

2014-23802

10/24/2014 12 55 18 PM

Floyd J. Douding

REGISTER OF DEEDS

COUNTER	<u>a</u>	C.E.	<u>a</u>
VERIFY	<u>a</u>	D.E.	<u>a</u>
PROOF	<u>un</u>		
FEES \$	<u>178.00</u>		
CHECK#	_____		
CHG	<u>COP</u>	CASH	_____
REFUND	_____	CREDIT	_____
SHORT	_____	NCR	_____



SECOND AMENDMENT TO THE
SUBDIVISION AGREEMENT

PARTIES:

THIS SECOND AMENDMENT TO THE SUBDIVISION AGREEMENT made this 7th day of October, 2014 by and between SANITARY AND IMPROVEMENT DISTRICT NO. 272 (hereinafter referred to as "DISTRICT") and ROGERS DEVELOPMENT INC., a Nebraska corporation (hereinafter referred to as "DEVELOPER"); and the CITY OF PAPILLION, a municipal corporation (hereinafter referred to as "CITY") amends and modifies the Subdivision Agreement adopted by Resolution #R06-0045, entered into by the parties on February 21, 2006 as modified by the First Amendment adopted by Resolution #R07-0123, entered into by the parties on August 5, 2008 (hereinafter collectively referred to as the "Agreement").

WHEREAS, DEVELOPER desires to replat and develop Lot 80, Settlers Creek into Lots 1 through 26, inclusive, and Outlot A, Settlers Creek Replat 8 (hereinafter referred to as the "Property"); and

WHEREAS, the parties hereto desire to modify the Subdivision Agreement to allow for the replatting and development of the Property as set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises and covenants hereinafter contained, the parties hereto agree as follows:

1. Definitions: Unless otherwise defined in this Second Amendment, all capitalized terms used in this Second Amendment shall have the same meaning set forth for such terms in the Subdivision Agreement.

2. Area of Application. The Second Amendment applies to Lots 1 through 4, 7 through 79, 82 through 119, 122 through 229 and Outlots 1 through 3, Settlers Creek, Lots 1 through 6, inclusive, Settlers Creek Replat 1, Lot 1, Settlers Creek Replat 4, Lot 1, Settlers Creek Replat Five, and Lots 1 through 26, inclusive, and Outlot A, Settlers Creek Replat 8.

3. Amendments to Subdivision Agreement. The following provisions of the Subdivision Agreement shall be modified with respect to the development of the Property as follows:

A. Exhibit A is hereby amended to reflect the final plat of the Property as shown on Exhibit A-3 attached hereto.

B. Exhibit B is hereby amended to reflect the modifications to the paving plans for the development of the Property as shown on Exhibit B-1 attached hereto.

A

- C. Exhibit C is hereby amended to reflect the modifications to the sanitary sewer and water plans for the development of the Property as shown on Exhibit C-1 attached hereto.
- D. Exhibit D is hereby amended to reflect the modifications to the storm sewer plans for the development of the Property as shown on Exhibit D-1 attached hereto.
- E. Exhibit E is hereby repealed in its entirety and the attached Exhibit E-1 is hereby substituted in its place with respect to the Summary of Estimated Construction Costs.
- F. Exhibit G is hereby added to the Agreement to reflect the sediment and/or detention plan for the Property.
- G. Exhibit H is hereby added to the Agreement to reflect the trail/sidewalk plan for the Property.

4. Capital Facilities Fees. DISTRICT shall pay to CITY Capital Facilities Charges for Settlers Creek Replat 8 in the amount of \$56,715.00 based on 26 residential lots at \$2,070 per lot (\$53,820.00) plus 0.5 acres of outlots at \$5,790 per acre (\$2,895.00) less a credit of \$42,000 for Capital Facilities Charges paid in 2006, for a net charge of \$14,715. Not less than fifty percent (50%) of gross Capital Facilities Charges paid to CITY shall be specially assessed against property served. CITY shall provide DISTRICT with an invoice for the Capital Facilities Charges after City Council approves the Final Plat. **Capital Facilities Charges shall be paid prior to issuance of any building permits.**

5. Watershed Fees. All new building permits within Settlers Creek Replat 8 will be subject to the Watershed Fee as described in the Papillion Master Fee Schedule and agreed to by the Papillion Creek Watershed Partnership. Such fee shall be calculated based on the gross acreage of the Mixed Use lot(s) and a per lot basis for Single-Family Residential lot(s) for which the building permit is requested and shall be due prior to the issuance of the building permit.

6. Covenants. DEVELOPER agrees to establish and record with the Sarpy County Register of Deeds covenants for the Property that address street creep/driveway binding on curved streets, provide for over lot drainage, and establish that the maximum driveway slope shall be 8% to provide for a maximum driveway cross slope of two percent (2%) at the sidewalk intersection within the public right-of-way in compliance with ADA/PROWAG guidelines and CITY standards. DEVELOPER shall provide documentation that the covenants have been recorded prior to the issuance of the first building permit.

7. Wastewater Service Agreement Exhibits. The DEVELOPER shall be responsible for providing all exhibits required for the amendment to CITY'S Wastewater Sewer Agreement with the City of Omaha as requested by CITY.

8. Maintenance of Detention Facilities and Water Quality and Quantity Controls. DEVELOPER, its successors, or assigns, (including, but not limited to, the lot owner but excluding DISTRICT) shall be responsible for detention facility and Water Quality and Quantity Control construction and maintenance in compliance with the Post Construction Storm Water Management requirements of CITY. CITY shall not have any responsibility for maintenance or repair of any such facility located within the Development Area until annexation. Upon annexation, CITY agrees to mow the facility twice a year and maintain basic functionality of any above facilities should maintenance of the facilities lapse by

B

DEVELOPER, its successors, or assigns. At no time shall CITY take responsibility for any aesthetic amenities, including, but not limited to, fountains, landscaping plant materials other than native grass, and inorganic materials such as mulch. Temporary Sediment/Permanent Detention Basin(s) are planned for the subdivision as shown on the attached Exhibit "F". Permanent Detention Basins are initially used as Temporary Sediment Basins until such time that the area draining into the basin is developed. DEVELOPER covenants and agrees that it assumes the sole obligation for the construction of the Temporary Basin(s) and the maintenance thereof during the mass grading of the Development Area including sediment removal from basins and traps. The grading for and maintenance of the Permanent Basins during the mass grading will be performed and paid for by DEVELOPER, with the cost of the permanent piping therefor paid by DISTRICT as a general obligation cost. After completion of the mass grading, the ongoing maintenance of removing accumulated sediment as may be required for both the Temporary and Permanent Basins may be borne by general obligation or privately financed by DEVELOPER until such time as the Public Improvements serviced by each basin have been completed. DEVELOPER, and its successors and assigns shall be responsible for the Permanent Basins once they have served their purpose as Temporary Basins and maintenance shall be in compliance with the Post-Construction Storm Water Management requirements of CITY.

9. Easements to CITY. DEVELOPER, its successors and assigns, and DISTRICT agree to allow CITY to install improvements within Outlots 1 through 3, Settlers Creek and Outlot A, Settlers Creek Replat 8. For the purpose of this agreement, improvements will be limited to those purposes defined in Nebraska Revised Statute 19-709 for a city to exercise eminent domain. Further, DEVELOPER, its successors and assigns, and DISTRICT agree to dedicate, at no expense to CITY, any easements required for said improvements. Such easement dedication shall not be unreasonably withheld by DEVELOPER or DISTRICT in order to gain any monetary or non-monetary concessions by CITY, including but not limited to, improvements to any trail, sidewalk, street, park or drainage system, a reduction in water or sewer rates, provision of additional services not traditionally provided to DISTRICT, or commitment to an annexation timeframe.

10. Discharge Permits in Papillion's Wastewater Service Area. The City of Omaha is authorized to issue discharge permits in Papillion's Waste Water Service Area, which includes the Development Area. The parties acknowledge that the City of Omaha has the authority to enforce prohibitions and limitations as specified in Omaha Municipal Code Chapter 31 by means of discharge permits. All such enforcements will be in collaboration with and by the written approval of CITY.

11. Exhibit Additions. Exhibit A-3, Exhibit B-1, Exhibit C-1, Exhibit D-1, Exhibit E-1, Exhibit G, and Exhibit H are hereby added to the Agreement.

12. Miscellaneous.

A. Counterparts. This Second Amendment may be executed in counterparts each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

B. No Other Amendment. Except as specifically set forth herein, the Subdivision Agreement shall remain in full force and effect.

C. Binding Effect. This Second Amendment shall be binding upon the parties, their respective successors and assigns.

C

ATTEST:

THE CITY OF PAPHILLION, NEBRASKA

Christine L. Myers
~~Elizabeth Butler, City Clerk~~
Christine L. Myers, Deputy City Clerk

[Signature]
David P. Black, Mayor

SEAL:



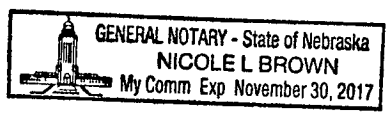
SANITARY & IMPROVEMENT DISTRICT
NO. 272 OF SARPY COUNTY, NEBRASKA

By: [Signature]
Its: CHAIRMAN

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Michael Rogers,
Chairman of Sanitary & Improvement District No. 272, known to me to be the identical
person who executed the above instrument and acknowledged the execution thereof the be his or her
voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this 20th day of October, 2014.



Nicole L. Brown
Notary Public

D

ROGERS DEVELOPMENT INC., a Nebraska corporation

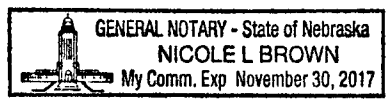
By: [Signature]

Its: PRESIDENT

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

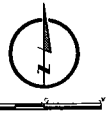
Before me, a notary public, in and for said county and state, personally came Michael Rogers, President of Rogers Development Inc., known to me to be the identical person who executed the above instrument and acknowledged the execution thereof the be his or her voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this 8th day of October, 2014.



Nicole L Brown
Notary Public

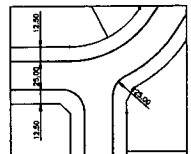
SETTLERS CREEK REPLAT 8 (LOTS 1 THRU 26 AND OUTLOT A)



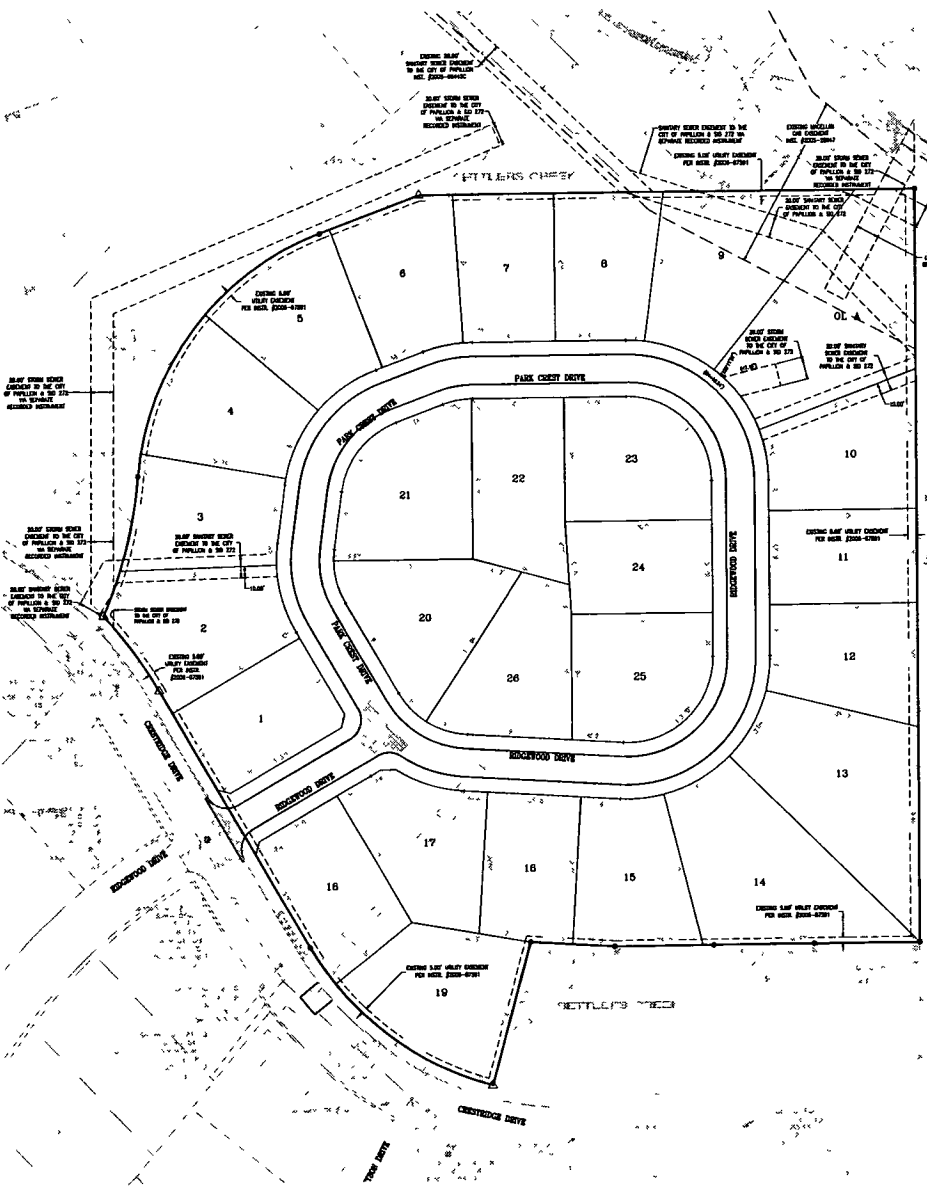
VICINITY MAP



- LEGEND**
- PROPERTY LINE
 - ==== PROPOSED PAVEMENT
 - ▭ PROPOSED C/O PAVING
 - EXISTING GAS
 - EXISTING WATER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY FORCE MAIN
 - EXISTING MANHOLE
 - EXISTING OVERHEAD POWER
 - EXISTING UNDERGROUND POWER
 - WETLAND
 - ▭ EXISTING STRUCTURE
 - ▭ EXISTING VEGETATION LIMITS



TYPICAL PAVING GEOMETRY



Drawn by	PCJ
Checked by	PCJ
Approved by	PCJ
Scale	AS SHOWN
Project	SETTLERS CREEK REPLAT 8
Revision	

This document is a preliminary version which has never been underwritten. The results should not be considered a certified document.

1471C West Dodge Road, Suite 100
Omaha, Nebraska 68154-2097
www.LRA, Inc.com

LAMP RYNEARSON
LAND RECONSTRUCTION ASSOCIATES, P.C.
SETTLERS CREEK REPLAT 8 (LOTS 1 THRU 26 AND OUTLOT A)
SARPY COUNTY, NEBRASKA

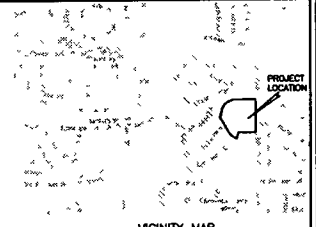
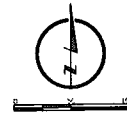
FINAL PLAT
PAVING EXHIBIT

job number - 1471C
14021813-001
book -
date - 07-14-2014
sheet - 1 of 1

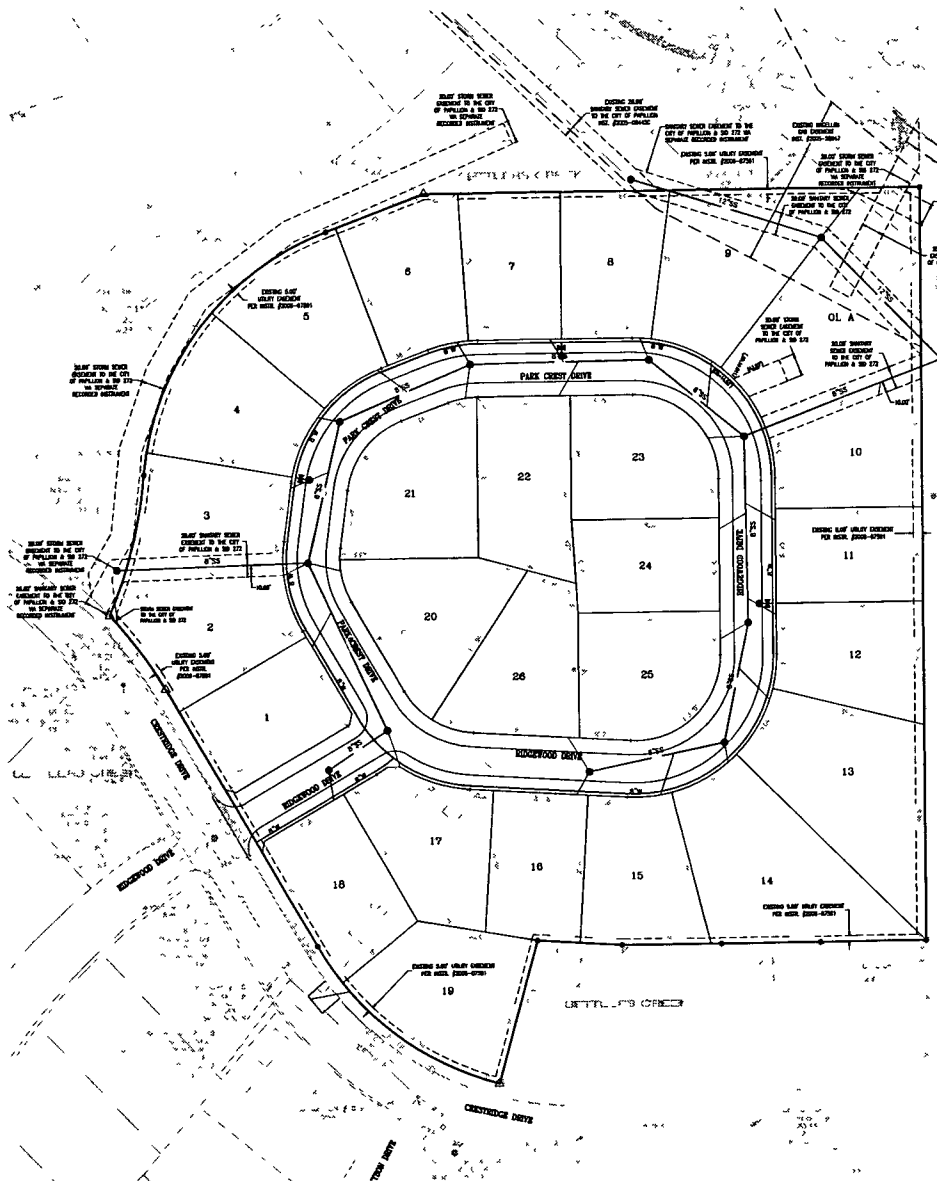
EXHIBIT B-1

A

SETTLERS CREEK REPLAT 8 (LOTS 1 THRU 26 AND OUTLOT A)



VICINITY MAP



LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER AND SERVICE
- FLOW ARROW
- PROPOSED MANHOLE
- WATER
- VALVE
- FIRE HYDRANT ASSEMBLY
- EXISTING GAS
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCE MAIN
- EXISTING MANHOLE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- WETLAND
- EXISTING STRUCTURE
- EXISTING VEGETATION LIMITS

Drawn by	JTB
Designed by	CRP
Reviewed by	CRP
Project	Settlers Creek
Location	Settlers Creek
Particulars	

This document is a preliminary version and should not be used for construction. The user should refer to the final approved document.

400.499.7498 (P)
400.467.2730 (F)
1210 West Dodge Road, Suite 100
Omaha, Nebraska 68114, 2007
www.LRA, Inc.com

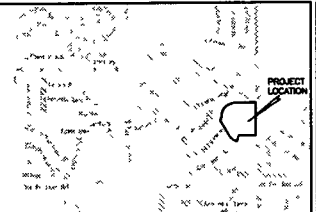
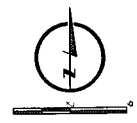
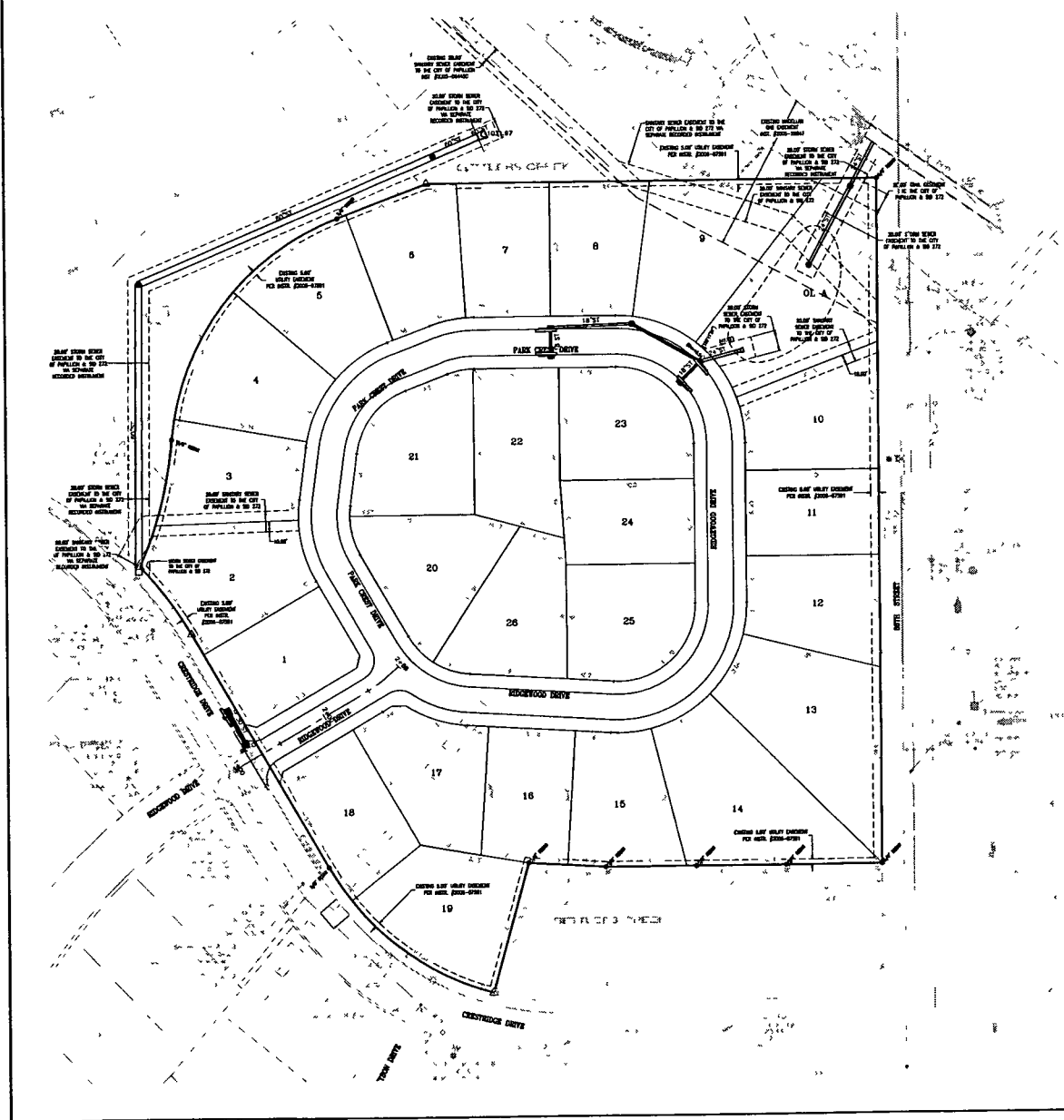
LAMP RYNEARSON
SETTLERS CREEK REPLAT 8 (LOTS 1 THRU 26 AND OUTLOT A)
SARPY COUNTY, NEBRASKA

FINAL PLAT
SANITARY SEWER AND WATER EXHIBIT

job number - 080818-03-03
book - page
date - 07-14-2011
sheet - 1 of 1

EXHIBIT C-1

SETTLERS CREEK REPLAT 8 (LOTS 1 THRU 26 AND OUTLOT A)



- LEGEND**
- PROPERTY LINE
 - PROPOSED PAVEMENT
 - 18" 31" PROPOSED STORM SEWER
 - PROPOSED CURB INLET
 - PROPOSED MANHOLE
 - PROPOSED FLARED END SECTION
 - PROPOSED SILT BASIN / WATER QUALITY POND
 - EXISTING GAS
 - EXISTING WATER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY FORCE MAIN
 - EXISTING MANHOLE
 - EXISTING OVERHEAD POWER
 - EXISTING UNDERGROUND POWER
 - WETLAND
 - EXISTING STRUCTURE
 - EXISTING VEGETATION LIMITS

Drawn by	Checked by
Designed by	Reviewed by
Estimated by	Permitted
Survey	
2020/06/14/20	

This document is a preliminary version and should not be used for construction without the final approved document.

17710 West Coon Road Suite 100 409-262-2931
 Omaha, Nebraska 68154-0327 409-262-2931
 www.lra-inc.com

LAMP RYNEARSON
 LAND SURVEYORS & ENGINEERS
 SETTLEMENTS & DEVELOPMENT

FINAL PLAT
STORM SEWER EXHIBIT

Job number - 2020-06-14-20
 Book - 2020-06-14-20
 Sheet - 1 of 1

EXHIBIT D-1

H

I

EXHIBIT E-1

S.I.D. Cost Estimate

SETTLERS CREEK-REPLAT 8 - SCHOOL LOT
0105018.03-003
SID No.: 272
7/14/2014

J

ORDER OF MAGNITUDE COST ESTIMATE

FINAL PLAT EXHIBIT E-1

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Intenor	1600	LF	\$169,700 00	\$234,200 00	\$6,900 00	\$227,300 00	\$0 00
Relocation	0	LF	\$0 00	\$0 00	\$0 00	\$0 00	\$0 00
Connecton Fees	0	Lots	\$0 00	\$0 00	\$0 00	\$0 00	\$0 00
STORM SEWER							
Intenor	1054	LF	\$266,100 00	\$378,900 00	\$235,300 00	\$143,600 00	\$0 00
PAVING							
Minor	4500	SY	\$233,500 00	\$322,300 00	\$99,700 00	\$222,600 00	\$0 00
SIDEWALKS & TRAILS	0	SF	\$0 00	\$0 00	\$0 00	\$0 00	\$0 00
WATER							
Intenor	1500	LF	\$76,100 00	\$102,500 00	\$0 00	\$102,500 00	\$0 00
Capital Facility Fees	26	Lots	\$14,700 00	\$17,100 00	\$8,550 00	\$8,550 00	\$0 00
POWER	26	Lots	\$35,100 00	\$44,600 00	\$0 00	\$44,600 00	\$0 00
PLAN REVIEW FEE	1	%	\$7,500 00	\$8,400 00	\$4,200 00	\$4,200 00	\$0 00

REPLAT 8-SCHOOL LOT	Total	\$802,700 00	\$1,108,000 00	\$354,650 00	\$753,350 00	\$0 00
PHASE 1 IMPROVEMENTS (Per email/phone call received from Rich Harman on 9/30/14)			\$7,259,500 00	\$6,476,200 00	\$783,300 00	
TOTAL REPLAT 8-SCHOOL LOT + PHASE 1			\$8,367,500 00	\$6,830,850 00	\$1,536,650 00	\$0 00

K

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Lot (Land Value Only)	=	<input type="text" value="\$55,000 00"/>
Average Market Value Per Residential Lot (Improvements) (Improvement Only)	=	<input type="text" value="\$275,000 00"/>
Average market Value Per Duplex Home (Includes Land Value)	=	<input type="text"/>
Commercial Land Value per square foot	=	<input type="text" value="\$9 00"/>
Commercial Building Value per square foot	=	<input type="text" value="\$110 00"/>
Apartment Land per square foot	=	<input type="text"/>
Apartment Building per square foot	=	<input type="text"/>

ASSESSABLE VALUATION

Residential Lot	<input type="text" value="257"/>	Units =	\$55,000 00 =	\$14,135,000 00
Residential Improvements	<input type="text" value="257"/>	Units =	\$275,000 00 =	\$70,675,000 00
Apartment Home	<input type="text"/>	Units =	\$0 00 =	\$0 00
Commercial Land (ANNEXED)	<input type="text" value="0 00"/>	AC =	\$392,040 00 =	\$0 00
Commercial Building (ANNEXED)	<input type="text" value="0"/>	SF =	\$110 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 =				\$84,810,000 00
Total 95% Valuation =				\$80,569,500 00
DEBT RATIO =				<input type="text" value="8.48%"/>

L

SANITARY SEWER - INTERIOR

Assumptions/Comments
 PRICES ARE FROM SETTLERS CREEK REPLAT 8 SANITARY, STORM, PAVING, WATER BID 9/24/14

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CLEARING AND GRUBBING GENERAL	1	LS	\$6,540 21	\$6,540 21
2	REMOVE MANHOLE	4	EA	\$553 81	\$2,215 24
3	ABANDON 12" OR SMALLER PIPE	800	LF	\$12 66	\$10,128 00
4	REMOVE 12" OR SMALLER SEWER PIPE	350	LF	\$13 71	\$4,798 50
5	CONSTRUCT 6" SANITARY SEWER PIPE	900	LF	\$16 06	\$14,454 00
6	CONSTRUCT 8" SANITARY SEWER PIPE	1,600	LF	\$17 81	\$28,498 00
7	CONSTRUCT 12" SANITARY SEWER PIPE	200	LF	\$25 55	\$5,110 00
8	BORE AND JACK 12" D I P	150	LF	\$174 05	\$26,107 50
9	CONSTRUCT 6" PIPE BEDDING	900	LF	\$2 48	\$2,232 00
10	CONSTRUCT 8" PIPE BEDDING	1,600	LF	\$2 95	\$4,720 00
11	CONSTRUCT 12" PIPE BEDDING	200	LF	\$3 85	\$770 00
12	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	75	TN	\$29 54	\$2,215 50
13	CONSTRUCT 54" I D SANITARY MANHOLE (11 EA)	130	VF	\$304 04	\$39,525 20
	CONSTRUCT 54" I D SANITARY MANHOLE OVER EXISTING SANITARY PIPE (3 EA)	31	VF	\$315 64	\$9,784 84
14	CONSTRUCT 6" x 8" WYE	13	EA	\$59 07	\$767 91
15	CONSTRUCT 6" MANHOLE STUBOUT	12	EA	\$89 66	\$1,075 92
16	TAP AND CONSTRUCT 8"x6" WYE, CONNECT TO 6" SANITARY SEWER PIPE	1	EA	\$1,318 59	\$1,318 59
17	CONSTRUCT 8" PIPE PLUG	1	EA	\$36 92	\$36 92
18	CONSTRUCT 10" PIPE PLUG	2	EA	\$44 30	\$88 60
19	CONSTRUCT MANHOLE RING COLLAR	3	EA	\$406 13	\$1,218 39
20	CONTINGENCY	5%			\$8,080 17

Estimated Construction Costs \$169,683 49

Estimated Soft Costs

Engineering Design and		
20.00%	Construction Administration	\$33,936 70
2.00%	Geotechnical and Testing	\$3,393 67
5.00%	Legal	\$8,484 17
5.00%	Fiscal	\$10,774 90
7.00%	Interest	\$7,919 55
6 Duration (Months)		

Total Estimated Soft Costs 38% \$64,509 00

Total Estimated Costs \$234,192 48

m

SANITARY SEWER - RELOCATION

Assumptions/Comments
 SEE SANITARY SEWER INTERIOR

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 CLEARING AND GRUBBING GENERAL	0	LS	\$0 00	\$0 00
2 CONSTRUCT 12" SANITARY SEWER PIPE	0	LF	\$0 00	\$0 00
3 CONSTRUCT 12" D I P	0	LF	\$0 00	\$0 00
4 CONSTRUCT 12" PIPE BEDDING	0	LF	\$0 00	\$0 00
5 STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$0 00	\$0 00
6 CONSTRUCT 54" I D SANITARY MANHOLE (1EA, 12' DEEP)	0	VF	\$0 00	\$0 00
CONSTRUCT 54" I D SANITARY MANHOLE OVER EXISTING SANITARY				
7 PIPE (2 EA, 12' DEEP)	0	VF	\$0 00	\$0 00
8 CONSTRUCT MANHOLE RING COLLAR	0	EA	\$0 00	\$0 00
9 CONSTRUCT EXTERNAL FRAME SEAL	0	EA	\$0 00	\$0 00
CONTINGENCY	5%			\$0 00

Estimated Construction Costs \$0 00

Estimated Soft Costs

Engineering Design and	
20 00% Construction Administration	\$0 00
2 00% Geotechnical and Testing	\$0 00
5 00% Legal	\$0 00
5 00% Fiscal	\$0 00
7 00% Interest	\$0 00
12 Duration (Months)	

Total Estimated Soft Costs 0% \$0 00

Total Estimated Costs \$0 00

SANITARY SEWER - CONNECTION FEES

Assumptions/Comments
 Unit price is per the City of Papillion Master Fee Schedule For Sewer Connection, Single Family These are paid at time of building permit

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 CONNECTION FEES- RESIDENTIAL (LOTS 1-26)	0	EA	\$947 00	\$0 00

Estimated Construction Costs \$0 00

Estimated Soft Costs

5 00% Legal	\$0 00
5 00% Fiscal	\$0 00
7 00% Interest	\$0 00
12 Duration (Months)	

Total Estimated Soft Costs 0% \$0 00

Total Estimated Costs \$0 00

N

SANITARY SEWER - INTERIOR G.O

Assumptions/Comments

PRICES ARE FROM SETTLERS CREEK REPLAT 8 SANITARY, STORM, PAVING, WATER BID 9/24/14
 ASSUMES PRICE DIFFERENCE FROM 12"-8" FOR RELOCATING OUTFALL SEWER IS GO
 ASSUMES UNIT PRICE FOR BORE AND JACK 8" D I P IS \$154.05 PER LF

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 CLEARING AND GRUBBING GENERAL	0	LS	\$6,540.21	\$0.00
2 REMOVE MANHOLE	0	EA	\$553.81	\$0.00
3 ABANDON 12" OR SMALLER PIPE	0	LF	\$12.66	\$0.00
4 CONSTRUCT SANITARY BY-PASS		LF		\$0.00
5 CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$16.06	\$0.00
6 CONSTRUCT 8" SANITARY SEWER PIPE	0	LF	\$17.81	\$0.00
7 CONSTRUCT 12" SANITARY SEWER PIPE (PRICE DIFFERENCE FROM 8")	200	LF	\$7.74	\$1,548.00
8 BORE AND JACK 12" D I P (PRICE DIFFERENCE FROM 8")	150	LF	\$20.00	\$3,000.00
9 CONSTRUCT 6" PIPE BEDDING	0	LF	\$2.48	\$0.00
10 CONSTRUCT 8" PIPE BEDDING	0	LF	\$2.95	\$0.00
11 CONSTRUCT 12" PIPE BEDDING (PRICE DIFFERENCE FROM 8")	200	LF	\$0.90	\$180.00
12 STABILIZATION TRENCH W/ CRUSHED LIMESTONE	0	TN	\$29.54	\$0.00
13 CONSTRUCT 54" I D SANITARY MANHOLE (11 EA)	0	VF	\$304.04	\$0.00
CONSTRUCT 54" I D SANITARY MANHOLE OVER EXISTING SANITARY PIPE (3 EA)	0	VF	\$315.64	\$0.00
15 CONSTRUCT 6" x 8" WYE	0	EA	\$59.07	\$0.00
16 CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$89.66	\$0.00
TAP AND CONSTRUCT 8"x6" WYE, CONNECT TO 6" SANITARY SEWER PIPE	0	EA	\$1,318.59	\$0.00
18 CONSTRUCT 8" PIPE PLUG	0	EA	\$36.92	\$0.00
19 CONSTRUCT 10" PIPE PLUG	0	EA	\$44.30	\$0.00
20 CONSTRUCT MANHOLE RING COLLAR	0	EA	\$406.13	\$0.00
CONTINGENCY		5%		\$236.40

Estimated Construction Costs \$4,964.40

Estimated Soft Costs

Engineering Design and	
20.00% Construction Administration	\$992.88
2.00% Geotechnical and Testing	\$99.29
5.00% Legal	\$248.22
5.00% Fiscal	\$315.24
7.00% Interest	\$231.70
6 Duration (Months)	

Total Estimated Soft Costs 38% \$1,887.33

Total Estimated Costs \$6,851.73

SANITARY SEWER - RELOCATION G O

Assumptions/Comments
 SEE SANITARY SEWER INTERIOR

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 CLEARING AND GRUBBING GENERAL	0	LS	\$0 00	\$0 00
2 CONSTRUCT 12" SANITARY SEWER PIPE (PRICE DIFFERENCE FROM 8")	0	LF	\$0 00	\$0 00
3 CONSTRUCT 12" D I P (PRICE DIFFERENCE FROM 8")	0	LF	\$0 00	\$0 00
4 CONSTRUCT 12" PIPE BEDDING (PRICE DIFFERENCE FROM 8")	0	LF	\$0 00	\$0 00
5 STABILIZATION TRENCH W/ CRUSHED LIMESTONE	0	TN	\$0 00	\$0 00
6 CONSTRUCT 54" I D SANITARY MANHOLE	0	VF	\$0 00	\$0 00
7 CONSTRUCT 54" I D SANITARY MANHOLE OVER EXISTING SANITARY PIPE	0	VF	\$0 00	\$0 00
8 CONSTRUCT MANHOLE RING COLLAR	0	EA	\$0 00	\$0 00
9 CONSTRUCT EXTERNAL FRAME SEAL	0	EA	\$0 00	\$0 00
CONTINGENCY	5%			\$0 00

Estimated Construction Costs \$0 00

Estimated Soft Costs

Engineering Design and	
20 00% Construction Administration	\$0 00
2 00% Geotechnical and Testing	\$0 00
5 00% Legal	\$0 00
5 00% Fiscal	\$0 00
7 00% Interest	\$0 00
6 Duration (Months)	

Total Estimated Soft Costs. 0% \$0 00

Total Estimated Costs **\$0 00**

SANITARY SEWER - CONNECTION FEES G O.

Assumptions/Comments
 ONLY SOFT COSTS ARE GENERAL OBLIGATION

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 SANITARY SEWER CONNECTION FEE SOFT COSTS	1	LS	\$0 00	\$0 00

Estimated Construction Costs \$0 00

4

STORM SEWER

Assumptions/Comments

PRICES ARE FROM SETTLERS CREEK REPLAT 8 SANITARY, STORM, PAVING, WATER BID 9/24/14

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 GENERAL GRADING AND SHAPING	1	LS	\$17,405.39	\$17,405.39
2 REMOVE 18" STORM SEWER PIPE	120	LF	\$12.66	\$1,519.20
3 REMOVE CMP RISER AND BASE	1	LS	\$474.69	\$474.69
4 CLEAN OUT SILT BASIN (REMOVE, SPREAD AND REPLACE -ESTABLISHED QUANTITY)	350	CY	\$5.01	\$1,753.50
5 EARTHWORK UNSUITABLE MATERIAL (REMOVE, SPREAD AND REPLACE)	200	CY	\$5.01	\$1,002.00
6 EARTHWORK-BASIN REMOVAL (OFF-SITE BORROW)	3100	CY	\$8.88	\$27,528.00
7 REMOVE 30" CULVERT PIPE	31	LF	\$18.99	\$588.69
8 REMOVE 60" CULVERT PIPE	247	LF	\$58.02	\$14,330.94
9 REMOVE & SALVAGE 60" CULVERT PIPE	247	LF	\$63.29	\$15,632.63
10 REMOVE AREA INLET	2	EA	\$685.67	\$1,371.34
11 REMOVE SALVAGE, AND REINSTALL 60" FLARED END SECTION	1	EA	\$527.44	\$527.44
12 REMOVE CURB INLET	1	EA	\$685.67	\$685.67
13 REMOVE GABION STRUCTURE, SALVAGE RIP RAP	1	LS	\$896.64	\$896.64
14 CLEAN OUT CURB INLET AND REMOVE TEMPORARY DIVERSION WEIR	1	EA	\$685.67	\$685.67
15 CONSTRUCT 18" R C P , CLASS III	250	LF	\$27.13	\$6,782.50
16 CONSTRUCT 24" R C P CLASS III	40	LF	\$50.63	\$2,025.20
17 CONSTRUCT 30" R C P CLASS III	40	LF	\$48.76	\$1,950.40
18 CONSTRUCT 60" R C P D(0 01) = 1,350	350	LF	\$177.45	\$62,107.50
19 CONSTRUCT SALVAGED 60" R C P , D(0 01) = 1,350	350	LF	\$69.74	\$24,409.00
20 CONSTRUCT 60" R C P , D(0 01) = 1,350 W/ PIPE COUPLERS	24	LF	\$110.76	\$2,658.24
21 CONSTRUCT CONCRETE COLLAR-60" FIELD BEND	1	EA	\$1,002.13	\$1,002.13
22 CONSTRUCT 54" I D MANHOLE (1 EA)	6	VF	\$316.46	\$1,898.76
23 CONSTRUCT 72" I D MANHOLE (1EA)	7	VF	\$385.03	\$2,695.21
24 CONSTRUCT 96" I D TYPE II AREA INLET (2 EA)	14	VF	\$1,039.05	\$14,546.70
25 CONSTRUCT 18" PIPE BEDDING	250	LF	\$3.88	\$965.00
26 CONSTRUCT 24" PIPE BEDDING	40	LF	\$4.09	\$163.60
27 CONSTRUCT 30" PIPE BEDDING	40	LF	\$5.19	\$207.60
28 CONSTRUCT 60" PIPE BEDDING	350	LF	\$8.97	\$3,139.50
29 STABILIZE TRENCH W/ CRUSHED LIMESTONE	100	TN	\$31.65	\$3,165.00
30 CONSTRUCT 24" R C FLARED END SECTION	1	EA	\$870.27	\$870.27
31 CONSTRUCT 8'X3'X3' GABION BASKET (4 TONS)	1	EA	\$690.94	\$690.94
32 CONSTRUCT 8'X3'X18" GABION BASKET (4 TONS)	2	EA	\$764.78	\$1,529.56
33 CONSTRUCT 9'X3'X18" GABION BASKET (23 TONS)	8	EA	\$764.78	\$6,118.24
34 CONSTRUCT 12'X3'X18" GABION BASKET (8 TONS)	2	EA	\$791.15	\$1,582.30
35 CONSTRUCT 9'X3'X1' GABION BASKET (6 TONS)	3	EA	\$626.59	\$1,879.77
36 CONSTRUCT 9'X3'X9" GABION BASKET (3 TONS)	2	EA	\$632.92	\$1,265.84
37 BX 1100 GEOGRID	333	SY	\$3.16	\$1,052.28
38 500X GEOTEXTILE FABRIC	333	SY	\$3.28	\$1,092.24
39 1.5" CRUSHER RUN RECYCLED CONCRETE	150	TN	\$22.15	\$3,322.50
40 3" SCREENED RECYCLED CONCRETE	150	TN	\$25.32	\$3,798.00
41 REIMBURSEMENT FOR EXISTING WATER QUALITY STORM SEWER	1	LS	\$13,566.20	\$13,566.20
42 CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$1,355.62	\$1,355.62
43 SEEDING - TYPE "TURF SEED"	1	AC	\$1,265.85	\$1,265.85
44 ROLLED EROSION CONTROL TYPE II	1,950	SY	\$1.00	\$1,950.00
CONTINGENCY	5%			\$12,672.89

Estimated Construction Costs \$266,130.64

Estimated Soft Costs

Engineering Design and	
25.00% Construction Administration	\$66,532.66
1.00% Geotechnical and Testing	\$2,661.31
5.00% Legal	\$13,306.53
5.00% Fiscal	\$17,431.56
7.00% Interest:	\$12,812.19
6 Duration (Months)	

Total Estimated Soft Costs 42% \$112,744.25

Total Estimated Costs \$378,874.89



STORM SEWER G O

Assumptions/Comments

- Assumes all Storm Sewer Up to 48" is GO, Silt basin removal items are special, Water Quality storm sewer previously installed is GO
- Assumes price difference from 48" to 60" is GO
- Assumes unit price for 48" RCP is \$90 00 per LF
- Assumes unit price for 48" Salvaged RCP is \$50 00 per LF
- Assumes unit price for 48" Concrete Collar-60" Field Bend is \$750 00
- Assumes unit price for 48" Pipe Bedding is \$7 50

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	GENERAL GRADING AND SHAPING	1	LS	\$17,405 39	\$17,405 39
2	REMOVE 18" STORM SEWER PIPE	0	LF	\$12 66	\$0 00
3	REMOVE CMP RISER AND BASE	0	LS	\$474 69	\$0 00
4	CLEAN OUT SILT BASIN (REMOVE, SPREAD AND REPLACE -ESTABLISHED QUANTITY)	0	CY	\$5 01	\$0 00
5	EARTHWORK UNSUITABLE MATERIAL (REMOVE, SPREAD AND REPLACE)	0	CY	\$5 01	\$0 00
6	EARTHWORK-BASIN REMOVAL (OFF-SITE BORROW)	0	CY	\$8 88	\$0 00
7	REMOVE 30" CULVERT PIPE	31	LF	\$18 99	\$588 69
8	REMOVE 60" CULVERT PIPE	247	LF	\$58 02	\$14,330 94
9	REMOVE & SALVAGE 60" CULVERT PIPE	247	LF	\$63 29	\$15,632 63
10	REMOVE AREA INLET	2	EA	\$685 67	\$1,371 34
11	REMOVE, SALVAGE, AND REINSTALL 60" FLARED END SECTION	1	EA	\$527 44	\$527 44
12	REMOVE CURB INLET	1	EA	\$685 67	\$685 67
13	REMOVE GABION STRUCTURE, SALVAGE RIP RAP	1	LS	\$896 64	\$896 64
14	CLEAN OUT CURB INLET AND REMOVE TEMPORARY DIVERSION WEIR	1	EA	\$685 67	\$685 67
15	CONSTRUCT 18" R C P , CLASS III	250	LF	\$27 13	\$6,782 50
16	CONSTRUCT 24" R C P , CLASS III	40	LF	\$50 63	\$2,025 20
17	CONSTRUCT 30" R C P , CLASS III	40	LF	\$48 76	\$1,950 40
18	CONSTRUCT 60" R C P , D(0 01) = 1,350 (PRICE DIFFERENCE FROM 48")	350	LF	\$87 45	\$30,607 50
19	CONSTRUCT SALVAGED 60" R C P , D(0 01) = 1,350 (PRICE DIFFERENCE FROM 48")	350	LF	\$19 74	\$6,909 00
20	CONSTRUCT 60" R C P , D(0 01) = 1,350 W/ PIPE COUPLERS (PRICE DIFFERENCE FROM 48")	24	LF	\$20 76	\$498 24
21	CONSTRUCT CONCRETE COLLAR-60" FIELD BEND	1	EA	\$252 13	\$252 13
22	CONSTRUCT 54" I D MANHOLE (1 EA)	6	VF	\$316 46	\$1,898 76
23	CONSTRUCT 72" I D MANHOLE (1EA)	7	VF	\$385 03	\$2,695 21
24	CONSTRUCT 96" I D TYPE II AREA INLET (2 EA)	14	VF	\$1,039 05	\$14,546 70
25	CONSTRUCT 18" PIPE BEDDING	250	LF	\$3 86	\$965 00
26	CONSTRUCT 24" PIPE BEDDING	40	LF	\$4 09	\$163 60
27	CONSTRUCT 30" PIPE BEDDING	40	LF	\$5 19	\$207 60
28	CONSTRUCT 60" PIPE BEDDING (PRICE DIFFERENCE FROM 48")	350	LF	\$1 47	\$514 50
29	STABILIZE TRENCH W/ CRUSHED LIMESTONE	100	TN	\$31 65	\$3,165 00
30	CONSTRUCT 24" R C FLARED END SECTION	1	EA	\$870 27	\$870 27
31	CONSTRUCT 6'X3'X3' GABION BASKET (4 TONS)	1	EA	\$690 94	\$690 94
32	CONSTRUCT 6'X3'X18" GABION BASKET (4 TONS)	2	EA	\$764 78	\$1,529 56
33	CONSTRUCT 9'X3'X18" GABION BASKET (23 TONS)	8	EA	\$764 78	\$6,118 24
34	CONSTRUCT 12'X3'X18" GABION BASKET (8 TONS)	2	EA	\$791 15	\$1,582 30
35	CONSTRUCT 9'X3'X1' GABION BASKET (6 TONS)	3	EA	\$626 59	\$1,879 77
36	CONSTRUCT 9'X3'X9" GABION BASKET (3 TONS)	2	EA	\$632 92	\$1,265 84
37	BX 1100 GEOGRID	0	SY	\$3 16	\$0 00
38	500X GEOTEXTILE FABRIC	0	SY	\$3 28	\$0 00
39	1 5" CRUSHER RUN RECYCLED CONCRETE	0	TN	\$22 15	\$0 00
40	3" SCREENED RECYCLED CONCRETE	0	TN	\$25 32	\$0 00
41	REIMBURSEMENT FOR EXISTING WATER QUALITY STORM SEWER	1	LS	\$13,566 20	\$13,566 20
42	CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$1,355 62	\$1,355 62
43	SEEDING - TYPE "TURF SEED"	1	AC	\$1,265 85	\$1,265 85
44	ROLLED EROSION CONTROL, TYPE II	1,950	SY	\$1 00	\$1,950 00
	CONTINGENCY		5%		\$7,869 02

Estimated Construction Costs \$165,249 36

Estimated Soft Costs

Engineering Design and	
25 00% Construction Administration	\$41,312 34
1 00% Geotechnical and Testing	\$1,652 49
5 00% Legal	\$8,262 47
5 00% Fiscal	\$10,823 83
7 00% Interest	\$7,955 52
6 Duration (Months)	

Total Estimated Soft Costs 42% \$70,006 65

Total Estimated Costs \$235,256 01

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PAVING MINOR

Assumptions/Comments

PRICES ARE FROM SETTLERS CREEK REPLAT 8 SANITARY, STORM, PAVING, WATER BID 9/24/14

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	REMOVE 10' WIDE P C CONCRETE TRAIL	1,800	SF	\$0 10	\$180 00
2	REMOVE PAVEMENT AND INTEGRAL CURB AND GUTTER	125	SY	\$8 93	\$1,116 25
3	REMOVE & RELOCATE STREET LIGHT	1	EA	\$725 22	\$725 22
4	REMOVE SIDEWALK	30	SF	\$0 84	\$25 20
5	SAW CUT EXISTING PAVEMENT - FULL DEPTH	200	LF	\$6 00	\$1,200 00
6	EARTHWORK-TRAIL GRADING (OFF-SITE BORROW)	667	CY	\$12 74	\$8,497 58
7	COMMON EARTH EXCAVATION-SUBGRADE	1,500	CY	\$2 86	\$4,290 00
8	CONSTRUCT 6" CONCRETE SIDEWALK	1,000	SF	\$4 46	\$4,460 00
9	CONSTRUCT 6" CONCRETE TRAIL	6,000	SF	\$6 69	\$40,140 00
10	7" CONCRETE PAVEMENT - TYPE L65	4,500	SY	\$29 69	\$133,605 00
11	CONSTRUCT CURB INLET - TYPE I	5	EA	\$3,347 19	\$16,735 95
12	ADJUST MANHOLE TO GRADE (11SS, 2ST)	13	EA	\$217 57	\$2,828 41
13	CONSTRUCT EXTERNAL FRAME SEAL	11	EA	\$351 87	\$3,870 57
14	CONSTRUCT THICKENED EDGE	25	LF	\$9 19	\$229 75
15	DRILL AND GROUT NO 5 TIE BARS	40	EA	\$6 69	\$267 60
16	JET EXISTING SEWER	1,600	LF	\$0 89	\$1,424 00
17	CURB INLET PROTECTION	4	EA	\$228 72	\$914 88
18	CLEANOUT SILT BASIN	400	CY	\$3 35	\$1,340 00
19	CLEANOUT SILT FENCE	650	LF	\$0 84	\$546 00
	CONTINGENCY	5%			\$11,119 82

Estimated Construction Costs. \$233,516 23

Estimated Soft Costs

Engineering Design and	
20 00% Construction Administration	\$46,703 25
2 00% Geotechnical and Testing	\$4,670 32
5 00% Legal	\$11,675 81
5 00% Fiscal	\$14,828 28
7 00% Interest	\$10,898 79
6 Duration (Months)	

Total Estimated Soft Costs 38% \$88,776 45

Total Estimated Costs \$322,292 68

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PAVING MINOR G O

Assumptions/Comments

PRICES ARE FROM SETTLERS CREEK REPLAT 8 SANITARY, STORM,
PAVING, WATER BID 9/24/14
ASSUMES ALL NORMAL GO EXCEPT ONLY 3475 SF OF TRAIL IS G O TO MAINTAIN THE TOTAL GENERAL OBLIGATION PREVIOUSLY SUBMITTED

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	REMOVE 10' WIDE P C CONCRETE TRAIL	1,800	SF	\$0 10	\$180 00
2	REMOVE PAVEMENT AND INTEGRAL CURB AND GUTTER	125	SY	\$8 93	\$1,116 25
3	REMOVE & RELOCATE STREET LIGHT	1	EA	\$725 22	\$725 22
4	REMOVE SIDEWALK	30	SF	\$0 84	\$25 20
5	SAW CUT EXISTING PAVEMENT - FULL DEPTH	200	LF	\$6 00	\$1,200 00
6	EARTHWORK-TRAIL GRADING (OFF-SITE BORROW)	667	CY	\$12 74	\$8,497 58
7	COMMON EARTH EXCAVATION-SUBGRADE	62	CY	\$2 86	\$176 37
8	CONSTRUCT 6" CONCRETE SIDEWALK	0	SF	\$4 46	\$0 00
9	CONSTRUCT 6" CONCRETE TRAIL	3,475	SF	\$6 69	\$23,247 75
10	7" CONCRETE PAVEMENT - TYPE L65	185	SY	\$29 69	\$5,492 65
11	CONSTRUCT CURB INLET - TYPE I	5	EA	\$3,347 19	\$16,735 95
12	ADJUST MANHOLE TO GRADE (11SS, 2ST)	13	EA	\$217 57	\$2,828 41
13	CONSTRUCT EXTERNAL FRAME SEAL	11	EA	\$351 87	\$3,870 57
14	CONSTRUCT THICKENED EDGE	25	LF	\$9 19	\$229 75
15	DRILL AND GROUT NO 5 TIE BARS	40	EA	\$6 69	\$267 60
16	JET EXISTING SEWER	1,600	LF	\$0 89	\$1,424 00
17	CURB INLET PROTECTION	4	EA	\$228 72	\$914 88
18	CLEANOUT SILT BASIN	400	CY	\$3 35	\$1,340 00
19	CLEANOUT SILT FENCE	650	LF	\$0 84	\$546 00
	CONTINGENCY		5%		\$3,440 91

Estimated Construction Costs \$72,259 09

Estimated Soft Costs

Engineering Design and	
20 00% Construction Administration	\$14,451 82
2 00% Geotechnical and Testing	\$1,445 18
5 00% Legal	\$3,812 95
5 00% Fiscal	\$4,588 45
7 00% Interest	\$3,372 51
6 Duration (Months)	

Total Estimated Soft Costs 38% \$27,470 92

Total Estimated Costs \$99,730 00

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SIDEWALKS

Assumptions/Comments
 SEE PAVING MINOR

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 COMMON EARTH EXCAVATION - SUBGRADE	0	CY	\$3 00	\$0 00
2 CONSTRUCT 5" CONCRETE TRAIL	0	SF	\$4 50	\$0 00
3 CONSTRUCT 4" CONCRETE SIDEWALK	0	SF	\$3 75	\$0 00
4 CONSTRUCT CONCRETE CURB RAMP	0	EA	\$250 00	\$0 00
CONTINGENCY	5%			\$0 00
Estimated Construction Costs				\$0 00
Estimated Soft Costs				
		Engineering Design and		
	20 00%	Construction Administration		\$0 00
	1 00%	Geotechnical and Testing		\$0 00
	5 00%	Legal		\$0 00
	5 00%	Fiscal		\$0 00
	7 00%	Interest		\$0 00
		12 Duration (Months)		
Total Estimated Soft Costs.			0%	\$0 00
Total Estimated Costs				\$0 00

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SIDEWALKS G.O.

Assumptions/Comments

Assumes all trail and Curb ramps are GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	COMMON EARTH EXCAVATION - SUBGRADE	0	CY	\$3 00	\$0 00
2	CONSTRUCT 5" CONCRETE TRAIL	0	SF	\$4 50	\$0 00
3	CONSTRUCT 4" CONCRETE SIDEWALK	0	EA	\$3 75	\$0 00
4	CONSTRUCT CONCRETE CURB RAMP	0	EA	\$250 00	\$0 00
	CONTINGENCY	5%			\$0 00

Estimated Construction Costs: \$0 00

Estimated Soft Costs

Engineering Design and	
20 00% Construction Administration	\$0 00
1 00% Geotechnical and Testing	\$0 00
5 00% Legal	\$0 00
5 00% Fiscal	\$0 00
7 00% Interest	\$0 00
12 Duration (Months)	

Total Estimated Soft Costs: 0% \$0 00

Total Estimated Costs: \$0 00

WATER INTERIOR

Assumptions/Comments
 PRICES ARE FROM SETTLERS CREEK REPLAT 8 SANITARY STORM PAVING WATER BID 9/24/14

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 REMOVE HYDRANT CAP MAIN AND ABANDON 6" MAIN IN PLACE	1	EA	\$1 898 77	\$1 898 77
2 TAP EXISTING 8" MAIN	1	EA	\$8 858 87	\$8 858 87
3 CONSTRUCT 6" I D WATER MAIN	1 225	EA	\$30 59	\$37 472 75
4 CONSTRUCT 8" I D WATER MAIN	275	LF	\$34 81	\$9 572 75
5 CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	2	EA	\$237 35	\$474 70
6 CONSTRUCT 8" M.J. GATE VALVE AND BOX	3	EA	\$1 318 59	\$3 955 77
7 CONSTRUCT 8"x8"x8" M J TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$300 84	\$300 84
8 CONSTRUCT 8"x8"x8" M J TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$303 80	\$303 80
9 CONSTRUCT HYDRANT GATE VALVE AND TEE ASSEMBLY	4	EA	\$2 547 52	\$10 190 08
10 SEEDING - TYPE "TEMPORARY SEED MIX"	1 0	AC	\$717 31	\$717 31
11 STRAW MULCH	1 0	AC	\$685 87	\$685 87
CONTINGENCY	5%			\$3 821 45
Estimated Construction Costs				\$76 050 36
Estimated Soft Costs				
			Engineering Design and	
			18 00% Construction Administration	\$13 689 06
			1 00% Geotechnical and Testing	\$780 50
			5 00% Legal	\$3 802 52
			5 00% Fiscal	\$4 715 12
			7 00% Interest	\$3 485 81
			6 Duration (Months)	
Total Estimated Soft Costs				35% \$28 432 82
Total Estimated Costs				\$102 483 18

WATER-CAPITAL FACILITY FEES-PAPILLION

Assumptions/Comments
 Capital Facilities Fee Originally Paid on Lot 80 in 2008 (\$4 200 per Acre = \$42 000)
 Outstanding fees to be paid are current residential lot fee (Oct 1 2014 rate) \$2 070 per lot minus amount originally paid
 Unit prices per the City of Papillion Master Fee Schedule For Sewer Connection Single Family October 1 2014 Rate Shown

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 RESIDENTIAL (SINGLE FAMILY) (\$2 070*26 Lots - \$42 000)	26	EA	\$2 070 00	\$53 820 00
2 OUTLOT (WATER QUALITY OUTLOT A)	0 5	AC	\$5 790 00	\$2 895 00
3 SCHOOL LOT FACILITY FEE DEDUCT	1	LS	(\$42 100 00)	(\$42 100 00)
Estimated Construction Costs				\$14 715 00
Estimated Soft Costs				
			5 00% Legal	\$735 75
			5 00% Fiscal	\$772 54
			7 00% Interest	\$851 72
			9 Duration (Months)	
Total Estimated Soft Costs				16% \$2 360 01
Total Estimated Costs				\$17 075 01

W

WATER INTERIOR G O

Assumptions/Comments



Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1				\$0 00
Estimated Construction Costs				\$0 00
Estimated Soft Costs				
		Engineering Design and		
		5 00% Construction Administration		\$0 00
		0 00% Geotechnical and Testing		\$0 00
		5 00% Legal		\$0 00
		5 00% Fiscal		\$0 00
		7 00% Interest		\$0 00
		9 Duration (Months)		
		Total Estimated Soft Costs	0%	\$0 00
		Total Estimated Costs		\$0 00

X

POWER

Assumptions/Comments

- ↪ Prices update to reflect OPPD current rates
- ↪ Decorative lights are not proposed at this time

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	REPLAT 8-SCHOOL LOT POWER (\$1350/LOT)	26	EA	\$1,350 00	\$35,100 00

Estimated Construction Costs \$35,100 00

Estimated Soft Costs

10 00%	Engineering Design and Construction Administration	\$3,510 00
5 00%	Legal	\$1,755 00
5 00%	Fiscal	\$2,018 25
7 00%	Interest	\$2,225 12
9	Duration (Months)	

Total Estimated Soft Costs 27% \$9,508 37

Total Estimated Costs \$44,608 37

3

POWER G.O.

Assumptions/Comments



Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1				\$0 00

Estimated Construction Costs: \$0 00

Estimated Soft Costs

Engineering Design and	
10 00% Construction Administration	\$0 00
5 00% Legal	\$0 00
5 00% Fiscal	\$0 00
7 00% Interest:	\$0 00
9 Duration (Months)	

Total Estimated Soft Costs. 0% \$0 00

Total Estimated Costs \$0 00

Plan Review Fee

Assumptions/Comments



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1	SANITARY SEWER - INTERIOR	\$169,683 49	1 00%	\$1,696 83
2	SANITARY SEWER - RELOCATION	\$0 00	1 00%	\$0 00
3	STORM SEWER	\$266,130 64	1 00%	\$2,661 31
4	PAVING MINOR	\$233,516 23	1 00%	\$2,335 16
5	PAVING COLLECTOR	\$0 00	1 00%	\$0 00
6	PAVING MAJOR	\$0 00	1 00%	\$0 00
7	SIDEWALKS	\$0 00	1 00%	\$0 00
8	PARKS IMPROVEMENTS	\$0 00	1 00%	\$0 00
9	WATER INTERIOR	\$76,050 36	1 00%	\$760 50
10	WATER OFFSITE	\$0 00	1 00%	\$0 00

Estimated Construction Costs. \$7,453 81

Estimated Soft Costs

5 00% Fiscal	\$372 69
7 00% Interest	\$547 85
12 Duration (Months)	

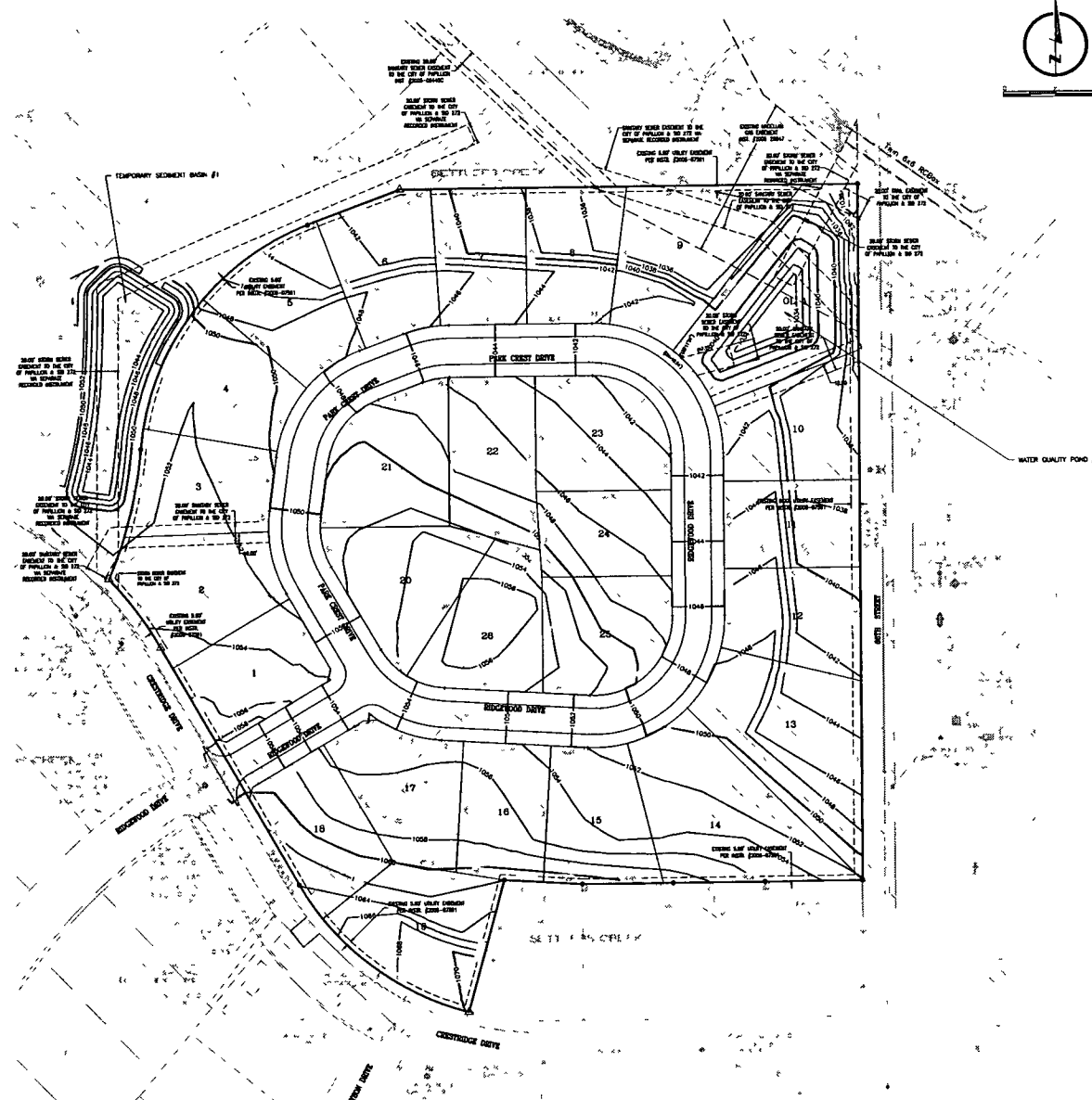
Total Estimated Soft Costs 12% \$920 55

Total Estimated Costs: \$8,374 35

SETTLERS CREEK REPLAT 8 (LOTS 1 THRU 26 AND OUTLOT A)



VICINITY MAP



- LEGEND**
- PROPERTY LINE
 - PROPOSED PAVEMENT
 - - - - - PROPOSED GRADE
 - - - - - EXISTING GRADE
 - - - - - EXISTING GAS
 - - - - - EXISTING WATER
 - - - - - EXISTING STORM SEWER
 - - - - - EXISTING SANITARY SEWER
 - - - - - EXISTING SANITARY FORCE MAIN
 - ⊙ EXISTING MANHOLE
 - ⊕ EXISTING OVERHEAD POWER
 - ⊖ EXISTING UNDERGROUND POWER
 - WETLAND
 - EXISTING STRUCTURE
 - EXISTING VEGETATION LIMITS

Drawn by	JDR
Checked by	CSK
Reviewed by	
Project	REPLAT 8 - LOTS
Address	

This document is a PRELIMINARY version. When you receive these plans, you should check for any errors and contact the engineer if you have any questions.

14270 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-9197
 www.LEA1nc.com

LAMP RYNEARSON
 & ASSOCIATES
 ENGINEERS & ARCHITECTS
 SETTLERS CREEK REPLAT 8 (LOTS 1 THRU 26 AND OUTLOT A)
 SAPPY COUNTY, NEBRASKA

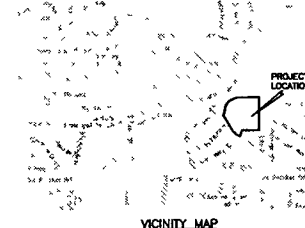
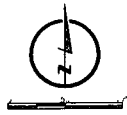
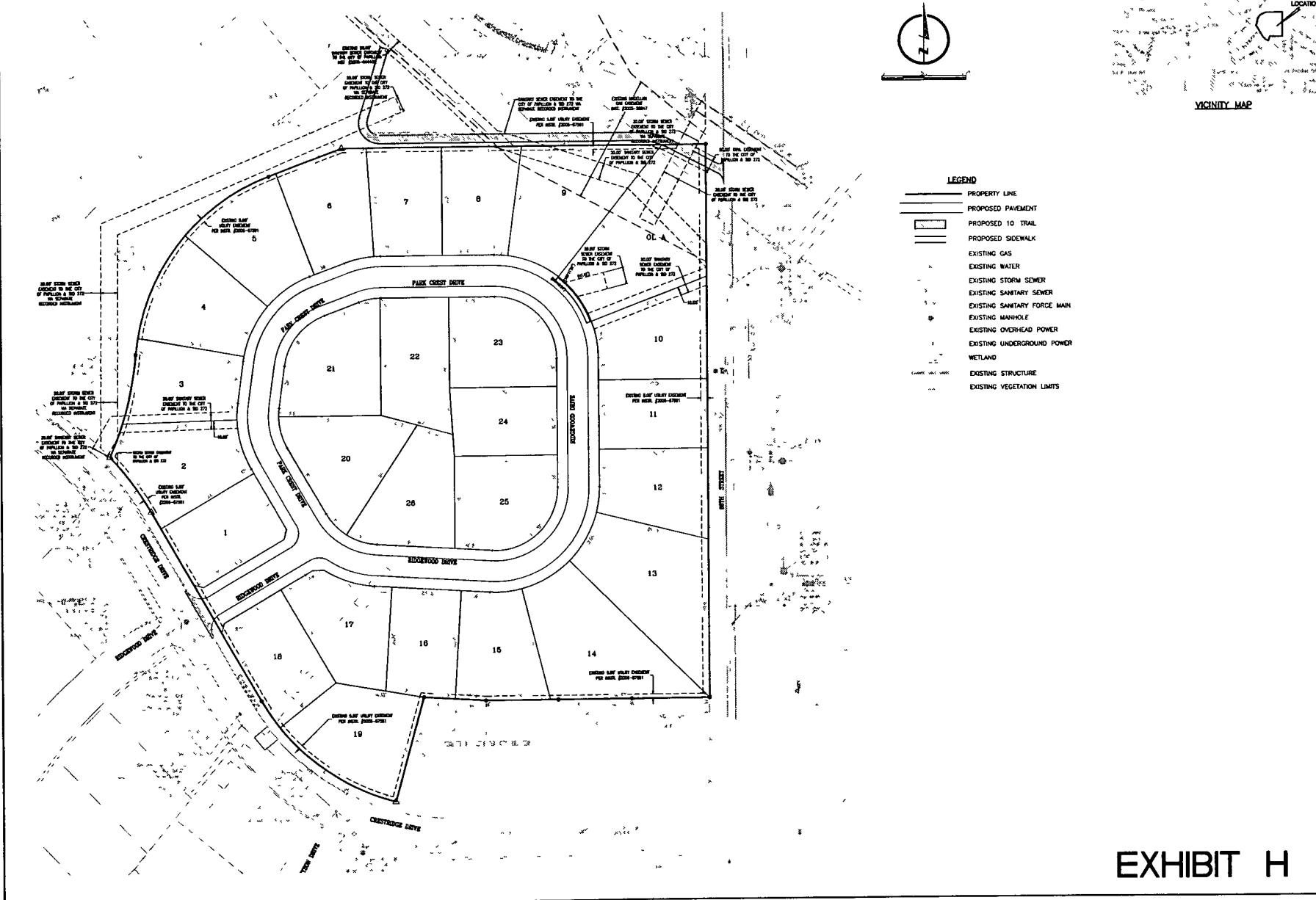
FINAL PLAT
 SEDIMENT AND/OR DETENTION EXHIBIT

job number	14270
book	010018.03-003
page	
date	07-14-2014
sheet	1 of 1

EXHIBIT G

Fla

SETTLERS CREEK REPLAT 8 (LOTS 1 THRU 26 AND OUTLOT A)



- LEGEND**
- PROPERTY LINE
 - PROPOSED PAVEMENT
 - PROPOSED 10' TRAIL
 - PROPOSED SIDEWALK
 - EXISTING GAS
 - EXISTING WATER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY FORCE MAIN
 - EXISTING MANHOLE
 - EXISTING OVERHEAD POWER
 - EXISTING UNDERGROUND POWER
 - WETLAND
 - EXISTING STRUCTURE
 - EXISTING VEGETATION LIMITS

drawn by	TRC
checked by	TRC
approved by	TRC
date	07-14-2014

PROJECT LOCATION	
DATE	
SCALE	
REVISIONS	

This document is a PRELIMINARY version which has never been issued. This model should not be considered a contract document.

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FINAL PLAT
TRAIL / SIDEWALK EXHIBIT

job number - 140014-00-00
 book -
 page -
 date - 07-14-2014
 sheet - 1 of 1

EXHIBIT H

2014-23878 AB