



2021-01233

01/11/2021 10:14:10 AM

Recording fees paid:

\$400.00

Pages: 66

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

By: lam



AMD

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**FIRST AMENDMENT
TO
SHADOW LAKE 2
SUBDIVISION AGREEMENT**

This First Amendment to the Shadow Lake 2 Subdivision Agreement (hereinafter "First Amendment"), which is made this 10th day of October, 2020 ("Effective Date"), by and between **SHADOW LAKE 2, LLC**, a Nebraska limited liability company (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 326 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPIILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as "CITY") (collectively the "Parties"), amends and modifies the original subdivision agreement approved by the Papillion City Council via Resolution No. 17-0158 on September 5, 2017 (hereinafter referred to as the "Original Subdivision Agreement").

RECITALS

DEVELOPER, DISTRICT, and CITY entered into the Original Subdivision Agreement, with respect to Lots 1 – 181, inclusive, and Outlots A – I ("Phase 1") of the development to be known, inclusive of all phases, as Shadow Lake 2 ("Shadow Lake 2"); and

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

DISTRICT is the owner of record of the parcels of land described as Parcel 2 in Exhibit A-1. All such parcels of land owned by DISTRICT are within CITY's zoning and platting jurisdiction; and

DEVELOPER and DISTRICT have requested CITY to approve a specific platting of such additional parcels of land, to be developed and known as Phase 2 of Shadow Lake 2 ("Phase 2"), as depicted in the Final Plat exhibit attached as Exhibit B-1, and that Phase 2 be included within the definition of "Development Area"; and

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

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

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Original Subdivision Agreement as modified and amended by this First Amendment (collectively, the "Agreement").
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Original Subdivision Agreement.
3. Area of Application. This First Amendment applies to Lots 1 – 232, inclusive, and Outlots A – M of Shadow Lake 2.
4. Amendment. The Original Subdivision Agreement terms are hereby amended as follows:

- A. Section 2(A)(3) is hereby rescinded in its entirety and replaced to read:

Dedicated Street Construction. Construction of all Dedicated Streets, as shown on the Streets and Walks exhibit attached as Exhibit C including improvements within the: (1) 72nd Street right-of-way, (2) Capehart Road right-of-way, (3) 75th Street right-of-way adjacent to the area platted as Shadow Lake 2, (4) 77th Street right-of-way adjacent to the area platted as Shadow Lake 2, (5) Von Street right-of-way adjacent to the area platted as Shadow Lake 2, and (6) Swallowtail Street right-of-way adjacent to the area platted as Shadow Lake 2.

- B. Section 2(A)(12) is hereby rescinded in its entirety and replaced to read:

Sidewalks and Trails. The five foot (5') sidewalks within the: (1) right-of-way abutting all outlots, (2) Capehart Road right-of-way, (3) 75th Street right-of-way adjacent to the area platted as Shadow Lake 2, (4) 77th Street right-of-way adjacent to the area platted as Shadow Lake 2, (5) Von Street right-of-way adjacent to the area platted as Shadow Lake 2, and (6) Swallowtail Street right-of-way adjacent to the area platted as Shadow Lake

2, and the ten foot (10') wide trail within 72nd Street right-of-way, as shown in Exhibit F and Exhibit F-1.

- C. Section 5(A)(1)(i)(b) is hereby added to read:

Lots 182 – 232 and Outlots J – M. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$131,116.50 based on 51 residential lots at \$2,400.00 per lot (specifically Lots 182 – 232, inclusive) plus 1.3 acres of outlots at \$6,705.00 per acre (specifically Outlots J – M, inclusive).

- D. Section 10(P) is hereby added to read:

Phasing. CITY, DEVELOPER, and DISTRICT acknowledge that Shadow Lake 2 is being final platted in phases as shown on Exhibit H (“Phase 1” and “Phase 2”, respectively). Phase 1 Public Improvements shall be installed within one (1) year of the date of the Original Subdivision Agreement, with the exception of those improvements identified in Section 10 as to be deferred until a future phase or until Warranted. Phase 2 Public Improvements shall be installed within one (1) year of the date of the execution of the First Amendment, with the exception of those improvements identified in Section 10 as to be deferred until a future phase or until Warranted.

- E. Section 11(D) is hereby rescinded in its entirety and replaced to read:

Ownership Transfer Prior to Annexation. DEVELOPER and DISTRICT agree that ownership of Outlots A through M, inclusive, any future outlots, and all easements rights owned by DEVELOPER or DISTRICT within the Development Area, shall be maintained by DEVELOPER, transferred to DEVELOPER, or transferred to the Shadow Lake 2 Homeowners Association prior to annexation by CITY.

5. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto are incorporated into this First Amendment and the Original Subdivision Agreement by this reference hereby rescinded, modified, and/or added as follows:

- A. Exhibit A, and all references thereto, are hereby amended to include the attached Exhibit A-1.
- B. Exhibit B, and all references thereto, are hereby amended to include the attached Exhibit B-1.
- C. Exhibit C, and all references thereto, are hereby amended to include the attached Exhibit C-1.
- D. Exhibit D, and all references thereto, are hereby amended to include the attached Exhibit D-1.

- E. Exhibit E, and all references thereto, are hereby amended to include the attached Exhibit E-1.
 - F. Exhibit F, and all references thereto, are hereby amended to include the attached Exhibit F-1.
 - G. Exhibit G, and all references thereto, are hereby rescinded in their entirety and Exhibit G-1 attached hereto is substituted in their place.
 - H. Exhibit H is hereby added.
6. No Other Amendment. Except as specifically modified and amended by this First Amendment, the Original Subdivision Agreement shall remain in full force and effect.
7. Binding Effect. This First Amendment shall be binding upon the Parties, their respective successors, and assigns.

(Signatures on following pages.)

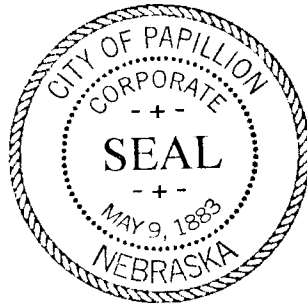
ATTEST:

CITY OF PAPIILLION, a Nebraska
Municipal Corporation

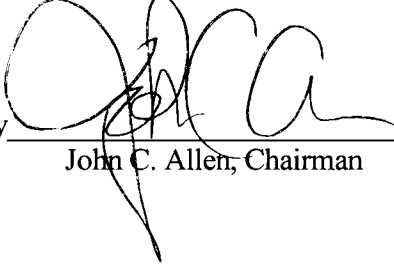
Nicole L. Brown
Nicole L. Brown, City Clerk

By David P. Black
David P. Black, Mayor

CITY SEAL



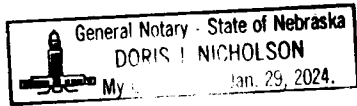
SANITARY AND IMPROVEMENT DISTRICT
NO. 326 OF SARPY COUNTY, NEBRASKA

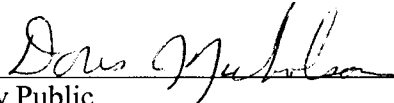
By 
John C. Allen, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

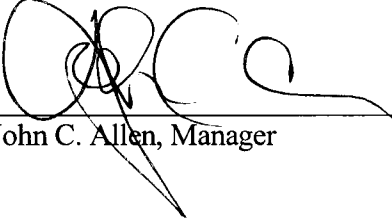
Before me, a notary public, in and for said county and state, personally came John C. Allen, Chairman of Sanitary and Improvement District No. 326 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be such person's voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 2nd day of November, 2020.




Notary Public

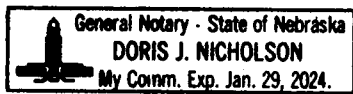
Shadow Lake 2, LLC, a Nebraska limited liability company

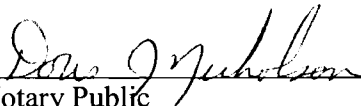
By 
John C. Allen, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came John C. Allen, Manager of Shadow Lake 2, 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 such person's voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 2nd day of November, 2022.




Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

SECTIONS:

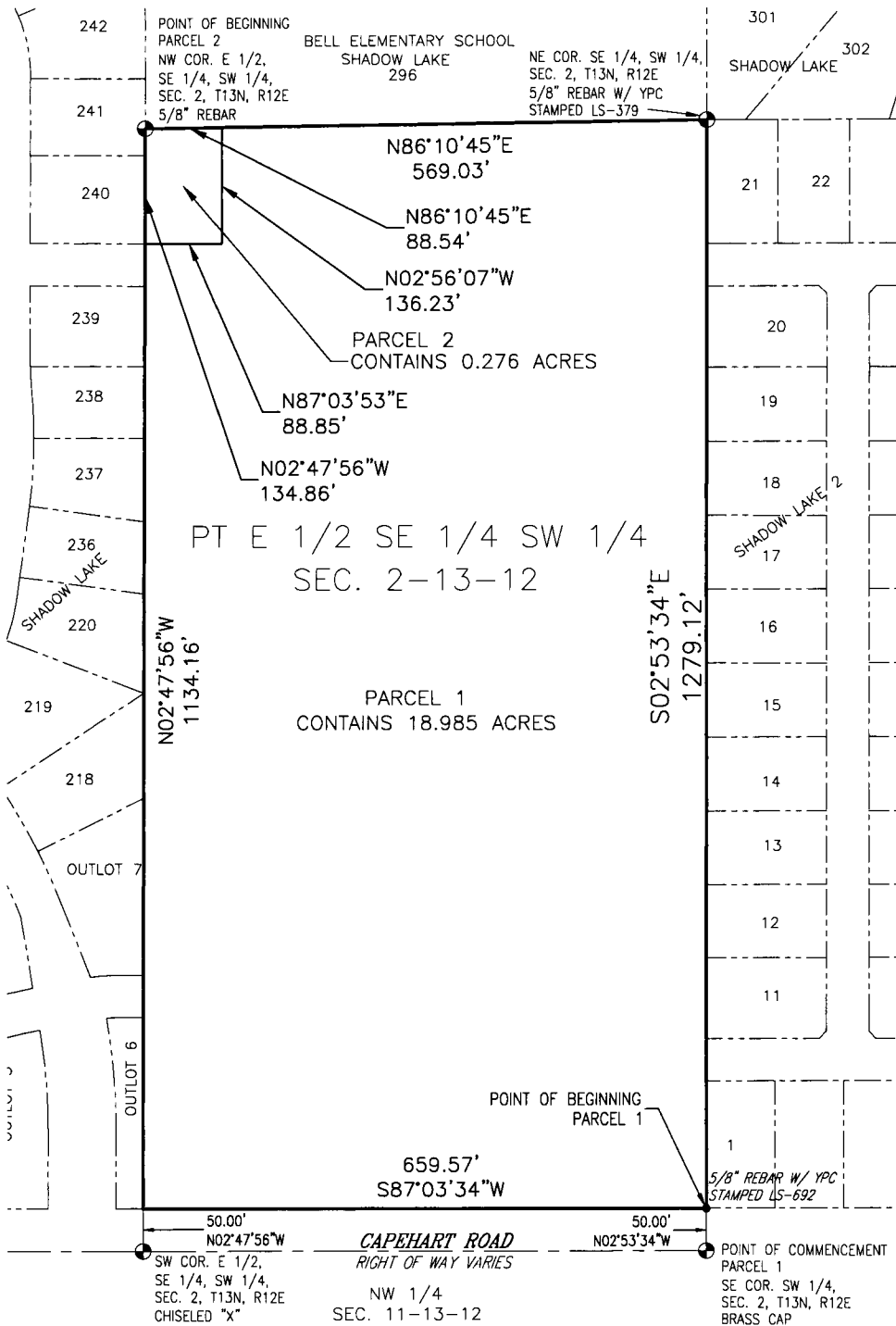
1	Incorporation of Recitals
2	Capitalized Terms
3	Area of Application
4	Amendment
5	Exhibit Modification
6	No Other Amendment
7	Binding Effect

EXHIBITS:

A-1	Legal Description with Metes and Bounds
B-1	Final Plat
C-1	Paving and Storm Sewer
D-1	Sanitary Sewer and Water
E-1	Sediment and Erosion Control
F-1	Trail and Sidewalks
G-1	Source and Use of Funds
H	Phasing Plan

SHADOW LAKE 2

LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE



SCALE: 1" = 200'
U.S. SURVEY FEET

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CORNERS FOUND
- SECTION CORNER

LEGAL DESCRIPTION

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA EXCEPT THAT PART CONVEYED TO SARPY COUNTY, NEBRASKA BY WARRANTY DEED RECORDED JUNE 8, 2015 AT INSTRUMENT NO. 2015-13158 OF THE RECORDS OF SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: (SEE ATTACHED LEGAL DESCRIPTION)

EXHIBIT A-1

SHEET 1 OF 2

LAMP RYNEARSON

14710 W. DODGE RD. STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

DESIGNER / DRAFTER

ELISE MOLLAK

REVIEWER

MATT TINKHAM

PROJECT NUMBER

0116080.02-003

DATE

9-1-2020

SURFACE LOCATION

BOOK AND PAGE

BOUNDARY
EXHIBIT

SHADOW LAKE 2

LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE LEGAL DESCRIPTION

PARCEL 1

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 02°53'34" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF SHADOW LAKE 2) FOR 50.00 FEET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 TO THE NORTH RIGHT OF WAY LINE OF CAPEHART ROAD AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87°03'34" WEST FOR 659.57 FEET ON SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 02°47'56" WEST FOR 1134.16 FEET;
THENCE NORTH 87°03'53" EAST FOR 88.85 FEET;
THENCE NORTH 02°56'07" WEST FOR 136.23 FEET TO THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 86°10'45" EAST FOR 569.03 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE SOUTH 02°53'34" EAST FOR 1279.12 FEET TO THE POINT OF BEGINNING.
CONTAINS 18.985 ACRES.

TO BE KNOWN AS LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS K THROUGH M, SHADOW LAKE 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.
OWNER: SHADOW LAKE 2, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

TOGETHER WITH PARCEL 2

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 86°10'45" EAST (BEARINGS REFERENCED TO THE FINAL PLAT OF SHADOW LAKE 2) FOR 88.54 FEET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE SOUTH 02°56'07" EAST FOR 136.23 FEET;
THENCE SOUTH 87°03'53" WEST FOR 88.85 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 02°47'56" WEST FOR 134.86 FEET TO THE POINT OF BEGINNING.
CONTAINS 12,022 SQUARE FEET OR 0.276 ACRES.

TO BE KNOWN AS OUTLOT J, SHADOW LAKE 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.
OWNER: SANITARY AND IMPROVEMENT DISTRICT NO. 326 OF SARPY COUNTY, NEBRASKA

EXHIBIT A-1

SHEET 2 OF 2

**LAMP
RYNEARSON**

14710 W. DODGE RD. STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

DESIGNER / DRAFTER

ELISE MOLLAK

REVIEWER

MATT TINKHAM

PROJECT NUMBER

0118080.02-003

DATE

9-1-2020

SURFACE LOCATION

BOOK AND PAGE

BOUNDARY
EXHIBIT

18

NOTICE: THIS PLAN IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER'S OFFICE. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ANY DISCREPANCIES BETWEEN THIS PLAN AND THE RECORDS OF THE COUNTY ENGINEER'S OFFICE SHALL BE SETTLED BY THE OWNER.

DATE: 11-27-2011
PROJECT NAME: SHADOW LAKE 2
SCALE: 1"=40'

1 OF 1

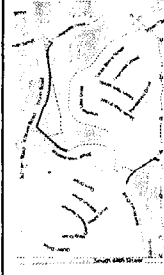
LAND SURVEYOR'S CERTIFICATE

I, JOHN ALLEN, Land Surveyor, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor in the State of Nebraska. I further certify that the information contained herein was obtained from reliable sources and that the same is true and correct to the best of my knowledge and belief. This plat was prepared in accordance with the laws and regulations of the State of Nebraska and the National Board of Surveying and Mapping. My commission expires on 11-27-2012.



REMARKS

THESE LOTS ARE BEING SURVEYED AS PART OF THE SHADOW LAKE 2 LOTS 182 THROUGH 232 AND OUTLOTS 1 THROUGH 6. THIS SURVEY IS A CONTINUATION OF THE SURVEY OF SHADOW LAKE 2 BY JOHN ALLEN, LICENSED LAND SURVEYOR, NEBRASKA, ON 11-27-2011. THE TOTAL AREA OF THE TRACT IS 1,118.12 ACRES. THE TOTAL AREA OF THESE LOTS IS 1,118.12 ACRES. THE TOTAL AREA OF THE TRACT IS 1,118.12 ACRES. THE TOTAL AREA OF THESE LOTS IS 1,118.12 ACRES.



COUNTY TREASURER'S CERTIFICATE

NAME & ADDRESS	AREA (ACRES)	AD VALOREM TAX	DEBT SERVICE TAX	TOTAL TAX
LOT 182	1.1181	1.1181	0.2236	1.3417
LOT 183	1.1181	1.1181	0.2236	1.3417
LOT 184	1.1181	1.1181	0.2236	1.3417
LOT 185	1.1181	1.1181	0.2236	1.3417
LOT 186	1.1181	1.1181	0.2236	1.3417
LOT 187	1.1181	1.1181	0.2236	1.3417
LOT 188	1.1181	1.1181	0.2236	1.3417
LOT 189	1.1181	1.1181	0.2236	1.3417
LOT 190	1.1181	1.1181	0.2236	1.3417
LOT 191	1.1181	1.1181	0.2236	1.3417
LOT 192	1.1181	1.1181	0.2236	1.3417
LOT 193	1.1181	1.1181	0.2236	1.3417
LOT 194	1.1181	1.1181	0.2236	1.3417
LOT 195	1.1181	1.1181	0.2236	1.3417
LOT 196	1.1181	1.1181	0.2236	1.3417
LOT 197	1.1181	1.1181	0.2236	1.3417
LOT 198	1.1181	1.1181	0.2236	1.3417
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LOT 205	1.1181	1.1181	0.2236	1.3417
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LOT 208	1.1181	1.1181	0.2236	1.3417
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LOT 210	1.1181	1.1181	0.2236	1.3417
LOT 211	1.1181	1.1181	0.2236	1.3417
LOT 212	1.1181	1.1181	0.2236	1.3417
LOT 213	1.1181	1.1181	0.2236	1.3417
LOT 214	1.1181	1.1181	0.2236	1.3417
LOT 215	1.1181	1.1181	0.2236	1.3417
LOT 216	1.1181	1.1181	0.2236	1.3417
LOT 217	1.1181	1.1181	0.2236	1.3417
LOT 218	1.1181	1.1181	0.2236	1.3417
LOT 219	1.1181	1.1181	0.2236	1.3417
LOT 220	1.1181	1.1181	0.2236	1.3417
LOT 221	1.1181	1.1181	0.2236	1.3417
LOT 222	1.1181	1.1181	0.2236	1.3417
LOT 223	1.1181	1.1181	0.2236	1.3417
LOT 224	1.1181	1.1181	0.2236	1.3417
LOT 225	1.1181	1.1181	0.2236	1.3417
LOT 226	1.1181	1.1181	0.2236	1.3417
LOT 227	1.1181	1.1181	0.2236	1.3417
LOT 228	1.1181	1.1181	0.2236	1.3417
LOT 229	1.1181	1.1181	0.2236	1.3417
LOT 230	1.1181	1.1181	0.2236	1.3417
LOT 231	1.1181	1.1181	0.2236	1.3417
LOT 232	1.1181	1.1181	0.2236	1.3417

APPROVAL OF NOTARIES

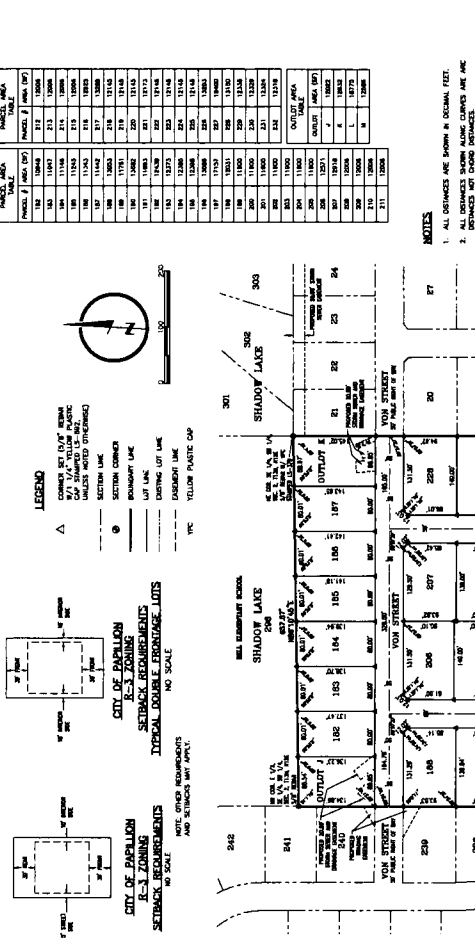
I, JOHN ALLEN, a Nebraska Licensed Land Surveyor, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor in the State of Nebraska. I further certify that the information contained herein was obtained from reliable sources and that the same is true and correct to the best of my knowledge and belief. This plat was prepared in accordance with the laws and regulations of the State of Nebraska and the National Board of Surveying and Mapping. My commission expires on 11-27-2012.

APPROVAL OF PAVILLION CHANGING COMMISSION

The Plat of Shadow Lake 2, Lots 182 through 232, including Outlots 1 through 6, including and approved by the City Council of Pavillion, Nebraska, on 11-27-2011. The Plat of Shadow Lake 2, Lots 182 through 232, including Outlots 1 through 6, including and approved by the City Council of Pavillion, Nebraska, on 11-27-2011.

SHADOW LAKE 2

LOTS 182 THROUGH 232, INCLUDING AND OUTLOTS 1 THROUGH 6, INCLUDING AND APPROXIMATE 1/4 PLATTING OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA EXCEPT THAT PART COMPLETED BY SAPPY COUNTY, NEBRASKA



NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE AS MEASURED.
- THE CENTER POINTS OF CURVES ON LOT BOUNDARIES ARE SHOWN BY SMALL CIRCLES.
- CHANGER ANGLES ARE LISTED NEXT TO THE CENTER POINTS OF CURVES.
- ALL LINES ON CURVED STRAIGHT LINES ARE MEASURED AS SHOWN IN BRACKETS.
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
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SECTION CORNER TIES

- SEE CORNER TIES TO 1/4 AC. CORNER.
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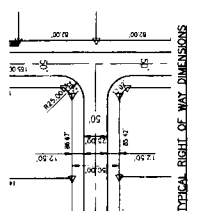
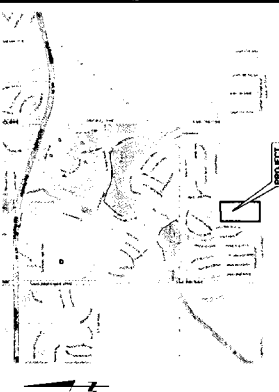
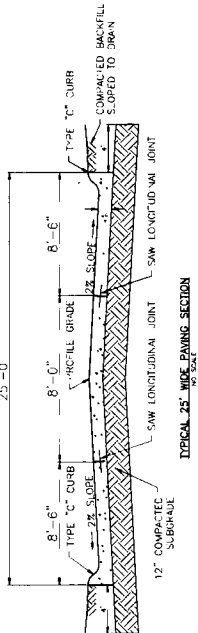
APPROVAL OF PAVILLION CITY COUNCIL

The Plat of Shadow Lake 2, Lots 182 through 232, including and Outlots 1 through 6, including and approved by the City Council of Pavillion, Nebraska, on 11-27-2011. The Plat of Shadow Lake 2, Lots 182 through 232, including Outlots 1 through 6, including and approved by the City Council of Pavillion, Nebraska, on 11-27-2011.

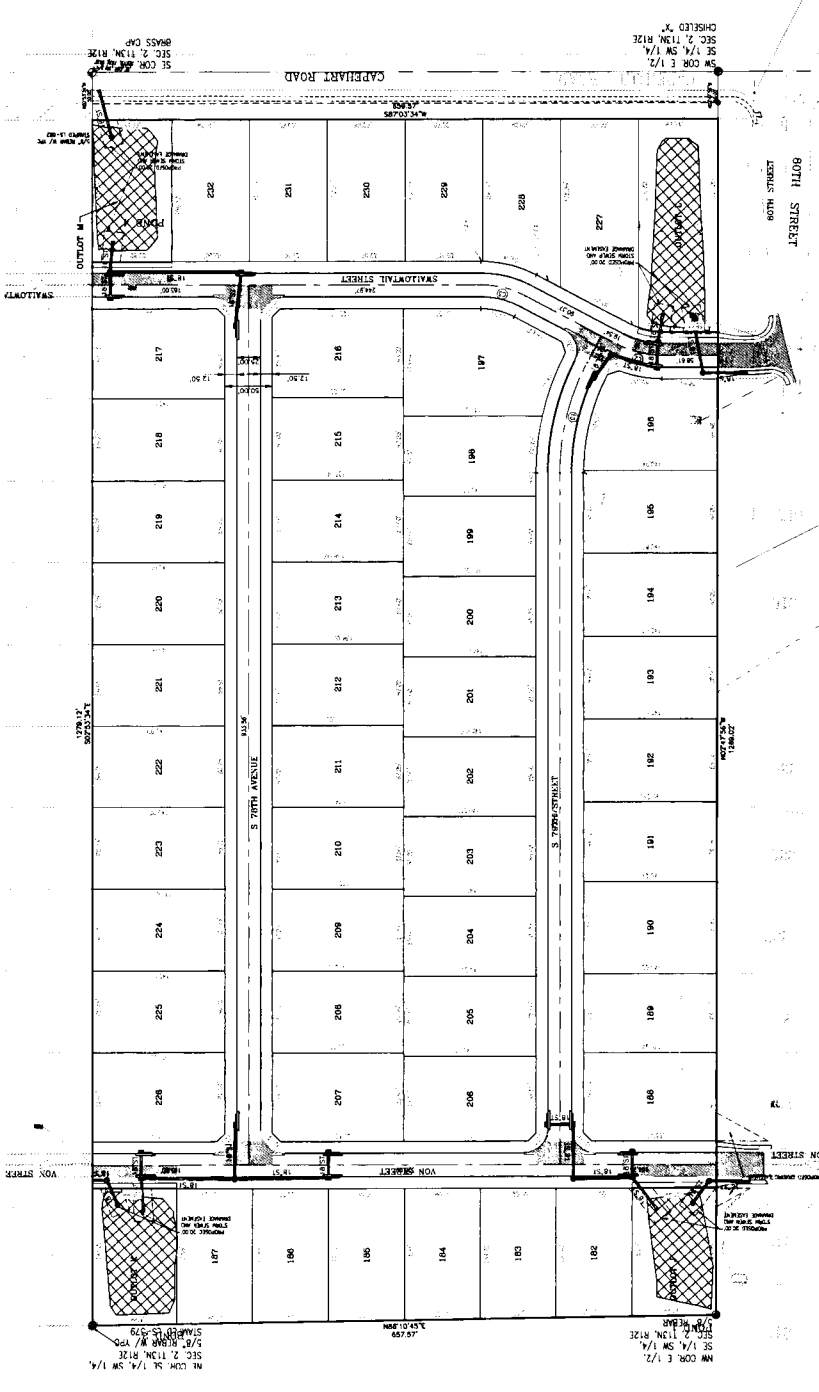
JOHN ALLEN
CITY ENGINEER
CITY CLERK

SHADOW LAKE 2

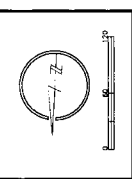
LOTS 182 THROUGH 232, INCLUSIVE, AND OUTLOTS J THROUGH M, INCLUSIVE, BEING A PLATING OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA EXCEPT THAT PART CONVEYED TO SARPY COUNTY, NEBRASKA BY WARRANTY DEED RECORDED JUNE 8, 2015 AT INSTRUMENT NO. 2015-13158 OF THE RECORDS OF SARPY COUNTY, NEBRASKA



- LEGEND**
- PROPERTY LINE
 - PROPOSED PAVEMENT
 - PROPOSED G.O. PAVING
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE
 - PROPOSED CURB INLET (B'-0"ERS)
 - CORNER SET (5/8" REBAR)
 - SECTION CORNER
 - BOUNDARY LINE
 - LOT LINE
 - FASTING LOT LINE
 - EASEMENT LINE
 - FLOODWAY
 - FLOOD ZONE
 - TEMPERANT POOL
 - TOURIST TRAIL
 - BULLING SETBACK LINE



LAMP LYNEARSON
 1417 W. 300TH ST. STE 100
 LINCOLN, NE 68504
 402.494.2400
 www.lamplyneerson.com



PRELIMINARY

WE RESERVE THE EXPLICATION

FINAL PLAN
 PAVING AND STORM SEWER

SHADOW LAKE 2 PHASE 2
 SARPY COUNTY, NEBRASKA

818

Make Plans & Deliver You Will

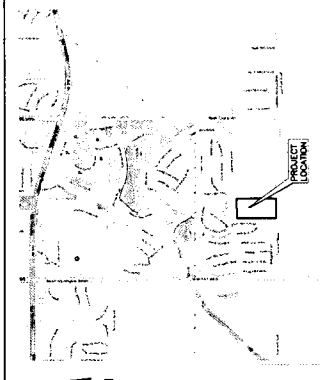
CONTRACT NUMBER: _____
 CODE: INCH/SCALE: 1/4"=1'-0"
 10/02/2018
 PROJECT NUMBER: _____
 SHEET NUMBER: _____

EXHIBIT C-1

SHEET 1 of 1

SHADOW LAKE 2

LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE BEING A PLATING OF THE EAST 1/2 OF SECTION 2, T13N, R12E, S47, UNPLATTED AND UNRECORDED, SARDY COUNTY, NEBRASKA, BY WARRANTY DEED FROM P. LAMP, LYNNE LAMP AND J. LAMP TO SARDY COUNTY, NEBRASKA, EXCEPT THAT PART CONNECTED TO SARDY COUNTY, NEBRASKA, BY WARRANTY DEED RECORDED JUNE 8, 2015 AT INSTRUMENT NO. 2015-13158 OF THE RECORDS OF SARDY COUNTY, NEBRASKA.



- LEGEND**
- PROPERTY LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED MANHOLE
 - PROPOSED WATER
 - PROPOSED FIRE HYDRANT & ASSEMBLY
 - EXISTING WATER
 - EXISTING FIRE HYDRANT & ASSEMBLY
 - CORNER SET (5/8" REBAR W/ 3/4" FELLOW PLASTIC W/ 3/4" FELLOW PLASTIC UNLESS NOTED OTHERWISE)
 - SECTION LINE
 - SECTION CORNER
 - BOUNDARY LINE
 - LOT LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - FLOODWAY LINE
 - FLOOD ZONE
 - PERMANENT POOL
 - TOP OF DAM
 - BUILDING SETBACK LINE

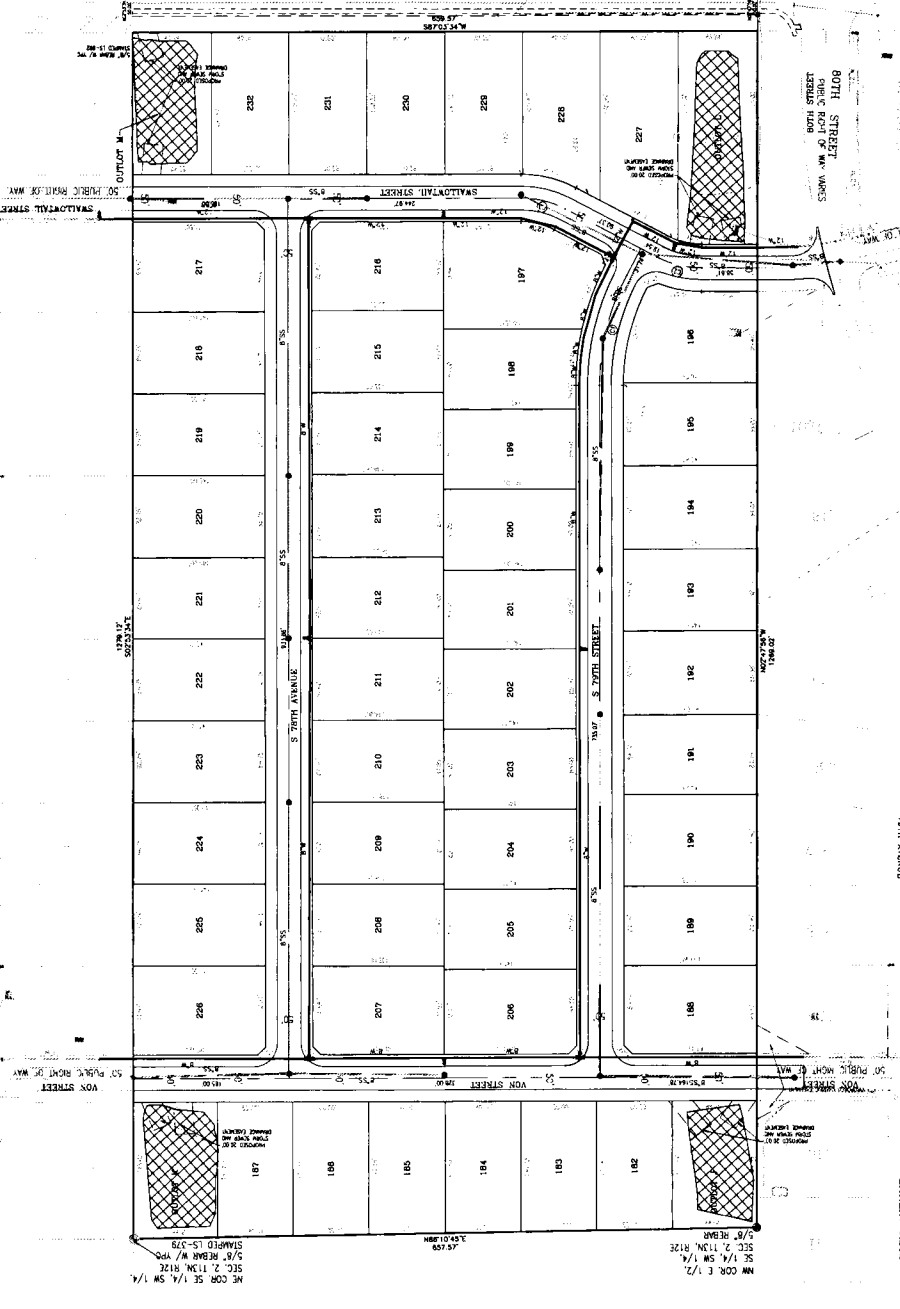


EXHIBIT D-1

**LAMP
LYNNE
LYNNE**

1010 S. GARDNER ST. STE. 100
LINCOLN, NE 68502
402.463.3388
Lamp@Lamp.com

PRELIMINARY

NOT ELIGIBLE FOR CONSTRUCTION

SHADOW LAKE 2 PHASE 2
SARDY COUNTY, NEBRASKA

818
Professional Services
Call us today you'll see
the difference.

DATE	DESCRIPTION
10/27/2018	PRELIMINARY
11/02/2018	ISSUE FOR PERMIT
11/02/2018	ISSUE FOR PERMIT

SHEET

1 OF 1



PRELIMINARY

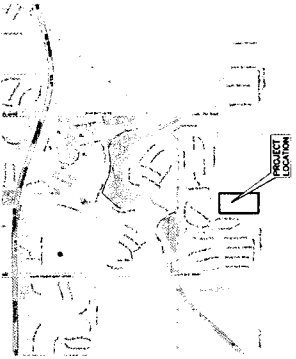
NOT BLAZED FOR CONSTRUCTION

**FINAL PLAN
 SEDIMENT AND EROSION CONTROL PLAN**

SHADOW LAKE 2 PHASE 2
 SARPY COUNTY, NEBRASKA



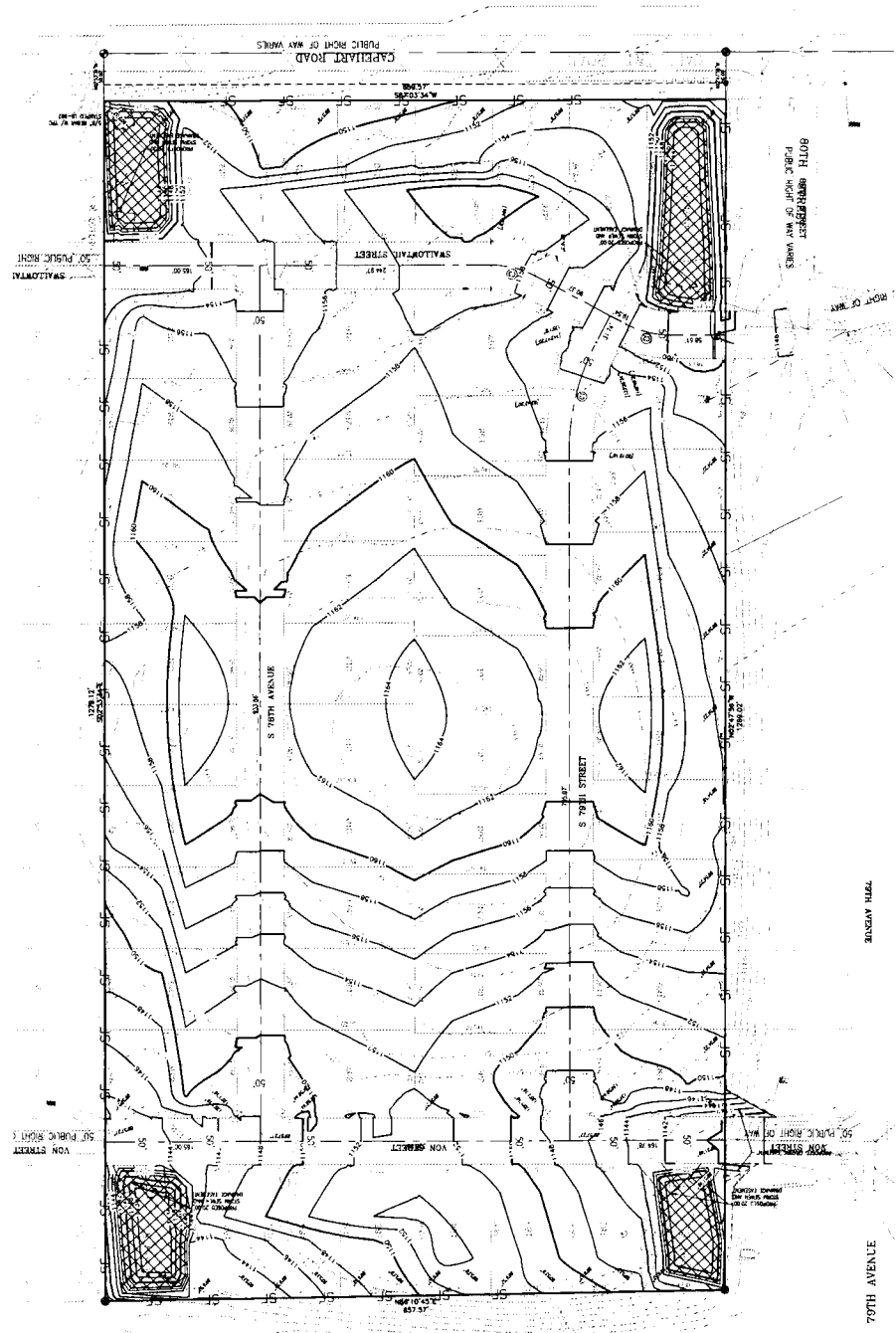
CONTRACT NUMBER	13/07/2019
DATE: ARCHITECTURE INDEXED	13/07/2019
PROJECT NUMBER	13/07/2019
DATE: ARCHITECTURE INDEXED	13/07/2019
DATE: ARCHITECTURE INDEXED	13/07/2019



VICINITY MAP

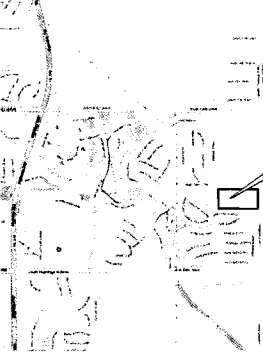
- LEGEND**
- PROPERTY LINE
 - PROPOSED PAVEMENT
 - PROPOSED SILT BASINS/
WATER QUALITY POND
 - PROPOSED SILT FENCE
 - BUILDING SETBACK LINE
 - CORNER 3/4" (5/8" REBAR
POST) 12" DIA. 12" HIGH
CAP STAMPED LS-551,
UNLESS NOTED OTHERWISE)
 - SECTION CORNER
 - BOUNDARY LINE
 - LOT LINE
 - LACING LOT LINE
 - EASEMENT LINE

SHADOW LAKE 2
 LOTS 182, THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE BEING A PLATING OF THE EAST 1/2 OF
 SECTION 16, TOWNSHIP 19N, RANGE 10W, MERIDIAN 10W, SARPY COUNTY, NEBRASKA, BEING PART OF THE
 P.M. SARPY COUNTY, NEBRASKA EXCEPT THAT PART COMVEYED TO SARPY COUNTY, NEBRASKA BY WARRANTY DEED
 RECORDED JUNE 8, 2015 AT INSTRUMENT NO. 2015-13158 OF THE RECORDS OF SARPY COUNTY, NEBRASKA

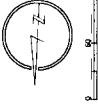


SHADOW LAKE 2

LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE BEING A PLATING OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA EXCEPT THAT PART CONVICTED TO SARPY COUNTY, NEBRASKA BY WARRANTY DEED RECORDED JUNE 8, 2015 AT INSTRUMENT NO. 2015-13156 OF THE RECORDS OF SARPY COUNTY, NEBRASKA

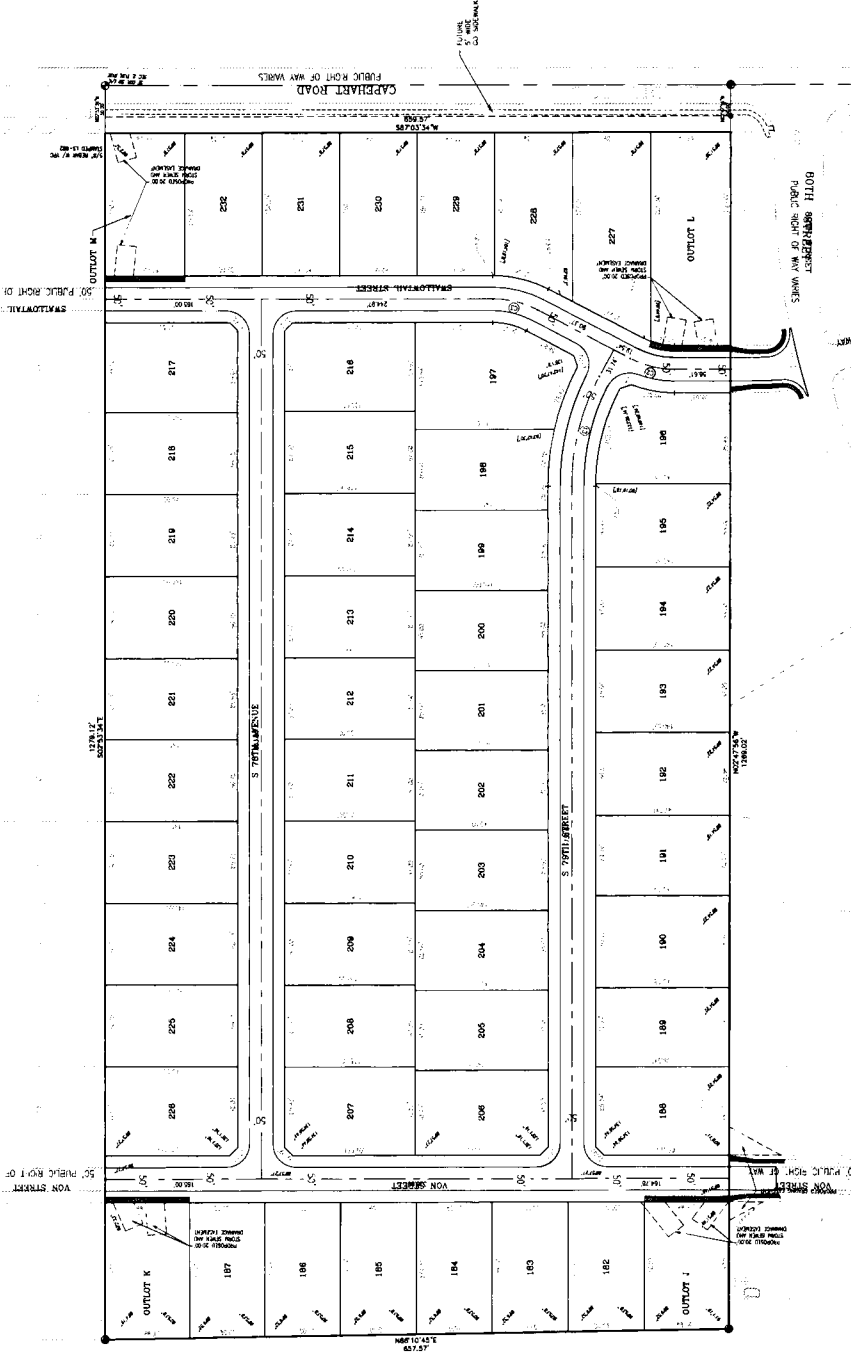


LAMP RYNEARSON
 1515 N. DOUGLAS ST. STE. 100
 LINCOLN, NE 68504-3400
 402.484.3400
 lamp@rynearson.com



NOT BLAZED FOR CONSTRUCTION

- LEGEND**
- CONCRETE SET-OUT BEARS
 - EXISTING UTILITY
 - SECTION CORNER
 - LOT LINE
 - SECTION LINE
 - EXISTING LOT LINE
 - POTENTIAL WETLANDS
 - CHANGELINE
 - PERMITS PHOTOGRAMMETRY
 - YELLOW PLASTIC CAP
 - PROPOSED LINE
 - PROPOSED SIDEWALK
 - FUTURE SIDEWALK



SHADOW LAKE 2 PHASE 2
 SARPY COUNTY, NEBRASKA



Know what's below.
 We'll tell you.

CONTRACT / DRAWING NO.
 DATE: 10/27/2015
 PROJECT NUMBER
 DRAWING NO.

SHEET 1 OF 1

EXHIBIT F-1

S.I.D. Cost Estimate

EXHIBIT G-1

Shadow Lake 2 - Phase 1 & 2 Total

0116080.02-002

SID No.: 326

10/7/2019

ORDER OF MAGNITUDE COST ESTIMATE

EXHIBIT G

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable	Future General Obligation
SANITARY SEWER								
Interior	13395	LF	\$1,096,400.00	\$1,638,400.00	\$5,200.00	\$1,633,200.00	\$0.00	\$0.00
STORM SEWER								
Interior	5637	LF	\$485,300.00	\$678,900.00	\$678,900.00	\$0.00	\$0.00	\$0.00
Culverts	195	LF	\$588,900.00	\$826,700.00	\$826,700.00	\$0.00	\$0.00	\$0.00
PAVING								
Minor	43900	SY	\$2,138,700.00	\$2,949,600.00	\$889,400.00	\$2,060,200.00	\$0.00	\$0.00
PAVING MAJOR - 72ND & CAPEHART	15367	SY	\$487,800.00	\$581,900.00	\$581,900.00	\$0.00	\$0.00	0
PAVING MAJOR - 72ND & CAPEHART TRAFFIC SIGNAL (FUTURE)	1	LS	\$157,500.00	\$214,100.00	\$0.00	\$0.00	\$158,600.00	\$55,500.00
SIDEWALKS								
Interior	2840	SF	\$22,300.00	\$31,600.00	\$31,600.00	\$0.00	\$0.00	\$0.00
Arterial Street Trail/Sidewalk (FUTURE)	29260	SF	\$156,500.00	\$219,800.00	\$0.00	\$0.00	\$0.00	\$219,800.00
SIGNAGE								
	70	EA	\$96,200.00	\$130,200.00	\$130,200.00	\$0.00	\$0.00	\$0.00
WATER								
Interior	12010	LF	\$740,000.00	\$1,033,300.00	\$138,200.00	\$895,100.00	\$0.00	\$0.00
Off-Site	0	LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Facilities Charge Residential	232	Lots	\$536,000.00	\$601,500.00	\$300,700.00	\$300,800.00	\$0.00	\$0.00
Capital Facilities Charge Commons	61.03	AC	\$73,100.00	\$82,000.00	\$41,000.00	\$41,000.00	\$0.00	\$0.00
POWER								
	232	Lots	\$313,300.00	\$436,400.00	\$0.00	\$436,400.00	\$0.00	\$0.00
PLAN REVIEW FEE								
	1	%	\$54,400.00	\$60,200.00	\$23,100.00	\$37,100.00	\$0.00	\$0.00
Total			\$6,632,400.00	\$9,050,700.00	\$3,646,900.00	\$5,403,800.00	\$158,600.00	\$275,300.00
Future Total			\$6,946,400.00	\$9,484,600.00	\$3,922,200.00	\$5,403,800.00	\$158,600.00	\$0.00

232 Units = \$390,000.00 = \$90,480,000
 Total 95% Valuation = \$85,956,000
 DEBT RATIO = 4.24%
 DEBT RATIO W/ FUTURE IMPROVEMENTS = 4.56%

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Land (Land Value Only) PHASE I	=	<input type="text" value="\$50,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only) PHASE I	=	<input type="text" value="\$340,000.00"/>
Average market Value Per Residential Land (Land Value Only) PHASE 2	=	<input type="text" value="\$50,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only) PHASE 2	=	<input type="text" value="\$340,000.00"/>
Apartment Land per square foot	=	<input type="text"/>
Apartment Building per square foot	=	<input type="text"/>

ASSESSABLE VALUATION

Residential Land PHASE I	<input type="text" value="181"/>	Units =	\$50,000.00	=	\$9,050,000.00
Residential Home PHASE I	<input type="text" value="181"/>	Units =	\$340,000.00	=	\$61,540,000.00
Residential Land PHASE II	<input type="text" value="51"/>	Units =	\$50,000.00	=	\$2,550,000.00
Residential Home PHASE II	<input type="text" value="51"/>	Units =	\$340,000.00	=	\$17,340,000.00
Apartment Land	<input type="text"/>	AC =	\$0.00	=	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00	=	\$0.00
Total 100% Valuation				=	\$90,480,000.00
Total 95% Valuation				=	\$85,956,000.00
DEBT RATIO				=	<input type="text" value="4.24%"/>

S.I.D. Cost Estimate

Shadow Lake 2 - Phase 1

0116080.01-003

SID No.: 326

10/7/2019

ORDER OF MAGNITUDE COST ESTIMATE

EXHIBIT G

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable	Future General Obligation
SANITARY SEWER								
Interior	11000	LF	\$808,988.99	\$1,225,072.62	\$2,706.54	\$1,222,366.08	\$0.00	\$0.00
Outfall		LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Connection Fees	0	Lots	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
STORM SEWER								
Interior	4215	LF	\$325,626.31	\$452,816.49	\$452,816.49	\$0.00	\$0.00	\$0.00
Culverts	179	LF	\$588,941.06	\$826,734.36	\$826,734.36	\$0.00	\$0.00	\$0.00
PAVING								
Minor	33560	SY	\$1,509,710.28	\$2,066,732.31	\$616,748.91	\$1,449,983.40	\$0.00	\$0.00
PAVING MAJOR - 72ND & CAPEHART	15587	SY	\$378,000.00	\$434,400.00	\$434,400.00	\$0.00	\$0.00	0
PAVING MAJOR - 72ND & CAPEHART TRAFFIC SIGNAL (FUTURE)	1	LS	\$157,500.00	\$214,100.00	\$0.00	\$0.00	\$158,600.00	\$55,500.00
SIDEWALKS								
Interior	0	SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Arterial Street Trail (FUTURE)	25650	SF	\$130,300.00	\$183,000.00	\$0.00	\$0.00	\$0.00	\$183,000.00
SIGNAGE								
	52	EA	\$70,000.00	\$93,400.00	\$93,400.00	\$0.00	\$0.00	\$0.00
WATER								
Interior	11534	LF	\$546,095.00	\$758,994.79	\$110,530.11	\$648,464.68	\$0.00	\$0.00
Off-Site		LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Facilities Charge Residential	181	Lots	\$413,585.00	\$463,473.87	\$231,736.94	\$231,736.93	\$0.00	\$0.00
Capital Facilities Charge Commons	10.10	AC	\$64,488.50	\$72,267.46	\$36,133.73	\$36,133.73	\$0.00	\$0.00
POWER								
	181	Lots	\$244,350.00	\$342,143.05	\$0.00	\$342,143.05	\$0.00	\$0.00
UTILITY RELOCATION								
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLAN REVIEW FEE								
	1	%	\$39,624.70	\$43,577.16	\$17,339.40	\$26,237.76	\$0.00	\$0.00

Total	\$4,989,409.84	\$6,779,612.11	\$2,822,546.48	\$3,957,065.63	\$158,600.00	\$238,500.00
Future Total	\$5,277,209.84	\$7,176,712.11	\$3,061,046.48	\$3,957,065.63	\$158,600.00	\$0.00

181 Units = \$390,000.00 = \$70,590,000
 Total 95% Valuation = \$67,060,500
 DEBT RATIO = 4.21%
 DEBT RATIO W/ FUTURE IMPROVEMENTS = 4.56%

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Land (Land Value Only)	=	<input type="text" value="\$50,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only)	=	<input type="text" value="\$340,000.00"/>
Commercial Land Value per square foot	=	<input type="text"/>
Commercial Building Value per square foot	=	<input type="text"/>
Apartment Land per square foot	=	<input type="text"/>
Apartment Building per square foot	=	<input type="text"/>

ASSESSABLE VALUATION

Residential Land	<input type="text" value="181"/>	Units =	\$50,000.00 =	\$9,050,000.00
Residential Home	<input type="text" value="181"/>	Units =	\$340,000.00 =	\$61,540,000.00
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 = <input type="text" value="4.21%"/>

SANITARY SEWER - INTERIOR

Assumptions/Comments

30' OF 6" STUBS, 12' DEEP MANHOLES. CONNECT TO SHADOW LAKE EXISTING STUB AND MH

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CLEARING AND GRUBBING GENERAL	1	LS	\$9,417.79	\$9,417.79
2 . REMOVE, SALVAGE, AND REPLACE 18" F.E.S.	0	EA	\$1,005.36	\$0.00
3 . REMOVE, SALVAGE, AND REPLACE 18" STORM SEWER PIPE	0	LF	\$77.12	\$0.00
4 . CONSTRUCT 6" SANITARY SEWER PIPE	5,685	LF	\$16.96	\$96,417.60
5 . CONSTRUCT 8" SANITARY SEWER PIPE	10,999.50	LF	\$17.37	\$191,061.32
6 . CONNECT TO EXISTING MANHOLE	1	EA	\$919.52	\$919.52
7 . CONSTRUCT 54" I.D. SANITARY MANHOLE (51 EA)	649.48	VF	\$386.50	\$251,024.02
8 . CONSTRUCT 8" X 6" WYE	148	EA	\$115.69	\$17,122.12
9 . CONSTRUCT 6" MANHOLE STUBOUT	39	EA	\$74.98	\$2,924.22
10 . CONSTRUCT 6" SERVICE RISER (18 EA)	131.91	VF	\$32.60	\$4,300.27
11 . CONSTRUCT 6" DROP CONNECTION (1 EA)	0	VF	\$324.65	\$0.00
12 . CONSTRUCT 8" DROP CONNECTION (2 EA)	11.21	VF	\$332.68	\$3,729.34
13 . CONSTRUCT 6" PIPE BEDDING	5,685	LF	\$12.53	\$71,233.05
14 . CONSTRUCT 8" PIPE BEDDING	10,999.50	LF	\$12.74	\$140,133.63
15 . BORE AND JACK 8" SANITARY SEWER PIPE WITH 16" CASING	30	LF	\$598.04	\$17,941.20
16 . BORE AND JACK 8" D.I.P.	50	LF	\$220.79	\$11,039.50
17 . CONSTRUCT COLLAR	3	EA	\$656.14	\$1,968.42
18 . STABILIZATION TRENCH W/ CRUSHED LIMESTONE	75.08	TN	\$36.20	\$2,717.90
19 . EXCAVATION FOR EXTRA DEEP SANITARY SEWER	4,524.74	VF-LF	\$5.10	\$23,076.17
20 . CONSTRUCT SILT FENCE	200	LF	\$3.34	\$668.00
21 . CLEANOUT SILT FENCE	0	LF	\$1.67	\$0.00
22 . REMOVE SILT FENCE	0	LF	\$0.67	\$0.00
23 . CLEANOUT SILT BASIN	0	CY	\$6.70	\$0.00
24 . CONSTRUCT MANHOLE RING COLLAR	9	EA	\$356.02	\$3,204.18
25 . CONSTRUCT EXTERNAL FRAME SEAL	9	EA	\$371.82	\$3,346.38
26 . GRIZZLY DIRT	780	TNS	\$10.25	\$7,995.00
LESS MBC CONSTRUCTION RE-MOBILIZATION				-\$3,905.00
LESS CEDAR CONSTRUCTION RE-MOBILIZATION				-\$2,485.00
DRILLING VERTICAL FOOTAGE	678	VF	-\$8.00	-\$3,851.04
COMPACTION TESTS	136	EA	-\$35.00	-\$3,379.60
LIQUIDATED DAMAGES	106	DAYS	-\$500.00	-\$37,630.00

Estimated Construction Costs: \$808,988.99

Estimated Soft Costs

Engineering Design and Construction Administration:	\$187,750.00
Geotechnical and Testing:	\$43,363.17
Miscellaneous:	\$42.06
Legal:	\$40,278.84
Fiscal:	\$43,355.95
Interest:	\$101,293.61
Duration (Months)	

Total Estimated Soft Costs: \$416,083.63

Total Estimated Costs: \$1,225,072.62

SANITARY SEWER - INTERIOR G.O.

Assumptions/Comments:



GO sanitary is sewer constructed offsite and erosion control items

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CLEARING AND GRUBBING GENERAL	0	LS	\$9,417.79	\$0.00
2 . REMOVE, SALVAGE, AND REPLACE 18" F.E.S.	0	EA	\$1,005.36	\$0.00
3 . REMOVE, SALVAGE, AND REPLACE 18" STORM SEWER PIPE	0	LF	\$77.12	\$0.00
4 . CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$16.96	\$0.00
5 . CONSTRUCT 8" SANITARY SEWER PIPE	0	LF	\$17.37	\$0.00
6 . CONNECT TO EXISTING MANHOLE	0	EA	\$919.52	\$0.00
7 . CONSTRUCT 54" I.D. SANITARY MANHOLE (51 EA)	0	VF	\$386.50	\$0.00
8 . CONSTRUCT 8" X 6" WYE	0	EA	\$115.69	\$0.00
9 . CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$74.98	\$0.00
10 . CONSTRUCT 6" SERVICE RISER (18 EA)	0	VF	\$32.60	\$0.00
11 . CONSTRUCT 6" DROP CONNECTION (1 EA)	0	VF	\$324.65	\$0.00
12 . CONSTRUCT 8" DROP CONNECTION (2 EA)	0	VF	\$332.68	\$0.00
13 . CONSTRUCT 6" PIPE BEDDING	0	LF	\$12.53	\$0.00
14 . CONSTRUCT 8" PIPE BEDDING	0	LF	\$12.74	\$0.00
15 . BORE AND JACK 8" SANITARY SEWER PIPE WITH 16" CASING	0	LF	\$598.04	\$0.00
16 . BORE AND JACK 8" D.I.P.	0	LF	\$220.79	\$0.00
17 . CONSTRUCT COLLAR	0	EA	\$656.14	\$0.00
18 . STABILIZATION TRENCH W/ CRUSHED LIMESTONE	0	TN	\$36.20	\$0.00
19 . EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	\$5.10	\$0.00
20 . CONSTRUCT SILT FENCE	200	LF	\$3.34	\$668.00
21 . CLEANOUT SILT FENCE	0	LF	\$1.67	\$0.00
22 . REMOVE SILT FENCE	0	LF	\$0.67	\$0.00
23 . CLEANOUT SILT BASIN	0	CY	\$6.70	\$0.00
24 . ADD PER CHANGE ORDER NO. 1 CONSTRUCT MANHOLE RING COLLAR	0	EA	\$356.02	\$0.00
25 . ADD PER CHANGE ORDER NO. 2 CONSTRUCT EXTERNAL FRAME SEAL	0	EA	\$371.82	\$0.00
26 . GRIZZLY DIRT	0	TNS	\$10.25	\$0.00
LESS MBC CONSTRUCTION RE-MOBILIZATION				\$0.00
LESS CEDAR CONSTRUCTION RE-MOBILIZATION				\$0.00
DRILLING VERTICAL FOOTAGE	0	VF	-\$8.00	\$0.00
COMPACTION TESTS	0	EA	-\$35.00	\$0.00
LIQUIDATED DAMAGES	0	DAYS	-\$500.00	\$0.00

Estimated Construction Costs: \$668.00

Estimated Soft Costs

Engineering Design and Construction Administration:	\$1,850.00
Geotechnical and Testing:	\$35.81
Miscellaneous:	\$0.03
Legal:	\$33.26
Fiscal:	\$35.80
Interest:	\$83.64
Duration (Months)	

Total Estimated Soft Costs: \$2,038.54

Total Estimated Costs: \$2,706.54

STORM SEWER INTERIOR

Assumptions/Comments:



Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . GENERAL GRADING AND SHAPING	1	LS	\$8,999.55	\$8,999.55
2 . CONSTRUCT 18" R.C.P., CLASS III	1,627.09	LF	\$31.79	\$51,725.19
3 . CONSTRUCT 18" R.C.P., CLASS IV	56	LF	\$36.34	\$2,035.04
4 . CONSTRUCT 24" R.C.P., CLASS III	1,007.78	LF	\$42.54	\$42,870.96
5 . CONSTRUCT 30" R.C.P., CLASS III	935.66	LF	\$65.98	\$61,734.85
6 . CONSTRUCT 36" R.C.P., D(0.01) = 1,350	227.72	LF	\$78.09	\$17,782.65
7 . CONSTRUCT 42" R.C.P., D(0.01) = 1,350	361.08	LF	\$98.00	\$35,385.84
8 . CONSTRUCT 54" I.D. MANHOLE (8 EA)	44.89	VF	\$494.59	\$22,202.15
9 . CONSTRUCT 72" I.D. MANHOLE (1 EA)	7	VF	\$860.41	\$6,022.87
10 . CONSTRUCT 54" I.D. TYPE II AREA INLET (3 EA)	21.22	VF	\$461.62	\$9,795.58
11 . CONSTRUCT 18" PIPE BEDDING	1,683.09	LF	\$9.05	\$15,231.96
12 . CONSTRUCT 24" PIPE BEDDING	1,007.78	LF	\$12.31	\$12,405.77
13 . CONSTRUCT 30" PIPE BEDDING	935.66	LF	\$16.44	\$15,382.25
14 . CONSTRUCT 36" PIPE BEDDING	227.72	LF	\$19.69	\$4,483.81
15 . CONSTRUCT 42" PIPE BEDDING	361.08	LF	\$26.44	\$9,546.96
16 . CONSTRUCT 18" R.C. VERTICAL PIPE BEND	2	EA	\$738.67	\$1,477.34
17 . CONSTRUCT 24" R.C. VERTICAL PIPE BEND	1	EA	\$941.34	\$941.34
18 . CONSTRUCT 30" R.C. VERTICAL PIPE BEND	1	EA	\$918.58	\$918.58
19 . CONSTRUCT 36" R.C. VERTICAL PIPE BEND	0	EA	\$1,068.32	\$0.00
20 . CONSTRUCT 42" R.C. VERTICAL PIPE BEND	1	EA	\$1,185.81	\$1,185.81
21 . CONSTRUCT 36" R.C. HORIZONTAL PIPE BEND	1	EA	\$1,223.35	\$1,223.35
22 . CONSTRUCT 18" PIPE PLUG	1	EA	\$309.63	\$309.63
23 . CONSTRUCT PCC COLLAR	2	EA	\$662.16	\$1,324.32
24 . CONSTRUCT 18" R.C. FLARED END SECTION	4	EA	\$1,083.98	\$4,335.92
25 . CONSTRUCT 24" R.C. FLARED END SECTION	1	EA	\$1,212.52	\$1,212.52
26 . CONSTRUCT 30" R.C. FLARED END SECTION	2	EA	\$1,274.01	\$2,548.02
27 . CONSTRUCT 36" R.C. FLARED END SECTION	0	EA	\$1,627.97	\$0.00
28 . CONSTRUCT 42" R.C. FLARED END SECTION	5	EA	\$1,854.08	\$9,270.40
29 . CONSTRUCT 18" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,625.51	\$1,625.51
30 . CONSTRUCT 36" R.C. FLARED END SECTION W/BAR GRATE	0	EA	\$2,136.85	\$0.00
31 . CONSTRUCT ROCK RIP-RAP - TYPE "B"	79.72	TN	\$57.47	\$4,581.51
32 . ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.87	\$0.00
33 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$37.44	\$0.00
34 . CLEANOUT SILT FENCE	0	LF	\$1.56	\$0.00
35 . CONSTRUCT SILT FENCE	0	LF	\$3.34	\$0.00
36 . REMOVE SILT FENCE	0	LF	\$0.62	\$0.00
37 . CLEANOUT SILT BASIN	0	CY	\$6.70	\$0.00
ADD PER CHANGE ORDER NO. 1				
38 . CONSTRUCT 42" R.C. FLARED END SECTION W/BAR GRATE	0	EA	\$2,690.47	\$0.00
LESS FAILED TEST				\$0.00
DRILLING VERTICAL FOOTAGE	678	VF	-\$8.00	-\$1,572.96
COMPACTION TESTS	136	EA	-\$35.00	-\$1,380.40
LIQUIDATED DAMAGES	106	DAYS	-\$500.00	-\$15,370.00
LESS MBC CONSTRUCTION RE-MOBILIZATION				-\$1,595.00
LESS CEDAR CONSTRUCTION RE-MOBILIZATION				-\$1,015.00

Estimated Construction Costs: \$325,626.31

Estimated Soft Costs

Engineering Design and Construction Administration:	\$54,378.00
Geotechnical and Testing:	\$4,039.66
Publication:	\$17.18
Legal:	\$16,451.92
Fiscal:	\$16,257.33
Interest:	\$36,046.09
Duration (Months)	

Total Estimated Soft Costs: \$127,190.18

Total Estimated Costs: \$452,816.49

STORM SEWER - CULVERTS

Assumptions/Comments:



Change order for items 16 & 17 reducing bid prices with new design. Also, a change order to make color brown which added \$1.07/sf for each wall. 2nd change order to remove surcharge

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . REMOVE TEMPORARY CMP CULVERTS	294	LF	\$23.60	\$6,938.40
2 . COMMON EARTH EXCAVATION - CULVERT	3,000	CY	\$9.80	\$29,400.00
3 . STRIP, STOCKPILE, AND RESPREAD WETLAND SOIL	0	CY	\$13.70	\$0.00
4 . CONSTRUCT DITCH DIVERSION	0	LF	\$23.60	\$0.00
5 . CONSTRUCT STEEL SHEETING WALLS	720	SF	\$17.60	\$12,672.00
6 . CONSTRUCT HEADWALLS (DOUBLE 54" RCP CULVERT)	2	EA	\$7,148.10	\$14,296.20
7 . FURNISH AND INSTALL ROUGHNESS BARS FOR BOX CULVERT	12	EA	\$1,356.20	\$16,274.40
8 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	0.00	TN	\$25.60	\$0.00
9 . CONSTRUCT 54" R.C.P., D(0.01) = 1,350	118.78	LF	\$294.50	\$34,980.71
10 . CONSTRUCT 54" PIPE BEDDING	118.78	LF	\$20.10	\$2,387.48
11 . CONSTRUCT DOUBLE 7' X 6' BOX CULVERT WITH HEADWALLS	60	LF	\$1,299.90	\$77,994.00
12 . CONSTRUCT 18" R.C.P., CLASS III	106.19	LF	\$48.70	\$5,171.45
13 . CONSTRUCT 18" PIPE BEDDING	106.19	LF	\$9.30	\$987.57
14 . TAP 18" RCP INTO BOX CULVERT	1	EA	\$768.80	\$768.80
15 . TAP 18" RCP INTO 54" RCP	1	EA	\$1,341.30	\$1,341.30
16 . CONSTRUCT SEGMENTAL BLOCK RETAINING WALL - LARGE BLOCK (DOUBLE 54" RCP CULVERT)	0	SF	\$65.30	\$0.00
17 . CONSTRUCT SEGMENTAL BLOCK RETAINING WALL - LARGE BLOCK (DOUBLE 7' X 6' BOX CULVERT)	0	SF	\$50.10	\$0.00
18 . CONSTRUCT ROCK RIP-RAP - TYPE "C"	46.36	TN	\$81.80	\$3,792.25
19 . SEEDING - TYPE "WETLANDS"	0	AC	\$5,295.00	\$0.00
20 . ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.60	\$0.00
21 . CONSTRUCT SILT FENCE	0	LF	\$4.20	\$0.00
22 . ANTI-GRAFFITI COATING FOR SEGMENTAL BLOCK RETAINING WALL	6,394	SF	\$4.00	\$25,576.00
23 . BX 1100 GEOGRID	100	SY	\$9.80	\$980.00
24 . CONSTRUCT FENCE	35	LF	\$108.00	\$3,780.00
25 . CONSTRUCT STEEL CASING	102	LF	\$75.80	\$7,731.60
26 . CONSTRUCT UTILITY CONDUITS	24	LF	\$42.70	\$1,024.80
CHANGE ORDER 1				
27 . CONSTRUCT SEGMENTAL BLOCK RETAINING WALL - LARGE BLOCK (DOUBLE 54" RCP CULVERT)	4,284	SF	\$53.20	\$227,908.80
28 . CONSTRUCT SEGMENTAL BLOCK RETAINING WALL - LARGE BLOCK (DOUBLE 7' X 6' BOX CULVERT)	2,110	SF	\$49.16	\$103,727.60
CHANGE ORDER 2				
29 . INTEGRAL COLOR FOR SEGMENTAL BLOCK RETAINING WALLS	2,110	SF	\$1.07	\$2,257.70
30 . COMMON EARTH EXCAVATION - CULVERT	2,500	CY	\$3.58	\$8,950.00

Estimated Construction Costs: \$588,941.06

Estimated Soft Costs

Engineering Design and Construction Administration:	\$96,672.00
Geotechnical and Testing:	\$7,181.61
Miscellaneous:	\$7.50
Legal:	\$29,447.05
Fiscal:	\$31,472.12
Interest:	\$73,013.02
Duration (Months)	

Total Estimated Soft Costs: \$237,793.30

Total Estimated Costs: \$826,734.36

STORM SEWER G.O.

Assumptions/Comments:



STORM SEWER GREATER THAN 48" SHALL BE BE SPECIAL. ASSUME >48" STORM SEWER = \$120/LF

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. GENERAL GRADING AND SHAPING	1	LS	\$8,999.55	\$8,999.55
2. CONSTRUCT 18" R.C.P., CLASS III	1,627.09	LF	\$31.79	\$51,725.19
3. CONSTRUCT 18" R.C.P., CLASS IV	56	LF	\$36.34	\$2,035.04
4. CONSTRUCT 24" R.C.P., CLASS III	1,007.78	LF	\$42.54	\$42,870.96
5. CONSTRUCT 30" R.C.P., CLASS III	935.66	LF	\$65.98	\$61,734.85
6. CONSTRUCT 36" R.C.P., D(0.01) = 1,350	227.72	LF	\$78.09	\$17,782.65
7. CONSTRUCT 42" R.C.P., D(0.01) = 1,350	361.08	LF	\$98.00	\$35,385.84
8. CONSTRUCT 54" I.D. MANHOLE (8 EA)	44.89	VF	\$494.59	\$22,202.15
9. CONSTRUCT 72" I.D. MANHOLE (1 EA)	7	VF	\$860.41	\$6,022.87
10. CONSTRUCT 54" I.D. TYPE II AREA INLET (3 EA)	21.22	VF	\$461.62	\$9,795.58
11. CONSTRUCT 18" PIPE BEDDING	1,683.09	LF	\$9.05	\$15,231.96
12. CONSTRUCT 24" PIPE BEDDING	1,007.78	LF	\$12.31	\$12,405.77
13. CONSTRUCT 30" PIPE BEDDING	935.66	LF	\$16.44	\$15,382.25
14. CONSTRUCT 36" PIPE BEDDING	227.72	LF	\$19.69	\$4,483.81
15. CONSTRUCT 42" PIPE BEDDING	361.08	LF	\$26.44	\$9,546.96
16. CONSTRUCT 18" R.C. VERTICAL PIPE BEND	2	EA	\$738.67	\$1,477.34
17. CONSTRUCT 24" R.C. VERTICAL PIPE BEND	1	EA	\$941.34	\$941.34
18. CONSTRUCT 30" R.C. VERTICAL PIPE BEND	1	EA	\$918.58	\$918.58
19. CONSTRUCT 36" R.C. VERTICAL PIPE BEND	0	EA	\$1,068.32	\$0.00
20. CONSTRUCT 42" R.C. VERTICAL PIPE BEND	1	EA	\$1,185.81	\$1,185.81
21. CONSTRUCT 36" R.C. HORIZONTAL PIPE BEND	1	EA	\$1,223.35	\$1,223.35
22. CONSTRUCT 18" PIPE PLUG	1	EA	\$309.63	\$309.63
23. CONSTRUCT PCC COLLAR	2	EA	\$662.16	\$1,324.32
24. CONSTRUCT 18" R.C. FLARED END SECTION	4	EA	\$1,083.98	\$4,335.92
25. CONSTRUCT 24" R.C. FLARED END SECTION	1	EA	\$1,212.52	\$1,212.52
26. CONSTRUCT 30" R.C. FLARED END SECTION	2	EA	\$1,274.01	\$2,548.02
27. CONSTRUCT 36" R.C. FLARED END SECTION	0	EA	\$1,627.97	\$0.00
28. CONSTRUCT 42" R.C. FLARED END SECTION	5	EA	\$1,854.08	\$9,270.40
29. CONSTRUCT 18" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,625.51	\$1,625.51
30. CONSTRUCT 36" R.C. FLARED END SECTION W/BAR GRATE	0	EA	\$2,136.85	\$0.00
31. CONSTRUCT ROCK RIP-RAP - TYPE "B"	79.72	TN	\$57.47	\$4,581.51
32. ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.87	\$0.00
33. STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$37.44	\$0.00
34. CLEANOUT SILT FENCE	0	LF	\$1.56	\$0.00
35. CONSTRUCT SILT FENCE	0	LF	\$3.34	\$0.00
36. REMOVE SILT FENCE	0	LF	\$0.62	\$0.00
37. CLEANOUT SILT BASIN	0	CY	\$6.70	\$0.00
38. CONSTRUCT 42" R.C. FLARED END SECTION W/BAR GRATE	0	EA	\$2,690.47	\$0.00
LESS FAILED TEST				
DRILLING VERTICAL FOOTAGE	678	VF	-\$8.00	-\$1,572.96
COMPACTION TESTS	136	EA	-\$35.00	-\$1,380.40
LIQUIDATED DAMAGES	106	DAYS	-\$500.00	-\$15,370.00
LESS MBC CONSTRUCTION RE-MOBILIZATION				-\$1,595.00
LESS CEDAR CONSTRUCTION RE-MOBILIZATION				-\$1,015.00

Estimated Construction Costs: \$325,626.31

Estimated Soft Costs

Engineering Design and Construction Administration:	\$54,378.00
Geotechnical and Testing:	\$4,039.66
Publication:	\$17.18
Legal:	\$16,451.92
Fiscal:	\$16,257.33
Interest:	\$36,046.09
Duration (Months)	

Total Estimated Soft Costs: \$127,190.18

Total Estimated Costs: \$452,816.49

STORM SEWER - CULVERTS G.O.

Assumptions/Comments:



Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
CULVERTS				
1 . REMOVE TEMPORARY CMP CULVERTS	294	LF	\$23.60	\$6,938.40
2 . COMMON EARTH EXCAVATION - CULVERT	3,000	CY	\$9.80	\$29,400.00
3 . STRIP, STOCKPILE, AND RESPREAD WETLAND SOIL	0	CY	\$13.70	\$0.00
4 . CONSTRUCT DITCH DIVERSION	0	LF	\$23.60	\$0.00
5 . CONSTRUCT STEEL SHEETING WALLS	720	SF	\$17.60	\$12,672.00
6 . CONSTRUCT HEADWALLS (DOUBLE 54" RCP CULVERT)	2	EA	\$7,148.10	\$14,296.20
7 . FURNISH AND INSTALL ROUGHNESS BARS FOR BOX CULVERT	12	EA	\$1,356.20	\$16,274.40
8 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$25.60	\$0.00
9 . CONSTRUCT 54" R.C.P., D(0.01) = 1,350	118.78	LF	\$294.50	\$34,980.71
10 . CONSTRUCT 54" PIPE BEDDING	118.78	LF	\$20.10	\$2,387.48
11 . CONSTRUCT DOUBLE 7' X 6' BOX CULVERT WITH HEADWALLS	60	LF	\$1,299.90	\$77,994.00
12 . CONSTRUCT 18" R.C.P., CLASS III	106.19	LF	\$48.70	\$5,171.45
13 . CONSTRUCT 18" PIPE BEDDING	106.19	LF	\$9.30	\$987.57
14 . TAP 18" RCP INTO BOX CULVERT	1	EA	\$768.80	\$768.80
15 . TAP 18" RCP INTO 54" RCP	1	EA	\$1,341.30	\$1,341.30
16 . CONSTRUCT SEGMENTAL BLOCK RETAINING WALL - LARGE BLOCK (DOUBLE 54" RCP CULVERT)	0	SF	\$65.30	\$0.00
17 . CONSTRUCT SEGMENTAL BLOCK RETAINING WALL - LARGE BLOCK (DOUBLE 7' X 6' BOX CULVERT)	0	SF	\$50.10	\$0.00
18 . CONSTRUCT ROCK RIP-RAP - TYPE "C"	46.36	TN	\$81.80	\$3,792.25
19 . SEEDING - TYPE "WETLANDS"	0	AC	\$5,295.00	\$0.00
20 . ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.60	\$0.00
21 . CONSTRUCT SILT FENCE	0	LF	\$4.20	\$0.00
22 . ANTI-GRAFFITI COATING FOR SEGMENTAL BLOCK RETAINING WALL	6,394	SF	\$4.00	\$25,576.00
23 . BX 1100 GEOGRID	100	SY	\$9.80	\$980.00
24 . CONSTRUCT FENCE	35	LF	\$108.00	\$3,780.00
25 . CONSTRUCT STEEL CASING	102	LF	\$75.80	\$7,731.60
26 . CONSTRUCT UTILITY CONDUITS	24	LF	\$42.70	\$1,024.80
CHANGE ORDER 1				
27 . CONSTRUCT SEGMENTAL BLOCK RETAINING WALL - LARGE BLOCK (DOUBLE 54" RCP CULVERT)	4,284	SF	\$53.20	\$227,908.80
28 . CONSTRUCT SEGMENTAL BLOCK RETAINING WALL - LARGE BLOCK (DOUBLE 7' X 6' BOX CULVERT)	2,110	SF	\$49.16	\$103,727.60
CHANGE ORDER 2				
29 . INTEGRAL COLOR FOR SEGMENTAL BLOCK RETAINING WALLS	2,110	SF	\$1.07	\$2,257.70
30 . COMMON EARTH EXCAVATION - CULVERT	2,500	CY	\$3.58	\$8,950.00

Estimated Construction Costs: \$588,941.06

Estimated Soft Costs

Engineering Design and	\$96,672.00
Geotechnical and Testing:	\$7,181.61
Miscellaneous:	\$7.50
Legal:	\$29,447.05
Fiscal:	\$31,472.12
Interest:	\$73,013.02
Duration (Months)	

Total Estimated Soft Costs: \$237,793.30

Total Estimated Costs: \$826,734.36

PAVING MINOR

Assumptions/Comments:



Grading tie-in for 75th Street connection. Will need easement

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. REMOVE CONCRETE HEADER	50	LF	\$8.00	\$400.00
2. REMOVE BARRICADE	1	EA	\$175.00	\$175.00
3. SAWCUT PAVEMENT	50	LF	\$4.46	\$223.00
4. REMOVE PAVEMENT	97.22	SY	\$10.00	\$972.20
5. REMOVE SIDEWALK	225	SF	\$0.95	\$213.75
6. REMOVE AND REPLACE FENCE AND LANDSCAPING	0	LS	\$3,898.22	\$0.00
7. 7" CONCRETE PAVEMENT - TYPE L65	33,560	SY	\$33.66	\$1,129,629.60
8. COMMON EARTH EXCAVATION	11,107	CY	\$3.28	\$36,430.96
9. CONSTRUCT 5" CONCRETE SIDEWALK	7,199.50	SF	\$5.13	\$36,933.44
10. CONSTRUCT CURB INLET	33	EA	\$2,951.66	\$97,404.78
11. ADJUST MANHOLE TO GRADE (41 SANITARY, 9 STORM)	48	EA	\$145.50	\$6,984.00
12. CONSTRUCT EXTERNAL FRAME SEAL	48	EA	\$350.00	\$16,800.00
13. CONSTRUCT CONCRETE HEADER	50	LF	\$12.00	\$600.00
14. CONSTRUCT BURIED LUG HEADER	4	EA	\$350.00	\$1,400.00
15. CONSTRUCT BARRICADE	2	EA	\$800.00	\$1,600.00
16. REBAR FOR REINFORCED PAVEMENT	1	LS	\$25,500.00	\$25,500.00
17. DRILL AND EPOXY #5 X 18" TIE BARS AT 2'-9" CENTERS	73	EA	\$6.00	\$438.00
18. SEEDING - TYPE "TEMPORARY SEED MIX"	17.10	AC	\$319.50	\$5,463.45
19. STRAW MULCH	0	AC	\$601.73	\$0.00
20. CONSTRUCT SILT FENCE	585	LF	\$2.29	\$1,339.65
21. CLEANOUT SILT FENCE	240	LF	\$0.84	\$201.60
22. CLEANOUT SILT BASIN	0	CY	\$5.00	\$0.00
23. JET EXISTING SEWER	14,048	LF	\$1.00	\$14,048.00
24. ROLLED EROSION CONTROL, TYPE II	6,200	SY	\$1.50	\$9,300.00
25. REIMBURSEMENT FOR EXISTING STORM SEWER	1	LS	\$81,708.00	\$81,708.00
26. CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$4,090.00	\$4,090.00
ADD PER CHANGE ORDER NO. 1				
27. RELOCATE CENTURYLINK LINE	1	LS	\$6,049.29	\$6,049.29
28. COORDINATION FEE	1	LS	\$665.42	\$665.42
ADD PER CHANGE ORDER NO. 2				
29. STRAW WATTLES	250	LF	\$3.61	\$902.50
30. SKID LOADER	11.75	HRS	\$99.00	\$1,163.25
31. SEEDING - TYPE "B"	5900	SY	\$0.39	\$2,301.00
32. RE-MOBILIZATION	1	LS	\$5,500.00	\$5,500.00
33. 75TH STREET MODEL REVISION	1	LS	\$5,934.03	\$5,934.03
34. EARTHWORK	1	LS	\$2,940.06	\$2,940.06
35. CONVERT AREA INLET TO MANHOLE	1	LS	\$2,647.31	\$2,647.31
36. HAND POUR DUE TO OPPD POLE CONFLICT	1	LS	\$1,527.72	\$1,527.72
37. HAND POUR DUE TO STORM SEWER CONFLICT	1	LS	\$882.03	\$882.03
APPROVED ADDITIONAL WORK				
38. SILT FENCE REMOVAL	1048	LF	\$0.53	\$555.44
39. TURF REINFORCEMENT MATTING	800	SY	\$4.98	\$3,984.00
40. SEEDING - TYPE "TURF"	900	SY	\$0.39	\$351.00
41. SEEDING - TYPE "FACW"	200	SY	\$1.06	\$212.00
42. GENERAL GRADING AND SHAPING	1	LS	\$1,791.88	\$1,791.88
43. TEMPORARY STOP SIGNS	1	LS	\$447.92	\$447.92

Estimated Construction Costs: \$1,509,710.28

Estimated Soft Costs

Engineering Design and Construction Administration:	\$254,696.00
Geotechnical and Testing:	\$12,066.81
Miscellaneous:	\$4.13
Legal:	\$75,485.51
Fiscal:	\$82,048.26
Interest:	\$132,721.32
Duration (Months)	

Total Estimated Soft Costs: \$557,022.03

Total Estimated Costs: \$2,066,732.31

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

GO pavement is intersection paving, paving adjacent to outlots and wider than 25', as well as paving offsite to connect to existing pavement

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . REMOVE CONCRETE HEADER	50	LF	\$8.00	\$400.00
2 . REMOVE BARRICADE	1	EA	\$175.00	\$175.00
3 . SAWCUT PAVEMENT	50	LF	\$4.46	\$223.00
4 . REMOVE PAVEMENT	97	SY	\$10.00	\$972.20
5 . REMOVE SIDEWALK	225	SF	\$0.95	\$213.75
6 . REMOVE AND REPLACE FENCE AND LANDSCAPING	0	LS	\$3,898.22	\$0.00
7 . 7" CONCRETE PAVEMENT - TYPE L65	4,628	SY	\$33.66	\$155,778.48
8 . COMMON EARTH EXCAVATION	1,543	CY	\$3.28	\$5,059.95
9 . CONSTRUCT 5" CONCRETE SIDEWALK	7,200	SF	\$5.13	\$36,933.44
10 . CONSTRUCT CURB INLET	33	EA	\$2,951.66	\$97,404.78
11 . ADJUST MANHOLE TO GRADE (9 SANITARY, 4 STORM)	4	EA	\$145.50	\$6,984.00
12 . CONSTRUCT EXTERNAL FRAME SEAL	4	EA	\$350.00	\$16,800.00
13 . CONSTRUCT CONCRETE HEADER	50	LF	\$12.00	\$600.00
14 . CONSTRUCT BURIED LUG HEADER	4	EA	\$350.00	\$1,400.00
15 . CONSTRUCT BARRICADE	2	EA	\$800.00	\$1,600.00
16 . REBAR FOR REINFORCED PAVEMENT	1	LS	\$25,500.00	\$25,500.00
17 . DRILL AND EPOXY #5 X 18" TIE BARS AT 2'-9" CENTERS	73	EA	\$6.00	\$438.00
18 . SEEDING - TYPE "TEMPORARY SEED MIX"	17	AC	\$319.50	\$5,463.45
19 . STRAW MULCH	0	AC	\$601.73	\$0.00
20 . CONSTRUCT SILT FENCE	585	LF	\$2.29	\$1,339.65
21 . CLEANOUT SILT FENCE	240	LF	\$0.84	\$201.60
22 . CLEANOUT SILT BASIN	0	CY	\$5.00	\$0.00
23 . JET EXISTING SEWER	0	LF	\$1.00	\$0.00
24 . ROLLED EROSION CONTROL, TYPE II	6,200	SY	\$1.50	\$9,300.00
25 . REIMBURSEMENT FOR EXISTING STORM SEWER	1	LS	\$81,708.00	\$81,708.00
26 . CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$4,090.00	\$4,090.00
ADD PER CHANGE ORDER NO. 1				
27 . RELOCATE CENTURYLINK LINE	1	LS	\$6,049.29	\$6,049.29
28 . COORDINATION FEE	1	LS	\$665.42	\$665.42
ADD PER CHANGE ORDER NO. 2				
29 . STRAW WATTLES	250	LF	\$3.61	\$902.50
30 . SKID LOADER	11.75	HRS	\$99.00	\$1,163.25
31 . SEEDING - TYPE "B"	5900	SY	\$0.39	\$2,301.00
32 . RE-MOBILIZATION	1	LS	\$5,500.00	\$5,500.00
33 . 75TH STREET MODEL REVISION	1	LS	\$5,934.03	\$5,934.03
34 . EARTHWORK	1	LS	\$2,940.06	\$2,940.06
35 . CONVERT AREA INLET TO MANHOLE	1	LS	\$2,647.31	\$2,647.31
36 . HAND POUR DUE TO OPPD POLE CONFLICT	1	LS	\$1,527.72	\$1,527.72
37 . HAND POUR DUE TO STORM SEWER CONFLICT	1	LS	\$882.03	\$882.03
APPROVED ADDITIONAL WORK				\$0.00
38 . SILT FENCE REMOVAL	1048	LF	\$0.53	\$555.44
39 . TURF REINFORCEMENT MATTING	800	SY	\$4.98	\$3,984.00
40 . SEEDING - TYPE "TURF"	900	SY	\$0.39	\$351.00
41 . SEEDING - TYPE "FACW"	200	SY	\$1.06	\$212.00
42 . GENERAL GRADING AND SHAPING	1	LS	\$1,791.88	\$1,791.88
43 . TEMPORARY STOP SIGNS	1	LS	\$447.92	\$447.92

Estimated Construction Costs:**\$490,440.14****Estimated Soft Costs**

Engineering Design and Construction Administration:	\$28,096.00
Geotechnical and Testing:	\$3,919.99
Miscellaneous:	\$1.34
Legal:	\$24,522.01
Fiscal:	\$26,653.96
Interest:	\$43,115.47
Duration (Months)	

Total Estimated Soft Costs:**\$126,308.77****Total Estimated Costs:****\$616,748.91**

PAVING MAJOR - 72ND & CAPEHART**Assumptions/Comments:**

Per Sarpy County, Shadow Lake 2 shall contribute 33% of construction, engineering and CA of improvement project adjacent to development. Improvements are those on 72nd Street and Capehart Road adjacent to the development only.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CLEARING AND GRUBBING GENERAL	0.371	LS	\$42,940.00	\$15,930.74
2	GRUBBING STUMPS OVER 12" TO 24" DIAMETER	1	EA	\$50.00	\$50.00
3	GRUBBING STUMPS OVER 24" TO 36" DIAMETER	0	EA	\$80.00	\$0.00
4	GRUBBING STUMPS OVER 36" DIAMETER	0	EA	\$170.00	\$0.00
5	REMOVE 18" OR SMALLER CULVERT PIPE	86	LF	\$10.00	\$860.00
6	REMOVE CULVERT PIPE OVER 18" TO 24"	20	LF	\$10.00	\$200.00
7	REMOVE CULVERT PIPE OVER 24" TO 30"	107	LF	\$13.00	\$1,391.00
8	REMOVE 36" CULVERT PIPE	77	LF	\$13.00	\$1,001.00
9	REMOVE 48" CULVERT PIPE	75	LF	\$13.00	\$975.00
10	REMOVE MANHOLE	0	EA	\$800.00	\$0.00
11	REMOVE FLARED END SECTION (LESS THAN 24")	0	EA	\$160.00	\$0.00
12	REMOVE FLARED END SECTION OVER 36" TO 48"	0	EA	\$160.00	\$0.00
13	REMOVE AND REPLACE MAILBOX	1	EA	\$60.00	\$60.00
14	REMOVE GUARD POST	0	EA	\$50.00	\$0.00
15	REMOVE FENCE	816	LF	\$2.00	\$1,632.00
16	REMOVE ROCK RETAINING WALL	0	LS	\$150.00	\$0.00
17	REMOVE HEADWALL	0	EA	\$50.00	\$0.00
18	REMOVE BUILDING	1	LS	\$700.00	\$700.00
19	REMOVE CONCRETE HEADER	36	LF	\$3.00	\$108.00
20	SAW CUT - FULL DEPTH	10	LF	\$7.00	\$70.00
21	REMOVE PAVEMENT	29	SY	\$13.00	\$377.00
22	EARTHWORK (EXCAVATION)	30,223	CY	\$5.10	\$154,137.30
23	EARTHWORK (OFF-SITE BORROW)	0	CY	\$12.00	\$0.00
24	EARTHWORK (UNSUITABLE EXCAVATION)	151	CY	\$5.10	\$770.10
25	EXPLORATORY EXCAVATION	0	HR	\$50.00	\$0.00
26	9" CONCRETE PAVEMENT - TYPE L65	15,392	SY	\$32.50	\$500,240.00
27	7" CONCRETE DRIVEWAY - TYPE L65	195	SY	\$37.50	\$7,312.50
28	CONSTRUCT CRUSHED ROCK SURFACING (4" THICK)	90	TN	\$30.00	\$2,700.00
29	CONSTRUCT AND REMOVE TEMPORARY ROCK ACCESS ROAD (4" THICK)	267	TN	\$14.00	\$3,738.00
30	CONSTRUCT THICKENED EDGE PAVEMENT	0	LF	\$7.00	\$0.00
31	CONSTRUCT CONCRETE HEADER	0	LF	\$8.00	\$0.00
32	DRILL AND EPOXY 1" X 18" DOWEL BARS AT 12" CENTERS	36	EA	\$12.00	\$432.00
33	CONSTRUCT P.C. CONCRETE FLUME	2	EA	\$1,200.00	\$2,400.00
34	CONSTRUCT 3-STRAND BARBED WIRE FENCE	729	LF	\$2.15	\$1,567.35
35	CONSTRUCT 4-STRAND BARBED WIRE FENCE	0	LF	\$2.90	\$0.00
36	CONSTRUCT 4' CHAIN LINK FENCE	0	LF	\$16.00	\$0.00
37	CONSTRUCT GATE	0	EA	\$600.00	\$0.00
38	CONSTRUCT DOUBLE SWING GATE	0	EA	\$900.00	\$0.00
39	PULL POST	3	EA	\$150.00	\$450.00
40	END POST	2	EA	\$160.00	\$320.00
41	CORNER POST	0	EA	\$215.00	\$0.00
42	CONSTRUCT 18" R.C.P., CLASS IV	381	LF	\$37.00	\$14,097.00
43	CONSTRUCT 30" R.C.P., CLASS III	0	LF	\$60.00	\$0.00
44	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	52	LF	\$80.00	\$4,160.00
45	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	202	LF	\$112.00	\$22,624.00
46	CONSTRUCT 54" R.C.P., D(0.01) = 1,350	219	LF	\$155.00	\$33,945.00
47	CONSTRUCT 60" R.C.P., D(0.01) = 1,350	0	LF	\$190.00	\$0.00
48	CONSTRUCT 18" PIPE BEDDING	381	LF	\$6.00	\$2,286.00
49	CONSTRUCT 30" PIPE BEDDING	0	LF	\$7.00	\$0.00
50	CONSTRUCT 36" PIPE BEDDING	52	LF	\$6.00	\$312.00
51	CONSTRUCT 42" PIPE BEDDING	202	LF	\$7.75	\$1,565.50
52	CONSTRUCT 54" PIPE BEDDING	219	LF	\$14.00	\$3,066.00
53	CONSTRUCT 60" PIPE BEDDING	0	LF	\$15.25	\$0.00
54	CONSTRUCT 18" R.C. FLARED END SECTION	7	EA	\$1,200.00	\$8,400.00
55	CONSTRUCT 30" R.C. FLARED END SECTION	0	EA	\$1,500.00	\$0.00
56	CONSTRUCT 36" R.C. FLARED END SECTION	2	EA	\$2,000.00	\$4,000.00
57	CONSTRUCT 42" R.C. FLARED END SECTION	4	EA	\$2,300.00	\$9,200.00
58	CONSTRUCT 54" R.C. FLARED END SECTION	4	EA	\$3,000.00	\$12,000.00
59	CONSTRUCT 60" R.C. FLARED END SECTION	0	EA	\$3,500.00	\$0.00
60	CONSTRUCT 60" AREA INLET - TYPE II	0	EA	\$4,500.00	\$0.00
61	CONSTRUCT 54" I.D. FLATTOP MANHOLE	0	EA	\$3,500.00	\$0.00
62	CONSTRUCT 96" I.D. FLATTOP MANHOLE	0	EA	\$11,000.00	\$0.00
63	CONSTRUCT 18" R.C. VERTICAL PIPE BEND	0	EA	\$875.00	\$0.00
64	CONSTRUCT 54" R.C. VERTICAL PIPE BEND	2	EA	\$2,100.00	\$4,200.00

65	STABILIZE TRENCH WITH CRUSHED LIMESTONE	0	TN	\$28.00	\$0.00
66	CONSTRUCT ROCK RIP-RAP - TYPE "A"	189	TN	\$51.00	\$9,639.00
67	CONSTRUCT ROCK RIP-RAP - TYPE "B"	0	TN	\$51.00	\$0.00
68	CONSTRUCT ROCK RIP-RAP - TYPE "C"	300	TN	\$51.00	\$15,300.00
69	SEEDING - TYPE "B"	11	AC	\$670.00	\$7,370.00
70	CONSTRUCT SILT FENCE	943	LF	\$2.00	\$1,886.00
71	CONSTRUCT STRAW WATTLE SILT CHECK	624	LF	\$2.65	\$1,653.60
72	CONSTRUCT FLARED END INLET PROTECTION	17	EA	\$113.00	\$1,921.00
73	ROLLED EROSION CONTROL, TYPE II	42,192	SY	\$0.95	\$40,082.40
74	PERMANENT PAINTED PAVEMENT MARKING - 5" WHITE SOLID	7,450	LF	\$0.32	\$2,384.00
75	PERMANENT PAINTED PAVEMENT MARKING - 5" YELLOW SOLID	7,338	LF	\$0.38	\$2,788.44
76	PERMANENT PAINTED PAVEMENT MARKING - 5" YELLOW SKIP (BROKEN)	1,613	LF	\$0.38	\$612.94
77	PERMANENT PAINTED PAVEMENT MARKING - 10" WHITE SOLID	25	LF	\$0.75	\$18.75
78	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE DIRECTIONAL ARROW	4	EA	\$300.00	\$1,200.00
79	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE "ONLY"	2	EA	\$245.00	\$490.00
80	3" CONDUIT (PVC OR HDPE)	229	LF	\$14.50	\$3,320.50
81	PULL BOX, TYPE PB-6	2	EA	\$700.00	\$1,400.00
82	BARRICADING	0.371	LS	\$19,200.00	\$7,123.20
	CHANGE ORDER				
83	COST DIFFERENCE BETWEEN 18" RCP, CLASS III AND 18" RCP, CLASS IV	381	LF	-\$4.50	-\$1,714.50
84	CONSTRUCT 18" CMP	0	LF	\$56.43	\$0.00
85	REMOVE PAVEMENT MARKINGS	0	LF	\$0.70	\$0.00

Estimated Construction Costs: \$912,752.82

Estimated Construction Costs (1/3) to Shadow Lake 2: \$304,250.94

Estimated Soft Costs to Shadow Lake 2:

Engineering Design and Construction Administration: \$73,727.86
Geotechnical and Testing:

1/3 Total Reimbursable to Sarpy County: \$377,978.80

Estimated Soft Costs to Sarpy County:

2.00% **Engineering:** \$7,559.58
 2.00% **Legal:** \$7,559.58
 5.00% **Fiscal:** \$19,654.90
 7.00% **Interest:** \$21,669.52
 9 Duration (Months)

Total Estimated Soft Costs to Sarpy County: \$56,443.57

Total Estimated Costs to Sarpy County: \$434,422.37

PAVING MAJOR - 72ND & CAPEHART TRAFFIC SIGNAL (FUTURE)

Assumptions/Comments:



Assume a future traffic signal with 2 future contributions by SW & SE corners and 25% contribution from the county. Scope is not known at this time.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . 72ND & CAPEHART TRAFFIC SIGNAL	1	LS	\$150,000.00	\$150,000.00
CONTINGENCY	5%		\$150,000.00	\$7,500.00

Estimated Construction Costs: \$157,500.00

Estimated Soft Costs

Engineering Design and Geotechnical and Testing:	\$29,925.00
Legal:	\$3,150.00
Fiscal:	\$9,686.25
Interest:	\$10,679.09
Duration (Months)	

Total Estimated Soft Costs: \$56,590.34

Total Estimated Future Costs: \$214,090.34

Total Estimated Sarpy County Reimbursable: \$47,643.75

Total Estimated Adjacent Property Reimbursables: \$110,964.39

Total Estimated SID Costs (Future): \$55,482.20

Total Estimated SID Costs (Now): \$0.00

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

100% of reimbursement for offsite arterial is GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CLEARING AND GRUBBING GENERAL	0.371	LS	\$42,940.00	\$15,930.74
2	GRUBBING STUMPS OVER 12" TO 24" DIAMETER	1	EA	\$50.00	\$50.00
3	GRUBBING STUMPS OVER 24" TO 36" DIAMETER	0	EA	\$80.00	\$0.00
4	GRUBBING STUMPS OVER 36" DIAMETER	0	EA	\$170.00	\$0.00
5	REMOVE 18" OR SMALLER CULVERT PIPE	86	LF	\$10.00	\$860.00
6	REMOVE CULVERT PIPE OVER 18" TO 24"	20	LF	\$10.00	\$200.00
7	REMOVE CULVERT PIPE OVER 24" TO 30"	107	LF	\$13.00	\$1,391.00
8	REMOVE 36" CULVERT PIPE	77	LF	\$13.00	\$1,001.00
9	REMOVE 48" CULVERT PIPE	75	LF	\$13.00	\$975.00
10	REMOVE MANHOLE	0	EA	\$800.00	\$0.00
11	REMOVE FLARED END SECTION (LESS THAN 24")	0	EA	\$160.00	\$0.00
12	REMOVE FLARED END SECTION OVER 36" TO 48"	0	EA	\$160.00	\$0.00
13	REMOVE AND REPLACE MAILBOX	1	EA	\$60.00	\$60.00
14	REMOVE GUARD POST	0	EA	\$50.00	\$0.00
15	REMOVE FENCE	816	LF	\$2.00	\$1,632.00
16	REMOVE ROCK RETAINING WALL	0	LS	\$150.00	\$0.00
17	REMOVE HEADWALL	0	EA	\$50.00	\$0.00
18	REMOVE BUILDING	1	LS	\$700.00	\$700.00
19	REMOVE CONCRETE HEADER	36	LF	\$3.00	\$108.00
20	SAW CUT - FULL DEPTH	10	LF	\$7.00	\$70.00
21	REMOVE PAVEMENT	29	SY	\$13.00	\$377.00
22	EARTHWORK (EXCAVATION)	30223	CY	\$5.10	\$154,137.30
23	EARTHWORK (OFF-SITE BORROW)	0	CY	\$12.00	\$0.00
24	EARTHWORK (UNSUITABLE EXCAVATION)	151	CY	\$5.10	\$770.10
25	EXPLORATORY EXCAVATION	0	HR	\$50.00	\$0.00
26	9" CONCRETE PAVEMENT - TYPE L65	15392	SY	\$32.50	\$500,240.00
27	7" CONCRETE DRIVEWAY - TYPE L65	195	SY	\$37.50	\$7,312.50
28	CONSTRUCT CRUSHED ROCK SURFACING (4" THICK)	90	TN	\$30.00	\$2,700.00
29	CONSTRUCT AND REMOVE TEMPORARY ROCK ACCESS ROAD (4" THICK)	267	TN	\$14.00	\$3,738.00
30	CONSTRUCT THICKENED EDGE PAVEMENT	0	LF	\$7.00	\$0.00
31	CONSTRUCT CONCRETE HEADER	0	LF	\$8.00	\$0.00
32	DRILL AND EPOXY 1" X 18" DOWEL BARS AT 12" CENTERS	36	EA	\$12.00	\$432.00
33	CONSTRUCT P.C. CONCRETE FLUME	2	EA	\$1,200.00	\$2,400.00
34	CONSTRUCT 3-STRAND BARBED WIRE FENCE	729	LF	\$2.15	\$1,567.35
35	CONSTRUCT 4-STRAND BARBED WIRE FENCE	0	LF	\$2.90	\$0.00
36	CONSTRUCT 4' CHAIN LINK FENCE	0	LF	\$16.00	\$0.00
37	CONSTRUCT GATE	0	EA	\$600.00	\$0.00
38	CONSTRUCT DOUBLE SWING GATE	0	EA	\$900.00	\$0.00
39	PULL POST	3	EA	\$150.00	\$450.00
40	END POST	2	EA	\$160.00	\$320.00
41	CORNER POST	0	EA	\$215.00	\$0.00
42	CONSTRUCT 18" R.C.P., CLASS IV	381	LF	\$37.00	\$14,097.00
43	CONSTRUCT 30" R.C.P., CLASS III	0	LF	\$60.00	\$0.00
44	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	52	LF	\$80.00	\$4,160.00
45	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	202	LF	\$112.00	\$22,624.00
46	CONSTRUCT 54" R.C.P., D(0.01) = 1,350	219	LF	\$155.00	\$33,945.00
47	CONSTRUCT 60" R.C.P., D(0.01) = 1,350	0	LF	\$190.00	\$0.00
48	CONSTRUCT 18" PIPE BEDDING	381	LF	\$6.00	\$2,286.00
49	CONSTRUCT 30" PIPE BEDDING	0	LF	\$7.00	\$0.00
50	CONSTRUCT 36" PIPE BEDDING	52	LF	\$6.00	\$312.00
51	CONSTRUCT 42" PIPE BEDDING	202	LF	\$7.75	\$1,565.50
52	CONSTRUCT 54" PIPE BEDDING	219	LF	\$14.00	\$3,066.00
53	CONSTRUCT 60" PIPE BEDDING	0	LF	\$15.25	\$0.00
54	CONSTRUCT 18" R.C. FLARED END SECTION	7	EA	\$1,200.00	\$8,400.00
55	CONSTRUCT 30" R.C. FLARED END SECTION	0	EA	\$1,500.00	\$0.00
56	CONSTRUCT 36" R.C. FLARED END SECTION	2	EA	\$2,000.00	\$4,000.00
57	CONSTRUCT 42" R.C. FLARED END SECTION	4	EA	\$2,300.00	\$9,200.00
58	CONSTRUCT 54" R.C. FLARED END SECTION	4	EA	\$3,000.00	\$12,000.00
59	CONSTRUCT 60" R.C. FLARED END SECTION	0	EA	\$3,500.00	\$0.00
60	CONSTRUCT 60" AREA INLET - TYPE II	0	EA	\$4,500.00	\$0.00
61	CONSTRUCT 54" I.D. FLATTOP MANHOLE	0	EA	\$3,500.00	\$0.00
62	CONSTRUCT 96" I.D. FLATTOP MANHOLE	0	EA	\$11,000.00	\$0.00
63	CONSTRUCT 18" R.C. VERTICAL PIPE BEND	0	EA	\$875.00	\$0.00
64	CONSTRUCT 54" R.C. VERTICAL PIPE BEND	2	EA	\$2,100.00	\$4,200.00

65	STABILIZE TRENCH WITH CRUSHED LIMESTONE	0	TN	\$28.00	\$0.00
66	CONSTRUCT ROCK RIP-RAP - TYPE "A"	189	TN	\$51.00	\$9,639.00
67	CONSTRUCT ROCK RIP-RAP - TYPE "B"	0	TN	\$51.00	\$0.00
68	CONSTRUCT ROCK RIP-RAP - TYPE "C"	300	TN	\$51.00	\$15,300.00
69	SEEDING - TYPE "B"	11	AC	\$670.00	\$7,370.00
70	CONSTRUCT SILT FENCE	943	LF	\$2.00	\$1,886.00
71	CONSTRUCT STRAW WATTLE SILT CHECK	624	LF	\$2.65	\$1,653.60
72	CONSTRUCT FLARED END INLET PROTECTION	17	EA	\$113.00	\$1,921.00
73	ROLLED EROSION CONTROL, TYPE II	42192	SY	\$0.95	\$40,082.40
74	PERMANENT PAINTED PAVEMENT MARKING - 5" WHITE SOLID	7450	LF	\$0.32	\$2,384.00
75	PERMANENT PAINTED PAVEMENT MARKING - 5" YELLOW SOLID	7338	LF	\$0.38	\$2,788.44
76	PERMANENT PAINTED PAVEMENT MARKING - 5" YELLOW SKIP (BROKEN)	1613	LF	\$0.38	\$612.94
77	PERMANENT PAINTED PAVEMENT MARKING - 10" WHITE SOLID	25	LF	\$0.75	\$18.75
78	PERFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE DIRECTIONAL ARROW	4	EA	\$300.00	\$1,200.00
79	PERFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE "ONLY"	2	EA	\$245.00	\$490.00
80	3" CONDUIT (PVC OR HDPE)	229	LF	\$14.50	\$3,320.50
81	PULL BOX, TYPE PB-6	2	EA	\$700.00	\$1,400.00
82	BARRICADING	0.371	LS	\$19,200.00	\$7,123.20
	CHANGE ORDER				
83	COST DIFFERENCE BETWEEN 18" RCP, CLASS III AND 18" RCP, CLASS IV	381	LF	-\$4.50	-\$1,714.50
84	CONSTRUCT 18" CMP	0	LF	\$56.43	\$0.00
85	REMOVE PAVEMENT MARKINGS	0	LF	\$0.70	\$0.00

Estimated Construction Costs: \$912,752.82

Estimated Construction Costs (1/3) to Shadow Lake 2: \$304,250.94

Estimated Soft Costs to Shadow Lake 2:

Engineering Design and Geotechnical and Testing: \$73,727.86

1/3 Total Reimbursable to Sarpy County: \$377,978.80

Estimated Soft Costs to Sarpy County:

2.00% Engineering:	\$7,559.58
2.00% Legal:	\$7,559.58
5.00% Fiscal:	\$19,654.90
7.00% Interest:	\$21,669.52
9 Duration (Months)	

SIDEWALKS

Assumptions/Comments:



Sidewalk adjacent to outlots

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$4.00	\$0.00
2. CONSTRUCT CONCRETE CURB RAMP	0	EA	\$1,000.00	\$0.00
CONTINGENCY	0%		\$0.00	\$0.00
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

SIDEWALKS-ARTERIALS (FUTURE)

Assumptions/Comments:



Assume 5' wide sidewalk 7' from edge of pavement on Capehart. 10' trail on 72nd Street Sidewalk will be a future GO project

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT 5" CONCRETE SIDEWALK	12,950	SF	\$4.00	\$51,800.00
3. CONSTRUCT CONCRETE CURB RAMP	6	EA	\$1,000.00	\$6,000.00
2. CONSTRUCT 5" CONCRETE TRAIL	12,700	SF	\$4.00	\$50,800.00
CONTINGENCY	20%		\$108,600.00	\$21,720.00
Estimated Construction Costs:				\$130,320.00
Estimated Soft Costs				
			Engineering Design and Geotechnical and Testing:	\$24,760.80
			Legal:	\$1,303.20
			Fiscal:	\$6,516.00
			Interest:	\$8,145.00
			Duration (Months)	\$11,973.15
Total Estimated Soft Costs:				\$52,698.15
Total Estimated Costs:				\$183,018.15

SIGNAGE

Assumptions/Comments:



2 street signs per intersection, assume fluted post per sign

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	"STOP" SIGN (24")	21	EA	\$225.00	\$4,725.00
2.	SPEED LIMIT SIGN (18"x24")	5	EA	\$225.00	\$1,125.00
3.	STREET SIGN WITH DECORATIVE BRACKET	26	EA	\$330.00	\$8,580.00
4.	12" STOP BAR	525	LF	\$5.00	\$2,625.00
5.	DECORATIVE FLUTED POST	52	EA	\$750.00	\$39,000.00
6.	PEDESTRIAN CROSSING	225	LF	\$10.00	\$2,250.00
	CONTINGENCY	20%		\$58,305.00	\$11,661.00

Estimated Construction Costs: \$69,966.00

Estimated Soft Costs

Engineering Design and	\$13,293.54
Geotechnical and Testing:	\$456.30
Legal:	\$2,281.50
Fiscal:	\$2,988.77
Interest:	\$4,393.48
Duration (Months)	

Total Estimated Soft Costs: \$23,413.59

Total Estimated Costs: \$93,379.59

SIDEWALKS G.O.

Assumptions/Comments:



All sidewalk and signs shall be GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$4.00	\$0.00
2	CONSTRUCT CONCRETE CURB RAMP	0	EA	\$1,000.00	\$0.00
	CONTINGENCY		0%	\$0.00	\$0.00

Estimated Construction Costs: \$0.00

Estimated Soft Costs

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

Total Estimated Soft Costs: \$0.00

Total Estimated Costs: \$0.00

SIGNAGE G.O.

Assumptions/Comments:



2 street signs per intersection, assume fluted post per sign. All GO.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	"STOP" SIGN (24")	21	EA	\$225.00	\$4,725.00
2.	SPEED LIMIT SIGN (18"X24")	5	EA	\$225.00	\$1,125.00
3.	STREET SIGN WITH DECORATIVE BRACKET	26	EA	\$330.00	\$8,580.00
4.	12" STOP BAR	525	LF	\$5.00	\$2,625.00
5.	DECORATIVE FLUTED POST	52	EA	\$750.00	\$39,000.00
6.	PEDESTRIAN CROSSING	225	LF	\$10.00	\$2,250.00
	CONTINGENCY	20%		\$58,305.00	\$11,661.00

Estimated Construction Costs: \$69,966.00

Estimated Soft Costs

Engineering Design and Geotechnical and Testing:	\$13,293.54
Legal:	\$456.30
Fiscal:	\$2,281.50
Interest:	\$2,988.77
Duration (Months)	\$4,393.48

Total Estimated Soft Costs: \$23,413.59

Total Estimated Costs: \$93,379.59

PARKS AQUISITION

Assumptions/Comments:



No Parks.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.				\$0.00
Estimated Construction Costs:				\$0.00
<u>Estimated Soft Costs</u>				
		Engineering Design and Construction Administration:		\$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 IMPROVEMENTS

Assumptions/Comments:



Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.				\$0.00
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:				\$0.00
Total Estimated Costs:				\$0.00

WATER INTERIOR

Assumptions/Comments:



Water layout needs to be approved by TD2. Assume 12" spine through project and assume connecting to 12" offsite water. Also assuming valve per leg of each tee and cross.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT 6" D.I.P.	5,090	LF	\$22.10	\$112,489.00
2. CONSTRUCT 8" D.I.P.	2,424	LF	\$27.50	\$66,660.00
3. CONSTRUCT 12" D.I.P.	4,020	LF	\$42.30	\$170,046.00
4. CONSTRUCT TYPE 5 END OF MAIN HYDRANT, GATE VALVE AND BACKING BLOCK	5	EA	\$3,620.00	\$18,100.00
5. CONSTRUCT TYPE 1 HYDRANT, GATE VALVE AND TEE ASSEMBLY	21	EA	\$3,420.00	\$71,820.00
6. CONSTRUCT 6"x6"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$225.00	\$450.00
7. CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$235.00	\$470.00
8. CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$410.00	\$410.00
9. CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$400.00	\$400.00
10. CONSTRUCT 12"x12"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA	\$365.00	\$1,825.00
11. CONSTRUCT 8"x8" CROSS	1	EA	\$305.00	\$305.00
12. CONSTRUCT 12"x12" CROSS	1	EA	\$485.00	\$485.00
13. CONSTRUCT 6" M.J. GATE VALVE AND BOX	15	EA	\$880.00	\$13,200.00
14. CONSTRUCT 8" M.J. GATE VALVE AND BOX	9	EA	\$1,080.00	\$9,720.00
15. CONSTRUCT 12" M.J. GATE VALVE AND BOX	16	EA	\$1,960.00	\$31,360.00
16. CONSTRUCT 6" x 45 DEGREE BEND WITH BACKING BLOCK	2	EA	\$285.00	\$570.00
17. CONSTRUCT 8" x 11.25 DEGREE BEND WITH BACKING BLOCK	1	EA	\$160.00	\$160.00
18. CONSTRUCT 8" x 22.5 DEGREE BEND WITH BACKING BLOCK	0	EA	\$285.00	\$0.00
19. CONSTRUCT 8" x 45 DEGREE BEND WITH BACKING BLOCK	13	EA	\$285.00	\$3,705.00
20. CONSTRUCT 12" x 11.25 DEGREE BEND WITH BACKING BLOCK	2	EA	\$285.00	\$570.00
21. CONSTRUCT 12" x 45 DEGREE BEND WITH BACKING BLOCK	10	EA	\$410.00	\$4,100.00
22. CONSTRUCT 12" x 90 DEGREE BEND WITH BACKING BLOCK	4	EA	\$515.00	\$2,060.00
23. CONSTRUCT 12" X 6" REDUCER	4	EA	\$235.00	\$940.00
24. CONSTRUCT 8" X 6" REDUCER	2	EA	\$215.00	\$430.00
25. REMOVE AND SALVAGE END OF MAIN HYDRANT	2	EA	\$410.00	\$820.00
26. REMOVE 8" PIPE PLUG	1	EA	\$125.00	\$125.00
27. REMOVE 12" PIPE PLUG	1	EA	\$135.00	\$135.00
28. CONNECT TO EXISTING MAIN	4	EA	\$1,285.00	\$5,140.00
29. CONSTRUCT CHLORINE TUBE	4	EA	\$1,230.00	\$4,920.00
30. CONSTRUCT SAMPLE TAP	5	EA	\$275.00	\$1,375.00
31. CONSTRUCT SILT FENCE	0	LF	\$2.20	\$0.00
32. SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$650.00	\$0.00
33. STRAW MULCH	0	AC	\$650.00	\$0.00
34. REMOVE AND REPLACE SOD AND IRRIGATION	0	LS	\$1,350.00	\$0.00
35. 12" M.J. PLUG	2	EA	\$865.00	\$1,730.00
36. 8" M.J. PLUG	1	EA	\$285.00	\$285.00
ADD PER CHANGE ORDER NO. 1				
37. 12" RJ CLASS 350	120	LF	\$82.00	\$9,840.00
38. 12" BORING	54	LF	\$75.00	\$4,050.00
39. TEMPORARY END OF MAIN HYDRANTS	2	EA	\$1,950.00	\$3,900.00
ADD PER CHANGE ORDER NO. 2				
40. REMOBILIZATION	1	LS	\$3,500.00	\$3,500.00
STORED MATERIALS	0	LS	\$180,946.85	\$0.00

Estimated Construction Costs: \$546,095.00

Estimated Soft Costs

Engineering Design and Construction Administration:	\$108,402.00
Geotechnical and Testing:	\$1,433.50
Miscellaneous:	\$4.00
Legal:	\$27,304.75
Fiscal:	\$29,873.60
Interest:	\$45,881.94
Duration (Months)	

Total Estimated Soft Costs: \$212,899.79

Total Estimated Costs: \$758,994.79

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL

Assumptions/Comments:

UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT 2017
 AFTER October 1, 2017 fee is \$2400

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. RESIDENTIAL (SINGLE FAMILY)	181	EA	\$2,285.00	\$413,585.00
Estimated Construction Costs:				\$413,585.00
Estimated Soft Costs				
Engineering Design and Construction Administration:				\$0.00
Testing:				\$0.00
Publication:				\$3.05
Legal:				\$8,271.70
Fiscal:				\$16,874.39
Interest:				\$24,739.73
Duration (Months)				
Total Estimated Soft Costs:				\$49,888.87
Total Estimated Costs:				\$463,473.87

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 2017
 AFTER October 1, 2017 fee is \$6705

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. OUTLOTS A-I	10.10	AC	\$6,385.00	\$64,488.50
Estimated Construction Costs:				\$64,488.50
Estimated Soft Costs				
Engineering Design and Construction Administration:				\$0.00
Testing:				\$0.00
Publication:				\$0.48
Legal:				\$1,289.77
Fiscal:				\$2,631.15
Interest:				\$3,857.56
Duration (Months)				
Total Estimated Soft Costs:				\$7,778.96
Total Estimated Costs:				\$72,267.46

WATER INTERIOR G.O.

Assumptions/Comments:



Price difference for water items greater than 8"

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT 6" D.I.P.	0	LF	\$22.10	\$0.00
2. CONSTRUCT 8" D.I.P.	0	LF	\$27.50	\$0.00
3. CONSTRUCT 12" D.I.P.	4,020	LF	\$14.80	\$59,496.00
4. CONSTRUCT TYPE 5 END OF MAIN HYDRANT, GATE VALVE AND BACKING BLOCK	0	EA	\$3,620.00	\$0.00
5. CONSTRUCT TYPE 1 HYDRANT, GATE VALVE AND TEE ASSEMBLY	0	EA	\$3,420.00	\$0.00
6. CONSTRUCT 6"x6"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$225.00	\$0.00
7. CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$235.00	\$0.00
8. CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$175.00	\$175.00
9. CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$165.00	\$165.00
10. CONSTRUCT 12"x12"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA	\$140.00	\$700.00
11. CONSTRUCT 8"x8" CROSS	0	EA	\$305.00	\$0.00
12. CONSTRUCT 12"x12" CROSS	1	EA	\$180.00	\$180.00
13. CONSTRUCT 6" M.J. GATE VALVE AND BOX	0	EA	\$880.00	\$0.00
14. CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,080.00	\$0.00
15. CONSTRUCT 12" M.J. GATE VALVE AND BOX	16	EA	\$880.00	\$14,080.00
16. CONSTRUCT 6" x 45 DEGREE BEND WITH BACKING BLOCK	0	EA	\$285.00	\$0.00
17. CONSTRUCT 8" x 11.25 DEGREE BEND WITH BACKING BLOCK	0	EA	\$160.00	\$0.00
18. CONSTRUCT 8" x 22.5 DEGREE BEND WITH BACKING BLOCK	0	EA	\$285.00	\$0.00
19. CONSTRUCT 8" x 45 DEGREE BEND WITH BACKING BLOCK	0	EA	\$285.00	\$0.00
20. CONSTRUCT 12" x 11.25 DEGREE BEND WITH BACKING BLOCK	2	EA	\$125.00	\$250.00
21. CONSTRUCT 12" x 45 DEGREE BEND WITH BACKING BLOCK	10	EA	\$125.00	\$1,250.00
22. CONSTRUCT 12" x 90 DEGREE BEND WITH BACKING BLOCK	4	EA	\$230.00	\$920.00
23. CONSTRUCT 12" X 6" REDUCER	4	EA	\$20.00	\$80.00
24. CONSTRUCT 8" X 6" REDUCER	0	EA	\$215.00	\$0.00
25. REMOVE AND SALVAGE END OF MAIN HYDRANT	0	EA	\$410.00	\$0.00
26. REMOVE 8" PIPE PLUG	0	EA	\$125.00	\$0.00
27. REMOVE 12" PIPE PLUG	1	EA	\$10.00	\$10.00
28. CONNECT TO EXISTING MAIN	0	EA	\$1,285.00	\$0.00
29. CONSTRUCT CHLORINE TUBE	0	EA	\$1,230.00	\$0.00
30. CONSTRUCT SAMPLE TAP	0	EA	\$275.00	\$0.00
31. CONSTRUCT SILT FENCE	0	LF	\$2.20	\$0.00
32. SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$650.00	\$0.00
33. STRAW MULCH	0	AC	\$650.00	\$0.00
34. REMOVE AND REPLACE SOD AND IRRIGATION	0	LS	\$1,350.00	\$0.00
35. 12" M.J. PLUG	2	EA	\$580.00	\$1,160.00
36. 8" M.J. PLUG	0	EA	\$285.00	\$0.00
ADD PER CHANGE ORDER NO. 1				
37. 12" RJ CLASS 350	120	LF	\$54.50	\$6,540.00
38. 12" BORING	54	LF	\$47.50	\$2,565.00
39. TEMPORARY END OF MAIN HYDRANTS	0	EA	\$1,950.00	\$0.00
ADD PER CHANGE ORDER NO. 2				
40. REMOBILIZATION	0	LS	\$3,500.00	\$0.00
STORED MATERIALS	0	LS	\$180,946.85	\$0.00

Estimated Construction Costs: \$87,571.00

Estimated Soft Costs

Engineering Design and Construction Administration:	\$6,202.00
Geotechnical and Testing:	\$229.87
Miscellaneous:	\$0.64
Legal:	\$4,378.55
Fiscal:	\$4,790.49
Interest:	\$7,357.56
Duration (Months)	

Total Estimated Soft Costs: \$22,959.11

Total Estimated Costs: \$110,530.11

WATER-CAPITAL FACILITY FEES-PAPILLION G.O.

Assumptions/Comments:
50% OF TOTAL COST G.O.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	50% OF TOTAL IS G.O.	1	LS	\$231,736.94	\$231,736.94

Estimated Construction Costs: \$231,736.94
Total Estimated Costs: \$231,736.94

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA

Assumptions/Comments:
ASSUMES 50% OF OPEN AREA IS GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	50% OF TOTAL IS G.O.	1.00	LS	\$36,133.73	\$36,133.73

Estimated Construction Costs: \$36,133.73
Total Estimated Costs: \$36,133.73

POWER

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	SHADOW LAKE 2 RESIDENTIAL LOTS	181	EA	\$1,350.00	\$244,350.00

Estimated Construction Costs: \$244,350.00

Estimated Soft Costs

Engineering Design and
Construction Administration: \$45,240.00
Miscellaneous: \$1.81
Legal: \$4,887.00
Fiscal: \$12,798.07
Interest: \$34,866.17
Duration (Months)

Total Estimated Soft Costs: \$97,793.05

Total Estimated Costs: **\$342,143.05**

Plan Review Fee

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$0.00		\$8,918.71
2 .	SANITARY SEWER - OUTFALL	\$0.00		\$0.00
3 .	STORM SEWER INTERIOR	\$0.00		\$10,240.14
4 .	PAVING MINOR	\$0.00		\$15,182.49
5 .	PAVING CLOOECTOR	\$0.00		\$0.00
6 .	PAVING MAJOR - 72ND & CAPEHART	\$0.00		\$0.00
7 .	SIDEWALKS	\$0.00		\$0.00
8 .	PARKS IMPROVEMENTS	\$0.00		\$0.00
9 .	WATER INTERIOR	\$0.00		\$5,283.36
10 .	WATER OFFSITE	\$0.00		\$0.00

Estimated Construction Costs: \$39,624.70

Estimated Soft Costs

Fiscal: \$1,802.78

Interest: \$2,149.68

Duration (Months)

Total Estimated Soft Costs: \$3,952.46

Total Estimated Costs: \$43,577.16

S.I.D. Cost Estimate

Shadow Lake 2 - Phase 2
116080.02-002

10/7/2019

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable	Future General Obligation
SANITARY SEWER								
Interior	2,650	LF	\$287,400.00	\$413,300.00	\$2,500.00	\$410,800.00	\$0.00	\$0.00
STORM SEWER								
	1,230	LF	\$159,700.00	\$226,100.00	\$226,100.00	\$0.00	\$0.00	\$0.00
PAVING								
Minor	9,200	SY	\$629,000.00	\$882,900.00	\$272,700.00	\$610,200.00	\$0.00	\$0.00
PAVING MAJOR - 72ND &	953	SY	\$109,800.00	\$147,500.00	\$147,500.00	\$0.00	\$0.00	\$0.00
SIDEWALKS								
Arterial Street Trail/Sidewalk (FUTURE)	3,610	SF	\$26,200.00	\$36,800.00	\$0.00	\$0.00	\$0.00	\$36,800.00
SIGNAGE								
	18	EA	\$26,200.00	\$36,800.00	\$36,800.00	\$0.00	\$0.00	\$0.00
WATER								
Interior	3,280	LF	\$193,900.00	\$274,300.00	\$27,700.00	\$246,600.00	\$0.00	\$0.00
Capitol Facility Charges Residential	51	Lots	\$122,400.00	\$138,000.00	\$69,000.00	\$69,000.00	\$0.00	\$0.00
Capitol Facility Charges Commons	1,288	AC	\$8,600.00	\$9,700.00	\$4,900.00	\$4,800.00	\$0.00	\$0.00
POWER								
	51	Lots	\$68,900.00	\$94,300.00	\$0.00	\$94,300.00	\$0.00	\$0.00
PLAN REVIEW FEE								
	1	%	\$14,800.00	\$16,600.00	\$5,900.00	\$10,700.00	\$0.00	\$0.00

Total	\$1,643,000.00	\$2,271,100.00	\$824,700.00	\$1,446,400.00	\$0.00	\$36,800.00
Future Total	\$1,669,200.00	\$2,307,900.00	\$861,500.00	\$1,446,400.00	\$0.00	\$0.00

51 Units = \$390,000.00 = \$19,890,000
 Total 95% Valuation = \$18,895,500
 DEBT RATIO = 4.36%
 DEBT RATIO W/ FUTURE IMPROVEMENTS = 4.56%

DEBT RATIO

ASSUMPTIONS

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

Average market Value Per Residential Lot (Home) (Improvement value only) =

Industrial Land Value per square foot =

Industrial Building Value per square foot =

Apartment Land per square foot =

Apartment Building per square foot =

ASSESSABLE VALUATION

Residential Land	<input type="text" value="51"/>	Units =	\$50,000.00 =	\$2,550,000.00
Residential Home	<input type="text" value="51"/>	Units =	\$340,000.00 =	\$17,340,000.00
Industrial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Industrial 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 =
				\$19,890,000.00
				Total 95% Valuation =
				\$18,895,500.00
				DEBT RATIO = <input type="text" value="4.36%"/>

SANITARY SEWER - INTERIOR

Assumptions/Comments:



6" sanitary LF determined at 30LF x 51 lots
Assumed sanitary manhole 12.5' deep

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT 8" SANITARY SEWER PIPE	2,650	LF	\$25.00	\$66,250.00
2 .	CONSTRUCT 8" PIPE BEDDING	2,650	LF	\$9.00	\$23,850.00
3 .	CONSTRUCT 6" SANITARY SEWER PIPE	1,600	LF	\$22.00	\$35,200.00
4 .	CONSTRUCT 6" PIPE BEDDING	1,600	LF	\$8.00	\$12,800.00
5 .	CONSTRUCT 8" X 6" WYE	36	EA	\$90.00	\$3,240.00
6 .	CONSTRUCT 6" MANHOLE STUBOUT	15	EA	\$90.00	\$1,350.00
7 .	REMOVE EXISTING 8" SANITARY PIPE PLUG	2	EA	\$200.00	\$400.00
8 .	REMOVE PAVEMENT	100	SY	\$30.00	\$3,000.00
9 .	7" CONCRETE PAVEMENT - TYPE L65	100	SY	\$60.00	\$6,000.00
10 .	LINE	12	VF	\$390.00	\$4,680.00
11 .	CONSTRUCT 54" I.D. SANITARY MANHOLE (14)	175	VF	\$370.00	\$64,750.00
12 .	CONSTRUCT 8" CONNECTION TO EXISTING STRUCTURE	3	EA	\$1,800.00	\$5,400.00
13 .	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	500	TN	\$40.00	\$20,000.00
14 .	SEEDING - TYPE "TEMPORARY SEED MIX"	1.0	AC	\$500.00	\$500.00
15 .	CONSTRUCT SILT FENCE	500	LF	\$3.00	\$1,500.00
16 .	CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
17 .	REMOVE SILT FENCE	500	LF	\$1.00	\$500.00
	CONTINGENCY	15%		\$249,920.00	\$37,488.00

Estimated Construction Costs: \$287,408.00

Estimated Soft Costs

Engineering Design and Construction

21.00%	Administration:	\$60,355.68
2.00%	Geotechnical and Testing:	\$5,748.16
5.00%	Legal:	\$14,370.40
5.00%	Fiscal:	\$18,394.11
7.00%	Interest:	\$27,039.34
	12 Duration (Months)	

Total Estimated Soft Costs: 44% \$125,907.70

Total Estimated Costs: \$413,315.70

SANITARY SEWER - INTERIOR G.O.

Assumptions/Comments:



GO sanitary is outfall sewer constructed offsite and 1/2 erosion control items

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT 8" SANITARY SEWER PIPE	0	LF	\$25.00	\$0.00
2 .	CONSTRUCT 8" PIPE BEDDING	0	LF	\$9.00	\$0.00
3 .	CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$22.00	\$0.00
4 .	CONSTRUCT 6" PIPE BEDDING	0	LF	\$8.00	\$0.00
5 .	CONSTRUCT 8" X 6" WYE	0	EA	\$90.00	\$0.00
6 .	CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$90.00	\$0.00
7 .	REMOVE EXISTING 8" SANITARY PIPE PLUG	0	EA	\$200.00	\$0.00
8 .	REMOVE PAVEMENT	0	SY	\$30.00	\$0.00
9 .	7" CONCRETE PAVEMENT - TYPE L65	0	SY	\$60.00	\$0.00
10 .	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY SEV	0	VF	\$390.00	\$0.00
11 .	CONSTRUCT 54" I.D. SANITARY MANHOLE (14)	0	VF	\$370.00	\$0.00
12 .	CONSTRUCT 8" CONNECTION TO EXISTING STRUCTURE	0	EA	\$1,800.00	\$0.00
13 .	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	0	TN	\$40.00	\$0.00
14 .	SEEDING - TYPE "TEMPORARY SEED MIX"	0.5	AC	\$500.00	\$250.00
15 .	CONSTRUCT SILT FENCE	250	LF	\$3.00	\$750.00
16 .	CLEANOUT SILT FENCE	250	LF	\$1.00	\$250.00
17 .	REMOVE SILT FENCE	250	LF	\$1.00	\$250.00
	CONTINGENCY	15%		\$1,500.00	\$225.00

Estimated Construction Costs: \$1,725.00

Estimated Soft Costs

Engineering Design and	
21.00% Construction Administration:	\$362.25
2.00% Geotechnical and Testing:	\$34.50
5.00% Legal:	\$86.25
5.00% Fiscal:	\$110.40
7.00% Interest:	\$162.29
12 Duration (Months)	

Total Estimated Soft Costs: 44% \$755.69

Total Estimated Costs: \$2,480.69

STORM SEWER

Assumptions/Comments:



Assume 8 VF for each MH
Assume 8 VF for each Type II Area Inlet

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	GENERAL GRADING AND SHAPING	1	LS	\$10,000.00	\$10,000.00
2 .	CONSTRUCT 18" R.C.P., CLASS III	1230	LF	\$40.00	\$49,200.00
3 .	CONSTRUCT 18" PIPE BEDDING	1230	LF	\$10.00	\$12,300.00
4 .	CONSTRUCT 54" I.D. FLATTOP MANHOLE (7 EA)	56	VF	\$475.00	\$26,600.00
5 .	CONSTRUCT MANHOLE RING COLLAR	7	EA	\$400.00	\$2,800.00
6 .	CONSTRUCT AREA INLET - 54" TYPE II(4 EA)	32	VF	\$650.00	\$20,800.00
7 .	CONSTRUCT 18" R.C. FLARED END SECTION	5	EA	\$1,500.00	\$7,500.00
8 .	CONSTRUCT ROCK RIP-RAP - TYPE "B"	15	TON	\$60.00	\$900.00
9 .	SEEDING - TYPE "TEMPORARY SEED MIX"	1.0	AC	\$500.00	\$500.00
10 .	CONSTRUCT SILT FENCE	500	LF	\$3.00	\$1,500.00
11 .	CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
12 .	REMOVE SILT FENCE	500	LF	\$1.00	\$500.00
	CONTINGENCY	20%		\$133,100.00	\$26,620.00

Estimated Construction Costs: \$159,720.00

Estimated Soft Costs

Engineering Design and	
19.00% Construction Administration:	\$30,346.80
2.00% Geotechnical and Testing:	\$3,194.40
5.00% Legal:	\$7,986.00
5.00% Fiscal:	\$10,062.36
7.00% Interest:	\$14,791.67
12 Duration (Months)	

Total Estimated Soft Costs: 42% \$66,381.23

Total Estimated Costs: \$226,101.23

STORM SEWER G.O.

Assumptions/Comments:



All EC and Storm Sewer is GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	GENERAL GRADING AND SHAPING	1	LS	\$10,000.00	\$10,000.00
2.	CONSTRUCT 18" R.C.P., CLASS III	1,230	LF	\$40.00	\$49,200.00
3.	CONSTRUCT 18" PIPE BEDDING	1,230	LF	\$10.00	\$12,300.00
4.	CONSTRUCT 54" I.D. FLATTOP MANHOLE (7 EA)	56	VF	\$475.00	\$26,600.00
5.	CONSTRUCT MANHOLE RING COLLAR	7	EA	\$400.00	\$2,800.00
6.	CONSTRUCT AREA INLET - 54" TYPE II(4 EA)	32	VF	\$650.00	\$20,800.00
7.	CONSTRUCT 18" R.C. FLARED END SECTION	5	EA	\$1,500.00	\$7,500.00
8.	CONSTRUCT ROCK RIP-RAP - TYPE "B"	15	TON	\$60.00	\$900.00
9.	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$500.00	\$500.00
10.	CONSTRUCT SILT FENCE	500	LF	\$3.00	\$1,500.00
11.	CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
12.	REMOVE SILT FENCE	500	LF	\$1.00	\$500.00
	CONTINGENCY	20%		\$133,100.00	\$26,620.00

Estimated Construction Costs: \$159,720.00

Estimated Soft Costs

Engineering Design and	
19.00% Construction Administration:	\$30,346.80
2.00% Geotechnical and Testing:	\$3,194.40
5.00% Legal:	\$7,986.00
5.00% Fiscal:	\$10,062.36
7.00% Interest:	\$14,791.67
12 Duration (Months)	

Total Estimated Soft Costs: 42% \$66,381.23

Total Estimated Costs: \$226,101.23

PAVING MINOR

Assumptions/Comments:



All interior paving

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	7" CONCRETE PAVEMENT - TYPE L65	9,200	SY	\$45.00	\$414,000.00
2 .	EARTHWORK (EXCAVATION)	3,067	CY	\$4.00	\$12,266.67
3 .	CONSTRUCT THICKENED EDGE	150	LF	\$5.00	\$750.00
4 .	REMOVE END OF STREET BARRICADE	3	EA	\$175.00	\$525.00
5 .	REMOVE TEMPORARY TURN AROUND (4 EA)	130	SY	\$12.00	\$1,560.00
6 .	CONSTRUCT CURB INLET	16	EA	\$4,200.00	\$67,200.00
7 .	ADJUST MANHOLE TO GRADE (14 SAN, 7 STM)	24	EA	\$200.00	\$4,800.00
8 .	CONSTRUCT EXTERNAL FRAME SEAL	24	EA	\$400.00	\$9,600.00
9 .	OFFSITE CONSTRUCTION EASEMENTS	2	EA	\$7,500.00	\$15,000.00
10 .	REMOVE SIDEWALK	125	SF	\$3.00	\$375.00
11 .	REMOVE PAVEMENT	10	SY	\$20.00	\$200.00
12 .	REMOVE AND REPLACE SOD	1	LS	\$2,000.00	\$2,000.00
13 .	REMOVE AND REPLACE IRRIGATION SYSTEM	1	LS	\$2,000.00	\$2,000.00
14 .	JET EXISTING SANITARY SEWER	2,650	LF	\$1.00	\$2,650.00
15 .	SEEDING - TYPE "TEMPORARY SEED MIX"	6	AC	\$500.00	\$3,000.00
16 .	CONSTRUCT CURB INLET PROTECTION	16	EA	\$160.00	\$2,560.00
17 .	CONSTRUCT SILT FENCE	500	LF	\$3.00	\$1,500.00
18 .	CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
19 .	REMOVE SILT FENCE	500	LF	\$1.00	\$500.00
20 .	TEMPORARY SIGNAGE	1	LS	\$6,000.00	\$6,000.00
	CONTINGENCY	15%		\$546,986.67	\$82,048.00

Estimated Construction Costs: \$629,034.67

Estimated Soft Costs

Engineering Design and	
20.00% Construction Administration:	\$125,806.93
2.00% Geotechnical and Testing:	\$12,580.69
5.00% Legal:	\$31,451.73
5.00% Fiscal:	\$39,943.70
7.00% Interest:	\$44,037.93
9 Duration (Months)	

Total Estimated Soft Costs: 40% \$253,820.99

Total Estimated Costs: \$882,855.66

PAVING MINOR G.O.

Assumptions/Comments:



50% of EC items are GO

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	7" CONCRETE PAVEMENT - TYPE L65	1,406	SY	\$45.00	\$63,270.00
2.	EARTHWORK (EXCAVATION)	469	CY	\$4.00	\$1,874.67
3.	CONSTRUCT THICKENED EDGE	150	LF	\$5.00	\$750.00
4.	REMOVE END OF STREET BARRICADE	3	EA	\$175.00	\$525.00
5.	REMOVE TEMPORARY TURN AROUND (4 EA)	130	SY	\$12.00	\$1,560.00
6.	CONSTRUCT CURB INLET	16	EA	\$4,200.00	\$67,200.00
7.	ADJUST MANHOLE TO GRADE (14 SAN, 7 STM)	7	EA	\$200.00	\$1,400.00
8.	CONSTRUCT EXTERNAL FRAME SEAL	7	EA	\$400.00	\$2,800.00
9.	OFFSITE CONSTRUCTION EASEMENTS	2	EA	\$7,500.00	\$15,000.00
10.	REMOVE SIDEWALK	125	SF	\$3.00	\$375.00
11.	REMOVE PAVEMENT	10	SY	\$20.00	\$200.00
12.	REMOVE AND REPLACE SOD	1	LS	\$2,000.00	\$2,000.00
13.	REMOVE AND REPLACE IRRIGATION SYSTEM	1	LS	\$2,000.00	\$2,000.00
14.	JET EXISTING SANITARY SEWER	0	LF	\$1.00	\$0.00
15.	SEEDING - TYPE "TEMPORARY SEED MIX"	3	AC	\$500.00	\$1,500.00
16.	CONSTRUCT CURB INLET PROTECTION	8	EA	\$160.00	\$1,280.00
17.	CONSTRUCT SILT FENCE	250	LF	\$3.00	\$750.00
18.	CLEANOUT SILT FENCE	250	LF	\$1.00	\$250.00
19.	REMOVE SILT FENCE	250	LF	\$1.00	\$250.00
20.	TEMPORARY SIGNAGE	1	LS	\$6,000.00	\$6,000.00
	CONTINGENCY	15%		\$168,984.67	\$25,347.70

Estimated Construction Costs: \$194,332.37

Estimated Soft Costs

Engineering Design and	
20.00% Construction Administration:	\$38,866.47
2.00% Geotechnical and Testing:	\$3,886.65
5.00% Legal:	\$9,716.62
5.00% Fiscal:	\$12,340.11
7.00% Interest:	\$13,604.97
9 Duration (Months)	

Total Estimated Soft Costs: 40% \$78,414.81

Total Estimated Costs: \$272,747.18

PAVING MAJOR - 72ND & CAPEHART

Assumptions/Comments:



ASSUME CONTRIBUTION for Capehart Road adjacent to development. 660' adjacent to Capehart Road for an assumed 13' road

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	CAPEHART ROAD	953	SY	\$96.00	\$91,488.00
	CONTINGENCY	20%		\$91,488.00	\$18,297.60

Estimated Construction Costs: \$109,785.60

Estimated Soft Costs

Engineering Design and
 19.00% Construction Administration: \$20,859.26
 2.00% Geotechnical and Testing: \$2,195.71

Subtotal Construction, Engineering & Testing: \$132,840.58

2.00% Engineering: \$2,656.81
 2.00% Legal: \$2,656.81
 5.00% Fiscal: \$6,907.71
 7.00% Interest: \$5,077.17

6 Duration (Months)

Total Estimated Soft Costs: 11% \$14,641.69

Total Estimated Costs: \$147,482.26

SIDEWALKS**Assumptions/Comments:**

Sidewalk (5' wide) adjacent to outlots and connectivity to Shadow Lake 1. All other sidewalks constructed by lot owners

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	5" CONCRETE SIDEWALK	2,840	SF	\$5.50	\$15,620.00
2.	CONSTRUCT CONCRETE CURB RAMP	3	EA	\$1,000.00	\$3,000.00
	CONTINGENCY	20%		\$18,620.00	\$3,724.00
Estimated Construction Costs:					\$22,344.00
Estimated Soft Costs					
	Engineering Design and Construction Administration:	20.00%			\$4,468.80
	Geotechnical and Testing:	1.00%			\$223.44
	Legal:	5.00%			\$1,117.20
	Fiscal:	5.00%			\$1,407.67
	Interest:	7.00%			\$2,069.28
	12 Duration (Months)				
Total Estimated Soft Costs:					42% \$9,286.39
Total Estimated Costs:					\$31,630.39

SIGNAGE**Assumptions/Comments:**

2 street signs per intersection. Assume fluted post per sign

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	"STOP" SIGN (24")	5	EA	\$250.00	\$1,250.00
2.	SPEED LIMIT SIGN (18"X24")	4	EA	\$250.00	\$1,000.00
3.	STREET SIGN WITH DECORATIVE BRACKET	9	EA	\$330.00	\$2,970.00
4.	12" STOP BAR	100	LF	\$5.00	\$500.00
5.	DECORATIVE FLUTED POST	18	EA	\$750.00	\$13,500.00
6.	PEDESTRIAN CROSSING	175	LF	\$10.00	\$1,750.00
	CONTINGENCY	25%		\$20,970.00	\$5,242.50
Estimated Construction Costs:					\$26,212.50
Estimated Soft Costs					
	Engineering Design and Construction Administration:	19.00%			\$4,980.38
	Geotechnical and Testing:	1.00%			\$262.13
	Legal:	5.00%			\$1,310.63
	Fiscal:	5.00%			\$1,638.28
	Interest:	7.00%			\$2,408.27
	12 Duration (Months)				
Total Estimated Soft Costs:					40% \$10,599.68
Total Estimated Costs:					\$36,812.18

SIDEWALKS-ARTERIALS (FUTURE)**Assumptions/Comments:**

Assume 5' wide sidewalk 7' from edge of pavement on Capehart. Sidewalk will be a future GO project.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 5" CONCRETE TRAIL	3,610	SF	\$5.50	\$19,855.00
2.	CONSTRUCT CONCRETE CURB RAMP	2	EA	\$1,000.00	\$2,000.00
	CONTINGENCY	20%		\$21,855.00	\$4,371.00

Estimated Construction Costs: \$26,226.00

Estimated Soft Costs

Engineering Design and	
19.00% Construction Administration:	\$4,982.94
1.00% Geotechnical and Testing:	\$262.26
5.00% Legal:	\$1,311.30
5.00% Fiscal:	\$1,639.13
7.00% Interest:	\$2,409.51
12 Duration (Months)	

Total Estimated Soft Costs: 40% \$10,605.14

Total Estimated Costs: \$36,831.14

SIDEWALKS G.O.

Assumptions/Comments:



All sidewalks and signs are GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	5" CONCRETE SIDEWALK	2,840	SF	\$5.50	\$15,620.00
2.	CONSTRUCT CONCRETE CURB RAMP	3	EA	\$1,000.00	\$3,000.00
	CONTINGENCY	20%		\$18,620.00	\$3,724.00

Estimated Construction Costs: \$22,344.00

Estimated Soft Costs

	Engineering Design and	
20.00%	Construction Administration:	\$4,468.80
1.00%	Geotechnical and Testing:	\$223.44
5.00%	Legal:	\$1,117.20
5.00%	Fiscal:	\$1,407.67
7.00%	Interest:	\$2,069.28
	12 Duration (Months)	

Total Estimated Soft Costs: 42% \$9,286.39

Total Estimated Costs: \$31,630.39

SIGNAGE G.O.

Assumptions/Comments:



All sidewalks and signs are GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	"STOP" SIGN (24")	5	EA	\$250.00	\$1,250.00
2.	SPEED LIMIT SIGN (18"X24")	4	EA	\$250.00	\$1,000.00
3.	STREET SIGN WITH DECORATIVE BRACKET	9	EA	\$330.00	\$2,970.00
4.	12" STOP BAR	100	LF	\$5.00	\$500.00
5.	DECORATIVE FLUTED POST	18	EA	\$750.00	\$13,500.00
6.	PEDESTRIAN CROSSING	175	LF	\$10.00	\$1,750.00
	CONTINGENCY	25%		\$20,970.00	\$5,242.50

Estimated Construction Costs: \$26,212.50

Estimated Soft Costs

19.00%	Engineering Design and	\$4,980.38
1.00%	Geotechnical and Testing:	\$262.13
5.00%	Legal:	\$1,310.63
5.00%	Fiscal:	\$1,638.28
7.00%	Interest:	\$2,408.27
	12 Duration (Months)	

Total Estimated Soft Costs: 40% \$10,599.68

Total Estimated Costs: \$36,812.18

SIDEWALKS (FUTURE) G.O.

Assumptions/Comments:



All sidewalks and signs are GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 5" CONCRETE SIDEWALK	3,610	SF	\$5.50	\$19,855.00
2.	CONSTRUCT CONCRETE CURB RAMP	2	EA	\$1,000.00	\$2,000.00
	CONTINGENCY	20%		\$21,855.00	\$4,371.00

Estimated Construction Costs: \$26,226.00


Estimated Soft Costs

Engineering Design and	
19.00% Construction Administration:	\$4,982.94
1.00% Geotechnical and Testing:	\$262.26
5.00% Legal:	\$1,311.30
5.00% Fiscal:	\$1,639.13
7.00% Interest:	\$2,409.51
12 Duration (Months)	

Total Estimated Soft Costs: 40% \$10,605.14

Total Estimated Costs: \$36,831.14

WATER INTERIOR

Assumptions/Comments:
 Assumed 12" main along Swallowtail Street

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 8" WATER MAIN	2,500	LF	\$30.00	\$75,000.00
2.	CONSTRUCT 12" WATER MAIN	780	LF	\$44.00	\$34,320.00
3.	CONNECT TO EXISTING 12" WATER MAIN	2	EA	\$750.00	\$1,500.00
4.	CONNECT TO EXISTING 8" WATER MAIN	2	EA	\$500.00	\$1,000.00
5.	REMOVE END OF MAIN HYDRANT	4	EA	\$1,000.00	\$4,000.00
6.	CONSTRUCT TYPE 1 HYDRANT, GATE VALVE AND TEE ASSEMBLY	6	EA	\$3,500.00	\$21,000.00
7.	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$450.00	\$450.00
8.	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$380.00	\$380.00
9.	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$240.00	\$480.00
10.	CONSTRUCT 12" M.J. GATE VALVE AND BOX	4	EA	\$2,000.00	\$8,000.00
11.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	8	EA	\$1,200.00	\$9,600.00
12.	CONSTRUCT 12" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	\$550.00	\$550.00
13.	CONSTRUCT 12" x 11.25 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	8	EA	\$300.00	\$2,400.00
14.	CONSTRUCT 12" x 11.25 DEGREE VERTICAL BEND WITH BACKING BLOCK	8	EA	\$300.00	\$2,400.00
15.	CONSTRUCT 8" x 11.25 DEGREE VERTICAL BEND WITH BACKING BLOCK	16	EA	\$280.00	\$4,480.00
16.	CONSTRUCT 12" X 8" REDUCER	1	EA	\$250.00	\$250.00
17.	SEEDING - TYPE "TEMPORARY SEED MIX"	1.0	AC	\$325.00	\$325.00
18.	CONSTRUCT SILT FENCE	500	LF	\$3.00	\$1,500.00
19.	CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
20.	REMOVE SILT FENCE	500	LF	\$1.00	\$500.00
	CONTINGENCY	15%		\$168,635.00	\$25,295.25

Estimated Construction Costs: \$193,930.25

Estimated Soft Costs

21.00%	Engineering Design and Construction Administration:	\$40,725.35
2.00%	Geotechnical and Testing:	\$3,878.61
5.00%	Legal:	\$9,696.51
5.00%	Fiscal:	\$12,411.54
7.00%	Interest:	\$13,683.72
	9 Duration (Months)	

Total Estimated Soft Costs: 41% \$80,395.72

Total Estimated Costs: \$274,325.97

WATER CAPITAL FACILITY FEE

Assumptions/Comments:
 ↪ UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT 2017 AFTER October 1, 2017 fee is \$2400

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	RESIDENTIAL FEE	51	EA	\$2,400.00	\$122,400.00
Estimated Construction Costs:					\$122,400.00
<u>Estimated Soft Costs</u>					
Engineering Design and					
0.00% Construction Administration:					\$0.00
0.00% Geotechnical and Testing:					\$0.00
2.00% Legal:					\$2,448.00
5.00% Fiscal:					\$6,242.40
7.00% Interest:					\$6,882.25
9 Duration (Months)					
Total Estimated Soft Costs:					13% \$15,572.65
Total Estimated Costs:					\$137,972.65

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 2017 AFTER October 1, 2017 fee is \$6705

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	OUTLOTS J-M	1,288	AC	\$6,705.00	\$8,636.04
Estimated Construction Costs:					\$8,636.04
<u>Estimated Soft Costs</u>					
Engineering Design and					
0.00% Construction Administration:					\$0.00
0.00% Geotechnical and Testing:					\$0.00
2.00% Legal:					\$172.72
5.00% Fiscal:					\$440.44
7.00% Interest:					\$485.58
9 Duration (Months)					
Total Estimated Soft Costs:					13% \$1,098.74
Total Estimated Costs:					\$9,734.78

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

50% of EC items are GO
 Additional cost of water mains larger than 8" is GO.

	Bid Item Description	Approximate		Unit Price	Total
		Quantity	Unit		
1 .	CONSTRUCT 8" WATER MAIN	0	LF	\$30.00	\$0.00
2 .	CONSTRUCT 12" WATER MAIN	780	LF	\$14.00	\$10,920.00
3 .	CONNECT TO EXISTING 12" WATER MAIN	2	EA	\$250.00	\$500.00
4 .	CONNECT TO EXISTING 8" WATER MAIN	0	EA	\$500.00	\$0.00
5 .	REMOVE END OF MAIN HYDRANT	0	EA	\$1,000.00	\$0.00
6 .	CONSTRUCT TYPE 1 HYDRANT, GATE VALVE AND TEE ASSEMBLY	0	EA	\$3,500.00	\$0.00
7 .	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$210.00	\$210.00
8 .	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$140.00	\$140.00
9 .	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$240.00	\$0.00
10 .	CONSTRUCT 12" M.J. GATE VALVE AND BOX	4	EA	\$800.00	\$3,200.00
11 .	CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,200.00	\$0.00
12 .	CONSTRUCT 12" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	\$270.00	\$270.00
13 .	CONSTRUCT 12" x 11.25 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	8	EA	\$20.00	\$160.00
14 .	CONSTRUCT 12" x 11.25 DEGREE VERTICAL BEND WITH BACKING BLOCK	8	EA	\$20.00	\$160.00
15 .	CONSTRUCT 8" x 11.25 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$280.00	\$0.00
16 .	CONSTRUCT 12" X 8" REDUCER	1	EA	\$50.00	\$50.00
17 .	SEEDING - TYPE "TEMPORARY SEED MIX"	0.50	AC	\$325.00	\$162.50
18 .	CONSTRUCT SILT FENCE	250	LF	\$3.00	\$750.00
19 .	CLEANOUT SILT FENCE	250	LF	\$1.00	\$250.00
20 .	REMOVE SILT FENCE	250	LF	\$1.00	\$250.00
	CONTINGENCY	15%		\$17,022.50	\$2,553.38

Estimated Construction Costs: \$19,575.88

Estimated Soft Costs

21.00%	Engineering Design and Construction Administration:	\$4,110.93
2.00%	Geotechnical and Testing:	\$391.52
5.00%	Legal:	\$978.79
5.00%	Fiscal:	\$1,252.86
7.00%	Interest:	\$1,381.27
	9 Duration (Months)	

Total Estimated Soft Costs: 41% \$8,115.37

Total Estimated Costs: \$27,691.25

WATER CAPITAL FACILITY FEES-PAPILLION G.O.

Assumptions/Comments:



50% OF TOTAL COST G.O.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	50% OF TOTAL IS G.O.	1	LS	\$68,986.32	\$68,986.32
	CONTINGENCY	0%		\$68,986.32	\$0.00
Estimated Construction Costs:					\$68,986.32
Total Estimated Costs:					\$68,986.32

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA G.O.


Assumptions/Comments:



ASSUMES 50% OF OPEN AREA IS GO

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	50% OF TOTAL IS G.O.	1,000	LS	\$4,867.39	\$4,867.39
Estimated Construction Costs:					\$4,867.39
Total Estimated Costs:					\$4,867.39

POWER

Assumptions/Comments:
 51 Lots

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	Shadow Lake 2 Phase 2 Residential Lots	51	LOTS	\$1,350.00	\$68,850.00
Estimated Construction Costs:					\$68,850.00
Estimated Soft Costs					
Engineering Design and					
19.00% Construction Administration:					\$13,081.50
5.00% Legal:					\$3,442.50
5.00% Fiscal:					\$4,268.70
7.00% Interest:					\$4,706.24
9 Duration (Months)					
Total Estimated Soft Costs:					37% <u>\$25,498.94</u>
Total Estimated Costs:					\$94,348.94

Plan Review Fee

Assumptions/Comments:



Bid Item Description		Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$287,408.00	1.00%	\$2,874.08
2 .	STORM SEWER	\$436,468.80	1.00%	\$4,364.69
3 .	PAVING MINOR	\$541,757.00	1.00%	\$5,417.57
4 .	SIDEWALKS	\$22,344.00	1.00%	\$223.44
5 .	WATER INTERIOR	\$193,930.25	1.00%	\$1,939.30
6 .	POWER	\$68,850.00	0.00%	\$0.00
7 .		\$0.00	1.00%	\$0.00
8 .		\$0.00	1.00%	\$0.00
9 .		\$0.00	0.00%	\$0.00
10 .		\$0.00	0.00%	\$0.00

Estimated Construction Costs: \$14,819.08

Estimated Soft Costs

5.00% Fiscal: \$740.95

7.00% Interest: \$1,089.20

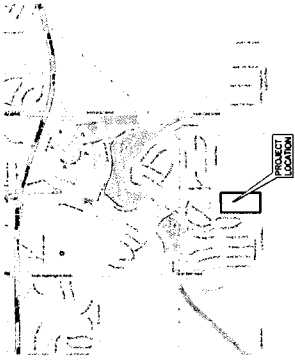
12 Duration (Months)

Total Estimated Soft Costs: 12% \$1,830.16

Total Estimated Costs: \$16,649.24

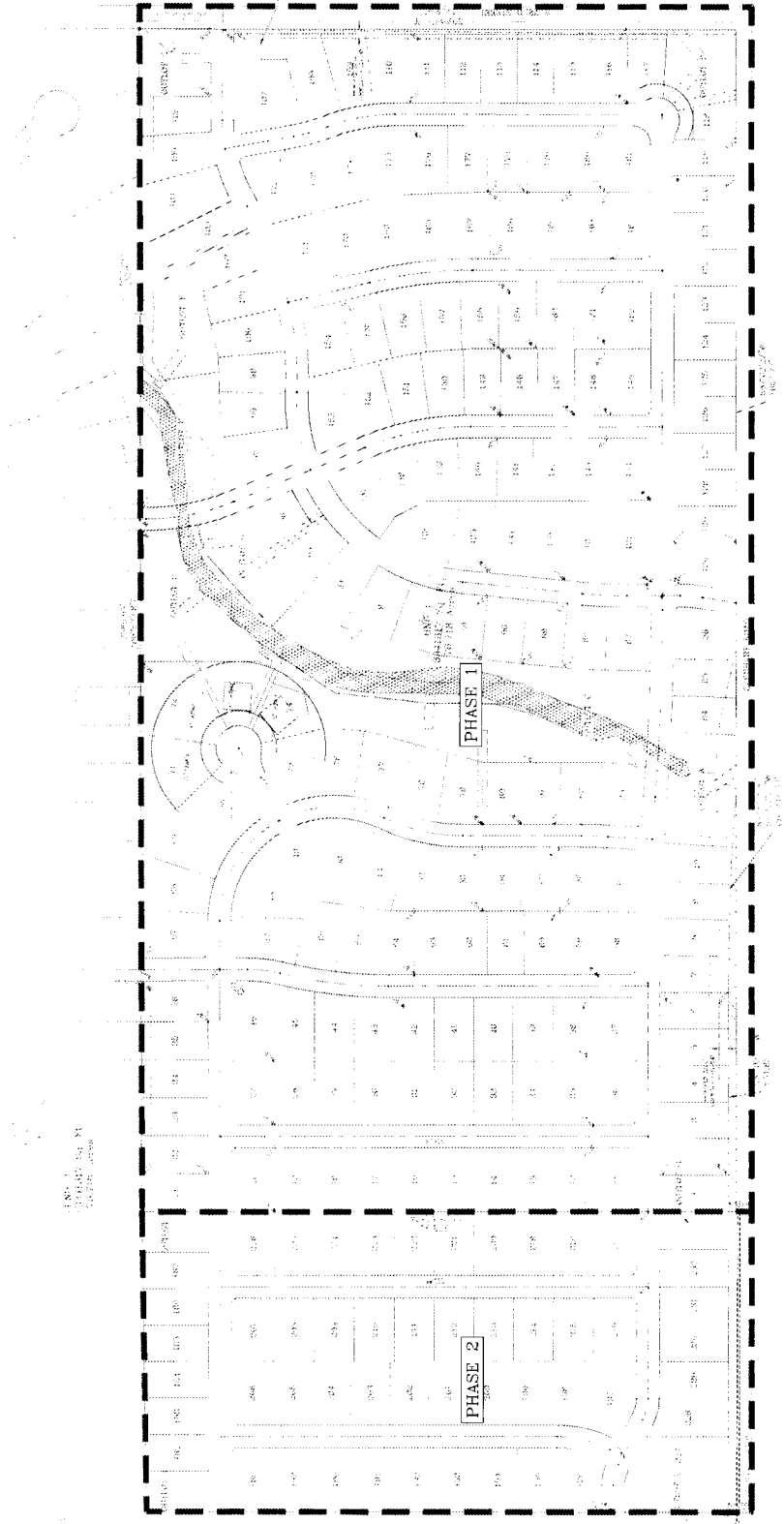
SHADOW LAKE 2

LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE BEING A PLATING OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH PRINCIPAL MERIDIAN, SARP COUNTY, NEBRASKA. THIS PLATING IS BEING SUBMITTED TO THE PUBLIC RECORDS OF SARP COUNTY, NEBRASKA, RECORDED JUNE 8, 2015 AT INSTRUMENT NO. 2015-13159.



VICINITY MAP

SECTION 2
TOWNSHIP 13 NORTH
RANGE 12 EAST



FINAL PLAT
PHASING EXHIBIT

SHADOW LAKE 2 PHASE 2
SARPY COUNTY, NEBRASKA



OWNER / DRAWN BY	DATE / REVISION / CHECKED
PROJECT NUMBER	DATE PLOTTED
SCALE	DATE PRINTED
SHEET	1 of 1

EXHIBIT H