



2020-14165

05/28/2020 09:40:49 AM

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

Recording fees paid:

\$346.00

Pages: 57

By: lam



AMD

(Space above line for recording information)

**SECOND AMENDMENT
TO
PIONEER VIEW
SUBDIVISION AGREEMENT**

This Second Amendment to the Pioneer View Subdivision Agreement (hereinafter "Second Amendment"), which is made this 19th day of May, 2020 ("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 PAPILLION, 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 recorded with the Sarpy County Register of Deeds as Instrument No. 2017-12720 (hereinafter the "Original Subdivision Agreement") as modified by the First Amendment approved by the Papillion City Council via Resolution No. R18-0206 on December 18, 2018 recorded with the Sarpy County Register of Deeds as Instrument No. 2019-01461 (the "First Amendment") (collectively the "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, DISTRICT, and CITY entered into the First Amendment to incorporate Lots 131 through 232, inclusive, and Outlots E through N, inclusive, Pioneer View (collectively, "Phase 2"); and

DEVELOPER and DISTRICT wish to replace Exhibit C-1, which identifies the storm sewer improvements for Phase 2, to identify the culvert improvements necessary for Alexandra Road to connect from Pioneer View to Eagle View; and

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

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

City of Papillion

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Agreement as modified or amended by this Second Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Agreement.
3. Area of Application. The Second 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 10(S) is hereby rescinded in its entirety and replaced with amended language 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-2, and all corresponding improvements to occur in conjunction with the construction of the intersection of 66th Street and Giles Road; provided, however, that CITY may require DISTRICT to install the third lane for 66th Street in advance of the construction of such intersection upon CITY’s determination that DISTRICT is fiscally able to construct of the third lane. DEVELOPER and DISTRICT shall have no obligation to cause or financially contribute to the construction of the intersection of 66th Street and Giles Road as such intersection improvement is anticipated to be performed and financed by Sanitary and Improvement District No. 286 in coordination with any governmental body with jurisdiction over such intersection.
5. Exhibit Modifications. The Agreement exhibits are hereby modified as follows:
 - A. Exhibit “C-1”, and all references thereto, are hereby rescinded in their entirety and replaced with the attached Exhibit “C-2”.
 - B. Exhibit “G-1”, and all references thereto, are hereby rescinded in their entirety and replaced with the attached Exhibit “G-2”.
6. Incorporation of Exhibit Modifications. Exhibit “C-2” and Exhibit “G-2” are hereby incorporated into the Agreement by this reference.
7. No Other Amendment. Except as specifically modified or amended by this Second Amendment, the Agreement shall remain in full force and effect.
8. Binding Effect. This Second 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, City Clerk

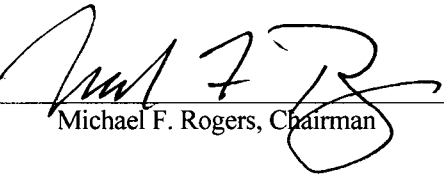


David P. Black, Mayor

SEAL:



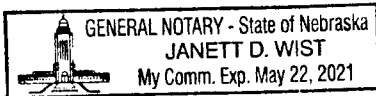
SANITARY AND IMPROVEMENT DISTRICT
NO. 305 OF SARPY COUNTY, NEBRASKA

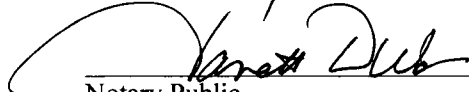
By 
Michael F. Rogers, Chairman

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

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.

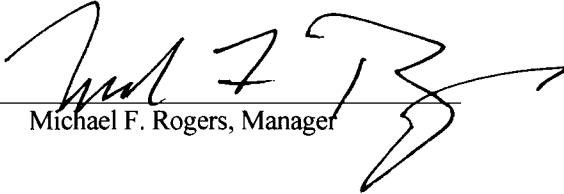
Witness my hand and Notarial Seal this 12th day of May, 2020.




Notary Public

DEVELOPER:

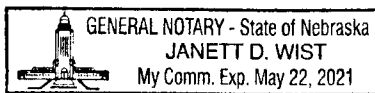
MBR Development, LLC, a Nebraska
limited liability company

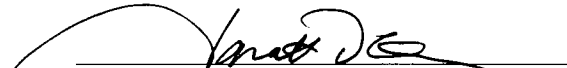
By 
Michael F. Rogers, Manager

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) 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 12th day of May, 2020.




Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

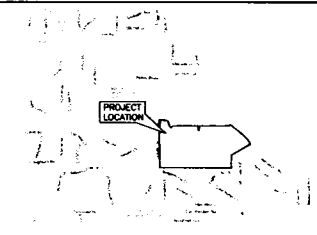
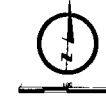
SECTION	1	Incorporation of Recitals
	2	Capitalized Terms
	3	Area of Application
	4	Amendments
	5	Exhibit Modifications
	6	Incorporation of Exhibit Modifications
	7	No Other Amendment
	8	Binding Effect

EXHIBITS:

C-2	Streets and Storm Sewers
G-2	Source and Use of Funds

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 18, TOWNSHIP 14 NORTH, RANGE 13 EAST, ALL OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA

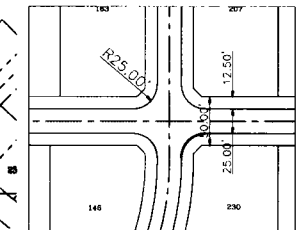


LOCATION MAP

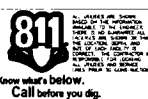
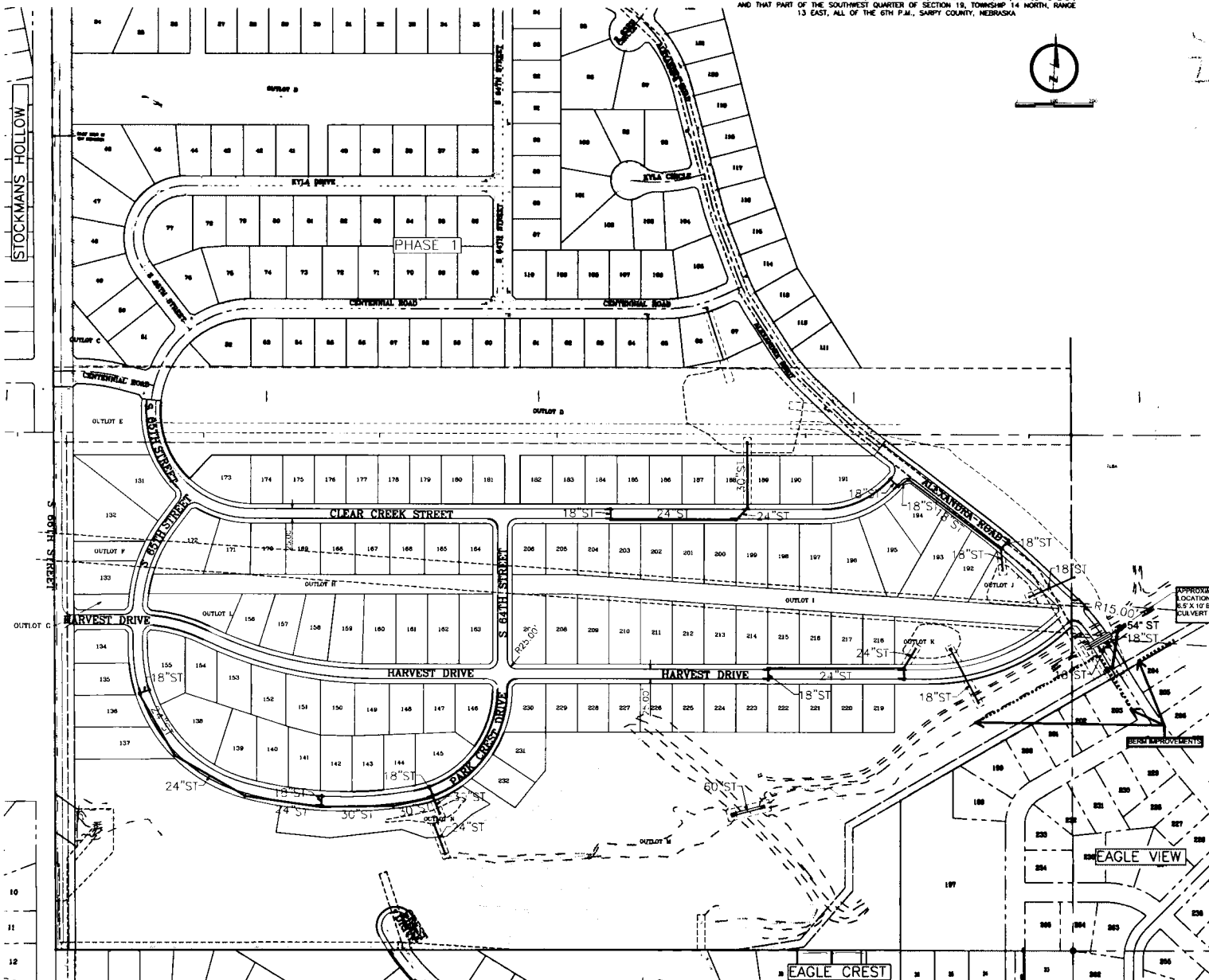
- LEGEND**
- PROPOSED PAVEMENT
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE
 - PROPOSED F.E.S.
 - PROPOSED CURB INLET (BY OTHERS)
 - SANITARY SEWER
 - STORM SEWER
 - WATER
 - GAS
 - UNDERGROUND POWER
 - OVERHEAD POWER
 - TELEPHONE
 - VEGETATION LINE
 - PROPOSED G.O. PAVEMENT
 - MANHOLE
 - CURB INLET
 - GRATE INLET
 - ROUND AREA INLET
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER VALVE
 - GAS WARNING SIGN
 - STREET LIGHT
 - LIGHT POLE
 - TRANSFORMER
 - PROPOSED WATER QUALITY BASIN
 - 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 OF OF BANK
 - DRAINAGE FLOW LINE
 - APPROXIMATE LOCATION OF WATERS EDDY
 - EASEMENT LINE
 - WETLANDS
 - INVERT ELEVATION
 - FLOW LINE
 - COMPUTED CORNER
 - CORNER FOUND
 - MEASURED DIMENSIONS
 - PLAT DIMENSIONS
 - RECORD DIMENSIONS
 - POWER RISER
 - TELEPHONE RISER
 - "H" STRUCTURE
 - DELINEATOR

APPROXIMATE LOCATION OF TRIPLE 15" X 10" BOX CULVERT

BENT IMPROVEMENTS



TYPICAL PAVEMENT DIMENSIONS
SCALE: 1"=50'



LAMP RYNEARSON
14710 West Dodge Road, Suite 110
Omaha, NE 68134
402.496.2988
402.496.2987
www.lra-inc.com

FINAL PLAT
STREETS AND STORM SEWER

PRELIMINARY
NOT ALLOWED FOR CONSTRUCTION
SHEET
1 of 1

EXHIBIT C-2

Exhibit G-2

Development Cost Estimate

PIONEER VIEW PHASE 1 IMPROVEMENTS

0114052.11-003

SID No. 305

7/2/2019

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	5232	LF	\$599,313.50	\$848,343.28	\$41,039.40	\$807,303.88	\$0.00
STORM SEWER							
	2539	LF	\$363,364.52	\$540,158.35	\$533,560.60	\$6,597.75	\$0.00
Minor	24171	SY	\$1,119,747.42	\$1,484,322.48	\$460,339.37	\$1,023,983.12	\$0.00
² Major	0	SY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
⁴ Settlers Creek Reimbursement	0	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
³ SIDEWALKS	0	SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
⁵ Regulatory Signage	0	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PARKS							
¹ Acquisition	3.73	AC	\$58,200.00	\$66,700.00	\$66,700.00	\$0.00	\$0.00
² Improvements	0	SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interior	8500	LF	\$424,961.47	\$561,275.52	\$157,817.38	\$403,458.14	\$0.00
Off-Site	0	LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	130	Lots	\$297,050.00	\$360,109.38	\$180,054.69	\$180,054.69	\$0.00
	14.80	AC	\$94,498.00	\$114,558.56	\$57,279.28	\$57,279.28	\$0.00
POWER	130	Lots	\$175,500.00	\$224,899.45	\$0.00	\$224,899.45	\$0.00
UTILITY RELOCATION			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLAN REVIEW FEE	1	%	\$24,669.08	\$28,412.15	\$28,412.15	\$0.00	\$0.00

¹ INDICATES FUTURE ESTIMATED COST.² WORK THAT IS INCLUDED IN PHASE 2³ WORK THAT WAS INCLUDED IN THE PAVING PROJECT⁴ AGREEMENT WITH SETTLERS CREEK TO WAIVE REIMBURSEMENT IN LIEU OF TRAIL CONSTRUCTION IN PHASE 2⁵ WORK COMPLETED THROUGH GENERAL FUND

Total	\$3,157,303.99	\$4,228,779.17	\$1,525,202.86	\$2,703,576.31	\$0.00
Raw Specials Per Lot	\$20,796.74	\$1,974,100.00	Max GO debt per sub agreement		
Extra Specials Per Lot Due to GO Cap	\$0.00	-\$448,897.14	Excess GO		
Total Specials Per Lot with GO Cap	\$20,796.74				

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 =	\$68,000.00 =	\$8,840,000.00
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 = **\$47,840,000.00**

Total 95% Valuation = **\$45,448,000.00**

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	4,500	LF	\$23.85	\$107,325.00
3 .	CONSTRUCT 8" SANITARY SEWER PIPE	5,232	LF	\$24.75	\$129,492.00
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)	273	VF	\$374.00	\$102,102.00
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	80	EA	\$98.00	\$7,840.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY				
9 .	PIPE (2 EA)	43	VF	\$486.00	\$20,898.00
10 .	CONSTRUCT 6" MANHOLE STUBOUT	30	EA	\$55.00	\$1,650.00
11 .	CONSTRUCT 6" SANITARY SERVICE RISER (2 EA)	8	VF	\$85.00	\$680.00
12 .	CONSTRUCT 6" CONNECTION TO EXISTING MANHOLE	4	EA	\$950.00	\$3,800.00
13 .	CONSTRUCT 8" CONNECTION TO EXISTING MANHOLE	1	EA	\$1,150.00	\$1,150.00
14 .	CONSTRUCT 6" PIPE BEDDING	4,500	LF	\$5.50	\$24,750.00
15 .	CONSTRUCT 8" PIPE BEDDING	4,420	LF	\$5.75	\$25,415.00
16 .	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	15	TN	\$28.00	\$420.00
17 .	CLEANOUT SILT BASIN	7,219	CY	\$4.50	\$32,485.50
18 .	CLEANOUT SILT FENCE	0	LF	\$0.75	\$0.00
19 .	CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
	CHANGE ORDER #1				
20 .	CONSTRUCT 4" PERFORATED DRAIN TILE PIPE WITH STOCK	893	LF	\$8.85	\$7,903.05
21 .	CONSTRUCT 4" NON-PERFORATED DRAIN TILE PIPE	943	LF	\$16.70	\$15,748.10
22 .	FILTER FABRIC	595	SY	\$4.00	\$2,380.00
23 .	CONSTRUCT 8" MODIFIED PIPE BEDDING (1-1/2" CLEAN CRUSHED ROCK)	893	LF	\$12.45	\$11,117.85
24 .	3" CLEAN CRUSHED ROCK	420	TN	\$34.00	\$14,280.00
25 .	"GRIZZLY" BACKFILL MATERIAL	0	TN	\$13.00	\$0.00
	CHANGE ORDER #2				
26 .	CENTENNIAL ROAD EARTHWORK (OVER EXCAVATION)	3,502	CY	\$3.50	\$12,257.00
27 .	CENTENNIAL ROAD EARTHWORK (ON-SITE BACKFILL)	5,000	CY	\$2.88	\$14,400.00
28 .	BORE 6" SANITARY SEWER SERVICE	140	LF	\$54.00	\$7,560.00

Estimated Construction Costs:**\$599,313.50****Estimated Soft Costs**

Engineering Design and	
Construction Administration:	\$70,660.70
Geotechnical and Testing:	\$25,775.56
Legal:	\$29,968.84
Fiscal:	\$31,506.55
Interest:	\$91,118.13
Duration (Months)	

Total Estimated Soft Costs:**\$249,029.78****Total Estimated Costs:****\$848,343.28**

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	137	LF	\$24.75	\$3,390.75
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
9.	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY 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	137	LF	\$5.75	\$787.75
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	0	LF	\$0.75	\$0.00
19.	CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
	CHANGE ORDER #1				
20.	CONSTRUCT 4" PERFORATED DRAIN TILE PIPE WITH STOCK	95	LF	\$8.85	\$836.93
21.	CONSTRUCT 4" NON-PERFORATED DRAIN TILE PIPE	100	LF	\$16.70	\$1,667.72
22.	FILTER FABRIC	63	SY	\$4.00	\$252.04
23.	CONSTRUCT 8" MODIFIED PIPE BEDDING (1-1/2" CLEAN CRUSHED ROCK)	95	LF	\$12.45	\$1,177.38
24.	3" CLEAN CRUSHED ROCK	44	TN	\$34.00	\$1,512.25
25.	"GRIZZLY" BACKFILL MATERIAL		TN	\$13.00	\$0.00
	CHANGE ORDER #2				
26.	CENTENNIAL ROAD EARTHWORK (OVER EXCAVATION)	371	CY	\$3.50	\$1,298.02
27.	CENTENNIAL ROAD EARTHWORK (ON-SITE BACKFILL)	530	CY	\$2.88	\$1,524.96
28.	BORE 6" SANITARY SEWER SERVICE	15	LF	\$54.00	\$800.60

Estimated Construction Costs:**\$28,992.41****Estimated Soft Costs**

Engineering Design and	
Construction Administration:	\$3,418.21
Geotechnical and Testing:	\$1,246.92
Legal:	\$1,449.77
Fiscal:	\$1,524.16
Interest:	\$4,407.93
Duration (Months)	

Total Estimated Soft Costs:**\$12,046.99****Total Estimated Costs:****\$41,039.40**

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	446	LF	\$37.10	\$16,546.60
4.	CONSTRUCT 24" R.C.P., CLASS III	294	LF	\$52.30	\$15,376.20
5.	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	1,047	LF	\$72.15	\$75,541.05
6.	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	573	LF	\$105.30	\$60,336.90
7.	CONSTRUCT 48" R.C.P., D(0.01) = 1,350	179	LF	\$143.50	\$25,686.50
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	446	LF	\$5.50	\$2,453.00
16.	CONSTRUCT 24" PIPE BEDDING	294	LF	\$6.50	\$1,911.00
17.	CONSTRUCT 36" PIPE BEDDING	1,047	LF	\$12.40	\$12,982.80
18.	CONSTRUCT 42" PIPE BEDDING	573	LF	\$15.90	\$9,110.70
19.	CONSTRUCT 48" PIPE BEDDING	179	LF	\$18.90	\$3,383.10
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"	120	TN	\$55.00	\$6,600.00
25.	CONSTRUCT ROCK RIP-RAP - TYPE "B"	77	TN	\$55.00	\$4,235.00
26.	STABILIZE TRENCH W/ CRUSHED LIMESTONE	63	TN	\$24.00	\$1,512.00
27.	STABILIZE TRENCH W/ TYPE "A" RIP-RAP	0	TN	\$55.00	\$0.00
28.	ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.75	\$0.00
29.	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$465.00	\$0.00
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
	FAILED TESTS	1	LS	-\$415.33	-\$415.33

Estimated Construction Costs: \$363,364.52

Estimated Soft Costs

Engineering Design and	
Construction Administration:	\$75,637.01
Geotechnical and Testing:	\$5,466.50
Legal:	\$18,170.15
Fiscal:	\$20,059.67
Interest:	\$57,460.50
Duration (Months)	

Total Estimated Soft Costs: \$176,793.83

Total Estimated Costs: \$540,158.35

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	446	LF	\$37.10	\$16,546.60
4.	CONSTRUCT 24" R.C.P., CLASS III	294	LF	\$52.30	\$15,376.20
5.	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	1047	LF	\$72.15	\$75,541.05
6.	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	573	LF	\$105.30	\$60,336.90
7.	CONSTRUCT 48" R.C.P., D(0.01) = 1,350	179	LF	\$143.50	\$25,686.50
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	446	LF	\$5.50	\$2,453.00
16.	CONSTRUCT 24" PIPE BEDDING	294	LF	\$6.50	\$1,911.00
17.	CONSTRUCT 36" PIPE BEDDING	1047	LF	\$12.40	\$12,982.80
18.	CONSTRUCT 42" PIPE BEDDING	573	LF	\$15.90	\$9,110.70
19.	CONSTRUCT 48" PIPE BEDDING	179	LF	\$18.90	\$3,383.10
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"	120	TN	\$55.00	\$6,600.00
25.	CONSTRUCT ROCK RIP-RAP - TYPE "B"	77	TN	\$55.00	\$4,235.00
26.	STABILIZE TRENCH W/ CRUSHED LIMESTONE	63	TN	\$24.00	\$1,512.00
27.	STABILIZE TRENCH W/ TYPE "A" RIP-RAP	0	TN	\$55.00	\$0.00
28.	ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.75	\$0.00
29.	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$465.00	\$0.00
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
	FAILED TESTS	1	LS	-\$415.33	-\$415.33
		0%		\$0.00	\$0.00

Estimated Construction Costs:**\$363,364.52****Estimated Soft Costs**

Engineering Design and	
Construction Administration:	\$69,039.26
Geotechnical and Testing:	\$5,466.50
Legal:	\$18,170.15
Fiscal:	\$20,059.67
Interest:	\$57,460.50
Duration (Months)	

Total Estimated Soft Costs:**\$170,196.08****Total Estimated Costs:****\$533,560.60**

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	313	LF	\$4.75	\$1,486.75
5.	COMMON EARTH EXCAVATION	8,123	CY	\$3.50	\$28,430.50
6.	7" CONCRETE PAVEMENT - TYPE L65	24,171	SY	\$34.25	\$827,856.75
7.	9" CONCRETE PAVEMENT - TYPE L65	367	SY	\$57.00	\$20,919.00
8.	CONSTRUCT CONCRETE HEADER	50	LF	\$9.50	\$475.00
9.	CONSTRUCT 5" CONCRETE SIDEWALK	6,600	SF	\$4.50	\$29,700.00
10.	SUBGRADE PREPARATION SIDEWALK	782	SY	\$7.00	\$5,474.00
11.	CONSTRUCT CONCRETE CURB RAMP	432	SF	\$30.00	\$12,960.00
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	0	LF	\$4.00	\$0.00
20.	CLEANOUT SILT BASIN	0	CY	\$5.00	\$0.00
21.	CLEANOUT SILT FENCE	0	LF	\$1.00	\$0.00
22.	REMOVE SILT FENCE	0	LF	\$1.00	\$0.00
23.	SEEDING - TYPE TEMPORARY SEED MIX	0	AC	\$1,190.00	\$0.00
24.	HAY OR STRAW MULCH	0	AC	\$715.00	\$0.00
25.	JET EXISTING SEWER	10,315	LF	\$1.10	\$11,346.50
	ADD PER CHANGE ORDER				
	REMOVE SATURATED MATERIAL, HAUL AND SPREAD IN PIONEER VIEW				
26.	PHASE II	2,475	CY	\$7.43	\$18,389.25
27.	BX1100 GEOGRID	1,662	SY	\$2.75	\$4,570.50
28.	FILTER FABRIC	1,440	SY	\$1.65	\$2,376.00
29.	3" CLEAN CRUSHED ROCK (RECYCLED MATERIAL)	1,725	TN	\$24.20	\$41,745.00
30.	EXCAVATE MATERIAL FROM PIONEER VIEW II, PLACE AND COMPACT	2,000	CY	\$7.65	\$15,300.00
31.	INSTALL 4" SLOTTED PVC PIPE	50	LF	\$11.00	\$550.00
	FAILED TESTS	1	LS	-\$758.33	-\$758.33
					\$0.00

Estimated Construction Costs:**\$1,119,747.42****Estimated Soft Costs**

Engineering Design and	
Construction Administration:	\$106,848.03
Geotechnical and Testing:	\$17,117.88
Legal:	\$55,995.65
Fiscal:	\$56,519.91
Interest:	\$128,093.59
Duration (Months)	

Total Estimated Soft Costs:**\$364,575.06****Total Estimated Costs:****\$1,484,322.48**

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	6,600	SF	\$4.50	\$29,700.00
10 .	SUBGRADE PREPARATION SIDEWALK	782	SY	\$7.00	\$5,474.00
11 .	CONSTRUCT CONCRETE CURB RAMP	432	SF	\$30.00	\$12,960.00
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
	ADD PER CHANGE ORDER				
	REMOVE SATURATED MATERIAL, HAUL AND SPREAD IN PIONEER VIEW				
26 .	PHASE II	1,238		\$7.43	\$9,194.63
27 .	BX1100 GEOGRID	831		\$2.75	\$2,285.25
28 .	FILTER FABRIC	720		\$1.65	\$1,188.00
29 .	3" CLEAN CRUSHED ROCK (RECYCLED MATERIAL)	863		\$24.20	\$20,872.50
30 .	EXCAVATE MATERIAL FROM PIONEER VIEW II, PLACE AND COMPACT	1,000		\$7.65	\$7,650.00
31 .	INSTALL 4" SLOTTED PVC PIPE	25		\$11.00	\$275.00
	FAILED TESTS	0	LS	\$758.33	\$0.00

Estimated Construction Costs:**\$347,272.13****Estimated Soft Costs**

Engineering Design and	
Construction Administration:	\$33,137.24
Geotechnical and Testing:	\$5,308.84
Legal:	\$17,366.17
Fiscal:	\$17,528.77
Interest:	\$39,726.22
Duration (Months)	

Total Estimated Soft Costs:**\$113,067.24****Total Estimated Costs:****\$460,339.37**

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

Engineering Design and \$0.00

Geotechnical and Testing: \$0.00

Legal: \$0.00

Fiscal: \$0.00

Interest: \$0.00

Duration (Months)

Total Estimated Soft Costs:

0%

\$0.00

Total Estimated Costs:

\$0.00

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:

Estimated Soft Costs

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

Total Estimated Soft Costs: \$0.00

Total Estimated Costs:

Total Phase 1 Costs:

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:



PART OF PAVING PROJECT

	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: \$0.00

Estimated Soft Costs

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

Total Estimated Soft Costs: \$0.00

Total Estimated Costs: \$0.00

REGULATORY SIGNAGE

Assumptions/Comments:



PART OF GENERAL FUND

	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: \$0.00

Estimated Soft Costs

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

Total Estimated Soft Costs: \$0.00

Total Estimated Costs: \$0.00

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

PART OF PAVING PROJECT
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: \$0.00

Estimated Soft Costs

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

Total Estimated Soft Costs: \$0.00

Total Estimated Costs: \$0.00

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

PART OF GENERAL FUND

	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: \$0.00

Estimated Soft Costs

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

Total Estimated Soft Costs: \$0.00

Total Estimated Costs: \$0.00

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
<u>Estimated Soft Costs</u>					
Engineering Design and Construction Administration:					\$290.94
Legal:					\$2,909.40
Fiscal:					\$3,069.42
Interest:					\$2,256.02
Duration (Months)					
Total Estimated Soft Costs:					\$8,525.78
Total Estimated Costs:					\$66,713.78

PARKS IMPROVEMENTS**Assumptions/Comments:**

- TRAIL TO CONSTRUCTED AS PART OF PHASE 2.

	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:					\$0.00
<u>Estimated Soft Costs</u>					
Engineering Design and Construction Administration:					\$0.00
Geotechnical and Testing:					\$0.00
Legal:					\$0.00
Fiscal:					\$0.00
Interest:					\$0.00
Duration (Months)					
Total Estimated Soft Costs:					0% \$0.00
Total Estimated Costs:					\$0.00

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
Construction Administration: \$290.94
Legal: \$2,909.40
Fiscal: \$3,069.42
Interest: \$2,256.02
Duration (Months)

Total Estimated Soft Costs: \$8,525.78

Total Estimated Costs: \$66,713.78

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

TRAIL TO BE CONSTRUCTED AS PART OF PHASE 2

	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: \$0.00

Estimated Soft Costs

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

Total Estimated Soft Costs: \$0.00

Total Estimated Costs: \$0.00

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.	2,100	LF	\$28.98	\$60,858.00
4.	CONSTRUCT 12" D.I.P.	0	LF	\$38.85	\$0.00
	CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$3,743.00	\$7,486.00
5.	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	11	EA	\$3,713.00	\$40,843.00
6.	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	3	EA	\$330.00	\$990.00
7.	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$345.00	\$690.00
8.	CONSTRUCT 10"x10"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$351.00	\$351.00
9.	CONSTRUCT 10"x10"x10" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$516.00	\$1,032.00
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	1	EA	\$278.00	\$278.00
13.	CONSTRUCT 6" M.J. GATE VALVE AND BOX	5	EA	\$877.00	\$4,385.00
14.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	20	EA	\$1,162.00	\$23,240.00
15.	CONSTRUCT 10" M.J. GATE VALVE AND BOX	8	EA	\$1,626.00	\$13,008.00
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	2	EA	\$326.00	\$652.00
18.	CONSTRUCT 10" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	\$449.00	\$449.00
19.	CONSTRUCT 6" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	4	EA	\$397.00	\$1,588.00
20.	CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	14	EA	\$497.00	\$6,958.00
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	1	EA	\$140.00	\$140.00
24.	CONSTRUCT 10" X 8" REDUCER	2	EA	\$159.00	\$318.00
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	0	EA	\$45.00	\$0.00
30.	CONNECT TO EXISTING TEE	2	EA	\$1,927.00	\$3,854.00
31.	CONSTRUCT CHLORINE TUBE	4	EA	\$1,927.00	\$7,708.00
32.	CONSTRUCT SAMPLE TAP	5	EA	\$369.00	\$1,845.00
33.	CONSTRUCT SILT FENCE	1,190	LF	\$2.48	\$2,951.20
34.	SEEDING - TYPE "TEMPORARY SEED MIX"	16	AC	\$423.50	\$6,606.60
35.	STRAW MULCH	4	AC	\$572.50	\$2,290.00
36.	CLEANOUT SILT BASIN	8,686	CY	\$4.25	\$36,915.50
37.	REMOVE, SALVAGE, AND REINSTALL END OF MAIN HYDRANT	3	EA	\$1,329.00	\$3,987.00
38.	PER CHANGE ORDER NO. 1				
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	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	1	EA	\$7,118.00	\$7,118.00
44.	CONSTRUCT PRESSURE REDUCING VALVE & MANHOLE	1	EA	\$26,359.97	\$26,359.97
	DAMAGED HYDRANT	1	LS	\$692.20	\$692.20
	CONTINGENCY			\$0.00	\$0.00

Estimated Construction Costs: \$424,961.47

Estimated Soft Costs

Engineering Design and	\$57,430.73
Geotechnical and Testing:	\$0.00
Legal:	\$21,220.36
Fiscal:	\$21,877.08
Interest:	\$35,785.88
Duration (Months)	

Total Estimated Soft Costs: \$136,314.05

Total Estimated Costs: \$561,275.52

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>				
Engineering Design and				\$0.00
Legal:				\$5,944.06
Fiscal:				\$13,310.90
Interest:				\$43,804.42
Duration (Months)				
Total Estimated Soft Costs:				\$63,059.38
Total Estimated Costs:				\$360,109.38

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>				
Engineering Design and				\$0.00
Legal:				\$1,890.95
Fiscal:				\$4,234.48
Interest:				\$13,935.13
Duration (Months)				
Total Estimated Soft Costs:				\$20,060.56
Total Estimated Costs:				\$114,558.56

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 8x8x8 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)	2,100	LF	\$4.81	\$10,101.00
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	0	EA	\$0.00	\$0.00
30.	CONNECT TO EXISTING TEE	2	EA	\$1,927.00	\$3,854.00
31.	CONSTRUCT CHLORINE TUBE	4	EA	\$1,927.00	\$7,708.00
32.	CONSTRUCT SAMPLE TAP	5	EA	\$369.00	\$1,845.00
33.	CONSTRUCT SILT FENCE	1,190	LF	\$2.48	\$2,951.20
34.	SEEDING - TYPE "TEMPORARY SEED MIX"	16	AC	\$423.50	\$6,606.60
35.	STRAW MULCH	4	AC	\$572.50	\$2,290.00
36.	CLEANOUT SILT BASIN	8,686	CY	\$4.25	\$36,915.50
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	\$26,359.97	\$26,359.97
	DAMAGED HYDRANT	0	LS	\$692.20	\$0.00

Estimated Construction Costs:**\$119,489.10****Estimated Soft Costs**

Engineering Design and Construction Administration:	\$16,148.16
Geotechnical and Testing:	\$0.00
Legal:	\$5,966.66
Fiscal:	\$6,151.32
Interest:	\$10,062.14
Duration (Months)	

Total Estimated Soft Costs:**\$38,328.28****Total Estimated Costs:****\$157,817.38**

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	\$180,054.69	\$180,054.69
Estimated Construction Costs:					<u>\$148,525.00</u>
Estimated Soft Costs:					<u>\$31,529.69</u>
Total Estimated Costs:					\$180,054.69

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	\$57,279.28	\$57,279.28
Estimated Construction Costs:					<u>\$47,249.00</u>
Estimated Soft Costs:					<u>\$10,030.28</u>
Total Estimated Costs:					\$57,279.28

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 Construction Administration:	\$17,973.46
Legal:	\$3,510.00
Fiscal:	\$8,586.68
Interest:	\$19,329.31
Duration (Months)	

Total Estimated Soft Costs:

\$49,399.45

Total Estimated Costs:

\$224,899.45

Plan Review Fee

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - PLAN REVIEW	\$9,097.81		\$9,097.81
2 .	PAVING - PLAN REVIEW	\$10,779.63		\$10,779.63
3 .	WATER - PLAN REVIEW	\$4,385.64		\$4,385.64
4 .	RECORDING FEES	\$406.00		\$406.00

Estimated Construction Costs: \$24,669.08

Estimated Soft Costs

Fiscal: \$986.77

Interest: \$2,756.30

Duration (Months)

Total Estimated Soft Costs: \$3,743.07

Total Estimated Costs: \$28,412.15

Exhibit G-2

Development Cost Estimate

PIONEER VIEW PHASE 2 IMPROVEMENTS

0114052.22-003

SID No. 305

4/10/2020

ORDER OF MAGNITUDE COST ESTIMATE

PIONEER VIEW PHASE 2

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	6050	LF	\$549,100.00	\$752,600.00	\$55,000.00	\$697,600.00	\$0.00
STORM SEWER							
Interior	1285	LF	\$183,600.00	\$259,900.00	\$259,900.00	\$0.00	\$0.00
Fricke Creek	70	LF	\$557,000.00	\$781,700.00	\$781,700.00	\$0.00	\$0.00
PAVING							
Minor	24000	SY	\$1,124,400.00	\$1,429,000.00	\$450,200.00	\$978,800.00	\$0.00
Major ¹	3500	SY	\$375,700.00	\$523,100.00	\$523,100.00	\$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	\$19,700.00	\$28,800.00	\$28,800.00	\$0.00	\$0.00
PARKS							
Acquisition	12.35	AC	\$192,700.00	\$220,900.00	\$220,900.00	\$0.00	\$0.00
Improvements	41100	SF	\$147,500.00	\$208,800.00	\$208,800.00	\$0.00	\$0.00
WATER							
Interior	8225	LF	\$515,200.00	\$706,100.00	\$136,600.00	\$569,500.00	\$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	30.60	AC	\$205,200.00	\$242,600.00	\$121,300.00	\$121,300.00	\$0.00
POWER							
	102	Lots	\$137,700.00	\$175,000.00	\$0.00	\$175,000.00	\$0.00
UTILITY RELOCATION							
	1	LS	\$531,900.00	\$648,000.00	\$0.00	\$648,000.00	\$0.00
PLAN REVIEW FEE							
	1	%	\$29,900.00	\$33,500.00	\$18,000.00	\$15,500.00	\$0.00

Total	\$4,945,100.00	\$6,472,800.00	\$3,122,300.00 48%	\$3,350,500.00 52%	\$0.00
-------	----------------	----------------	-----------------------	-----------------------	--------

1 66th Street Improvements will be delayed until the connection of 66th Street to Gile occurs

DEBT RATIO - PIONEER VIEW PHASE 2

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:**

Connection fees shall be collected at time of building permit.

8" Sanitary Sewer actual quantity 5,752 LF 6" Sanitary Sewer actual quantity 3,060 LF UPDATED based on TAB REVISED BID

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	1	LS	\$20,102.00	\$20,102.00
2.	CONSTRUCT 6" SANITARY SEWER PIPE	3,225	LF	\$26.55	\$85,623.75
3.	CONSTRUCT 8" SANITARY SEWER PIPE	6,050	LF	\$26.75	\$161,837.50
4.	CONSTRUCT 12" X 6" WYE ON EXISTING 12" SANITARY SEWER	2	EA	\$876.50	\$1,753.00
5.	CONSTRUCT 54" I.D. SANITARY MANHOLE (26 EA)	306	VF	\$464.80	\$142,228.80
6.	CONSTRUCT 54" I.D. SANITARY MANHOLE > 20' (1 EA)	22	VF	\$351.45	\$7,731.90
7.	ADJUST EXISTING MANHOLE TO GRADE (3 EA)	20	VF	\$283.70	\$5,674.00
8.	CONSTRUCT 8" DROP MANHOLE CONNECTION	8	VF	\$428.05	\$3,424.40
9.	CONSTRUCT 8" X 6" WYE	74	EA	\$64.90	\$4,802.60
	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING				
10.	SANITARY PIPE (1 EA)	15	VF	\$508.30	\$7,624.50
11.	CONSTRUCT 6" MANHOLE STUBOUT	28	EA	\$6.05	\$169.40
12.	CONSTRUCT TAP INTO EXISTING 54" I.D. SANITARY MANHOLE (1 EA)	1	EA	\$1,002.30	\$1,002.30
13.	CONSTRUCT 6" PIPE BEDDING	3,225	LF	\$3.85	\$12,416.25
14.	CONSTRUCT 8" PIPE BEDDING	6,050	LF	\$4.30	\$26,015.00
15.	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	2,000	TN	\$27.00	\$54,000.00
16.	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	1,135	VF-LF	\$7.60	\$8,626.00
17.	CONSTRUCT MANHOLE RING COLLAR	1	EA	\$540.70	\$540.70
18.	EXTERNAL FRAME SEAL	1	EA	\$338.10	\$338.10
	CONTINGENCY	5%		\$543,910.20	\$27,195.51
	EJM BOND (proportional per Tab's bid between Sanitary and Storm)	73%		-\$30,000.00	-\$21,996.55

Estimated Construction Costs: \$549,109.16

Estimated Soft Costs

15.00%	Engineering Design and Construction Administration:	\$82,366.37
2.00%	Geotechnical and Testing:	\$10,982.18
5.00%	Legal:	\$27,455.46
5.00%	Fiscal:	\$33,495.66
7.00%	Interest:	\$49,238.62
12	Duration (Months)	

Total Estimated Soft Costs: 37% \$203,538.29

Total Estimated Costs: \$752,647.45

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 outlet
 UPDATED based on TAB REVISED BID

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	0	LS	\$20,102.00	\$0.00
2.	CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$26.55	\$0.00
3.	CONSTRUCT 8" SANITARY SEWER PIPE	625	LF	\$26.75	\$16,718.75
4.	CONSTRUCT 12" X 6" WYE ON EXISTING 12" SANITARY SEWER	0	EA	\$876.50	\$0.00
5.	CONSTRUCT 54" I.D. SANITARY MANHOLE (2.5 EA)	30	VF	\$464.80	\$13,944.00
6.	CONSTRUCT 54" I.D. SANITARY MANHOLE > 20' (1 EA)	0	VF	\$351.45	\$0.00
7.	ADJUST EXISTING MANHOLE TO GRADE (3 EA)	0	VF	\$283.70	\$0.00
8.	CONSTRUCT 8" DROP MANHOLE CONNECTION	0.5	VF	\$428.05	\$214.03
9.	CONSTRUCT 8" X 6" WYE	0	EA	\$64.90	\$0.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING				
10.	SANITARY PIPE (1 EA)	0	VF	\$508.30	\$0.00
11.	CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$6.05	\$0.00
12.	CONSTRUCT TAP INTO EXISTING 54" I.D. SANITARY MANHOLE (1 EA)	1	EA	\$1,002.30	\$1,002.30
13.	CONSTRUCT 6" PIPE BEDDING	0	LF	\$3.85	\$0.00
14.	CONSTRUCT 8" PIPE BEDDING	625	LF	\$4.30	\$2,687.50
15.	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	50	TN	\$27.00	\$1,350.00
16.	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	500	VF-LF	\$7.60	\$3,800.00
17.	CONSTRUCT MANHOLE RING COLLAR	0	EA	\$540.70	\$0.00
18.	EXTERNAL FRAME SEAL	0	EA	\$338.10	\$0.00
	CONTINGENCY	5%		\$39,716.58	\$1,985.83
	EJM BOND (proportional per total const cost and GO cost less contingency)	7%		-\$21,996.55	-\$1,606.20

Estimated Construction Costs: \$40,096.21

Estimated Soft Costs

Engineering Design and	
15.00% Construction Administration:	\$6,014.43
2.00% Geotechnical and Testing:	\$801.92
5.00% Legal:	\$2,004.81
5.00% Fiscal:	\$2,445.87
7.00% Interest:	\$3,595.43
12 Duration (Months)	

Total Estimated Soft Costs: 37% \$14,862.46

Total Estimated Costs: \$54,958.67

STORM SEWER**Assumptions/Comments:**

Actual Quantities: 18" RCP - 197 LF, 24" RCP - 372 LF and 30" RCP - 635 LF UPDATED based on TAB REVISED BID

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	GENERAL GRADING AND SHAPING	1	LS	\$1,454.30	\$1,454.30
2.	CONSTRUCT 18" R.C.P., CLASS III	210	LF	\$46.30	\$9,723.00
3.	CONSTRUCT 24" R.C.P., CLASS III	400	LF	\$45.35	\$18,140.00
4.	CONSTRUCT 30" R.C.P., CLASS III	675	LF	\$63.45	\$42,828.75
5.	CONSTRUCT 18" PIPE BEDDING	210	LF	\$4.50	\$945.00
6.	CONSTRUCT 24" PIPE BEDDING	400	LF	\$4.70	\$1,880.00
7.	CONSTRUCT 30" PIPE BEDDING	675	LF	\$6.95	\$4,691.25
8.	CONSTRUCT 18" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,749.50	\$1,749.50
9.	CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$2,032.60	\$2,032.60
10.	CONSTRUCT 30" R.C. FLARED END SECTION W/BAR GRATE	2	EA	\$2,708.30	\$5,416.60
11.	CONSTRUCT 30" R.C. VERTICAL PIPE BEND	1	EA	\$593.70	\$593.70
12.	CONSTRUCT ROCK RIP-RAP - TYPE "A"	30	TON	\$78.90	\$2,367.00
13.	STABILIZE TRENCH W/ CRUSHED LIMESTONE	200	TN	\$32.05	\$6,410.00
14.	STABILIZE TRENCH W/ TYPE "A" RIP-RAP	200	TN	\$59.85	\$11,970.00
15.	SEEDING - TYPE "TEMPORARY SEED MIX"	2	AC	\$325.00	\$650.00
16.	ROLLED EROSION CONTROL, TYPE II	1,000	SY	\$1.45	\$1,450.00
17.	CLEANOUT SILT BASIN	5,000	CY	\$4.00	\$20,000.00
18.	CLEANOUT SILT FENCE	1,000	LF	\$0.50	\$500.00
19.	CONSTRUCT SILT FENCE	1,000	LF	\$2.10	\$2,100.00
20.	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER - del / co 1	1	LS	\$60,000.00	\$0.00
21.	CONTRACTOR FEE FOR REIMBURSEMENT - del / co 1	1	LS	\$3,000.00	\$0.00
CHANGE ORDER 1					
22.	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$47,557.50	\$47,557.50
23.	CONTRACTOR FEE FOR REIMBURSEMENT	1	LS	\$2,377.88	\$2,377.88
	CONTINGENCY	5%		\$134,901.70	\$6,745.09
	EJM BOND (proportional per Tab's bid between Sanitary and Storm)	27%		-\$30,000.00	-\$8,003.45

Estimated Construction Costs: \$183,578.71

Estimated Soft Costs

20.00%	Engineering Design and	\$36,715.74
1.00%	Construction Administration:	\$1,835.79
5.00%	Geotechnical and Testing:	\$9,178.94
5.00%	Legal:	\$11,565.46
7.00%	Fiscal:	\$17,001.22
12	Interest:	
12 Duration (Months)		

Total Estimated Soft Costs: 42% \$76,297.15

Total Estimated Costs: \$259,875.86

FRICKE CREEK STORM SEWER - Option 3 - Larger Culvert Option**Assumptions/Comments:**

Assume Triple 6 x 10 box culvert. Pond outlet structure is for large drainage structure and pipe in existing wetland.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT TRIPLE 6.5' x 10' BOX CULVERT	70	LF	\$3,300.00	\$231,000.00
2.	CONSTRUCT HEADWALLS	1	LS	\$50,000.00	\$50,000.00
3.	CONSTRUCT WINGWALLS	1	LS	\$50,000.00	\$50,000.00
4.	REMOVE 18" R.C.P.	25	LF	\$20.00	\$500.00
5.	REMOVE 48" R.C.P.	70	LF	\$30.00	\$2,100.00
6.	REMOVE 48" F.E.S	1	EA	\$250.00	\$250.00
7.	CONSTRUCT 18" R.C.P., CLASS III	50	LF	\$50.00	\$2,500.00
8.	CONSTRUCT 24" R.C.P., CLASS III	25	LF	\$60.00	\$1,500.00
9.	CONSTRUCT 54" R.C.P., CLASS III	80	LF	\$180.00	\$14,400.00
10.	CONSTRUCT 18" PIPE BEDDING	50	LF	\$10.00	\$500.00
11.	CONSTRUCT 24" PIPE BEDDING	25	LF	\$10.00	\$250.00
12.	CONSTRUCT 54" PIPE BEDDING	80	LF	\$20.00	\$1,600.00
13.	CONSTRUCT 72" ID MANHOLE (1 EA)	7	VF	\$950.00	\$6,650.00
14.	TYPE C RIP RAP	200	TN	\$90.00	\$18,000.00
15.	EMBANKMENT FOR BERMS	175	CY	\$30.00	\$5,250.00
16.	IRRIGATION ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
17.	SOD	75	SY	\$10.00	\$750.00
18.	SEEDING AND MULCH	0.25	AC	\$3,500.00	\$875.00
19.	CONSTRUCT POND OUTLET STRUCTURE	1	LS	\$75,000.00	\$75,000.00
	CONTINGENCY	20%		\$464,125.00	\$92,825.00

Estimated Construction Costs:	\$556,950.00
-------------------------------	--------------

Estimated Soft Costs

Engineering Design and	
21.00% Construction Administration:	\$116,959.50
1.00% Geotechnical and Testing:	\$5,569.50
5.00% Legal:	\$27,847.50
5.00% Fiscal:	\$35,366.33
7.00% Interest:	\$38,991.37
9 Duration (Months)	

Total Estimated Soft Costs:	40%	\$224,734.20
-----------------------------	-----	--------------

Total Estimated Costs:	\$781,684.20
------------------------	--------------

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

Storm sewer over 48" must be special. Extra cost is special. UPDATED based on TAB REVISED BID

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	GENERAL GRADING AND SHAPING	1	LS	\$1,454.30	\$1,454.30
2.	CONSTRUCT 18" R.C.P., CLASS III	210	LF	\$46.30	\$9,723.00
3.	CONSTRUCT 24" R.C.P., CLASS III	400	LF	\$45.35	\$18,140.00
4.	CONSTRUCT 30" R.C.P., CLASS III	675	LF	\$63.45	\$42,828.75
5.	CONSTRUCT 18" PIPE BEDDING	210	LF	\$4.50	\$945.00
6.	CONSTRUCT 24" PIPE BEDDING	400	LF	\$4.70	\$1,880.00
7.	CONSTRUCT 30" PIPE BEDDING	675	LF	\$6.95	\$4,691.25
8.	CONSTRUCT 18" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,749.50	\$1,749.50
9.	CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$2,032.60	\$2,032.60
10.	CONSTRUCT 30" R.C. FLARED END SECTION W/BAR GRATE	2	EA	\$2,708.30	\$5,416.60
11.	CONSTRUCT 30" R.C. VERTICAL PIPE BEND	1	EA	\$593.70	\$593.70
12.	CONSTRUCT ROCK RIP-RAP - TYPE "A"	30	TON	\$78.90	\$2,367.00
13.	STABILIZE TRENCH W/ CRUSHED LIMESTONE	200	TN	\$32.05	\$6,410.00
14.	STABILIZE TRENCH W/ TYPE "A" RIP-RAP	200	TN	\$59.85	\$11,970.00
15.	SEEDING - TYPE "TEMPORARY SEED MIX"	2	AC	\$325.00	\$650.00
16.	ROLLED EROSION CONTROL, TYPE II	1,000	SY	\$1.45	\$1,450.00
17.	CLEANOUT SILT BASIN	5,000	CY	\$4.00	\$20,000.00
18.	CLEANOUT SILT FENCE	1,000	LF	\$0.50	\$500.00
19.	CONSTRUCT SILT FENCE	1,000	LF	\$2.10	\$2,100.00
20.	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER - del / co 1	1	LS	\$60,000.00	\$0.00
21.	CONTRACTOR FEE FOR REIMBURSEMENT - del / co 1	1	LS	\$3,000.00	\$0.00
<u>CHANGE ORDER 1</u>					
22.	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$47,557.50	\$47,557.50
23.	CONTRACTOR FEE FOR REIMBURSEMENT	1	LS	\$2,377.88	\$2,377.88
CONTINGENCY		5%	0	\$134,901.70	\$6,745.09
EJM BOND (proportional per total const cost and GO cost less contingency)		100%		-\$8,003.45	-\$8,003.45

Estimated Construction Costs: \$183,578.71

Estimated Soft Costs

Engineering Design and		
20.00%	Construction Administration:	\$36,715.74
1.00%	Geotechnical and Testing:	\$1,835.79
5.00%	Legal:	\$9,178.94
5.00%	Fiscal:	\$11,565.46
7.00%	Interest:	\$17,001.22
12 Duration (Months)		

Total Estimated Soft Costs: 42% \$76,297.15

Total Estimated Costs: \$259,875.86

FRICKE CREEK STORM SEWER - Option 3 - Larger Culvert Option - G.O.**Assumptions/Comments:**

Assume Triple 6 x 10 box culvert. Pond outlet structure is for large drainage structure and pipe in existing wetland.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT TRIPLE 6.5' x 10' BOX CULVERT	70	LF	\$3,300.00	\$231,000.00
2.	CONSTRUCT HEADWALLS	1	LS	\$50,000.00	\$50,000.00
3.	CONSTRUCT WINGWALLS	1	LS	\$50,000.00	\$50,000.00
4.	REMOVE 18" R.C.P.	25	LF	\$20.00	\$500.00
5.	REMOVE 48" R.C.P.	70	LF	\$30.00	\$2,100.00
6.	REMOVE 48" F.E.S	1	EA	\$250.00	\$250.00
7.	CONSTRUCT 18" R.C.P., CLASS III	50	LF	\$50.00	\$2,500.00
8.	CONSTRUCT 24" R.C.P., CLASS III	25	LF	\$60.00	\$1,500.00
9.	CONSTRUCT 54" R.C.P., CLASS III	80	LF	\$180.00	\$14,400.00
10.	CONSTRUCT 18" PIPE BEDDING	50	LF	\$10.00	\$500.00
11.	CONSTRUCT 24" PIPE BEDDING	25	LF	\$10.00	\$250.00
12.	CONSTRUCT 54" PIPE BEDDING	80	LF	\$20.00	\$1,600.00
13.	CONSTRUCT 72" ID MANHOLE (1 EA)	7	VF	\$950.00	\$6,650.00
14.	TYPE C RIP RAP	200	TN	\$90.00	\$18,000.00
15.	EMBANKMENT FOR BERMS	175	CY	\$30.00	\$5,250.00
16.	IRRIGATION ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
17.	SOD	75	SY	\$10.00	\$750.00
18.	SEEDING AND MULCH	0.25	AC	\$3,500.00	\$875.00
19.	CONSTRUCT POND OUTLET STRUCTURE	1	LS	\$75,000.00	\$75,000.00
	CONTINGENCY	20%		\$464,125.00	\$92,825.00

Estimated Construction Costs: \$556,950.00

Estimated Soft Costs

21.00%	Engineering Design and	
1.00%	Construction Administration:	\$116,959.50
5.00%	Geotechnical and Testing:	\$5,569.50
5.00%	Legal:	\$27,847.50
5.00%	Fiscal:	\$35,366.33
7.00%	Interest:	\$38,991.37
9	Duration (Months)	

Total Estimated Soft Costs: 40% \$224,734.20

Total Estimated Costs: \$781,684.20

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. Updated with Luxa bid.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	COMMON EARTH EXCAVATION	8000	CY	\$3.50	\$28,000.00
2.	REMOVE END OF STREET BARRICADE	3	EA	\$250.00	\$750.00
3.	SAW-CUT PAVEMENT FULL DEPTH	25	LF	\$3.89	\$97.25
4.	REMOVE PAVEMENT	35	SY	\$12.00	\$420.00
5.	REMOVE TEMPORARY TURNAROUND	63	SY	\$14.00	\$882.00
6.	REMOVE 3-STRAND BARB WIRE FENCE	82	LF	\$5.00	\$410.00
7.	REMOVE CURB INLET	1	EA	\$2,500.00	\$2,500.00
8.	CONSTRUCT 7" CONCRETE PAVEMENT - TYPE L65	24,000	SY	\$38.00	\$912,000.00
9.	CONSTRUCT THICKENED EDGE	75	LF	\$12.00	\$900.00
10.	JET EXISTING SANITARY SEWER	6,050	LF	\$1.00	\$6,050.00
11.	ADJUST MANHOLE TO GRADE (28 SAN)	28	EA	\$200.00	\$5,600.00
12.	CONSTRUCT EXTERNAL FRAME SEAL (28 SAN)	28	EA	\$500.00	\$14,000.00
13.	CONSTRUCT CURB INLET	14	EA	\$3,500.00	\$49,000.00
14.	CONSTRUCT CURB INLET OVER EXISTING STORM SEWER	1	EA	\$4,200.00	\$4,200.00
15.	CONSTRUCT CABLE GATE	1	EA	\$1,000.00	\$1,000.00
16.	SEEDING - TYPE "TEMPORARY SEED MIX"	3	AC	\$550.00	\$1,650.00
17.	HAY OR STRAW MULCH	3	AC	\$650.00	\$1,950.00
18.	CONSTRUCT SILT FENCE	1,000	LF	\$2.61	\$2,610.00
19.	CLEANOUT SILT FENCE	1,000	LF	\$0.83	\$830.00
20.	REMOVE SILT FENCE	1,000	LF	\$0.56	\$560.00
21.	CLEANOUT BASINS	7,500	CY	\$5.00	\$37,500.00
	CONTINGENCY	5%		\$1,070,909.25	\$53,500.00

Estimated Construction Costs:

\$1,124,409.25

Estimated Soft Costs

Engineering Design and	
8.00% Construction Administration:	\$89,952.74
2.00% Geotechnical and Testing:	\$22,488.19
5.00% Legal:	\$56,220.46
5.00% Fiscal:	\$64,653.53
7.00% Interest:	\$71,280.52
9 Duration (Months)	

Total Estimated Soft Costs:27% \$304,595.44**Total Estimated Costs:**\$1,429,004.69

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

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

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	COMMON EARTH EXCAVATION	1,983	CY	\$3.50	\$6,941.67
2 .	REMOVE END OF STREET BARRICADE	3	EA	\$250.00	\$750.00
3 .	SAW-CUT PAVEMENT FULL DEPTH	25	LF	\$3.89	\$97.25
4 .	REMOVE PAVEMENT	35	SY	\$12.00	\$420.00
5 .	REMOVE TEMPORARY TURNAROUND	63	SY	\$14.00	\$882.00
7 .	REMOVE 3-STRAND BARB WIRE FENCE	82	LF	\$5.00	\$410.00
8 .	REMOVE CURB INLET	1	EA	\$2,500.00	\$2,500.00
9 .	CONSTRUCT 7" CONCRETE PAVEMENT - TYPE L65	5,950	SY	\$38.00	\$226,100.00
10 .	JET EXISTING SANITARY SEWER	0	LF	\$1.00	\$0.00
11 .	ADJUST MANHOLE TO GRADE (28 SAN)	0	EA	\$200.00	\$0.00
12 .	CONSTRUCT EXTERNAL FRAME SEAL (28 SAN)	0	EA	\$500.00	\$0.00
13 .	CONSTRUCT CURB INLET	14	EA	\$3,500.00	\$49,000.00
14 .	CONSTRUCT CURB INLET OVER EXISTING STORM SEWER	1	EA	\$4,200.00	\$4,200.00
15 .	CONSTRUCT CABLE GATE	1	EA	\$1,000.00	\$1,000.00
16 .	SEEDING - TYPE "TEMPORARY SEED MIX"	3	AC	\$550.00	\$1,650.00
17 .	HAY OR STRAW MULCH	3	AC	\$650.00	\$1,950.00
18 .	CONSTRUCT SILT FENCE	1,000	LF	\$2.61	\$2,610.00
19 .	CLEANOUT SILT FENCE	1,000	LF	\$0.83	\$830.00
20 .	REMOVE SILT FENCE	1,000	LF	\$0.56	\$560.00
21 .	CLEANOUT BASINS	7,500	CY	\$5.00	\$37,500.00
	CONTINGENCY	5%		\$337,400.92	\$16,870.05

Estimated Construction Costs: \$354,270.96

Estimated Soft Costs

Engineering Design and	
8.00% Construction Administration:	\$28,341.68
2.00% Geotechnical and Testing:	\$7,085.42
5.00% Legal:	\$17,713.55
5.00% Fiscal:	\$20,370.58
7.00% Interest:	\$22,458.56
9 Duration (Months)	

Total Estimated Soft Costs: 27% \$95,969.79

Total Estimated Costs: \$450,240.75

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. REIMBURSEMENTS PAYABLE TO SETTLERS
 CREEK HAVE BEEN WAIVED IN LIEU OF CONSTRUCTION THEIR TRAIL IMPROVEMENTS.
 Assume 2' of pavement all along the saw cut. Updated based on Luxa's bid

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING GENERAL	1	LS	\$2,500.00	\$2,500.00
2 .	REMOVE PAVEMENT	112	SY	\$12.00	\$1,344.00
3 .	SAW CUT - FULL DEPTH	2,197	LF	\$3.89	\$8,546.33
4 .	REMOVE INTEGRAL CURB	2,084	LF	\$3.89	\$8,106.76
5 .	REMOVE BARRICADE	1	EA	\$250.00	\$250.00
6 .	REMOVE AND REPLACE SIGN	2	EA	\$200.00	\$400.00
7 .	REMOVE CULVERT PIPE OVER 18" TO 24"	157	LF	\$44.00	\$6,908.00
8 .	REMOVE CURB INLET	1	EA	\$2,500.00	\$2,500.00
9 .	EXPLORATORY EXCAVATION	50	HR	\$140.00	\$7,000.00
10 .	COMMON EARTH EXCAVATION	1,100	CY	\$4.00	\$4,400.00
11 .	EXCAVATION ON - SITE	1,560	CY	\$8.50	\$13,260.00
12 .	CONSTRUCT 9 INCH CONCRETE PAVEMENT - TYPE L65	3,500	SY	\$47.95	\$167,825.00
13 .	CONSTRUCT 5 INCH CONCRETE SIDEWALK	12,870	SF	\$4.75	\$61,132.50
14 .	CONSTRUCT 9" PPC CURB RAMP	136	SF	\$22.25	\$3,026.00
15 .	CONSTRUCT 9" PCC IMPRINTED SURFACE	28	SF	\$28.00	\$784.00
16 .	DRILL AND EPOXY 1" X 18" DOWEL BARS AT 12" CENTERS	52	EA	\$18.00	\$936.00
17 .	DRILL AND EPOXY NO. 5 TIE BARS AT 33" CENTERS	728	EA	\$8.00	\$5,824.00
18 .	CONSTRUCT DETECTABLE WARNING PANEL	32	SF	\$40.00	\$1,280.00
19 .	CONSTRUCT 18" RCP, CLASS III	256	LF	\$67.00	\$17,152.00
20 .	CONSTRUCT AGGREGATE BEDDING FOR 18" STORM SEWER PIPE	256	LF	\$5.50	\$1,408.00
21 .	CONSTRUCT CURB INLET	5	EA	\$3,400.00	\$17,000.00
22 .	CONSTRUCT CONCRETE COLLAR	2	EA	\$2,250.00	\$4,500.00
23 .	ROLLED EROSION CONTROL, TYPE II	3,027	SY	\$1.33	\$4,025.91
24 .	SEEDING, TYPE "A"	1	AC	\$2,300.00	\$2,300.00
25 .	REMOVE MARKING LINES	2,987	LF	\$1.33	\$3,972.71
26 .	INSTALL PERMANENT PAINTED PAVEMENT MARKING - 5" YELLOW SOLID	6,285	LF	\$0.67	\$4,210.95
27 .	INSTALL PERMANENT PAINTED PAVEMENT MARKING - 5" WHITE SOLID	150	LF	\$1.94	\$291.00
28 .	INSTALL PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE DIRECTIONAL ARROW	2	EA	\$450.00	\$900.00
29 .	INSTALL PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE "ONLY"	1	EA	\$500.00	\$500.00
30 .	PROVIDE TEMPORARY TRAFFIC CONTROL	1	LS	\$5,500.00	\$5,500.00
	CONTINGENCY	5%	LS	\$357,783.16	\$17,900.00

Estimated Construction Costs: \$375,683.16

Estimated Soft Costs

Engineering Design and	
20.00% Construction Administration:	\$75,136.63
1.00% Geotechnical and Testing:	\$3,756.83
5.00% Legal:	\$18,784.16
5.00% Fiscal:	\$23,668.04
7.00% Interest:	\$26,094.01
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$147,439.67

Total Estimated Costs: \$523,122.83

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

Estimated Soft Costs

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% \$5,176.96

Total Estimated Costs: \$45,867.56

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

All arterial paving is GO.
Updated based on Luxa's bid

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CLEARING AND GRUBBING GENERAL	1	LS	\$2,500.00	\$2,500.00
2.	REMOVE PAVEMENT	112	SY	\$12.00	\$1,344.00
3.	SAW CUT - FULL DEPTH	2,197	LF	\$3.89	\$8,546.33
4.	REMOVE INTEGRAL CURB	2,084	LF	\$3.89	\$8,106.76
5.	REMOVE BARRICADE	1	EA	\$250.00	\$250.00
6.	REMOVE AND REPLACE SIGN	2	EA	\$200.00	\$400.00
7.	REMOVE CULVERT PIPE OVER 18" TO 24"	157	LF	\$44.00	\$6,908.00
8.	REMOVE CURB INLET	1	EA	\$2,500.00	\$2,500.00
9.	EXPLORATORY EXCAVATION	50	HR	\$140.00	\$7,000.00
10.	COMMON EARTH EXCAVATION	1,100	CY	\$4.00	\$4,400.00
11.	EXCAVATION ON - SITE	1,560	CY	\$8.50	\$13,260.00
12.	CONSTRUCT 9 INCH CONCRETE PAVEMENT - TYPE L65	3,500	SY	\$47.95	\$167,825.00
13.	CONSTRUCT 5 INCH CONCRETE SIDEWALK	12,870	SF	\$4.75	\$61,132.50
14.	CONSTRUCT 9" PPC CURB RAMP	136	SF	\$22.25	\$3,026.00
15.	CONSTRUCT 9" PCC IMPRINTED SURFACE	28	SF	\$28.00	\$784.00
16.	DRILL AND EPOXY 1" X 18" DOWEL BARS AT 12" CENTERS	52	EA	\$18.00	\$936.00
17.	DRILL AND EPOXY NO. 5 TIE BARS AT 33" CENTERS	728	EA	\$8.00	\$5,824.00
18.	CONSTRUCT DETECTABLE WARNING PANEL	32	SF	\$40.00	\$1,280.00
19.	CONSTRUCT 18" RCP, CLASS III	256	LF	\$67.00	\$17,152.00
20.	CONSTRUCT AGGREGATE BEDDING FOR 18" STORM SEWER PIPE	256	LF	\$5.50	\$1,408.00
21.	CONSTRUCT CURB INLET	5	EA	\$3,400.00	\$17,000.00
22.	CONSTRUCT CONCRETE COLLAR	2	EA	\$2,250.00	\$4,500.00
23.	ROLLED EROSION CONTROL, TYPE II	3,027	SY	\$1.33	\$4,025.91
24.	SEEDING, TYPE "A"	1	AC	\$2,300.00	\$2,300.00
25.	REMOVE MARKING LINES	2,987	LF	\$1.33	\$3,972.71
26.	INSTALL PERMANENT PAINTED PAVEMENT MARKING - 5" YELLOW SOLID	6,285	LF	\$0.67	\$4,210.95
27.	INSTALL PERMANENT PAINTED PAVEMENT MARKING - 5" WHITE SOLID	150	LF	\$1.94	\$291.00
28.	INSTALL PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE DIRECTIONAL ARROW	2	EA	\$450.00	\$900.00
29.	INSTALL PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE "ONLY"	100%	EA	\$500.00	\$500.00
30.	PROVIDE TEMPORARY TRAFFIC CONTROL	100%	LS	\$5,500.00	\$5,500.00
	CONTINGENCY	5%	LS	\$357,783.16	\$17,900.00

Estimated Construction Costs: \$375,683.16

Estimated Soft Costs

20.00%	Engineering Design and Construction Administration:	\$75,136.63
1.00%	Geotechnical and Testing:	\$3,756.83
5.00%	Legal:	\$18,784.16
5.00%	Fiscal:	\$23,668.04
7.00%	Interest:	\$26,094.01
9	Duration (Months)	

Total Estimated Soft Costs: 39% \$147,439.67

Total Estimated Costs: **\$523,122.83**

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 66th ST PAVING
PROJECT

	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 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**Assumptions/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	"STOP" SIGN (24")	11	EA	\$200.00	\$2,200.00
2.	SPEED LIMIT SIGN 18"X24"	2	EA	\$200.00	\$400.00
3.	STREET NAME SIGN	18	EA	\$200.00	\$3,600.00
4.	PEDESTRIAN CROSSING SIGN	4	EA	\$200.00	\$800.00
5.	PEDESTRIAN CROSSING AHEAD SIGN	4	EA	\$250.00	\$1,000.00
6.	24" PERMANENT PAINTED PAVMENT MARKING - WHITE - CROSSWALK	60	LF	\$19.00	\$1,140.00
7.	12" PERMANENT PAINTED PAVMENT MARKING - WHITE - STOP BAR	138	LF	\$3.50	\$481.25
8.	DECORATIVE POST	9	EA	\$925.00	\$8,325.00
	CONTINGENCY	10%		\$17,946.25	\$1,794.63

Estimated Construction Costs: \$19,740.88

Estimated Soft Costs

25.00%	Engineering Design and	\$4,935.22
0.00%	Geotechnical and Testing:	\$0.00
5.00%	Legal:	\$987.04
5.00%	Fiscal:	\$1,283.16
7.00%	Interest:	\$1,886.24
12	Duration (Months)	

Total Estimated Soft Costs: 46% \$9,091.66

Total Estimated Costs: **\$28,832.53**

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

Estimated Soft Costs

20.00%	Engineering Design and	
1.00%	Construction Administration:	\$17,997.04
5.00%	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")	11	EA	\$200.00	\$2,200.00
2.	SPEED LIMIT SIGN 18"X24"	2	EA	\$200.00	\$400.00
3.	STREET NAME SIGN	18	EA	\$200.00	\$3,600.00
4.	PEDESTRIAN CROSSING SIGN	4	EA	\$200.00	\$800.00
5.	PEDESTRIAN CROSSING AHEAD SIGN	4	EA	\$250.00	\$1,000.00
6.	24" PERMANENT PAINTED PAVMENT MARKING - WHITE - CROSSWALK	60	LF	\$19.00	\$1,140.00
	12" PERMANENT PAINTED PAVMENT MARKING - WHITE - STOP BAR	138	LF	\$3.50	\$481.25
7.	DECORATIVE POST	9	EA	\$925.00	\$8,325.00
	CONTINGENCY	10%		\$17,946.25	\$1,794.63

Estimated Construction Costs: \$19,740.88

Estimated Soft Costs

25.00%	Engineering Design and	\$4,935.22
0.00%	Geotechnical and Testing:	\$0.00
5.00%	Legal:	\$987.04
5.00%	Fiscal:	\$1,283.16
7.00%	Interest:	\$1,886.24
12	Duration (Months)	

Total Estimated Soft Costs: 46% \$9,091.66

Total Estimated Costs: \$28,832.53

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:**

INCLUDES CONNECTION TO SETTLERS CREEK. TRAILS IN OUTLOTS B AND D ARE NOT SHOWN IN OUR S&U OF FUNDS NOR BOLD ON THE EXHIBIT. THEY WERE IN THE PHASE 1 PROJECT.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	SUBGRADE PREPARATION (OUTLOT M)	27,000	SF	\$1.00	\$27,000.00
2.	CONSTRUCT 8' WIDE 6" CONCRETE TRAIL (OUTLOT M)	27,000	SF	\$3.75	\$101,250.00
3.	SUBGRADE PREPARATION (OUTLOT B & D)	14,100	SF	\$1.00	
4.	CONSTRUCT 8' WIDE 6" CONCRETE TRAIL (OUTLOT B & D)	14,100	SF	\$3.75	
	CONTINGENCY	15%		\$128,250.00	\$19,237.50

Estimated Construction Costs: \$147,487.50

Estimated Soft Costs

Engineering Design and	
19.00% Construction Administration:	\$28,022.63
2.00% Geotechnical and Testing:	\$2,949.75
5.00% Legal:	\$7,374.38
5.00% Fiscal:	\$9,291.71
7.00% Interest:	\$13,658.82
12 Duration (Months)	

Total Estimated Soft Costs: 42% \$61,297.28

Total Estimated Costs: **\$208,784.78**

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
<u>Estimated Soft Costs</u>					
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 WITHIN OUTLOT B AND M ARE G.O.
ASSUMES TRAIL WITHIN OPPD OUTLOT D IS SPECIALLY ASSESSED

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	SUBGRADE PREPARATION (OUTLOT M)	27,000	SF	\$1.00	\$27,000.00
2.	CONSTRUCT 8' WIDE 6" CONCRETE TRAIL (OUTLOT M)	27,000	SF	\$3.75	\$101,250.00
3.	SUBGRADE PREPARATION (OUTLOT B & D)	10,200	SF	\$1.00	
4.	CONSTRUCT 8' WIDE 6" CONCRETE TRAIL (OUTLOT B & D)	10,200	SF	\$3.75	
	CONTINGENCY	15%		\$128,250.00	\$19,237.50
Estimated Construction Costs:					\$147,487.50
<u>Estimated Soft Costs</u>					
Engineering Design and					
19.00%	Construction Administration:				\$28,022.63
2.00%	Geotechnical and Testing:				\$2,949.75
5.00%	Legal:				\$7,374.38
5.00%	Fiscal:				\$9,291.71
7.00%	Interest:				\$13,658.82
12	Duration (Months)				
Total Estimated Soft Costs:					42% \$61,297.28
Total Estimated Costs:					\$208,784.78

WATER INTERIOR**Assumptions/Comments:**

MAIN SIZING PROVIDED BY TD2. Updated with Ceder's bid prices.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 6" D.I.P.	2,480	LF	\$27.50	\$68,200.00
2.	CONSTRUCT 8" D.I.P.	4,880	LF	\$35.00	\$170,800.00
3.	CONSTRUCT 10" D.I.P.	865	LF	\$43.00	\$37,195.00
4.	TUNNEL 20" STEEL CASING WITH 10" D.I.P.	110	LF	\$490.00	\$53,900.00
5.	REMOVE EXISTING 8" x 90 DEGREE HORIZONTAL BEND	1	EA	\$350.00	\$350.00
	REMOVE, SALVAGE AND REINSTALL EXISTING TYPE 5 END OF MAIN				
6.	HYDRANT	2	EA	\$2,100.00	\$4,200.00
7.	CONSTRUCT TYPE 1 HYDRANT, GATE VALVE AND TEE ASSEMBLY	13	EA	\$4,050.00	\$52,650.00
8.	CONSTRUCT TYPE 2 HYDRANT, GATE VALVE AND TEE ASSEMBLY	1	EA	\$4,375.00	\$4,375.00
9.	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$300.00	\$600.00
10.	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$350.00	\$700.00
11.	CONSTRUCT 10"x10"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$400.00	\$800.00
12.	CONSTRUCT 8"x6" M.J. WATER CROSS	2	EA	\$380.00	\$760.00
13.	CONSTRUCT 6" M.J. GATE VALVE AND BOX	6	EA	\$1,000.00	\$6,000.00
14.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	12	EA	\$1,360.00	\$16,320.00
15.	CONSTRUCT 10" M.J. GATE VALVE AND BOX	4	EA	\$1,950.00	\$7,800.00
16.	CONSTRUCT 8"x6" REDUCER	2	EA	\$175.00	\$350.00
17.	CONSTRUCT 12"x10" REDUCER	1	EA	\$275.00	\$275.00
18.	CONSTRUCT 8" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	2	EA	\$310.00	\$620.00
19.	CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	2	EA	\$750.00	\$1,500.00
20.	CONSTRUCT 10" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	8	EA	\$1,300.00	\$10,400.00
21.	CONNECT TO EXISTING 8" WATER MAIN	1	EA	\$1,500.00	\$1,500.00
22.	CONNECT TO EXISTING 10" WATER MAIN	1	EA	\$1,900.00	\$1,900.00
23.	CONNECT TO EXISTING 12" WATER MAIN	1	EA	\$2,100.00	\$2,100.00
24.	ADJUST VALVE TO GRADE	2	EA	\$150.00	\$300.00
25.	CONSTRUCT CHLORINE TUBE	3	EA	\$1,900.00	\$5,700.00
26.	CONSTRUCT SAMPLING TAP	6	EA	\$450.00	\$2,700.00
27.	SAW-CUT PAVEMENT FULL DEPTH	10	LF	\$20.00	\$200.00
28.	REMOVE 7" PCC CURB RAMP	72	SF	\$10.00	\$720.00
29.	CONSTRUCT 7" PCC CURB RAMP	72	SF	\$55.00	\$3,960.00
30.	CONSTRUCT DETECTABLE WARNING PANEL	16	SF	\$20.00	\$320.00
31.	CONSTRUCT 7" PCC IMPRINTED SURFACE	15	SF	\$55.00	\$825.00
32.	CONSTRUCT SILT FENCE	1,000	LF	\$2.85	\$2,850.00
33.	REMOVE SILT FENCE	1,000	LF	\$1.20	\$1,200.00
34.	CLEANOUT BASIN	5,000	CY	\$5.25	\$26,250.00
35.	SEEDING - TYPE "TEMPORARY SEED MIX"	4	AC	\$520.00	\$2,080.00
36.	STRAW MULCH	4	AC	\$75.00	\$300.00
	CONTINGENCY	5%		\$490,700.00	\$24,535.00

Estimated Construction Costs: \$515,235.00

Estimated Soft Costs

Engineering Design and	
18.00% Construction Administration:	\$92,742.30
1.00% Geotechnical and Testing:	\$5,152.35
5.00% Legal:	\$25,761.75
5.00% Fiscal:	\$31,944.57
7.00% Interest:	\$35,218.89
9 Duration (Months)	

Total Estimated Soft Costs: 37% \$190,819.86

Total Estimated Costs: **\$706,054.86**

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, 2018.

	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, 2018. 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	\$40,095.90
2 .	OUTLOTS M - PARK AREAS	24.62	AC	\$6,705.00	\$165,077.10
5.980876951 Estimated Construction Costs:					\$205,173.00
<u>Estimated Soft Costs</u>					
	2.00% Engineering Design and				\$4,103.46
	5.00% Legal:				\$10,258.65
	5.00% Fiscal:				\$10,976.76
	7.00% Interest:				\$12,101.87
	9 Duration (Months)				
	Total Estimated Soft Costs:			18%	\$37,440.74
	Total Estimated Costs:				\$242,613.74

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

1/2 the length of pipe adjacent to parks is GO. Price difference for pipes and fittings larger than 8" is GO. Cost differences have been assigned. Items in yellow are either questionable as allowable GO or we don't have an 8" equivalent price established to calculate cost differences. We don't have a bid price for 16" steel casing with 8" DIP to determine the cost difference for the increase to 20" steel casing with 10" DIP, but based on area of steel we estimate the cost of small system to be 36% less 490x.36= \$314. So the cost difference is \$176

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 6" D.I.P.	151	LF	\$27.50	\$4,152.50
2.	CONSTRUCT 8" D.I.P.	270	LF	\$35.00	\$9,450.00
3.	CONSTRUCT 10" D.I.P. (COST DIFFERENCE BETWEEN 8" and 10")	865	LF	\$8.00	\$6,920.00
4.	TUNNEL 20" STEEL CASING WITH 10" D.I.P. (COST DIFFERENCE)	110	LF	\$176.00	\$19,360.00
5.	REMOVE EXISTING 8" x 90 DEGREE HORIZONTAL BEND	0	EA	\$350.00	\$0.00
	REMOVE, SALVAGE AND REINSTALL EXISTING TYPE 5 END OF MAIN				
6.	HYDRANT	0	EA	\$2,100.00	\$0.00
7.	CONSTRUCT TYPE 1 HYDRANT, GATE VALVE AND TEE ASSEMBLY	0	EA	\$4,050.00	\$0.00
8.	CONSTRUCT TYPE 2 HYDRANT, GATE VALVE AND TEE ASSEMBLY	0	EA	\$4,375.00	\$0.00
9.	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$300.00	\$0.00
10.	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$350.00	\$0.00
11.	CONSTRUCT 10"x10"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$50.00	\$100.00
12.	CONSTRUCT 8"x6" M.J. WATER CROSS	0	EA	\$380.00	\$0.00
13.	CONSTRUCT 6" M.J. GATE VALVE AND BOX	0	EA	\$1,000.00	\$0.00
14.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,360.00	\$0.00
15.	CONSTRUCT 10" M.J. GATE VALVE AND BOX	4	EA	\$590.00	\$2,360.00
16.	CONSTRUCT 8"x6" REDUCER	0	EA	\$175.00	\$0.00
17.	CONSTRUCT 12"x10" REDUCER	1	EA	\$100.00	\$100.00
18.	CONSTRUCT 8" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$310.00	\$0.00
19.	CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$750.00	\$0.00
20.	CONSTRUCT 10" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	8	EA	\$550.00	\$4,400.00
21.	CONNECT TO EXISTING 8" WATER MAIN	0	EA	\$1,500.00	\$0.00
22.	CONNECT TO EXISTING 10" WATER MAIN	1	EA	\$400.00	\$400.00
23.	CONNECT TO EXISTING 12" WATER MAIN	1	EA	\$600.00	\$600.00
24.	ADJUST VALVE TO GRADE	0	EA	\$150.00	\$0.00
25.	CONSTRUCT CHLORINE TUBE	3	EA	\$1,900.00	\$5,700.00
26.	CONSTRUCT SAMPLING TAP	6	EA	\$450.00	\$2,700.00
27.	SAW-CUT PAVEMENT FULL DEPTH	10	LF	\$20.00	\$200.00
28.	REMOVE 7" PCC CURB RAMP	72	SF	\$10.00	\$720.00
29.	CONSTRUCT 7" PCC CURB RAMP	72	SF	\$55.00	\$3,960.00
30.	CONSTRUCT DETECTABLE WARNING PANEL	16	SF	\$20.00	\$320.00
31.	CONSTRUCT 7" PCC IMPRINTED SURFACE	15	SF	\$55.00	\$825.00
32.	CONSTRUCT SILT FENCE	1,000	LF	\$2.85	\$2,850.00
33.	REMOVE SILT FENCE	1,000	LF	\$1.20	\$1,200.00
34.	CLEANOUT BASIN	5,000	CY	\$5.25	\$26,250.00
35.	SEEDING - TYPE "TEMPORARY SEED MIX"	4	AC	\$520.00	\$2,080.00
36.	STRAW MULCH	4	AC	\$75.00	\$300.00
	CONTINGENCY	5%		\$94,947.50	\$4,747.38

Estimated Construction Costs: \$99,694.88

Estimated Soft Costs

Engineering Design and	
18.00% Construction Administration:	\$17,945.08
1.00% Geotechnical and Testing:	\$996.95
5.00% Legal:	\$4,984.74
5.00% Fiscal:	\$6,181.08
7.00% Interest:	\$6,814.64
9 Duration (Months)	

Total Estimated Soft Costs: 37% \$36,922.50

Total Estimated Costs: \$136,617.37

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	\$121,306.87	\$121,306.87
Estimated Construction Costs:					\$121,306.87

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:**

Price is based on signed Reimbursement Agreement with NNG.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	NORTHERN NATURAL GAS RELOCATION	1	LS	\$531,941.00	\$531,941.00

Estimated Construction Costs: \$531,941.00

Estimated Soft Costs**Engineering Design and**

0.00% **Construction Administration:** \$0.00

5.00% **Legal:** \$26,597.05

5.00% **Fiscal:** \$27,926.90

7.00% **Interest:** \$61,578.82

18 **Duration (Months)**

Total Estimated Soft Costs: 22% \$116,102.77

Total Estimated Costs: \$648,043.77

Plan Review Fee

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$549,109.16	1.00%	\$5,491.09
2 .	SANITARY SEWER - OUTFALL	\$0.00	1.00%	\$0.00
3 .	STORM SEWER	\$183,578.71	1.00%	\$1,835.79
4 .	FRICKE CREEK STORM SEWER - Original	\$0.00	1.00%	\$0.00
5 .	PAVING MINOR	\$1,124,409.25	1.00%	\$11,244.09
6 .	PAVING COLLECTOR	\$0.00	1.00%	\$0.00
7 .	PAVING MAJOR 66TH STREET IMPROVEMENTS	\$375,683.16	1.00%	\$3,756.83
8 .	SIDEWALKS INTERIOR	\$89,985.20	1.00%	\$899.85
9 .	PARKS IMPROVEMENTS	\$147,487.50	1.00%	\$1,474.88
10 .	WATER INTERIOR	\$515,235.00	1.00%	\$5,152.35
11 .	WATER OFFSITE	\$0.00	1.00%	\$0.00

Estimated Construction Costs: \$29,854.88

Estimated Soft Costs

5.00% **Fiscal:** \$1,492.74

7.00% **Interest:** \$2,194.33

12 **Duration (Months)**

Total Estimated Soft Costs: 12% \$3,687.08

Total Estimated Costs: \$33,541.96

Exhibit G-2

S.I.D. Cost Estimate

Pioneer View Total Estimate

0114052.01-003

SID No. 305

4/10/2020

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	11282	LF	\$1,148,400.00	\$1,600,900.00	\$96,000.00	\$1,504,900.00	
STORM SEWER							
Interior	3824	LF	\$546,964.52	\$800,058.35	\$793,460.60	\$0.00	\$0.00
Fricke Creek	70	LF	\$557,000.00	\$781,700.00	\$781,700.00	\$0.00	\$0.00
PAVING							
Minor	48171	SY	\$2,244,100.00	\$2,913,300.00	\$910,500.00	\$2,002,800.00	\$0.00
Major	3500	SY	\$375,700.00	\$523,100.00	\$523,100.00	\$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	\$19,700.00	\$28,800.00	\$28,800.00	\$0.00	\$0.00
PARKS							
Acquisition	16.08	AC	\$250,900.00	\$287,600.00	\$287,600.00	\$0.00	\$0.00
Improvements	41100	SF	\$147,500.00	\$208,800.00	\$208,800.00	\$0.00	\$0.00
WATER							
Interior	16725	LF	\$940,200.00	\$1,267,400.00	\$294,400.00	\$973,000.00	\$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	\$649,600.00	\$324,800.00	\$324,900.00	\$0.00
Capital Facilities Charge-Outlot/Park	45	AC	\$299,700.00	\$357,200.00	\$178,600.00	\$178,600.00	\$0.00
POWER	232	Lots	\$313,200.00	\$399,900.00	\$0.00	\$399,900.00	\$0.00
UTILITY RELOCATION	1	LF	\$531,900.00	\$648,000.00	\$0.00	\$648,000.00	\$0.00
PLAN REVIEW FEE	1	%	\$54,600.00	\$61,900.00	\$46,400.00	\$15,500.00	\$0.00
Total			\$8,102,464.52	\$10,701,558.35	\$4,647,460.60	\$6,047,600.00	\$0.00

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Home - Phase 1
(Land Value Only) =

Average market Value Per Residential Home - Phase 2
(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 - Phase 1	<input type="text" value="130"/>	Units =	\$68,000.00 =	\$8,840,000.00
Residential Improvements - Phase 1	<input type="text" value="130"/>	Units =	\$300,000.00 =	\$39,000,000.00
Residential Lot - Phase 2	<input type="text" value="102"/>	Units =	\$76,000.00 =	\$7,752,000.00
Residential Improvements - Phase 2	<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 = **\$86,192,000.00**

Total 95% Valuation = **\$81,882,400.00**

DEBT RATIO =