

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER



2024-25146

12/24/2024 08:08:38 AM

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Recording fees paid:
\$124.00
Pages: 20
By: pm



AMD

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**THIRD AMENDMENT
TO
SUMTUR CROSSING
SUBDIVISION AGREEMENT**

This Third Amendment to the SumTur Crossing Subdivision Agreement (hereinafter “Third Amendment”), which is made this 17th day of December, 2024 (“Effective Date”), by and between **BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, LLC**, a Nebraska limited liability company (hereinafter referred to as “DEVELOPER”), **SANITARY AND IMPROVEMENT DISTRICT NO. 328 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as “DISTRICT”), and the **CITY OF PAPILLION, 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. 18-0104 on June 5, 2018 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2018-14890 (the “Original Subdivision Agreement”) as amended by the First Amendment approved by the Papillion City Council via Resolution No. R20-0049 on March 17, 2020 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2020-14220 (the “First Amendment”) and the Second Amendment approved by the Papillion City Council on January 9, 2021 via Resolution No. R21-0008 and recorded with the Sarpy County Register of Deeds as Instrument No. 2021-09612 (collectively, the “Agreement”).

RECITALS

DEVELOPER, DISTRICT, and CITY entered into the Original Subdivision Agreement, with respect to Lots 1 – 124, inclusive, and Outlots A – F (“Phase 1”) of the development to be known, inclusive of all phases, as SumTur Crossing (“SumTur Crossing”); and

DEVELOPER, DISTRICT, and CITY entered into the First Amendment to the Subdivision Agreement to: (i) include Lots 125 – 237, inclusive, and Outlots G – R, inclusive, SumTur Crossing (“Phase 2”), (ii) acknowledge the platting of SumTur Crossing Replat 1, and (iii) replace the Source and Use of Funds exhibit; and

DEVELOPER, DISTRICT, and CITY entered into the Second Amendment to: (i) acknowledge that collection of the additional per acre sewer fee identified in Section 10(F)(4) of the Agreement was no longer required, (ii) replace the Paving and Storm Sewer Plan to revise the phasing for the construction of S 114th Street; and (iii) update the Source and Use of Funds.

DEVELOPER and DISTRICT wish to update the Source and Use of Funds to: (i) reflect the actual bid for the construction of Whitewater Drive from S 108th Street to S 111th Street and (ii) adjust the estimates for future Public Improvements; and

DEVELOPER, DISTRICT, and CITY wish to agree on how the Costs for the Public Improvements will be defrayed.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Agreement as modified and amended by this Third Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Agreement.
3. Area of Application. This Third Amendment applies to: (i) Lots 1 – 33, inclusive, Lots 35 – 141, inclusive, Lots 151 – 173, inclusive, and Lots 204 – 337, inclusive, Outlots A – D, inclusive, and Outlots F – R of SumTur Crossing, (ii) Lot 1 and Outlot A of SumTur Crossing Replat 1, and (iii) Lots 1 – 49 of SumTur Crossing Replat 2.
4. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto are incorporated into First Amendment and the Agreement by this reference hereby rescinded, modified, and/or added as follows:
 - A. Exhibit G-2, and all references thereto, are hereby rescinded in their entirety and the attached Exhibit G-3 is hereby substituted in their place.
5. No Other Amendment. Except as specifically modified and amended by this Third Amendment, the Agreement shall remain in full force and effect.
6. Binding Effect. This Third Amendment shall be binding upon the Parties, their respective successors, and assigns.

(Signatures on following pages.)

ATTEST:

CITY OF PAPILLION, 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. 328 OF SARPY COUNTY, NEBRASKA

By 
DAVID VOGTMAN, Chairman

STATE OF NEBRASKA)
)
COUNTY OF SARPY) ss.

Before me, a notary public, in and for said county and state, personally came David Vogtman, Chairman of Sanitary and Improvement District No. 328 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 21st day of NOVEMBER, 2024.




Notary Public

Boyer Young Equities XVIII-Sumtur Crossing, LLC, a
Nebraska limited liability company,

By: Hubbell Realty Company, an Iowa corporation, Its
Administrative Member,

By: 
David Vogtman, Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came DAVID VOGTMAN, Vice-President of HUBBELL REALTY COMPANY, an Iowa corporation, Administrative Member of BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, 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 company.

Witness my hand and Notarial Seal this 21ST day of NOVEMBER, 2024.


Notary Public



**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

SECTIONS:

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

EXHIBITS:

- | | |
|-----|-------------------------|
| G-3 | Source and Use of Funds |
|-----|-------------------------|

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

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

EXHIBIT G-1

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	SUMTUR CROSSING	ZONING:	SINGLE FAMILY	124 UNITS	LOTS 1-124
DEVELOPER:	BOYER YOUNG				
AREA (ACRES):	53.005		OUTLOTS	6 LOTS	6.8 AC "A" - "F"
JURISDICTION:	PAPILLION				
DATE:	02/28/20				
ESTIMATED BY:	WESTERGARD	REVISED: BEASLEY			
PROJECT NO.:	P2016.420.001				

SUMTUR CROSSING - TOTAL - PHASE 1 (PREVIOUS PHASE FOR REFERENCE)							
ITEM	CONSTRCT.	TOTAL	PRIVATE or BY OTHERS	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	FUTURE G.O.
SANITARY SEWER (INTERIOR) ³	\$ 600,243	\$ 828,340		\$ 801,113		\$ 27,227	
PAVING (INTERIOR) ³	\$ 1,032,177	\$ 1,424,413		\$ 933,400		\$ 481,173	\$ 9,840
SUNBURST DR CONNECTION TO S 114TH ST (W/ PHASE 2)	\$ 21,735	\$ 29,994		\$ 11,457			\$ 18,537
TRAIL (OUTLOTS "C" & "D")	\$ 57,684	\$ 79,604					\$ 79,604
TRAIL (OUTLOT "A" - PHASE 1, OUTLOT "E" - PHASE 2)	\$ 13,990	\$ 19,306				\$ 10,096	\$ 9,210
WATER (INTERIOR)	\$ 369,250	\$ 509,570		\$ 509,570			
CAPITAL FACILITIES CHARGES	\$ 343,194	\$ 394,680		\$ 276,276		\$ 118,404	
1% ADMINISTRATIVE FEE	\$ 29,144	\$ 34,973		\$ 17,486		\$ 17,486	
OUTLOT "F" LANDSCAPING/BERM FOR HEADLIGHT GLARE	\$ 5,000	\$ 5,000	\$ 5,000				
UNDERGROUND ELECTRICAL	\$ 167,400	\$ 220,968		\$ 220,968		\$ -	
STORM SEWER ³	\$ 834,630	\$ 1,151,790		\$ 29,760		\$ 1,122,030	
TOTALS	\$ 3,438,723	\$ 4,649,338	\$ 5,000	\$ 2,800,030	\$ -	\$ 1,776,416	\$ 117,191
SPECIALS SINGLE FAMILY				\$ 2,800,030			
PRIVATE/BY OTHERS/FUTURE COST				\$ 5,000			
TOTAL COST				\$ 2,800,030			
PER UNIT COST				\$ 22,581			

VALUATION: SINGLE FAMILY	124	EA @	\$ 500,000.00	=	\$62,000,000
				TOTAL	\$62,000,000
DEBT RATIO WITH FUTURE OBLIGATIONS					
G.O. DEBT RATIO (95% VALUATION) =	\$ 1,893,608	/	\$ 58,900,000	=	3.21%
DEBT RATIO WITHOUT FUTURE OBLIGATIONS					
G.O. DEBT RATIO (95% VALUATION) =	\$ 1,776,416	/	\$ 58,900,000	=	3.02%

NOTES:

- 1) TRAIL IMPROVEMENTS WITHIN OUTLOT "A" WILL BE CONSTRUCTED WITH PHASE 1. TRAIL IMPROVEMENTS WITHIN OUTLOT "E" WILL BE CONSTRUCTED WITH PHASE 2.
TRAIL IMPROVEMENTS WITHIN OUTLOTS "C" & "D" WILL BE CONSTRUCTED WHEN THE DISTRICT IS FISCALLY ABLE.
- 2) S 114TH STREET ABUTTING PHASE 1 WILL BE CONSTRUCTED WITH PHASE 2. CONNECTION TO S 114TH STREET FROM SUNBURST DRIVE WILL NOT BE MADE UNTIL SUCH TIME AS S 114TH STREET HAS BEEN CONSTRUCTED.
- 3) UPDATED FOR ACTUAL CONSTRUCTED AMOUNT

REVISION LOG:

- 3/21/17 Changed multiple unit prices to reflect results of recent bid lettings
- 1) WEST TRAIL CONNECTION TO PUD IN PHASE 2. EAST TRAIL CONNECTION IN PHASE 2. OUTLOT "C" & "D" TRAILS WILL BE COMPLETED WHEN THE DISTRICT IS FISCALLY ABLE
- 3/21/17 Reduced the contingency from 5% to 2% for the interior improvements
- 3/21/17 Deleted cost of new pedestrian bridge, will use existing farm creek crossing instead
- 3/21/17 Deleted "Future Park Fees"
- 3/21/2017 Raised home price to \$350,000 and used 95% of sale price as valuation
- 3/21/17 Moved 114th Street improvement costs to Phase 2, Sarpy County lead so shown as straight contribution by Sumtur Crossing
- 3/21/17 Changed 1/2 of the street along south boundary to be a future reimbursable when the property to the south is developed
- 3/21/17 Rreduced total lot count to 319 due to 3:1 + 20' creek conflicts
- 3/21/17 PORTIONS OF G.O. PAVING, STORM SEWER & TRAIL MOVED TO SPECIAL ASSESSMENTS TO REACH 4% G.O. DEBT FOR ENTIRE PROJECT
- 4/17/17 Deferred 108th Street improvements until White Hamilton parcel is developed
- 4/17/17 Deferred Schram Road third lane, sidewalk, trail, decorative lights and decorative fencing. Reimburse for oblication of current Schram Road improvements (2 lanes)
- 5/5/17 Updated for revised submittal lots based upon City Comments and quantity changes
- 6/19/17 Update for meeting 6/14/17 - moved north section 108th to Phase 2 construction, revised Whitewater timing east of 110th, Updated trails and moved to future, reflected carry cost of reimburse
- 7/17/17 Updated for City of Papillion comments dated 7/10/2017 - Clarified Whitewater Drive costs, removed 100% valuation debt calcs, added debt calc with future GO
- 9/11/17 Revised estimate for final plat including origninal Phase 1 and Villa section from previous Phase 2
- 10/18/17 Revised per City of Papillion comments, moved Whitewater Costs, updated timing of trail costs, moved timing of S 114th
- 11/03/17 Added 1% Admin Fee, adjusted unit prices based upon recent bids
- 12/16/17 Removed area south of channel from Phase 1 final plat.
- 01/16/2018 Revised to include 3 phases, moving villas to a new 2nd phase and balance to 3rd. S 114th now current expense in phase 2
- 02/05/2018 Revised per City of Papillion comments dated 02/01/2018
- 3/22/18 Updated with as bid sanitary, paving and storm sewer numbers
- 3/22/18 Adjusted Capital Facilities Fees to 30% GO and 70% Special
- 5/11/18 Adjustments for City Comments dated 4/13/2018
- 5/22/2018 Updated sheet titles & S 114th Street storm sewer numbers
- 4/15/2019 - Updated for new phasing and submittal of Phase 2 final plat
- 6/21/2019 - Revised santiary sewer numbers to reflect completed contract amount
- 10/1/2019 - Revised Phase 1 costs to replace sidewalk, ramp and striping costs that were mistakenly removed during the platting process. Adding costs for temporary signage and striping.
- 2/20/2020 - Double checked Phase 1 costs, found basin cleaning double counted in storm sewer, adjusted costs as needed

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 8" SOLID WALL PVC SANITARY SEWER PIPE	7,015	L.F.	\$ 27.11	\$ 190,176.65
2	CONSTRUCT 6" SOLID WALL PVC SANITARY SEWER PIPE	3,823	L.F.	\$ 30.15	\$ 115,263.45
3	CONSTRUCT 54" I.D. SANITARY MANHOLE (37)	461	V.F.	\$ 445.81	\$ 205,518.41
4	CONSTRUCT 72" I.D. SANITARY SEWER SIPHON (MH1 - MH2)	1	EA	\$ 68,944.81	\$ 68,944.81
5	CONSTRUCT CONCRETE MANHOLE RING RETAINER	2	EA	\$ 305.11	\$ 610.22
6	SEDIMENT BASIN MAINTENANCE (BY OTHERS)	0	L.S.	\$ 10,000.00	\$ -
B	CONSTRUCT PERMANENT STORM SEWER IN BASINS (BY OTHERS)	1	L.S.	\$ 19,729.50	19,730
	MISCELLANEOUS (+0%)	1	L.S.	0%	\$ -
	TOTAL ESTIMATED CONSTRUCTION COST:				\$ 600,243.04

NOTES:

1) TOTAL SID COSTS @ 38% -		\$828,340
2) G.O. COSTS		
SEDIMENT BASIN MAINTENANCE \$0.00		
CONSTRUCT PERMANENT STORM SEWER IN BASINS (BY OTHERS)		\$27,227

PROJECT: PAVING (INTERIOR RESIDENTIAL)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	MOBILIZATION	1	LS	5,000.00	\$ 5,000
	BARRICADING	1	LS	2,500.00	\$ 2,500
	CONSTRUCT 7" P.C.C. PAVEMENT WITH INTEGRAL CURB	22,875	SY	35.14	\$ 803,828
	CONSTRUCT 9" P.C.C. PAVEMENT WITH INTEGRAL CURB	663	SY	55.65	\$ 36,896
	EARTHWORK (SUBGRADE PREP)	7,793	CY	3.34	\$ 26,029
	SAWCUT AND REMOVE 2' CURB AND GUTTER	432	LF	10.47	\$ 4,523
	DRILL AND DOWELL 18" NO. 5 BARS, 48" O.C.	109	EA	8.00	\$ 872
	ADJUST MANHOLE TO GRADE	38	EA	252.08	\$ 9,579
	CONSTRUCT CONCRETE HEADER	25	LF	15.19	\$ 380
	CONSTRUCT END OF ROAD MARKERS	3	EA	173.48	\$ 520
	CONSTRUCT PERMANENT STREET SIGN NAMES AND POST	10	EA	763.98	\$ 7,640
	CONSTRUCT PERMANENT TAPE STRIPING, 12" WIDE WHITE	130	LF	6.00	\$ 780
	INSTALL TEMPORARY STREET SIGNS	9	EA	200.00	\$ 1,800
	INSTALL TEMPORARY PAINT STRIPING, 12" WIDE WHITE	130	LF	3.00	\$ 390
	CONSTRUCT 5" PCC SIDEWALK	15,086	SF	5.00	\$ 75,430
	CONSTRUCT DETECTABLE WARNING PANEL	304	SF	20.00	\$ 6,080
	CONSTRUCT SINGLE CURB RAMP	38	EA	750.00	\$ 28,500
	CONSTRUCT 7" STAMPED CONCRETE	734	SF	9.00	\$ 6,606
	INSTALL TRAFFIC CONTROL SIGN	13	EA	635.00	\$ 8,255
	SEDIMENT BASIN MAINTENANCE	1	LS	20,000.00	\$ 20,000
	MISCELLANEOUS (+0%)	1	L.S.	0%	\$ -
	TOTAL ESTIMATED CONSTRUCTION COST:				\$ 1,045,610

NOTES:

1) TOTAL DISTRICT COST W/ 38% -		\$ 1,442,950
2) G.O. ITEMS		
7" PAVING(INTERSECTIONS)	2,020 SY	\$ 97,956
7" PAVING(OVERWIDTH)	0 SY	\$ -
7" PAVING(OUTLOT FRONTAGE)	3,020 SY	\$ 146,449
9" PAVING (INTERSECTIONS)	663 SY	\$ 50,916
EARTHWORK	1,901 CY	\$ 8,762
INSTALL TEMPORARY STREET SIGNS	10 EA	\$ 2,760
INSTALL TEMPORARY PAINT STRIPING, 12" WIDE WHITE	130 LF	\$ 538
CONSTRUCT 5" PCC SIDEWALK	15,086 SF	\$ 104,093
CONSTRUCT DETECTABLE WARNING PANEL	304 SF	\$ 8,390
CONSTRUCT SINGLE CURB RAMP	38 EA	\$ 39,330
CONSTRUCT 7" STAMPED CONCRETE	734 SF	\$ 9,116
INSTALL TRAFFIC CONTROL SIGN	13 EA	\$ 11,392
SEDIMENT BASIN MAINTENANCE	1 LS	\$ 20,000
G.O. TOTAL		\$ 499,710
3) FUTURE SUNBURST CONNECTION TO S 114TH STREET		
7" PAVING (INTERSECTION)	146 SY	\$ 7,080
7" PAVING (OUTLOT FRONTAGE)	165 SY	\$ 8,001
5" PC CONC. WALK ALONG OUTLOT F	626 SF	\$ 3,456
5" PC CONC. WALK ALONG ALONG LOT 23 (SPECIALLY ASSESSED)	626 SF	\$ 3,456
7" PAVING (SPECIALLY ASSESSED)	165 SY	\$ 8,001
G.O. TOTAL		\$ 18,537
SPECIALS		\$ 11,457
TOTAL		\$ 29,994
4) S 114TH STREET BERM		
BERMS	1 LS	\$ 3,250
SHRUBS	1 LS	\$ 1,750
TOTAL		\$ 5,000
5) FUTURE STRIPING AND SIGNAGE		
INSTALL TEMPORARY STREET SIGNS	10 EA	\$ 8,763
INSTALL TEMPORARY PAINT STRIPING, 12" WIDE WHITE	130 LF	\$ 1,076
FUTURE G.O. TOTAL		\$ 9,840

PROJECT: TRAIL (OUTLOTS "A", "C", "D", & "E")

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" P.C. CONCRETE TRAIL (10' WIDE)	14,050	SF	\$ 4.00	\$ 56,200
2	EARTHWORK SUBGRADE PREP - TRAIL	530	C.Y.	\$ 3.10	\$ 1,643
3	SINGLE CURG RAMPS - TRAIL	4	EA	\$ 700.00	\$ 2,800
4	CURB RAMP INSERTS (2'X2') - TRAIL	64	SF	\$ 20.00	\$ 1,280
5	MARKINGS FOR PEDESTRIAN CROSSINGS	80	LF	\$ 10.00	\$ 800
6	TRAFFIC CONTROL SIGNS	4	EA	\$ 250.00	\$ 1,000
7	PEDESTRIAN BRIDGE	0	LS	\$ 110,000.00	\$ -
	MISCELLANEOUS (+2%)	1	L.S.	2%	\$ 1,275.00
	TOTAL ESTIMATED CONSTRUCTION COST:				\$ 65,000

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$ 89,700				
2) G.O. ITEMS	\$ 89,700				
				CONSTRUCTION	
3) OUTLOT E TRAIL CONNECTION TO PHASE 2 (west of Lot 24)	\$ 9,210		\$ 6,674		
4) OUTLOT A TRAIL CONNECTION TO PHASE 2 (between Lots 107 & 108)	\$ 10,096		\$ 7,316		

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	124	LOTS	\$1,350.00	\$ 167,400.00
	TOTAL ESTIMATED CONSTRUCTION COST:				\$ 167,400.00

NOTES:

1) TOTAL DISTRICT COSTS W/ 32% -	\$220,968				
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PROJECT: WATER (INTERIOR)

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN		0	LF	\$ 40.00	\$ -
2	INSTALL 8" WATER MAIN		2,595	LF	\$ 27.00	\$ 70,065.00
1	INSTALL 6" WATER MAIN		5,280	LF	\$ 25.00	\$ 132,000.00
2	FIRE HYDRANT ASSEMBLY (COMPLETE)		15	EA	\$ 2,800.00	\$ 42,000.00
3	8" GATE VALVE AND BOX		16	EA	\$ 800.00	\$ 12,800.00
4	PRESSURE TESTING AND DISINFECTION		1	LS	\$ 6,000.00	\$ 6,000.00
5	JACK / BORE CASING		430	LF	\$ 160.00	\$ 68,800.00
6	LOWER 16" WATER MAIN IN S 114TH RIGHT-OF-WAY AT SUNBURST DRIVE		1	LS	\$ 15,000.00	\$ 15,000.00
7	MISC FITTINGS		1	LS	\$ 5,000.00	\$ 5,000.00
	MISCELLANEOUS (+ 2%)		1	L.S.	5%	\$ 17,584.00
	TOTAL ESTIMATED CONSTRUCTION COST:					\$ 369,250.00

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$509,570				
2) G.O. PORTION RESIDENTIAL					
TOTAL	\$0				

PROJECT:

CAPITAL FACILITIES CHARGES

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY		124	LOTS	\$ 2,400.00	\$ 297,600.00
2	OUTLOTS		6.800	ACRES	\$ 6,705.00	\$ 45,594.00
TOTAL ESTIMATED CONSTRUCTION COST:						\$ 343,194.00

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$ 394,680	
SPECIAL ASSES GENERAL OBLIGATION		
RESIDENTIAL	\$276,276	\$118,404
\$276,276.0		\$118,404.00

PROJECT:

STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	MOBILIZATION	1	LS	\$ 15,000.00	\$ 15,000.0
	CONSTRUCT 15" RCP, CLASS III	362	LF	34.81	\$ 12,601.2
	CONSTRUCT 18" RCP, CLASS III	1035	LF	40.60	\$ 42,021.0
	CONSTRUCT 24" RCP, CLASS III	650	LF	52.94	\$ 34,411.0
	CONSTRUCT 30" RCP, CLASS III	90	LF	67.30	\$ 6,057.0
	CONSTRUCT 36" RCP, D0.01=1,350	2265	LF	85.27	\$ 193,136.6
	CONSTRUCT 42" RCP, D0.01=1,350	202	LF	108.87	\$ 21,991.7
	CONSTRUCT 48" RCP, D0.01=1,350	886	LF	143.70	\$ 127,318.2
	CONSTRUCT 54" RCP, D0.01=1,350	673	LF	176.48	\$ 118,771.0
	CONSTRUCT 60" STORM SEWER MANHOLE (6)	46.1	VF	540.31	\$ 24,908.3
	CONSTRUCT 84" STORM SEWER MANHOLE (3)	28.23	VF	850.54	\$ 24,010.7
	CONSTRUCT 96" STORM SEWER MANHOLE (3)	30.96	VF	1,026.37	\$ 31,776.4
	CONSTRUCT CURB INLET, TYPE I	27	EA	2,849.49	\$ 76,936.2
	CONSTRUCT CURB INLET, TYPE III	17	EA	2,849.49	\$ 48,441.3
	CONSTRUCT CURB INLET, TYPE III W/ ADDITIONAL REINFORCEMENT	1	EA	4,348.72	\$ 4,348.7
	CONSTRUCT 48" AREA INLET, TYPE II	1	EA	2,486.90	\$ 2,486.9
	CONSTRUCT 60" AREA INLET, TYPE II	1	EA	3,174.68	\$ 3,174.7
	CONSTRUCT 24" RCP FLARED END SECTION	1	EA	1,653.58	\$ 1,653.6
	CONSTRUCT 42" RCP FLARED END SECTION	1	EA	2,313.68	\$ 2,313.7
	CONSTRUCT 54" RCP FLARED END SECTION	1	EA	2,973.36	\$ 2,973.4
	CONNECT TO EXISTING STORM SEWER	2	LS	902.98	\$ 1,806.0
	CONSTRUCT AREA INLET PROTECTION	2	EA	278.51	\$ 557.0
	CONSTRUCT CONCRETE MANHOLE RING RETAINER	4	EA	295.53	\$ 1,182.1
	EARTHWORK EMBANKMENT - AROUND AREA INLET	10	CY	\$ 37.97	\$ 379.7
	SEDIMENT BASIN MAINTENANCE (BY OTHERS)	1	LS	\$ 20,000.00	\$ 20,000.0
	MISCELLANEOUS (+ 2%)	1	L.S.	2%	\$ 16,366.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 834,630

NOTES:

1) TOTAL DISTRICT COST W/ .38% -	\$1,151,790
Subtract over 48" Pipe Difference	\$29,760
2) GENERAL OBLIGATION	\$1,122,030

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

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

EXHIBIT G-2

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	SUMTUR CROSSING	ZONING:	SINGLE FAMILY	151 UNITS	LOTS 125-41 & 204-337
DEVELOPER:	BOYER YOUNG		TOWN HOMES	23 UNITS	LOTS 151-173
AREA (ACRES):	105.078		REPLAT 2 HOME	49 UNITS	LOTS 1-49 REPLAT 2
JURISDICTION:	PAPILLION		OUTLOTS	12 LOTS	27.3 AC O.L. *G* - *R*
DATE:	10/03/24				
ESTIMATED BY:	WESTERGARD	REVISED: BEASLEY			
PROJECT NO.:	P2016.420.001				

SUMTUR CROSSING - TOTAL - PHASE 2 w/ REPLAT 2								
ITEM	CONSTRCT.	TOTAL	PRIVATE or BY OTHERS	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	FUTURE ¹⁰ GEN. OBL.	
SANITARY SEWER (INTERIOR)	\$ 1,218,830	\$ 1,706,370		\$ 1,544,774		\$ 161,596		
PAVING (INTERIOR)	\$ 1,829,920	\$ 2,415,500		\$ 1,641,725		\$ 773,775		
PAVING (WHITEWATER DR S 114TH ST TO S 113TH ST) ¹	\$ 334,650	\$ 468,510			\$ 234,255		\$ 234,255	
WHITEWATER DRIVE S 111TH TO S 108TH	\$ 611,040	\$ 855,456				\$ 855,456		
S. 114TH ST- SCHRAM RD TO 2700' SOUTH (C-77(19-15))	\$ 1,895,931	\$ 2,661,887			\$1,884,100	\$ 589,583	\$ 188,205	
S 108TH STREET - PORTAGE DR TO WHITEWATER DR	\$ 996,300	\$ 1,458,583			\$ 931,873	\$ 526,711		
PAVING (SCHRAM RD, 3RD LANE 108TH TO 114TH)	\$ 765,923	\$ 1,072,300					\$ 1,072,300	
PAVING (SCHRAM RD AMENITIES 108TH TO 114TH)	\$ 424,600	\$ 509,520					\$ 509,520	
FUTURE SIGNALIZATION ⁸	\$ 880,000	\$ 1,232,000	\$ 924,000				\$ 308,000	
Sidewalk & Curb Ramps - Sections I & II, and Sunburst Drive Extension	\$ 414,860	\$ 580,804				\$ 580,804		
TRAIL (EASTERN CONNECTION PH. 1 to PH. 2) ¹⁰	\$ 323,950	\$ 453,530					\$ 453,530	
WATER (INTERIOR)	\$ 710,290	\$ 926,928		\$ 864,776		\$ 62,152		
CAPITAL FACILITIES CHARGES	\$ 694,917	\$ 799,155		\$ 551,417		\$ 247,738		
1% ADMINISTRATIVE REVIEW FEE-	\$ 113,814	\$ 124,566		\$ 34,671		\$ 34,671	\$ 55,224	
UNDERGROUND ELECTRICAL	\$ 301,050	\$ 364,271		\$ 364,271		\$ -		
CULVERTS	\$ 560,480	\$ 790,277	\$ 300,000			\$ 490,277		
STORM SEWER	\$ 858,380	\$ 1,133,062				\$ 1,133,062		
SEDIMENT BASIN A & B CONVERSION	\$ 136,217	\$ 381,406				\$ 381,406		
Basin Conversion Phase II	\$ 300,000	\$ 420,000					\$ 420,000	
TOTALS	\$ 13,371,151	\$ 18,354,125	\$ 1,224,000	\$ 5,001,633	\$3,050,227	\$ 5,837,231	\$ 3,241,034	
SPECIALS SINGLE FAMILY				\$ 5,001,633				
PRIVATE/BY OTHERS/FUTURE COST				\$ 1,224,000				
TOTAL COST				\$ 5,001,633				
PER UNIT COST				\$ 22,429				
VALUATION :	SINGLE FAMILY	151 S.F. @	\$500,000	=	\$ 75,500,000			
	TOWNHOME	23 S.F. @	\$400,000	=	\$ 9,200,000			
	REPLAT 2 HOMES	49 S.F. @	\$400,000	=	\$ 19,600,000			
					TOTAL	\$ 104,300,000		
					TOTAL @ 95%	\$ 99,085,000		
DEBT RATIO WITH NON-REIMBURSABLE G.O. ONLY								
G.O. DEBT RATIO (95% VALUATION)	\$ 5,837,231	/	\$ 99,085,000	=	5.89%			
DEBT RATIO WITH NON-REIMBURSABLE G.O. AND FUTURE COSTS INCLUDED:								
G.O. DEBT RATIO (95% VALUATION)	\$ 9,078,265	/	\$ 99,085,000	=	9.16%			
CUMULATIVE NON-REIMBURSABLE G.O. EXPENSES ONLY								
G.O. DEBT RATIO (95% VALUATION)	\$ 6,659,878	/	\$ 157,985,000	=	4.22%			
CUMULATIVE NON-REIMBURSABLE G.O. EXPENSES COMBINED WITH FUTURE G.O. OBLIGATIONS								
G.O. DEBT RATIO (95% VALUATION)	\$ 9,037,222	/	\$ 157,985,000	=	5.72%			

NOTES:

- 1) Phase 2 Whitewater Drive construction will be completed between S 113th Street and S 111th Street with the Phase 2 Public Improvements. Construction from S 114th Street to S 113th Street will be completed at such time as it is ordered by the City pursuant to the terms of the First Amendment to the SumTur Crossing Subdivision Agreement. Reimbursement from future development to the south which will be responsible to construct 5' sidewalk on the south side of the street.
- 2) Whitewater Drive east of S 111th Street to be constructed at the time that S 108th Street is extended to the south property line of SumTur Crossing. Specially assessed portion will be a future G.O. expense to avoid specially assessing an existing homeowner in the future. South property half is shown as By Others
- 3) S 114th Street to be constructed as a 3 lane section from Schram Road to the 1/4 Section Line (south line of SumTur Crossing). Construction is scheduled to occur in 2021. A portion of the overall cost to be paid by SumTur Crossing and Belterra will be paid to Sarpy County at a later date.
- 4) ~~Section 2 – S 114th Street to be constructed as a 2 lane urban section to 1/4 section line and 2 lane rural section to Capehart Road will be constructed with Section 1 and includes the culvert construction.~~
- 5) ~~S 114th Street 3rd lane along SumTur Crossing to be constructed at such time as traffic counts warrant and will be split between SumTur Crossing and Belterra~~
- 6) Phase 2 to include the construction of S 108th Street from Schram Road to Portage Drive. The cost share for this portion of the road is G.O. of the District, a reimbursable cost to a future development to the east and the City of Papillion is contributing ASIP funds equal to the cost to construct the new internal crossing to the west. These funds are shown in the Culverts section.
- 7) S 108th Street construction south of Portage Drive to be constructed no sooner than development to the east takes place as it is needed for that development. As street is back on the section line, the cost share is split between the two Districts and Sarpy County.
- 8) The future signalization of S 108th Street is shown as a future G.O. cost for SumTur Crossing, equal to 25% of the total cost.
- 9) Trail connection between Portage Drive and Whitewater Drive within Phase 2 to be constructed at such time as the District is able to afford the expense.
- 10) The trails connecting Phases 1 and 2 are to be built with Phase 2.
- 11) Sunburst Drive connection to S 114th Street to be paid for as a G.O. expense to avoid assessing lots for which specials have already been paid or to existing homeowners.

REVISION LOG:

- 3/21/17 Changed multiple unit prices to reflect results of recent bid lettings
- 1) WEST TRAIL CONNECTION TO PUD IN PHASE 2. EAST TRAIL CONNECTION IN PHASE 2. OUTLOT "C" & "D" TRAILS WILL BE COMPLETED WHEN THE DISTRICT IS FISCALLY ABLE
- 3/21/17 Reduced the contingency from 5% to 2% for the interior improvements
- 3/21/17 Deleted cost of new pedestrian bridge, will use existing farm creek crossing instead
- 3/21/17 Deleted "Future Park Fees"
- 3/21/2017 Raised home price to \$350,000 and used 95% of sale price as valuation
- 3/21/17 Moved 114th Street improvement costs to Phase 2. Sarpy County lead so shown as straight contribution by Sumtur Crossing
- 3/21/17 Changed 1/2 of the street along south boundary to be a future reimbursable when the property to the south is developed
- 3/21/17 Rreduced total lot count to 319 due to 3:1 + 20' creek conflicts
- 3/21/17 PORTIONS OF G.O. PAVING, STORM SEWER & TRAIL MOVED TO SPECIAL ASSESSMENTS TO REACH 4% G.O. DEBT FOR ENTIRE PROJECT
- 4/28/17 Updated for revised submittal lots and quantities
- 5/5/17 Updated for revised submittal lots based upon City Comments and quantity changes
- 5/8/17 Updated 108th Street cost share based upon updated information from Sarpy County.
- 6/19/17 Update for meeting 6/14/17 - moved north section 108th to Phase 2 construction, revised Whitewater timing east of 110th, Updated trails and moved to future, reflected carry cost of reimburse
- 7/17/17 Updated for City of Papillion comments dated 7/10/2017 - Clarified Whitewater Drive costs, removed 100% valuation debt calcs, added debt calc with future GO, consolidated Schram Road costs, removed Schram Road amenities on the north side of Schram
- 9/11/17 Revised estimate for final plat including original Phase 1 and Villa section from previous Phase 2
- 01/16/2018 Revised to include 3 phases, moving villas to a new 2nd phase and balance to 3rd. S 114th now current expense in phase 2
- 02/05/2018 Revised per City of Papillion comments dated 02/01/2018
- 5/11/18 Adjustments for City Comments dated 4/13/2018
- 5/22/2018 Updated sheet titles & S 114th Street storm sewer numbers
- 4/15/2019 - Updated for new phasing and submittal of Phase 2 final plat
- 7/14/2019 - Updated S 114th estimate per changes in work and timing with County, updated sanitary sewer to reflect as bid numbers, additional updates per City Comments
- 9/13/2019 - Revised ASIP contribution per subdivision agreement, added temporary signage costs
- 11/01/2019 - Revised box culvert length for S 108th Street based upon updated design
- 01/14/2020 - Revised references to Ashbury Heights to read Belterra. Revised language for timing of construction on Whitewater Drive.
- 2/18/2020 - Revised sanitary sewer costs for late design change, updated paving and storm numbers based upon final design, moved permanent striping to future cost, added bike striping to Whitewater Drive,
- replaced S 114th Street cost estimate with latest estimate and cost sharing agreement with Sarpy County. Moved south property share for Whitewater Drive east of S 111th Street to By Others from mistakenly being shown as G.O. Non-Reimbursable. Moved Belterra's S 114th Street share to By Others. Moved future east property share for S 108th Street to By Others to better show District future cost.
- 2/28/2020 - Moved an additional \$145,000 of the Capital Facilities Charges into Specials from GO non-reimbursable
- 6/11/2020 - Updated to account for additional 10 stubs for increased lot count, minor change to storm to match lot lines, increased electrical cost and capital facility fees for the additional lots.
- 8/26/2020 - Final updates for subdivision agreement amendment. Making sure bid prices are in place as well as updating S 114th Street costs per new agreement with the County
- 9/27/2024 - Updates in 2024 to match latest cost estimates and bid for formerly "future" items

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 8" SOLID WALL PVC SANITARY SEWER PIPE	10,903.00	LF	\$ 29.50	\$ 321,638.50
2	CONSTRUCT OVER DEPTH (>15') 8" SOILD WALL PVC SANITARY SEWER PIPE	100.00	LF	\$ 33.83	\$ 3,383.00
3	CONSTRUCT 6" SOLID WALL PVC SANITARY SEWER PIPE	7,098.00	LF	\$ 30.86	\$ 219,044.28
4	CONSTRUCT 8" DROP MANHOLE CONNECTION	12.00	VF	\$ 199.36	\$ 2,392.32
5	CONSTRUCT SERVICE LINE RISER	16.00	VF	\$ 83.06	\$ 1,328.96
6	CONSTRUCT 54" I.D. ECCENTRIC SANITARY MANHOLE (68)	864.05	VF	\$ 413.20	\$ 357,025.46
7	INSTALL 8" PVC PIPE PLUG	2.00	EA	\$ 69.13	\$ 138.26
8	CONSTRUCT CONCRETE MANHOLE RING RETAINER	9.00	EA	\$ 382.29	\$ 3,440.61
9	TAP EXISTING MANHOLE (1)	2.00	EA	\$ 986.88	\$ 1,973.76
10	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY	11.60	VF	\$ 420.46	\$ 4,877.34
11	CONSTRUCT 54" I.D. FLAT TOP SANITARY MANHOLE OVER EXISTING SANITARY	0.00	VF	\$ 700.17	\$ -
12	INSTALL EXTERNAL FRAME SEALS	68.00	EA	\$ 431.97	\$ 29,373.96
13	SEDIMENT BASIN MAINTENANCE (BY OTHERS)	1.00	LS	\$ 40,000.00	\$ 40,000.00
14	EXCAVATION FOR DEEP SANITARY SEWER	1.00	LS	\$ 25,508.80	\$ 25,508.80
1	EXTENDED GC'S	1.00	LS	\$ 7,373.75	\$ 7,373.75
2	MODIFIED MANHOLE BASE >20'	1.00	EA	\$ 4,973.76	\$ 4,973.76
3	CONSTRUCT 8" SOLID WALL PVC SANITARY SEWER PIPE-SDR 26	624.00	LF	\$ 53.26	\$ 33,234.24
4	CONSTRUCT 8" X 6" SDR 26 WYE CONNECTION	7.00	EA	\$ 1,475.64	\$ 10,329.48
5	MODIFIED MH, TAP/BOOT	0.00	EA	\$ 1,868.78	\$ -
6	LIMESTONE BEDDING FOR SDR 26 PIPE AND FITTINGS	362.00	TONS	\$ 36.95	\$ 13,375.90
7	3" LIMESTONE FOR TRENCH STABILIZATION	285.65	TONS	\$ 65.53	\$ 18,718.64
8	GEOGRID FOR TRENCH SABILATION	358.60	SY	\$ 7.11	\$ 2,549.65
9	DEWATERING	5.00	DAYS	\$ 346.71	\$ 1,733.55
10	SILT BASIN STABILIZATION FOR STRUCTURAL FILL	1.00	LS	\$ 49,371.88	\$ 49,371.88
11	FILL SILT BASIN FOR SANITARY SEWER INSTALLATION	1.00	LS	\$ 26,083.45	\$ 26,083.45
12	REFILL EXCAVATED MATERIALS FOR DEEP SANITARY SEWER	1.00	LS	\$ 40,959.60	\$ 40,959.60
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 1,218,830.00

NOTES:

1) TOTAL SID COSTS @ 40% -		\$1,706,370			
2) G.O. COSTS					
	SEDIMENT BASIN MAINTENANCE (BY OTHERS)	1	LS	\$	40,000
	SILT BASIN STABILIZATION FOR STRUCTURAL FILL	1	LS	\$	49,372
	FILL SILT BASIN FOR SANITARY SEWER INSTALLATION	1	EA	\$	26,083
	TOTAL w/ Soft Costs	\$161,596.31			

PROJECT: PAVING (INTERIOR RESIDENTIAL)

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (SUBGRADE PREP)	13,972	CY	\$ 3.70	\$ 51,696
2	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65)	36,342	SY	\$ 38.00	\$ 1,380,996
3	CONSTRUCT 8-INCH CONCRETE PAVEMENT (TYPE L65)	2,604	SY	\$ 44.00	\$ 114,576
4	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65)	2,969	SY	\$ 46.00	\$ 136,574
5	INSTALL TEMPORARY STREET SIGN NAMES ON ROUND POST	20	EA	\$ 175.00	\$ 3,500
6	INSTALL PERMANENT STREET SIGN NAMES ON FLUTED POST	22	EA	\$ 550.00	\$ 12,100
7	ADJUST MANHOLE TO GRADE	62	EA	\$ 200.00	\$ 12,400
8	CONSTRUCT CONCRETE HEADER	160	LF	\$ 15.00	\$ 2,400
9	CONSTRUCT END OF ROAD MARKERS	21	EA	\$ 125.00	\$ 2,625
10	CONSTRUCT TYPE 'A' RIP RAP OVER MIRAFI 180N	0	TONS	\$ 100.00	\$ -
11	SAW CUT AND REMOVE CONCRETE CURB AND GUTTER	209	LF	\$ 10.00	\$ 2,090
12	INSTALL TIE-BARS	52	EA	\$ 9.50	\$ 494
13	INSTALL TEMPORARY PAINT MARKING – WHITE ARROW & BICYCLE SYMBOL	0	EA	\$ 115.00	\$ -
14	INSTALL TEMPORARY PAINT MARKING – 12" WHITE STOP BAR	0	LF	\$ 3.25	\$ -
15	INSTALL TEMPORARY PAINT MARKING – 6" SOLID WHITE	1,034	LF	\$ 1.00	\$ 1,034
16	INSTALL PERMANENT PREFORMED TAPE MARKING – 5" YELLOW	1,264	LF	\$ 6.25	\$ 7,900
17	INSTALL PERMANENT PREFORMED TAPE MARKING – 12" WHITE	224	LF	\$ 18.25	\$ 4,088
18	INSTALL PERMANENT PREFORMED TAPE SYMBOL – LEFT TURN ARROW	1	EA	\$ 350.00	\$ 350
19	INSTALL PERMANENT PREFORMED TAPE SYMBOL – THRU & RIGHT TURN ARROWS	1	EA	\$ 660.00	\$ 660
20	INSTALL TEMPORARY STOP SIGN R1-1 ON U-POST	20	EA	\$ 240.00	\$ 4,800
21	INSTALL PERMANENT STOP SIGN R1-1 ON FLUTED POST	0	EA	\$ 550.00	\$ -
22	PROVIDE TEMPORARY TRAFFIC CONTROL	0	EA	\$ 600.00	\$ -
23	Provide and Install Stop Signs	20	EA	\$ 210.00	\$ 4,200
24	INSTALL TEMPORARY PAINT MARKING – 24" WHITE STOP BAR	652	LF	\$ 7.50	\$ 4,890
25	Install Bike Arrow and Symbol Tape	4	EA	\$ 210.00	\$ 840
26	Jet Sanitary Sewer	11,625	LF	\$ 0.84	\$ 9,765
27	Clean Silt for Walkthrough	1	LS	\$ 620.00	\$ 620
28	Remove & Replace Curbs on Whitewater	1	LS	\$ 2,201.50	\$ 2,202
29	Install 25 MPH Signs - City of Papillion Request	2	EA	\$ 550.00	\$ 1,100
30	Remobilization 2021	1	LS	\$ 36,280.00	\$ 36,280
25	Remove Rock at Temporary Entrance	1	LS	\$ 20,398.92	\$ 20,398.92
29	Regrade Outlot I - 108th Street	1	LS	\$ 5,846.50	\$ 5,846.50
30	Adjust Area Inlet to Grade - City of Papillion Request	1	LS	\$ 5,486.95	\$ 5,486.95
					\$ 1,829,920

NOTES:

1) TOTAL DISTRICT COST W/ 32% -	TOTAL CONSTRUCTION COST:	\$ 2,415,500
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2) G.O. ITEMS	QUANTITY	UNIT	COST
7" PAVING(INTERSECTIONS)	3,865	SY	\$ 146,870
7" PAVING(OVERWIDTH)	1,266	SY	\$ 48,108
7" PAVING(OUTLOT FRONTAGE)	1,360	SY	\$ 51,680
EARTHWORK	2,164	CY	\$ 8,006
INSTALL TEMPORARY STREET SIGN NAMES ON ROUND POST	20	EA	\$ 3,500
INSTALL PERMANENT STREET SIGN NAMES ON FLUTED POST	1	EA	\$ 550
INSTALL TEMPORARY PAINT MARKING – WHITE ARROW & BICYCLE SYMBOL	4	EA	\$ 460
INSTALL TEMPORARY PAINT MARKING – 12" WHITE STOP BAR	200	LF	\$ 650
INSTALL TEMPORARY PAINT MARKING – 6" SOLID WHITE	1,081	LF	\$ 1,081
INSTALL PERMANENT PREFORMED TAPE MARKING – 5" YELLOW	1,264	LF	\$ 7,900
INSTALL PERMANENT PREFORMED TAPE MARKING – 12" WHITE	25	LF	\$ 456
INSTALL PERMANENT PREFORMED TAPE SYMBOL – LEFT TURN ARROW	1	EA	\$ 350
INSTALL PERMANENT PREFORMED TAPE SYMBOL – THRU & RIGHT TURN ARROWS	1	EA	\$ 660
INSTALL TEMPORARY STOP SIGN R1-1 ON U-POST	20	EA	\$ 4,800
INSTALL PERMANENT STOP SIGN R1-1 ON FLUTED POST	1	EA	\$ 550
SEDIMENT BASIN CLEANOUT	1	LS	\$ 42,800
G.O. TOTAL		\$	318,420
TOTAL G.O. COST W/ 32% -		\$	420,314
G.O. REIMBURSABLE IN ASSESSMENTS 5-5-2021 NEVER RECEIVED		\$	353,461
TOTAL G.O. FOR INTERIOR PAVING FOR SID 328		\$	773,775

PROJECT: PAVING (WHITEWATER DRIVE S 114TH TO S 113TH)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8" PCC PAVEMENT W/ INT. CURB (Whitewater Drive 36' Width)	2,466	SY	\$ 80.00	\$ 197,298
2	EARTHWORK SUBGRADE PREP	822	CY	\$ 6.00	\$ 4,932
3	ADJUST MANHOLE TO GRADE	1	EA	\$ 500.00	\$ 500
4	5" PCC SIDEWALK (ALONG OUTLOT FRONTAGES)	1,859	SF	\$ 8.00	\$ 14,872
5	REMOVE END OF ROAD MARKERS	5	EA	\$ 200.00	\$ 1,000
6	REMOVE TYPE A RIP-RAP	21	TN	\$ 100.00	\$ 2,100
7	REMOVE CONCRETE HEADER	36	LF	\$ 100.00	\$ 3,600
8	CONSTRUCT CURB RAMP	3	EA	\$ 1,500.00	\$ 4,500
9	CONSTRUCT DETECTABLE WARNING PANNEL	24	SF	\$ 40.00	\$ 960
10	INSTALL TEMPORARY PAINT MARKING, 12" WHITE	10	LF	\$ 3.25	\$ 33
11	INSTALL TEMPORARY PAINT MARKING, 6" WHITE	1,170	LF	\$ 1.00	\$ 1,170
12	INSTALL TEMPORARY PAINT MARKING BIKE SYMBOL	2	EA	\$ 115.00	\$ 230
13	INSTALL STREET NAME SIGN	2	EA	\$ 200.00	\$ 400
14	INSTALL TEMPORARY STREET SIGN POST	1	EA	\$ 200.00	\$ 200
15	INSTALL TEMPORARY TRAFFIC CONTROL SIGNS	1	EA	\$ 250.00	\$ 250
16	INSTALL PERMANENT TAPE PAVEMENT MARKING, 12" WHITE	10	LF	\$ 25.00	\$ 250
17	INSTALL PERMANENT TAPE PAVEMENT MARKING, 6" WHITE	1,170	LF	\$ 15.00	\$ 17,550
18	INSTALL PERMANENT TAPE PAVEMENT MARKING, BIKE SYMBOL	2	EA	\$ 450.00	\$ 900
19	INSTALL PERMANENT STREET SIGN POST	1	EA	\$ 800.00	\$ 800
20	INSTALL PERMANENT TRAFFIC CONTROL SIGNS	1	EA	\$ 250.00	\$ 250
21	CONSTRUCT CURB INLET	4	EA	\$ 6,000.00	\$ 24,000
22	CONSTRUCT 18" RCP, CLASS III	41	LF	\$ 75.00	\$ 3,075
	MISCELLANEOUS (+20%)	1	L.S.	20%	\$ 55,774
NOTES: TOTAL ESTIMATED CONSTRUCTION COST:					\$ 334,650
1) TOTAL DISTRICT COST W/ 40% -					\$ 468,510
2) NON-REIMBURSABLE G.O. ITEMS - PHASE 2 CONSTRUCTION					\$ 234,255
3) REIMBURSABLE G.O. ITEMS BY PROPERTY OWNER TO THE SOUTH					\$ 234,255

Note: Sidewalk on south side of Whitewater to be constructed by future development to the south and is not included in the summation of costs. Sidewalk along the south side of Whitewater does not provide SumTur residents with any needed benefit as there is a sidewalk on the north side and bike lanes on the road itself.

PROJECT: WHITEWATER DRIVE S 111TH TO S 108TH

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE END OF ROAD MARKER	13	EA	\$ 41.30	\$ 537
2	REMOVE CONCRETE HEADER	97	LF	\$ 7.67	\$ 744
3	REMOVE RIPRAP	90	TN	\$ 27.40	\$ 2,466
4	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	555	CY	\$ 11.58	\$ 6,427
5	EMBANKMENT - BORROW (ESTABLISHED QUANTITY)	1,243	CY	\$ 18.65	\$ 23,182
6	CONSTRUCT 8" CONCRETE PAVEMENT (TYPE L65 W/ INTEGRAL CURB)	5,257	SY	\$ 59.46	\$ 312,581
7	CONSTRUCT 7" CONCRETE PAVEMENT (TYPE L65 W/ INTEGRAL CURB)	100	SY	\$ 55.92	\$ 5,592
8	CONSTRUCT 5" PCC SIDEWALK	13,151	SF	\$ 5.96	\$ 78,380
9	CONSTRUCT CURB RAMP	155	SF	\$ 12.79	\$ 1,982
10	CONSTRUCT DETECTABLE WARNING PANEL	32	SF	\$ 26.55	\$ 850
11	CONSTRUCT IMPRINTED PCC SURFACING (MATCH ROADWAY THICKNESS)	17	SF	\$ 11.94	\$ 203
12	SUBGRADE PREPARATION	1,768	CY	\$ 3.54	\$ 6,259
13	INSTALL EPOXY COATED TIE BAR	25	EA	\$ 11.70	\$ 293
14	CONSTRUCT 18" RCP, CLASS III	523	LF	\$ 90.68	\$ 47,426
15	CONSTRUCT 24" RCP, CLASS III	140	LF	\$ 118.76	\$ 16,626
16	CONSTRUCT CURB INLET OVER EXISTING 24" STORM SEWER	1	EA	\$ 5,155.20	\$ 5,155
17	CONSTRUCT MODIFIED CURB INLET OVER MANHOLE	2	EA	\$ 5,175.44	\$ 10,351
18	CONSTRUCT CURB INLET - TYPE I	2	EA	\$ 5,175.44	\$ 10,351
19	CONSTRUCT CURB INLET - TYPE III	1	EA	\$ 5,220.84	\$ 5,221
20	CONSTRUCT 24" RC FLARED END SECTION	1	EA	\$ 4,212.00	\$ 4,212
21	INSTALL PIPE COUPLERS	6	EA	\$ 93.60	\$ 562
22	INSTALL PERMANENT PAINT MARKING - WHITE ARROW & BICYCLE SYMBOL	4	EA	\$ 282.50	\$ 1,130
23	INSTALL PERMANENT PAINT MARKING - 12" WHITE STOP BAR (GROOVED)	20	LF	\$ 5.65	\$ 113
24	INSTALL PERMANENT PAINT MARKING - 5" SOLID WHITE (GROOVED)	2,553	LF	\$ 1.41	\$ 3,600
25	INSTALL PERMANENT PAINT MARKING - 24" WHITE CROSSWALK (GROOVED)	60	LF	\$ 12.43	\$ 746
26	INSTALL TRAFFIC CONTROL SIGN	2	EA	\$ 254.25	\$ 509
27	INSTALL STREET NAME SIGN	4	EA	\$ 169.50	\$ 678
28	INSTALL SIGN POST	2	EA	\$ 2,203.50	\$ 4,407
29	INSTALL ROLLED EROSION CONTROL, TYPE II WITH SEEDING - TYPE B	3,064	SY	\$ 1.60	\$ 4,902
				10%	\$ 55,549
TOTAL ESTIMATED CONSTRUCTION COST:					
	MISCELLANEOUS (+10%)	1	L.S.		\$ 611,040
TOTAL DISTRICT COST W/ 40% -					\$ 855,456

PROJECT:	S 114TH SCHRAM ROAD TO 1/4 SECTION LINE				
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Mobilization	1	LS	\$75,455.00	\$75,455.00
2	Clearing And Grubbing - General	1	LS	\$24,175.00	\$24,175.00
3	Excavation On-Site	4,606	CY	\$5.45	\$25,102.70
4	Embankment - Borrow	15,784	CY	\$13.75	\$217,030.00
5	Saw Cut - Full Depth	38	LF	\$5.05	\$191.90
6	Remove Marking Lines	621	LF	\$0.55	\$341.55
7	Remove Gravel Surfacing	7,708	SY	\$0.55	\$4,239.40
8	Remove Culvert Pipe Over 18" To 24"	84	LF	\$23.95	\$2,011.80
9	Remove 36" Culvert Pipe	48	LF	\$24.85	\$1,192.80
10	Remove 48" Culvert Pipe	47	LF	\$27.60	\$1,297.20
11	Remove 72" Culvert Pipe	130	LF	\$13.75	\$1,787.50
12	Remove Fence	3,515	LF	\$1.15	\$4,042.25
13	Construct 9-Inch Concrete Pavement (Type L65) Integral Curb	9,969	SY	\$52.80	\$526,379.04
14	Construct 3-Inch Gravel Surfacing	724	SY	\$5.15	\$3,728.60
15	Construct 3-Inch Rock Embedment	724	SY	\$5.15	\$3,728.60
16	Drill And Grout Tie Bars	11	EA	\$6.75	\$74.25
17	Construct Aggregate Bedding For Type R2, 18" Storm Sewer Pipe	607	LF	\$8.00	\$4,852.00
18	Construct Aggregate Bedding For Type R2, 24" Storm Sewer Pipe	789	LF	\$8.35	\$6,588.15
19	Construct Aggregate Bedding For Type R2, 30" Storm Sewer Pipe	234	LF	\$12.35	\$2,889.90
20	Construct Aggregate Bedding For Type R2, 36" Storm Sewer Pipe	553	LF	\$16.05	\$8,875.65
21	Construct Aggregate Bedding For Type R2, 42" Storm Sewer Pipe	69	LF	\$17.05	\$1,176.45
22	Construct Curb Inlet - Type I	4	EA	\$3,288.60	\$13,154.40
23	Construct Curb Inlet - Type III	11	EA	\$3,855.50	\$42,410.50
24	Construct 18" RCP, Class III	606.5	LF	\$47.45	\$28,778.43
25	Construct 24" RCP, Class III	789	LF	\$54.40	\$42,921.60
26	Construct 30" RCP, Class III	234	LF	\$69.70	\$16,309.80
27	Construct 36" RCP, D(0.01) = 1,350	553	LF	\$89.50	\$49,493.50
28	Construct 42" RCP, D(0.01) = 1,350	69	LF	\$232.90	\$16,070.10
29	Construct 60" I.D. Storm Manhole	5.04	VF	\$914.90	\$4,611.10
30	Construct 72" I.D. Storm Manhole	6.08	VF	\$895.00	\$5,441.60
31	Construct 120" I.D. Storm Manhole	18.96	VF	\$2,382.00	\$45,162.72
32	Construct 36" RC Flared End Section	1	EA	\$1,838.70	\$1,838.70
33	Construct Area Inlet - Type II	1	EA	\$4,003.80	\$4,003.80
34	Construct 48" Chain Link Fence	41	LF	\$172.90	\$7,088.90
35	Anti-Graffiti Coating	560	SF	\$5.80	\$3,248.00
36	Place And Remove Surcharge	1	LS	\$56,800.00	\$56,800.00
37	Construct 8' X 8' X 163' Box Culvert With 10' X 16' Inlet Structure	1	LS	\$270,735.00	\$270,735.00
38	Construct Type C Rip-Rap	327.29	TON	\$73.50	\$24,055.82
39	Unsuitable Material	689.9	CY	\$15.00	\$10,348.50
40	Construct Segmental Retaining Wall	383.1	SF	\$39.75	\$15,228.23
41	Permanent Paint Marking - 5" White	657	LF	\$0.70	\$459.90
42	Permanent Paint Marking - 5" Yellow	5209	LF	\$0.70	\$3,646.30
43	Install Permanent Preformed Tape Marking - "Only"	3	EA	\$475.10	\$1,425.30
44	Install Permanent Preformed Marking - Directional Arrow	6	EA	\$429.30	\$2,575.80
45	Install Roadway Markers - Type W1-L8	3	EA	\$143.10	\$429.30
46	Install Curb Inlet Protection	15	EA	\$223.30	\$3,349.50
47	Install Rolled Erosion Control, Type I With Seeding - Type B	4.58	AC	\$6,955.00	\$31,853.90
48	Install Straw Wattles	300	LF	\$5.70	\$1,710.00
49	Install Silt Fence	2374.1	LF	\$2.85	\$6,766.19
50	Maintain Curb Inlet Protection	0	EA	\$57.25	\$0.00
51	Maintain Straw Wattles	50	LF	\$11.45	\$572.50
52	Maintain Silt Fence	0	LF	\$1.15	\$0.00
53	Remove Curb Inlet Protection	0	EA	\$28.60	\$0.00
54	Remove Straw Wattles	0	LF	\$11.45	\$0.00
55	Remove Silt Fence	1288	LF	\$0.55	\$708.40
56	Remove 16" Water Main	179	LF	\$19.95	\$3,571.05
57	Construct 16" Water Main	163	LF	\$135.90	\$22,151.70
58	Connect to Existing Water Main	2	EA	\$3,604.00	\$7,208.00
59	Relocate Fire Hydrant	1	EA	\$5,195.70	\$5,195.70
60	Install Barricading and Warning Signs	1	LS	\$4,751.10	\$4,751.10
61	Remove and Replace 9" Pavement	101.33	SY	\$103.50	\$10,487.66
					\$1,679,722.71

PROJECT:	S 108TH STREET - PORTAGE DR TO WHITEWATER DR
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NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	MOBILIZATION/DEMOBILIZATION	1	LS	\$ 50,752.00	\$ 50,752.00
2	INSTALL SILT FENCE	3737	LF	\$ 3.35	\$ 12,518.95
3	INSTALL CURB INLET PROTECTION	12	EA	\$ 231.00	\$ 2,772.00
4	MAINTAIN SILT FENCE	3,737	LF	\$ 1.10	\$ 4,110.70
5	MAINTAIN CURB INLET PROTECTION	12	EA	\$ 55.00	\$ 660.00
6	REMOVE SILT FENCE	3737	LF	\$ 0.55	\$ 2,055.35
7	REMOVE CURB INLET PROTECTION	12	EA	\$ 55.00	\$ 660.00
8	CLEARING AND GRUBBING - GENERAL	1	LS	\$ 1,700.00	\$ 1,700.00
9	REMOVE CONCRETE HEADER	63	LF	\$ 10.65	\$ 670.95
10	REMOVE END OF ROAD MARKER	8	EA	\$ 13.00	\$ 104.00
11	REMOVE GRAVEL SURFACING	141	SY	\$ 3.45	\$ 486.45
12	EXCAVATION ON-SITE	834	CY	\$ 9.25	\$ 7,714.50
13	EMBANKMENT - BORROW	1556	CY	\$ 16.60	\$ 25,829.60
14	CONSTRUCT 9" CONCRETE PAVEMENT (TYPE L65)	8836	SY	\$ 66.55	\$ 588,035.80
15	CONSTRUCT CONCRETE HEADER	74	LF	\$ 20.10	\$ 1,487.40
16	CONSTRUCT END OF RO CONSTRUCT ENC CONSTRUCT END OF RC CONSTRUCT END OF ROAD MARKER	10	EA	\$ 231.00	\$ 2,310.00
17	DRILL & EPOXY TIE BARS DRILL & EPOXY T DRILL & EPOXY TIE BARS DRILL & EPOXY TIE BARS	63	EA	\$ 9.55	\$ 601.65
18	CONSTRUCT AGGREGATE BEDDING FOR TYPE R2, 18" STORM SEWER PIPE	1204	LF	\$ 9.35	\$ 11,257.40
19	CONSTRUCT AGGREGATE BEDDING FOR TYPE R2, 24" STORM SEWER PIPE	172	LF	\$ 9.75	\$ 1,677.00
20	CONSTRUCT 18" RCP, CLASS III	1,204	LF	\$ 52.65	\$ 63,390.60
21	CONSTRUCT 24" RCP, CLASS III	172	LF	\$ 83.00	\$ 14,276.00
22	CONSTRUCT 18" STORM SEWER TAP	1	EA	\$ 1,386.40	\$ 1,386.40
23	REMOVE PIPE PLUG	2	EA	\$ 502.00	\$ 1,004.00
24	CONSTRUCT 24" STORM SEWER CONCRETE COLLAR	1	EA	\$ 706.70	\$ 706.70
25	CONSTRUCT 24" RC FLARED END SECTION	1	EA	\$ 3,565.20	\$ 3,565.20
26	CONSTRUCT 54" I.D. STORM MANHOLE	4.4	VF	\$ 1,387.50	\$ 6,105.00
27	CONSTRUCT CURB INLET - TYPE I	8	EA	\$ 4,810.00	\$ 38,480.00
28	CONSTRUCT CURB INLET - TYPE III	2	EA	\$ 5,503.70	\$ 11,007.40
29	CONSTRUCT MODIFIED CURB INLET	2	EA	\$ 7,200.00	\$ 14,400.00
30	INSTALL SEEDING - TYPE B	3	AC	\$ 1,386.10	\$ 4,158.30
31	CONSTRUCT TYPE B RIP-RAP	158	TON	\$ 90.60	\$ 14,314.80
32	PERMANENT PAINT MARKING - 5" WHITE, GROOVED	301	LF	\$ 0.80	\$ 240.80
33	PERMANENT PAINT MARKING - 5" YELLOW, GROOVED	4339	LF	\$ 0.80	\$ 3,471.20
34	PERMANENT PREFORMED TAPE MARKING - TYPE 3, 12" WHITE,	13	LF	\$ 23.10	\$ 300.30
35	PERMANENT PREFORMED TAPE SYMBOL - TYPE "ONLY", WHITE, GROOVED	2	EA	\$ 924.10	\$ 1,848.20
36	PERMANENT PREFORMI PERMANENT PREI PERMANENT PREFORM PERMANENT PREFORMED TAPE SYMBOL - TYPE PERMANENT PREFC	4	EA	\$ 750.80	\$ 3,003.20
37	INSTALL R1-1 "STOP" SIK INSTALL R1-1 "ST INSTALL R1-1 "STOP" SIK INSTALL R1-1 "STOP" SIGN	1	EA	\$ 288.80	\$ 288.80
38	INSTALL R2-1 SPEED LIMIT SIGN	2	EA	\$ 288.80	\$ 577.60
39	INSTALL CITY OF PAPILLION BREAKAWAY POLE	3	EA	\$ 1,443.80	\$ 4,331.40
40	TEMPORARY TRAFFIC CONTROL	1	LS	\$ 3,465.20	\$ 3,465.20
					\$ 905,725.00
CONTINGENCY/INFLATION (10%) =					\$ 90,573.00
CONSTRUCTION COST SUBTOTAL =					\$ 996,300.00
ENGINEERING, STAKING & C.M. (22%) =					\$ 219,186.00
FISCAL, LEGAL & INTEREST (20%) =					\$ 243,097.20
ESTIMATED TOTAL PROJECT COST =					\$ 1,458,583.20

SID 328 SUMTUR CROSSING PARTICIPATION	\$ 526,711
SID 360 Schram 108	\$ 526,711
Sarpy County	\$ 405,162

PROJECT:	PAVING (SCHRAM ROAD 3RD LANE 108TH TO 114TH - FUTURE)
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NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	9" PC CONCRETE PAVEMENT	3340	SY	\$ 85.00	\$ 283,900.00
2	EARTHWORK (SUBGRADE ADJUSTMENT)	1120	CY	\$ 6.00	\$ 6,720.00
3	5' WIDE CONC. SIDEWALK ON SOUTH SIDE OF SCHRAM	11550	SF	\$ 8.00	\$ 92,400.00
4	TRAFFIC CONTROL	1	LS	\$ 16,000.00	\$ 16,000.00
5	SEEDING	1	LS	\$ 12,000.00	\$ 12,000.00
5	PAVEMENT MARKINGS	1	LS	\$ 25,000.00	\$ 25,000.00
6	SIGNAGE	1	LS	\$ 5,000.00	\$ 5,000.00
7	STORM SEWER	1	LS	\$ 200,000.00	\$ 200,000.00
8	EROSION CONTROL	1	LS	\$ 25,000.00	\$ 25,000.00
CONTRIBUTION COST SUBTOTAL =					\$ 666,020.00
CONTINGENCY/INFLATION (15%) =					\$ 99,903.00
ESTIMATED PROBABLE CONSTRUCTION COST =					\$ 765,923.00
ENGINEERING, CM, AND TESTING (22%) =					\$ 168,504.00
FISCAL, LEGAL & INTEREST (18%) =					\$ 137,867.00
ESTIMATED TOTAL PROJECT COST =					\$ 1,072,300.00

PROJECT:	
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	PAVING (SCHRAM ROAD AMENITIES 108TH TO 114TH - FUTURE)
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NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	DECORATIVE FENCE	2500	LF	\$ 125.00	\$ 312,500.00
2	DECORATIVE STREET LIGHTS	21	EA	\$ 3,500.00	\$ 73,500.00
CONTRIBUTION COST SUBTOTAL =					\$ 386,000.00
CONTINGENCY/INFLATION (10%) =					\$ 38,600.00
ESTIMATED PROBABLE CONSTRUCTION COST =					\$ 424,600.00
FISCAL, LEGAL & INTEREST (20%) =					\$ 84,920.00
ESTIMATED TOTAL PROJECT COST =					\$ 509,520.00

PROJECT: ELECTRICAL SERVICE					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	223	LOTS	\$1,350.00	\$301,050
TOTAL COST:					\$301,050
NOTES:					

1) TOTAL DISTRICT COSTS W/ 21% -	\$364,271
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PROJECT: WATER (INTERIOR)

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	572	LF	\$ 64.95	\$37,151
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	2,825	LF	\$ 39.55	\$111,729
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	8,872	LF	\$ 29.18	\$258,885
4	TUNNEL 12" D.I.P., CL 350 WATER MAIN	84	LF	\$ 138.60	\$11,642
5	TUNNEL 8" D.I.P., CL 350 WATER MAIN	226	LF	\$ 68.20	\$15,413
6	TUNNEL 6" D.I.P., CL 350 WATER MAIN	409	LF	\$ 58.00	\$23,722
7	INSTALL 8" GATE VALVE AND BOX	14	EA	\$ 1,203.00	\$16,842
8	INSTALL 6" GATE VALVE AND BOX	34	EA	\$ 899.00	\$30,566
9	INSTALL 12" X 8" D.I. TEE	1	EA	\$ 645.00	\$645
10	INSTALL 8" X 8" D.I. TEE	1	EA	\$ 510.00	\$510
11	INSTALL 8" X 6" D.I. TEE	6	EA	\$ 506.00	\$3,036
12	INSTALL 6" X 6" D.I. TEE	8	EA	\$ 484.00	\$3,872
13	INSTALL 8"X6" D.I. REDUCER	1	EA	\$ 164.00	\$164
14	INSTALL 12"X6" D.I. REDUCER	1	EA	\$ 204.00	\$204
15	CONSTRUCT FIRE HYDRANT ASSEMBLY (Per detail sheet 3, M.K flange tee, 6" flanged x M.L. gate valve, 6" D.I.P	24	EA	\$ 4,206.00	\$100,944
16	CONSTRUCT END OF MAIN FIRE HYDRANT ASSEMBLY (Per detail sheet 3, D.I.P reducer, 6" flanged x M.L. gate	4	EA	\$ 3,958.00	\$15,832
17	CONNECTION TO EXISTING 24" D.I. MAIN (24"X8" TAPPING SLEEVE & VALVE)	1	LS	\$ 5,178.00	\$5,178
18	CONNECTION TO EXISTING 12" D.I. MAIN (12"X12" D. I. TAPPING SLEEVE)	1	LS	\$ 5,163.00	\$5,163
19	REMOVE AND REPLACE CONCRETE	0	SF		\$0
20	SAW-CUT CONCRETE PAVEMENT	0	LF		\$0
21	INSTALL TIE-BARS	0	EA	\$ 6.00	\$0
22	CONSTRUCT CURB RETURN	0	SF	\$ 16.00	\$0
23	INSTALL 12" GATE VALVE AND BOX	3	EA	\$ 2,096.00	\$6,288
24	12" HDPE HDD BORE, PE4710, DR9	226	LF	\$ 276.56	\$62,503
MISCELLANEOUS (+0%)		1	L.S.		\$ -
NOTES:					
TOTAL ESTIMATED CONSTRUCTION COST:					\$710,290
1) TOTAL DISTRICT COST W/ 30% -					\$926,928

2) G.O. PORTION RESIDENTIAL - 12" OUTSIDE OF DISTRICT ALONG 108TH	\$62,152
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PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	213	LOTS	\$ 2,400.00	\$ 511,200.00
2	OUTLOTS	27.40	ACRES	\$ 6,705.00	\$ 183,717.00
NOTES:					\$ 694,917.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 799,154.55

SPECIAL ASSESS.		GENERAL OBLIGATION	
RESIDENTIAL	\$ 551,417	\$ 247,738	

PROJECT: CULVERTS					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CLEARING AND GRUBBING	1	LS	\$ 10,010.50	\$ 10,010.50
2	EXCAVATION ON-SITE	4900	CY	\$ 17.70	\$ 86,730.00
3	CHANNEL OVEREXCAVATION AND RECOMPACTION	0	CY	\$ 23.60	\$ -
4	STRIP, STOCKPILE AND RESPRESAD TOPSOIL	85	CY	\$ 11.80	\$ 1,003.00
5	RIPRAP (TYPE 'C')	80	TN	\$ 82.60	\$ 6,608.00
6	INSTALL SEEDING-TYPE CHANNEL SEED BLEND	0	AC	\$ 4,023.80	\$ -
7	INSTALL ROLLED TURF REINFORCEMENT MATTING, TYPE 'C'	0	SY	\$ 4.50	\$ -
8	INSTALL SEEDING-TYPE 'B'	0	AC	\$ 10,397.50	\$ -
9	CONSTRUCT SINGLE 8'-0" x 7'-0" BOX CULVERT	95	LF	\$ 1,080.70	\$ 102,666.50
10	CONSTRUCT TWIN 7'-0" x 8'-0" BOX CULVERT	130	LF	\$ 1,231.70	\$ 160,121.00
11	CONSTRUCT WINGWALLS – SINGLE BOX CULVERT	1	LS	\$ 30,350.20	\$ 30,350.20
12	CONSTRUCT WINGWALLS – TWIN BOX CULVERT	1	LS	\$ 17,685.70	\$ 17,685.70
13	REMOVE EXISTING WINGWALLS AND CONNECT TO TWIN BOX CULVERT	1	LS	\$ 13,347.30	\$ 13,347.30
14	CONSTRUCT 48" CHAIN-LINK FENCE	160	LF	\$ 113.40	\$ 18,144.00
15	ANTI-GRAFFITI COATING	1800	SF	\$ 3.00	\$ 5,400.00
16	REMOVE 36" – 48" CHAIN-LINK FENCE (CMP)	120	LF	\$ 8.60	\$ 1,032.00
17	SOIL SURCHARGE (BY OTHERS)	0	LS	\$ 21,400.00	\$ -
18	CONNECT TO EXISTING STORM SEWER	1	EA	\$ 1,962.80	\$ 1,962.80
19	CONNECT STORM SEWER TO BOX CULVERT	3	EA	\$ 1,020.70	\$ 3,062.10
20	CONSTRUCT CURB INLET – TYPE I	2	EA	\$ 5,872.30	\$ 11,744.60
21	CONSTRUCT CURB INLET – TYPE IV	2	EA	\$ 5,872.30	\$ 11,744.60
22	CONSTRUCT 18" RCP, CLASS III	85	LF	\$ 39.30	\$ 3,340.50
23	CONSTRUCT 36" RCP, CLASS D0.01=1,350	8	LF	\$ 39.30	\$ 314.40
24	Install Temporary Pipe and Embankment for Creek Crossing	1	LS	\$ 51,422.35	\$ 51,422.35
25	Install Temporary Road	1	LS	\$ 6,214.00	\$ 6,214.00
26	Additional Over Excavation	1	LS	\$ 7,315.44	\$ 7,315.44
27	Cobnstruction Entrance 114th	1	LS	\$ 10,251.15	\$ 10,251.15
NOTES:					\$ 560,480
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 790,277

GENERAL OBLIGATION	\$ 790,277
ASIP Credit	\$ 300,000

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	2118	LF	\$ 46.00	\$ 97,428.00
2	CONSTRUCT 24" RCP, CLASS III	1985	LF	\$ 55.00	\$ 109,175.00
3	CONSTRUCT 30" RCP, CLASS III	1191	LF	\$ 72.00	\$ 85,752.00
4	CONSTRUCT 36" RCP, D0.01=1,350	1087	LF	\$ 95.00	\$ 103,265.00
5	CONSTRUCT 42" RCP, D0.01=1,350	949	LF	\$ 128.00	\$ 121,472.00
6	CONSTRUCT 54" I.D. STORM MANHOLE (7)	37.1	VF	\$ 638.00	\$ 23,669.80
7	CONSTRUCT 60" I.D. STORM MANHOLE (8)	59.25	VF	\$ 667.00	\$ 39,519.75
8	CONSTRUCT 72" I.D. STORM MANHOLE (5)	53.5	VF	\$ 750.00	\$ 40,125.00
9	CONSTRUCT 84" I.D. STORM MANHOLE (2)	27.5	VF	\$ 1,350.00	\$ 37,125.00
10	CONSTRUCT CURB INLET – TYPE I	31	EA	\$ 3,400.00	\$ 105,400.00
11	CONSTRUCT CURB INLET – TYPE II	2	EA	\$ 3,550.00	\$ 7,100.00
12	CONSTRUCT CURB INLET – TYPE III	12	EA	\$ 3,650.00	\$ 43,800.00
13	CONSTRUCT CURB INLET WITH ADDITIONAL REINFORCEMENT	2	EA	\$ 4,000.00	\$ 8,000.00
14	CONSTRUCT 18" RC FLARED END SECTION	1	EA	\$ 1,050.00	\$ 1,050.00
15	CONSTRUCT 24" RC FLARED END SECTION	1	EA	\$ 1,300.00	\$ 1,300.00
16	CONSTRUCT 30" RC FLARED END SECTION	2	EA	\$ 1,500.00	\$ 3,000.00
17	CONSTRUCT 36" RC FLARED END SECTION	1	EA	\$ 2,100.00	\$ 2,100.00
18	CONSTRUCT 42" RC FLARED END SECTION	1	EA	\$ 2,550.00	\$ 2,550.00
19	CONSTRUCT CONCRETE RING RETAINER	3	EA	\$ 525.00	\$ 1,575.00
20	CONSTRUCT 18" PIPE PLUG	1	EA	\$ 450.00	\$ 450.00
21	CONSTRUCT 48" RC FLARED END SECTION	1	EA	\$ 2,550.00	\$ 2,550.00
22	Construct 24" Plug	2	EA	\$ 660.00	\$ 1,320.00
23	Construct 72" Area Inlet	2	EA	\$ 6,050.00	\$ 12,100.00
24	Construct Temporary Bypass for Storm Sewer	1	LS	\$ 4,716.25	\$ 4,716.25
25	Regrade East Entrance	1	LS	\$ 1,270.00	\$ 1,270.00
26	Additional Removals-108th Street	1	LS	\$ 1,785.00	\$ 1,785.00
27	Abandon Pipe-108th Street	1	LS	\$ 619.50	\$ 619.50
28	Adjsut Vault to Grade-108th Street	1	LS	\$ 155.00	\$ 155.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 858,380

1) TOTAL DISTRICT COST W/ 32% (ALL GENERAL OBLIGATION) - \$ 1,133,062

SEDIMENT BASIN A & B CONVERSION

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CLEARING & GRUBBING - GENERAL	1	LS	\$ 2,500.00	\$ 2,500.00
2	INSTALL SILT FENCE	707	LF	\$ 3.00	\$ 2,121.00
3	INSTALL STRAW WATTLE	365	LF	\$ 4.00	\$ 1,460.00
4	INSTALL CURB INLET PROTECTION	2	EA	\$ 200.00	\$ 400.00
5	INSTALL CONSTRUCTION ENTRANCE	2	EA	\$ 1,000.00	\$ 2,000.00
6	EXCAVATE, DRY AND RE-COMPACT SILT OR HAUL OFF SITE	1279	CY	\$ 11.00	\$ 14,069.00
7	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	2028	CY	\$ 5.00	\$ 10,140.00
8	EXCAVATION HAUL-IN (ESTABLISHED QUANTITY)	1081	CY	\$ 10.00	\$ 10,810.00
9	REMOVE CMP RISER STRUCTURE AND BASE	2	EA	\$ 400.00	\$ 800.00
10	REMOVE AND RELAY 24" FES	1	EA	\$ 300.00	\$ 300.00
11	REMOVE AND RELAY 42" FES	1	EA	\$ 400.00	\$ 400.00
12	REMOVE AND RELAY 54" FES	1	EA	\$ 450.00	\$ 450.00
13	REMOVE AND REPLACE 6" PCC 10' WIDE SIDEWALK	250	SF	\$ 11.00	\$ 2,750.00
14	REMOVE 42" RCP	16	LF	\$ 40.00	\$ 640.00
15	CONSTRUCT 24" RCP, CLASS III	8	LF	\$ 125.00	\$ 1,000.00
16	CONSTRUCT 42" RCP, CLASS III	32	LF	\$ 200.00	\$ 6,400.00
17	CONSTRUCT 54" RCP, CLASS III	32	LF	\$ 225.00	\$ 7,200.00
18	CONSTRUCT 24" COLLAR	1	EA	\$ 500.00	\$ 500.00
19	CONSTRUCT 24" COLLAR (AS NEEDED FOR FES RE-USE)	1	EA	\$ 500.00	\$ 500.00
20	CONSTRUCT 42" COLLAR (AS NEEDED FOR FES RE-USE)	1	EA	\$ 700.00	\$ 700.00
21	CONSTRUCT 54" COLLAR	1	EA	\$ 750.00	\$ 750.00
22	CONSTRUCT 54" COLLAR (AS NEEDED FOR FES RE-USE)	1	EA	\$ 750.00	\$ 750.00
23	CONSTRUCT 84" MANHOLE (1)	9	VF	\$ 1,000.00	\$ 9,000.00
24	CONSTRUCT 72" AREA INLET TYPE II AREA INLET	1	EA	\$ 10,500.00	\$ 10,500.00
25	CONSTRUCT 84" AREA INLET TYPE II AREA INLET	1	EA	\$ 12,500.00	\$ 12,500.00
26	INSTALL NORTH AMERICAN GREEN S150 - TYPE A SEED & MAT	6686	SY	\$ 2.00	\$ 13,372.00
27	INSTALL NORTH AMERICAN GREEN S150 - RAIN GARDEN MIX SEED & MAT	2092	SY	\$ 3.00	\$ 6,276.00
28	INSTALL NORTH AMERICAN GREEN VMAX C350 - TYPE A SEED & MAT	508	SY	\$ 5.00	\$ 2,540.00
29	CONSTRUCT FLEXAMAT	143	SF	\$ 14.00	\$ 2,002.00
30	CONSTRUCT RIP-RAP SCOUR HOLE, TYPE A	69	TN	\$ 100.00	\$ 6,900.00

0.05 1 L.S. 0.05 \$ 6,486.50
\$ 136,216.50
TOTAL ESTIMATED CONSTRUCTION CC 40% \$ 381,406.20

2) G.O. ITEMS \$ 381,406.20