

2019-15805

07/19/2019 11:56:48 AM

K. Voughtaling
COUNTY CLERK/REGISTER OF DEEDS

COUNTER PP C.E. P
VERIFY PP D.E. P
PRCOF 041
FEES \$ 208.00
CHECK# _____
CHG COP CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____



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**FIRST AMENDMENT
TO
370 NORTH
SUBDIVISION AGREEMENT**

This First Amendment to the 370 North Subdivision Agreement (hereinafter "First Amendment"), which is made this 7th day of May, 2019 ("Effective Date") by and between **370 NORTH, LLC**, a Nebraska limited liability company and **DOWD GRAIN COMPANY, INC.**, a Nebraska corporation (hereinafter collectively referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 307 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as "CITY"), amends and modifies the 370 North Subdivision Agreement approved by the Papillion City Council via Resolution No. R17-0044 and on March 21, 2017.

RECITALS

DEVELOPER, DISTRICT, and CITY entered into a subdivision agreement (the "Original Subdivision Agreement"), dated March 21, 2018, with respect to Lots 1 through 17, inclusive, and Outlots A through E of the development to be known as 370 North ("370 North"); and

DEVELOPER has requested CITY to approve a specific replatting of Lot 15, 370 North into Lots 1 through 7, inclusive, 370 North Replat Two ("Replat Two"); and

DEVELOPER, DISTRICT, and CITY wish to identify that the Public Improvements identified within the Source and Use of Funds attached to the Original Subdivision Agreement as the first phase of the Public Improvements serving the Development Area ("Phase One") and to update the Costs attributable to Phase One based on the actual construction costs incurred; and

DEVELOPER, DISTRICT, and CITY wish to identify certain Public Improvements that will be required to serve Replat Two, which shall constitute a second phase of the Public Improvement serving the Development Area ("Phase Two"); 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 for Phase One

and Phase 2 and the extent to which the contemplated Public Improvements shall specifically benefit property in the Development Area, and adjacent thereto, and to what extent the Cost of the same shall be specially assessed.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Original Subdivision Agreement as modified or amended by this First Amendment.
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: (1) Lots 1 – 7, inclusive, Lot 10 – 14, inclusive, and Outlots A – E, inclusive, 370 North, Lots 16 – 17, inclusive, 370 North; (2) Lots 1 – 2, inclusive, 370 North Replat One; and (3) Lots 1 – 7, inclusive, 370 North Replat Two.
4. Amendments. The Original Subdivision Agreement terms are hereby amended as follows:
 - A. Section 10(J) is hereby rescinded in its entirety and replaced to read as follows:

One Call Services.

 - (1) CITY shall provide public sanitary sewer line locating services as well as any other utilities that CITY or DISTRICT is responsible for after DISTRICT provides as-built drawings on state plane coordinates for all utilities owned and located within the Development Area. Such as-built drawings shall be provided as an Auto-CAD file in addition to hard copy. DISTRICT shall timely pay to CITY a corresponding fee at the rate established in the Master Fee Schedule for locates that are reasonably required and performed by CITY within the Development Area as received over the One Call System, as invoiced by CITY.
 - (2) CITY shall invoice DISTRICT for the required payment for services on an annual basis and DISTRICT shall have 30 days in which to make payment after receiving such invoice. CITY shall maintain records of all costs incurred within the Development Area for locating services and DISTRICT shall have the right to audit and review such records at any time to assure that such records are accurate.
5. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto, which are hereby incorporated into this First Amendment and the

Agreement by this reference, are hereby rescinded, modified, and/or added as follows:

- A. Exhibit D, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit D-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
 - B. Exhibit E, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit E-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
 - C. Exhibit F, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit F-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
 - D. Exhibit G, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit G-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
 - E. Exhibit H, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit H-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
6. No Other Amendment. Except as specifically modified or 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 hereto, their respective successors, and assigns in the same manner and to the same extent as the Original Subdivision Agreement.

(Signatures on following pages.)

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

Nicole L. Brown
Nicole L. Brown, City Clerk

David P. Black
David P. Black, Mayor

SEAL:



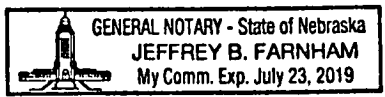
SANITARY AND IMPROVEMENT DISTRICT
NO. 307 OF SARPY COUNTY, NEBRASKA

By *Duane Dowd*
Duane Dowd, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Duane Dowd, Chairman of Sanitary and Improvement District No. 307 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 17th day of April, 2019.



Jeffrey B. Farnham
Notary Public

DEVELOPER:

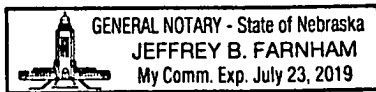
370 North, LLC,
a Nebraska limited liability company

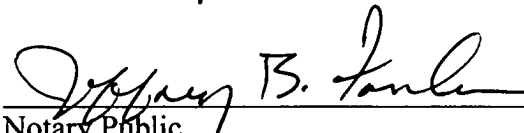
By 
Duane Dowd, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Duane Dowd, Manager of 370 NORTH, LLC a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such company.

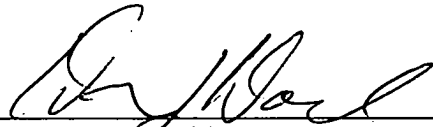
Witness my hand and Notarial Seal this 17th day of April, 2019.




Notary Public

DEVELOPER:

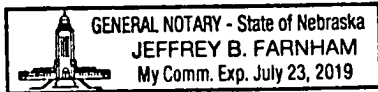
Dowd Grain Company, Inc.,
a Nebraska corporation

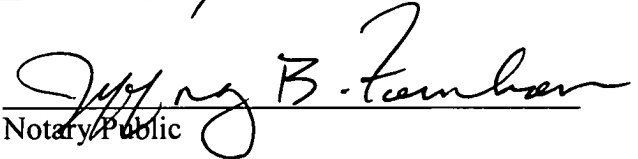
By 
Duane Dowd, President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Duane Dowd, President of Dowd Grain Company, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this 17th day of April, 2019.




Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
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	7	Binding Effect

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D-1	Streets and Walks
E-1	Storm Sewers
F-1	Sanitary Sewer
G-1	Grading and Erosion Control Plan
H-1	Source and Use of Funds

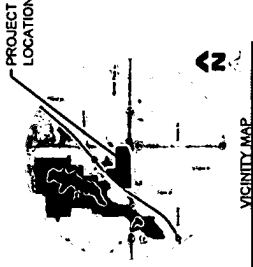
370 NORTH

LOTS 1 THROUGH 14 AND OUTLOTS A THROUGH E, 370 NORTH; AND
 LOTS 1 THROUGH 7, 370 NORTH REPLAT TWO
 SARPY COUNTY, NEBRASKA



TD2
 TERRACONSTRUCTION & DESIGN, INC.
 10033 QM Hill Rd
 Omaha, NE 68114
 P: 402.330.8900 www.td2co.com

370 North



VICINITY MAP



LEGEND

	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED STREET EASEMENT
	PROPOSED UTILITY EASEMENT

NOTES

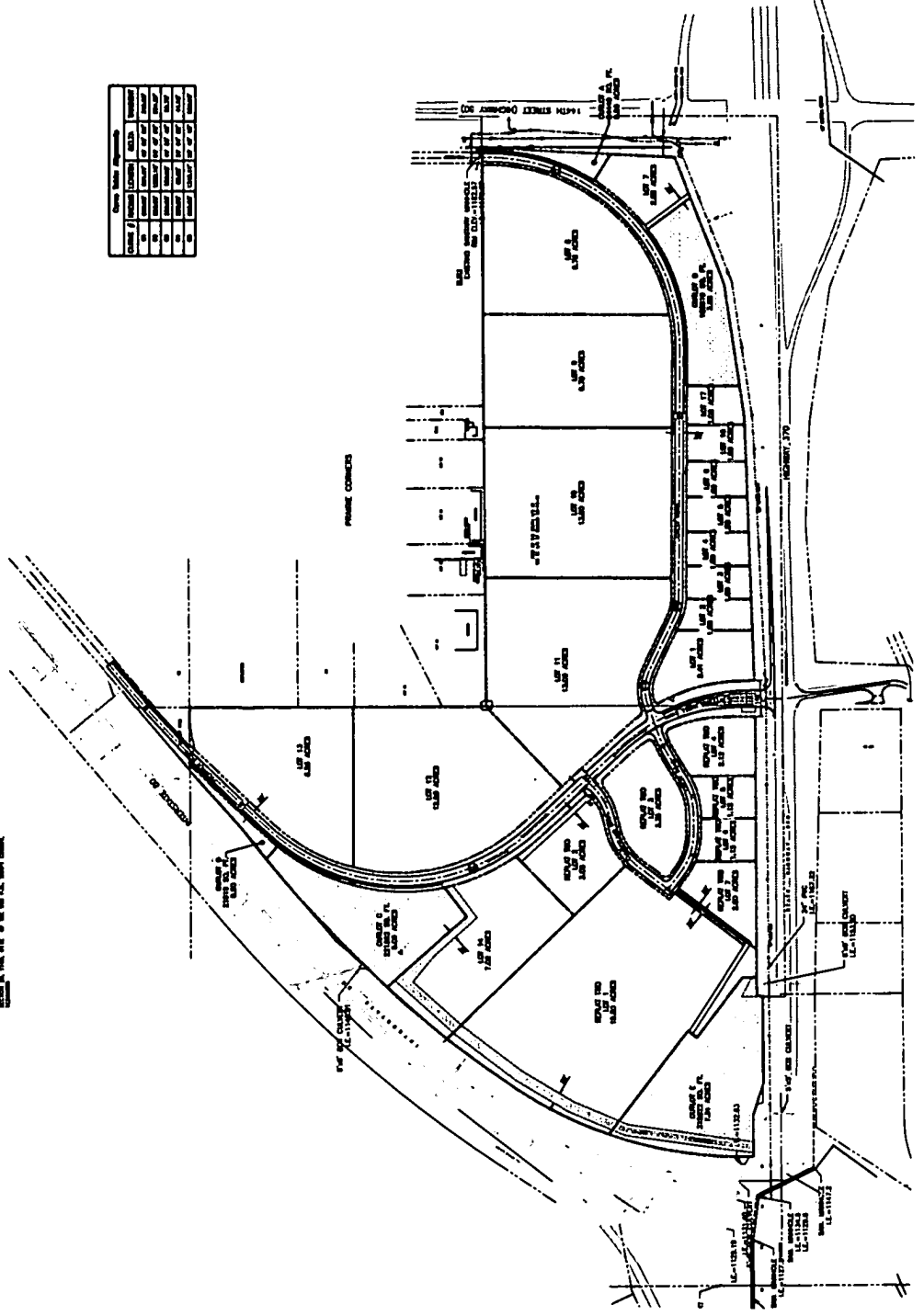
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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SUBDIVIDER

ENGINEER

LEGAL DESCRIPTION

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000



370 North, LLC

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

370 North, LLC

Streets and Walks

Exhibit D-1

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Quantity	Proposed Improvements		Total ¹ Cost	General Obligation (GO)	Special Assessed	Financing ² Reimbursable	Private
		Construction Cost						
Storm Sewer								
Storm Sewer	6,370 LF	\$1,463,300		\$2,058,900	\$2,058,900		\$61,800 ⁶	\$714,800
PCSMP	15.12 Ac	\$635,100		\$893,600	\$178,800			
Sanitary Sewer								
Outfall	1,035 LF	\$230,000		\$301,900 ⁷	\$301,900			\$1,305,100
Sanitary Sewer	10,815 LF	\$927,600		\$1,305,100				
Connection Fees	136.81 Ac	\$752,455		\$752,455 ⁵				
Paving								
Interior	35,630 SY	\$1,785,800		\$2,512,400	\$1,397,900	\$1,114,500	\$61,800 ⁶	
Highway 370 Imp.	1,840 SY	\$407,000		\$572,600	\$572,600		\$125,000 ⁴	
Sidewalk								
Interior	1,820 SY	\$89,900		\$130,300	\$130,300			
Parks								
City Review Fee	LS	\$63,000		\$63,000	\$63,000			
Water (Per MUD 1/8/16)								
Pioneer Main Fee	LS	\$434,100		\$515,000	\$515,000			
Exterior	LS							
Interior	LS	\$573,700		\$577,000				\$577,000
Gas								
Interior	145.22 Ac	\$519,900		\$649,600				\$649,600
Electricity ³								
Total		\$7,881,855		\$10,331,855	\$5,970,855	\$1,114,500	\$248,600	\$3,246,500

¹ Total cost includes engineering fees and administrative fees
² Attach a statement of assumptions as basis for preliminary projections.
³ Indicate any need to relocate on or off-site lines.
⁴ 50% of Traffic Light Improvements reimbursable
⁵ 50% of Sewer Connection Fees to be paid by the District (GO) at the time of platting (Remaining sewer connection fees to be paid for privately at the time of building permit)
⁶ 33% of Frontied Rd improvements reimbursable (Sarpy County)
⁷ Outfall sewer east of HWY 50 (Constructed during Phase 1) shall be considered GO of the District. Remaining exterior sewer costs shall be special assessed.

Phase 1 G.O. Debt Less Reimbursement	\$	4,814,315
Phase 1 Valuation	\$	83,552,490
Phase 1 Debt Ratio		5.76%
Phase 2 G.O. Debt Less Reimbursement	\$	907,900
Phase 2 Valuation	\$	61,037,500
Phase 2 Debt Ratio		1.49%
Total G.O. Debt Less Reimbursement	\$	5,722,215
Total Valuation	\$	144,589,990
Total Debt Ratio		3.96%

Exhibit H-1

Name of Addition 370 North Phase 2 (370 North Replat Two) SID # 307

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Proposed Improvements			Total ¹ Cost	General Obligation	Special Assessed	Financing ² Reimbursable	Private
	Quantity	Construction Cost	Cost					
Storm Sewer	2,100 LF	\$447,000	\$629,000	\$629,000				
Storm Sewer PCSMP	7.34 AC.	\$308,300	\$433,800	\$86,800				\$347,000
Sanitary Sewer								
Outfall								
Interior Connection Fees	1,750 LF	\$122,800	\$172,800	\$0 ⁴				\$172,800
Paving								
Interior Highway 370 Imp.	6,070 SY	\$329,000	\$462,800	\$180,000	\$282,800			
Sidewalk								
Interior Parks								
City Review Fee	LS	\$12,100	\$12,100	\$12,100				
Water								
Pioneer Main Fee								
Exterior								
Interior	1,400 LF	\$112,000	\$140,000					\$140,000
Gas								
Interior	32.68 AC.	\$117,000	\$146,200					\$146,200
Electricity ³								
Total		\$1,448,200	\$1,996,700	\$907,900	\$282,800			\$806,000

¹ Total cost includes engineering fees and administrative fees

² Attach a statement of assumptions as basis for preliminary projections.

³ Indicate any need to relocate on or off-site lines.

⁴ Sewer Connection Fees previously paid at platting of Phase 1

Phase 1 G.O. Debt Less Reimbursement	4,814,315							
Phase 1 Valuation	\$ 83,552,490							
Phase 1 Debt Ratio	5.76%							
Phase 2 G.O. Debt Less Reimbursement	\$907,900							
Phase 2 Valuation	\$ 61,037,500							
Phase 2 Debt Ratio	1.49%							
Total G.O. Debt Less Reimbursement	\$5,722,215							
Total Valuation	\$ 144,589,990							
Total Debt Ratio	3.96%							

Date **March 1, 2019**

370 North Replat Two
 TD2 NO: 1237-122
 DATE: March 1st, 2019

SANITARY SEWER

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch San. Swr. w/ Crushed Rock Bedding	350	LF	\$35.00	\$12,250.00
2	8-inch San. Swr. w/ Crushed Rock Bedding	1,400	LF	\$35.00	\$49,000.00
3	18-inch O.D. Welded Steel Casing	-	LF	\$150.00	\$0.00
4	Bore and Jack 18-inch O.D. Welded Steel Casing	-	LF	\$350.00	\$0.00
5	Wyes or Slants	7	EA	\$150.00	\$1,050.00
6	54" I.D. Sanitary Sewer Manhole	100	VF	\$450.00	\$45,000.00
7	Standard Ring & Cover	7	EA	\$800.00	\$5,600.00
8	Tap Existing Sewer Line	1	EA	\$4,000.00	\$4,000.00
9	Crushed Rock, Unstable Trench	-	TON	\$40.00	\$0.00
10	Geotextile Fabric, Unstable Trench	-	SY	\$3.50	\$0.00
Contingency (5%)					\$5,845.00
Estimated Construction Costs					\$122,800.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 21%					\$25,776.45
Legal Fees, 5%					\$6,137.25
Warrant Interest, 1 Yrs. @ 8%					\$9,819.60
Warrant Fee, 5%					\$8,223.92
Total Estimated Soft Costs					\$49,957.22
Total Estimated Costs					\$172,800.00

370 North Replat Two
 TD2 NO: 1237-122
 DATE: March 1st, 2019

PAVEMENT, MAJOR (SPECIAL ASSESED)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch Median Pavement	-	SY	\$35.00	\$0.00
2	9-inch PCC Pavement	3,710	SY	\$50.00	\$185,500.00
3	Common Excavation	1,490	CY	\$4.00	\$5,960.00
4	5" Wide (White) Striping	-	LF	\$4.00	\$0.00
5	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
6	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
7	Preformed Pavement Marking Symbol	-	EA	\$400.00	\$0.00
8	Adjust Manhole	-	EA	\$350.00	\$0.00
9	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$9,573.00
Estimated Construction Costs					\$201,100.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 21%					\$42,216.93
Legal Fees, 5%					\$10,051.65
Warrant Interest, 1 Yrs. @ 8%					\$16,082.64
Warrant Fee, 5%					\$13,469.21
Total Estimated Soft Costs					\$81,820.43
Total Estimated Costs					\$282,800.00

370 North Replat Two
 TD2 NO: 1237-122
 DATE: March 1st, 2019

PAVEMENT, MAJOR (GENERAL OBLIGATION)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch Median Pavement	-	SY	\$35.00	\$0.00
2	9-inch PCC Pavement	2,360	SY	\$50.00	\$118,000.00
3	Common Excavation	950	CY	\$4.00	\$3,800.00
4	5" Wide (White) Striping	-	LF	\$4.00	\$0.00
5	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
6	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
7	Preformed Pavement Marking Symbol	-	EA	\$400.00	\$0.00
8	Pavement Removal	-	SY	\$20.00	\$0.00
9	Adjust Manhole	-	EA	\$350.00	\$0.00
10	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$6,100.00
Estimated Construction Costs					\$127,900.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 21%					\$26,856.90
Legal Fees, 5%					\$6,394.50
Warrant Interest, 1 Yrs. @ 8%					\$10,231.20
Warrant Fee, 5%					\$8,568.63
Total Estimated Soft Costs					\$52,051.23
Total Estimated Costs					\$180,000.00

370 North Replat Two
TD2 NO: 1237-122
DATE: March 1st, 2019

WATER, INTERIOR (PRIVATE)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Interior Water Mains	1,400	LF	\$80.00	\$112,000.00

Estimated Construction Costs \$112,000.00

Estimated Soft Costs

Engineering Fees, 6% \$6,720.00
Legal Fees, 5% \$5,600.00
Warrant Interest, 1 Yrs. @ 8% \$8,960.00
Warrant Fee, 5% \$6,664.00

Total Estimated Soft Costs \$27,944.00

Total Estimated Costs \$140,000.00

370 North Replat Two
TD2 NO: 1237-122
DATE: March 1st, 2019

POWER (PRIVATE)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Comm/Industrial Backbone	32.68	AC	\$3,580.00	\$116,994.40
Estimated Construction Costs					\$117,000.00
<u>Estimated Soft Costs</u>					
	Engineering Fees, 6%				\$7,019.66
	Legal Fees, 5%				\$5,849.72
	Warrant Interest, 1 Yrs. @ 8%				\$9,359.55
	Warrant Fee, 5%				\$6,961.17
Total Estimated Soft Costs					\$29,190.10
Total Estimated Costs					\$146,100.00

370 North Replat Two
 TD2 NO: 1237-122
 DATE: March 1st, 2019

STORM SEWER (GENERAL OBLIGATION)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	15-inch RCP Storm Sewer	80	LF	\$50.00	\$4,000.00
2	18-inch RCP Storm Sewer	40	LF	\$55.00	\$2,200.00
3	24-inch RCP Storm Sewer	590	LF	\$70.00	\$41,300.00
4	30-inch RCP Storm Sewer	120	LF	\$90.00	\$10,800.00
5	36-inch RCP Storm Sewer	100	LF	\$125.00	\$12,500.00
6	42-inch RCP Storm Sewer	1,100	LF	\$165.00	\$181,500.00
7	48-inch RCP Storm Sewer	-	LF	\$200.00	\$0.00
8	54-inch RCP Storm Sewer	-	LF	\$250.00	\$0.00
9	60-inch RCP Storm Sewer	70	LF	\$280.00	\$19,600.00
10	72-inch RCP Storm Sewer	-	LF	\$350.00	\$0.00
11	Storm Manhole, 54-inch I.D.	1	EA	\$5,000.00	\$5,000.00
12	Storm Manhole, 60-inch I.D.	1	EA	\$8,000.00	\$8,000.00
13	Storm Manhole, 72-inch I.D.	-	EA	\$10,000.00	\$0.00
14	Storm Manhole, 84-inch I.D.	3	EA	\$15,000.00	\$45,000.00
15	Storm Manhole, 96-inch I.D.	1	EA	\$20,000.00	\$20,000.00
16	Standard Ring and Cover	6	EA	\$800.00	\$4,800.00
17	Curb Inlets	9	EA	\$3,500.00	\$31,500.00
18	Area Inlets	1	EA	\$2,500.00	\$2,500.00
19	Flared End Sections	1	EA	\$4,500.00	\$4,500.00
20	Headwall for 48" Pipe	-	EA	\$2,500.00	\$0.00
21	Rip-rap	150	TON	\$50.00	\$7,500.00
22	PCSMP Seed Mixture	4,000	SY	\$1.00	\$4,000.00
23	Erosion Control Matting	4,000	SY	\$1.50	\$6,000.00
24	PCSMP Outlet Structure	1	EA	\$15,000.00	\$15,000.00
Contingency (5%)					\$21,285.00
Estimated Construction Costs					\$447,000.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 21%					\$93,866.85
Legal Fees, 5%					\$22,349.25
Warrant Interest, 1 Yrs. @ 8%					\$35,758.80
Warrant Fee, 5%					\$29,948.00
Total Estimated Soft Costs					\$181,922.90
Total Estimated Costs					\$629,000.00

370 North Replat Two
TD2 NO: 1237-122
DATE: March 1st, 2019

PCSMP LAND ACQUISITION (20% GENERAL OBLIGATION, 80% PRIVATE)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Land Acquisition	7.34	AC	\$40,000.00	\$293,600.00
	Contingency (5%)				\$14,680.00
	Estimated Construction Costs				\$308,300.00
	<u>Estimated Soft Costs</u>				
	Engineering Fees, 21%				\$64,738.80
	Legal Fees, 5%				\$15,414.00
	Warrant Interest, 1 Yrs. @ 8%				\$24,662.40
	Warrant Fee, 5%				\$20,654.76
	Total Estimated Soft Costs				\$125,469.96
	Total Estimated Costs				\$433,800.00

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Quantity	Proposed Improvements		Total ¹ Cost	General Obligation	Special Assessed	Financing ² Reimbursable	Private
		Construction Cost						
Storm Sewer								
Storm Sewer	4,270 LF	\$1,016,300	\$1,429,900	\$1,429,900			\$61,800 ³	
PCSMP	7.78 AC	\$326,800	\$459,800	\$91,960				367,840
Sanitary Sewer								
Outfall	1,035 LF	\$230,000	\$301,900	\$301,900 ⁴				
Interior	9,065 LF	\$804,800	\$1,132,300	\$1,132,300 ⁷				
Connection Fees	136.81 AC	\$752,455	\$752,455 ⁵	\$752,455 ⁵				
Paving								
Interior	29,560 SY	\$1,456,800	\$2,049,600	\$1,217,900	\$831,700		\$61,800 ⁶	
Highway 370 Imp.	1,840 SY	\$407,000	\$572,600	\$572,600			\$125,000 ⁴	
Sidewalk								
Interior	1,820 SY	\$89,900	\$130,300	\$130,300				
Parks								
City Review Fee	LS	\$50,900	\$50,900	\$50,900				
Water (Per MUD 1/8/16)								
Pioneer Main Fee	LS	\$434,100	\$515,000	\$515,000				
Exterior	LS							
Interior	LS					\$437,000		
Frontier Road Total			\$437,000					
Gas								
Interior	145.22 AC	\$519,900	\$649,600	\$649,600				
Electricity ³						\$649,600		
Total		\$6,438,655	\$8,481,355	\$5,062,915	\$3,050,600	\$248,600	\$367,840	

¹ Total cost includes engineering fees and administrative fees

² Attach a statement of assumptions as basis for preliminary projections.

³ Indicate any need to relocate on or off-site lines.

⁴ 50% of Traffic Light Improvements reimbursable

⁵ Sewer Connection Fees to be paid at the time of building permit

⁶ Outfall considered portion of Exterior Sewer project as agreed upon by Sarpy County

⁷ Includes portions of Exterior Sewer project not considered Outfall

⁸ 33% of Frontier Road Improvements Reimbursable (Sarpy County)

Phase 1 G.O. Debt Less Reimbursement \$ 4,814,315

Phase 1 Valuation \$ 83,552,490

Phase 1 Debt Ratio 5.76%

Date

March 1, 2019

370 North Phase 1
 TD2 NO: 1237-122
 DATE: March 1st, 2019

INTERIOR SANITARY SEWER

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch San. Swr. w/ Crushed Rock Bedding	1,020	LF	\$35.00	\$35,700.00
2	8-inch San. Swr. w/ Crushed Rock Bedding	6,960	LF	\$35.00	\$243,600.00
3	18-inch O.D. Welded Steel Casing	-	LF	\$150.00	\$0.00
4	Bore and Jack 18-inch O.D. Welded Steel Casing	-	LF	\$350.00	\$0.00
5	Wyes or Slants	25	EA	\$150.00	\$3,750.00
6	54" I.D. Sanitary Sewer Manhole	390	VF	\$450.00	\$175,500.00
7	Standard Ring & Cover	27	EA	\$800.00	\$21,600.00
8	Tap Existing Sewer Line	-	EA	\$4,000.00	\$0.00
9	Crushed Rock, Unstable Trench	100	TON	\$40.00	\$4,000.00
10	Geotextile Fabric, Unstable Trench	100	SY	\$3.50	\$350.00
11	Exterior Sewer Excluding Outfall Sewer	1	LS	\$281,917.11	\$281,917.11
Contingency (5%)					\$38,320.86
Estimated Construction Costs					\$804,800.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 21%					\$168,994.97
Legal Fees, 5%					\$40,236.90
Warrant Interest, 1 Yrs. @ 8%					\$64,379.04
Warrant Fee, 5%					\$53,917.44
Total Estimated Soft Costs					\$327,528.35
Total Estimated Costs					\$1,132,300.00

370 North Phase 1
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DATE: March 1st, 2019

SANITARY SEWER OUTFALL

<u>Item</u>	<u>Description</u>	<u>Approximate Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
1	Sarpy County Outfall Costs	1	LS	\$229,940.29	\$229,940.29
Estimated Construction Costs					\$230,000.00
<u>Estimated Soft Costs</u>					
	Engineering Fees				\$27,672.99
	Legal Fees, 5%				\$11,497.01
	Warrant Interest, 1 Yrs. @ 8%				\$18,395.22
	Warrant Fee, 5%				\$14,375.28
	Total Estimated Soft Costs				\$71,940.50
	Total Estimated Costs				\$301,900.00

370 North Phase 1
TD2 NO: 1237-122
DATE: March 1st, 2019

SANITARY SEWER OUTFALL FEES

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Sewer Connection Fees	136.81	AC	\$5,500.00	\$752,455.00
Estimated Construction Costs					\$752,455.00
<u>Estimated Soft Costs</u>					
	Engineering Fees, 0%				\$0.00
	Legal Fees, 0%				\$0.00
	Warrant Interest, 1 Yrs. @ 0%				\$0.00
	Warrant Fee, 0%				\$0.00
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$752,455.00

370 North Phase 1
 TD2 NO: 1237-122
 DATE: March 1st, 2019

PAVEMENT, MAJOR (SPECIAL ASSESS)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch Median Pavement	-	SY	\$35.00	\$0.00
2	9-inch PCC Pavement	12,080	SY	\$45.00	\$543,600.00
3	Common Excavation	4,840	CY	\$4.00	\$19,360.00
4	5" Wide (White) Striping	-	LF	\$4.00	\$0.00
5	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
6	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
7	Preformed Pavement Marking Symbol	-	EA	\$400.00	\$0.00
8	Adjust Manhole	-	EA	\$350.00	\$0.00
9	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$28,148.00
Estimated Construction Costs					\$591,200.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 21%					\$124,132.68
Legal Fees, 5%					\$29,555.40
Warrant Interest, 1 Yrs. @ 8%					\$47,288.64
Warrant Fee, 5%					\$39,604.24
Total Estimated Soft Costs					\$240,580.96
Total Estimated Costs					\$831,700.00

370 North Phase 1
 TD2 NO: 1237-122
 DATE: March 1st, 2019

PAVEMENT, MAJOR (GENERAL OBLIGATION)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch Median Pavement	1,390	SY	\$35.00	\$48,650.00
2	9-inch PCC Pavement	16,090	SY	\$45.00	\$724,050.00
3	Common Excavation	6,990	CY	\$4.00	\$27,960.00
4	5" Wide (White) Striping	1,280	LF	\$4.00	\$5,120.00
5	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
6	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
7	Preformed Pavement Marking Symbol	9	EA	\$400.00	\$3,600.00
8	Pavement Removal	400	SY	\$20.00	\$8,000.00
9	Adjust Manhole	20	EA	\$350.00	\$7,000.00
10	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$41,300.00
Estimated Construction Costs					\$865,600.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 21%					\$181,775.79
Legal Fees, 5%					\$43,279.95
Warrant Interest, 1 Yrs. @ 8%					\$69,247.92
Warrant Fee, 5%					\$57,995.13
Total Estimated Soft Costs					\$352,298.79
Total Estimated Costs					\$1,217,900.00

370 North Phase 1
 TD2 NO: 1237-122
 DATE: March 1st, 2019

PAVEMENT, MAJOR (HIGHWAY 370, GENERAL OBLIGATION)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Traffic Control	1	LS	\$20,000.00	\$20,000.00
2	6-inch Median Pavement	-	SY	\$35.00	\$0.00
3	9-inch PCC Pavement	1,840	SY	\$45.00	\$82,800.00
4	Common Excavation	740	CY	\$4.00	\$2,960.00
5	18-inch Tie Bars	380	EA	\$7.00	\$2,660.00
6	Adjust Manhole	-	EA	\$350.00	\$0.00
7	5" Wide (White) Striping	1,160	LF	\$4.00	\$4,640.00
8	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
9	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
10	Preformed Pavement Marking Symbol	10	EA	\$400.00	\$4,000.00
11	Pavement Removal	890	SY	\$20.00	\$17,800.00
12	NDOR Type "B" Seed Mix	1,340	SY	\$0.50	\$670.00
13	Erosion Control Matting	1,340	SY	\$1.50	\$2,010.00
14	Traffic Light Improvements	1	LS	\$250,000.00	\$250,000.00
15	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$19,400.00
Estimated Construction Costs					\$407,000.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 21%					\$85,452.57
Legal Fees, 5%					\$20,345.85
Warrant Interest, 1 Yrs. @ 8%					\$32,553.36
Warrant Fee, 5%					\$27,263.44
Total Estimated Soft Costs					\$165,615.22
Total Estimated Costs					\$572,600.00

370 North Phase 1
TD2 NO: 1237-122
DATE: March 1st, 2019

WATER INTERIOR

<u>Item</u>	<u>Description</u>	<u>Approximate Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
1	Interior Water Mains	1	LS		\$349,676.00
Estimated Construction Costs					\$349,700.00
<u>Estimated Soft Costs</u>					
	Engineering Fees, 6%				\$20,980.56
	Legal Fees, 5%				\$17,483.80
	Warrant Interest, 1 Yrs. @ 8%				\$27,974.08
	Warrant Fee, 5%				\$20,805.72
Total Estimated Soft Costs					<u>\$87,244.16</u>
Total Estimated Costs					\$437,000.00

370 North Phase 1
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DATE: March 1st, 2019

WATER PIONEER MAIN FEE

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Pioneer Main Fee	1	LS		\$434,033.00
Estimated Construction Costs					\$434,100.00
<u>Estimated Soft Costs</u>					
	Engineering Fees, 0%				\$0.00
	Legal Fees, 5%				\$21,701.65
	Warrant Interest, 1 Yrs. @ 8%				\$34,722.64
	Warrant Fee, 5%				\$24,522.86
Total Estimated Soft Costs					\$80,947.15
Total Estimated Costs					\$515,000.00

370 North Phase 1
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DATE: March 1st, 2019

POWER

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Comm/Industrial Backbone	145.22	AC	\$3,580.00	\$519,887.60
Estimated Construction Costs					\$519,900.00
<u>Estimated Soft Costs</u>					
	Engineering Fees, 6%				\$31,193.26
	Legal Fees, 5%				\$25,994.38
	Warrant Interest, 1 Yrs. @ 8%				\$41,591.01
	Warrant Fee, 5%				\$30,933.31
Total Estimated Soft Costs					\$129,711.96
Total Estimated Costs					\$649,600.00

370 North Phase 1
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 DATE: March 1st, 2019

STORM SEWER (GENERAL OBLIGATION)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	15-inch RCP Storm Sewer	250	LF	\$50.00	\$12,500.00
2	18-inch RCP Storm Sewer	420	LF	\$55.00	\$23,100.00
3	24-inch RCP Storm Sewer	400	LF	\$70.00	\$28,000.00
4	30-inch RCP Storm Sewer	200	LF	\$90.00	\$18,000.00
5	36-inch RCP Storm Sewer	1,320	LF	\$125.00	\$165,000.00
6	42-inch RCP Storm Sewer	480	LF	\$165.00	\$79,200.00
7	48-inch RCP Storm Sewer	730	LF	\$200.00	\$146,000.00
8	54-inch RCP Storm Sewer	-	LF	\$250.00	\$0.00
9	60-inch RCP Storm Sewer	410	LF	\$280.00	\$114,800.00
10	72-inch RCP Storm Sewer	60	LF	\$350.00	\$21,000.00
11	Storm Manhole, 54-inch I.D.	-	EA	\$5,000.00	\$0.00
12	Storm Manhole, 60-inch I.D.	1	EA	\$8,000.00	\$8,000.00
13	Storm Manhole, 72-inch I.D.	2	EA	\$10,000.00	\$20,000.00
14	Storm Manhole, 84-inch I.D.	1	EA	\$15,000.00	\$15,000.00
15	Storm Manhole, 96-inch I.D.	-	EA	\$20,000.00	\$0.00
16	Standard Ring and Cover	4	EA	\$800.00	\$3,200.00
17	Curb Inlets	21	EA	\$3,500.00	\$73,500.00
18	Curb Inlets Extra Depth	21	EA	\$6,000.00	\$126,000.00
19	Area Inlets	-	EA	\$2,500.00	\$0.00
20	Flared End Sections	4	EA	\$4,500.00	\$18,000.00
21	Headwall for 48" Pipe	2	EA	\$2,500.00	\$5,000.00
22	Rip-rap	500	TON	\$50.00	\$25,000.00
23	PCSMP Seed Mixture	14,630	SY	\$1.00	\$14,630.00
24	Erosion Control Matting	14,630	SY	\$1.50	\$21,945.00
25	PCSMP Outlet Structure	2	EA	\$15,000.00	\$30,000.00
Contingency (5%)					\$48,393.75

Estimated Construction Costs **\$1,016,300.00**

Estimated Soft Costs

Engineering Fees, 21%	\$213,416.44
Legal Fees, 5%	\$50,813.44
Warrant Interest, 1 Yrs. @ 8%	\$81,301.50
Warrant Fee, 5%	\$68,090.01

Total Estimated Soft Costs **\$413,621.38**

Total Estimated Costs **\$1,429,900.00**

370 North Phase 1
TD2 NO: 1237-122
DATE: March 1st, 2019

PCSMP

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Land Acquisition	7.78	AC	\$40,000.00	\$311,200.00
	Contingency (5%)				\$15,560.00
	Estimated Construction Costs				\$326,800.00
	<u>Estimated Soft Costs</u>				
	Engineering Fees, 21%				\$68,619.60
	Legal Fees, 5%				\$16,338.00
	Warrant Interest, 1 Yrs. @ 8%				\$26,140.80
	Warrant Fee, 5%				\$21,892.92
	Total Estimated Soft Costs				\$132,991.32
	Total Estimated Costs				\$459,800.00

370 North Phase 1
TD2 NO: 1237-122
DATE: March 1st, 2019

SIDEWALK (GENERAL OBLIGATION)

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	5" P.C.C. Sidewalk Pavement	1,820.00	SY	\$40.00	\$72,800.00
2	Handicap Ramps	16.00	EA	\$800.00	\$12,800.00
Contingency (5%)					\$4,280.00
Estimated Construction Costs					\$89,900.00
<u>Estimated Soft Costs</u>					
Engineering Fees, 25%					\$22,470.00
Legal Fees, 5%					\$4,494.00
Warrant Interest, 1 Yrs. @ 8%					\$7,190.40
Warrant Fee, 5%					\$6,201.72
Total Estimated Soft Costs					\$40,356.12
Total Estimated Costs					\$130,300.00