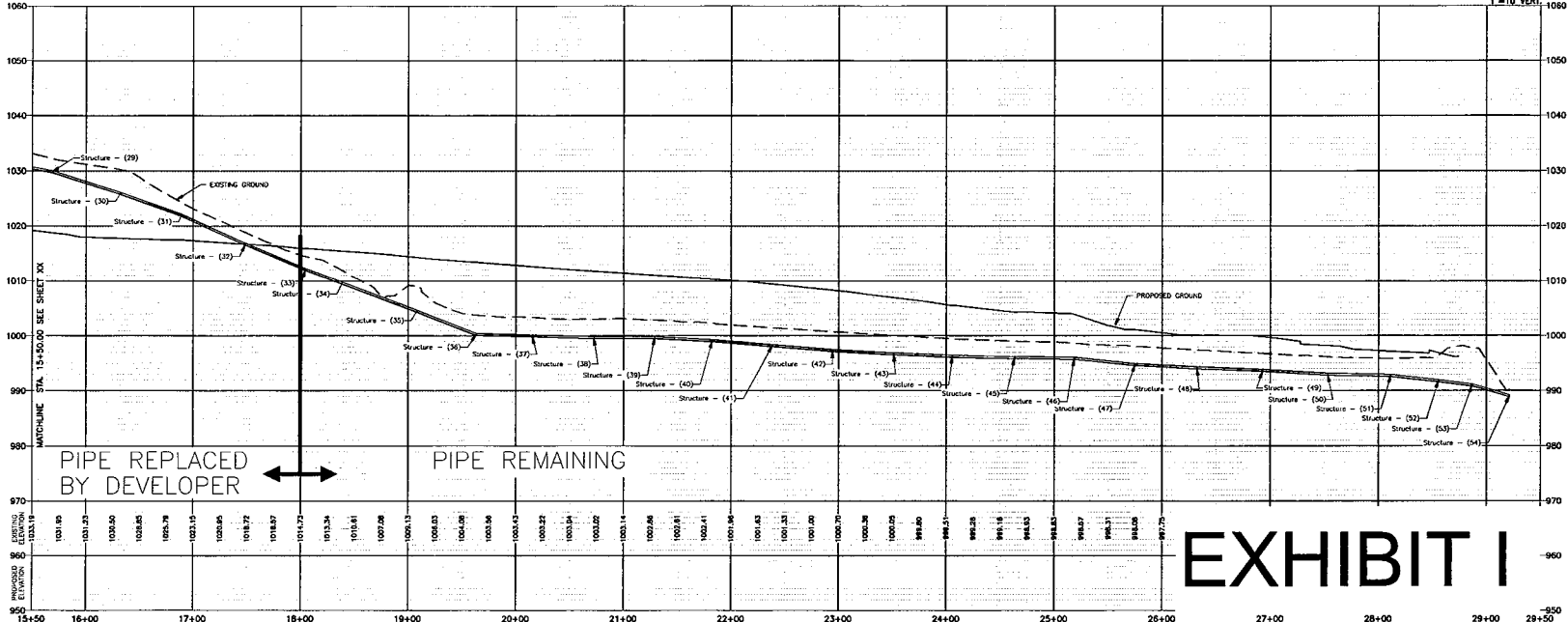


EXHIBIT I

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
PROJECT NO.	DATE

LAMP RYNEARSON
& ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.486.2730
www.LRA-inc.com

UTILITY RELOCATION
NNG GAS MAIN

LAMP RYNEARSON - ENGINEERS