

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER



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Pages: 57

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

By: lam



AMD

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**SECOND AMENDMENT
TO
ASHBURY CREEK
SUBDIVISION AGREEMENT**

This Second Amendment to the Ashbury Creek Subdivision Agreement (hereinafter "Second Amendment"), which is made this 15th day of December, 2020 ("Effective Date"), by and between **ASHBURY CREEK, LLC**, a Nebraska limited liability company (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 304 OF SARPY COUNTY, NEBRASKA**, (hereinafter referred to as "DISTRICT"), **ROBERT G. MOORE and ELAINE L. MOORE**, and the **CITY OF PAPILLION**, a municipal corporation, (hereinafter referred to as "CITY") (collectively the "Parties") amends and modifies the subdivision agreement adopted by Resolution #R15-0199 on December 1, 2015 (hereinafter the "Subdivision Agreement") and filed and recorded with the Sarpy County Register of Deeds as Instrument #2015-31984 as modified by the First Amendment approved by the Papillion City Council via Resolution No. 17-0164 on September 5, 2017 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2017-27192 (hereinafter collectively referred to as the "Agreement").

RECITALS

DEVELOPER, DISTRICT, CITY, and ROBERT G. MOORE and ELAINE L. MOORE, trustees of the Moore Family Trust Dated March 9, 1993 (hereinafter collectively referred to as "MOORE") entered into the Subdivision Agreement with respect to Lots 1 through 86, inclusive, and Outlots A through I ("Phase 1") of the development to be known, inclusive of all phases, as Ashbury Creek ("Ashbury Creek"); and

DEVELOPER, DISTRICT, CITY, and MOORE entered into the First Amendment to incorporate Lots 87 through 236, inclusive, and Outlots J through N ("Phase 2") of the development to be known, inclusive of all phases, as Ashbury Creek; and

DEVELOPER, DISTRICT, CITY, and MOORE agreed, as a term of the Subdivision Agreement, that the execution of any modifications or amendments to the Subdivision Agreement would not require MOORE's signature *unless* one or both of the following occur: (1) said modifications or amendments include development costs or public/private improvements which relate directly to Lot 86 or (2) said modifications or amendments cause the proposed final plat for

subsequent phases of the Development Area to be considered inconsistent with the Preliminary Plat. The Parties acknowledge that MOORE's signature is not required to validly execute this Second Amendment because (1) there are no modifications or amendments that include development costs or public/private improvements which relate to Lot 86 and (2) the platting of all phases of Ashbury Creek was completed in 2017; and

DEVELOPER, DISTRICT, and CITY wish to agree upon an updated valuation for the Development Area that is consistent with the actual valuation of single-family homes constructed within Ashbury Creek; and

DISTRICT acknowledges that the original contractor for the Phase 2 Public Improvements related to the sanitary sewer and storm sewer went bankrupt after performing below standard work that caused the need for remedial work by a subsequent contractor and generated additional interest and engineering costs for said Phase 2 Public Improvements (collectively, the "Phase 2 Remedial Work Costs"); and

DEVELOPER, DISTRICT, and CITY wish to agree that general obligation funds may be expended by DISTRICT for the Phase 2 Remedial Work Costs.

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 Second 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 Agreement.
3. Area of Application. This Second Amendment applies to Lots 1 – 236, inclusive, and Outlots A – N, inclusive, of Ashbury Creek.
4. Exhibit Modifications. The Agreement exhibit listed below is hereby rescinded and replaced by the corresponding new exhibit attached hereto and incorporated by reference into this Second Amendment and the Agreement, as described as follows:
 - A. Exhibit G-1, and all references thereto, is hereby rescinded in its entirety and the attached Exhibit G-2 is hereby substituted in their place.
5. No Other Amendment. Except as specifically modified and amended by this Second Amendment, the Agreement shall remain in full force and effect.
6. Binding Effect. This Second Amendment shall be binding upon the Parties, their respective successors, and assigns.

(Signatures on following pages.)

ATTEST:

CITY OF PAPILLION, a Nebraska
Municipal Corporation

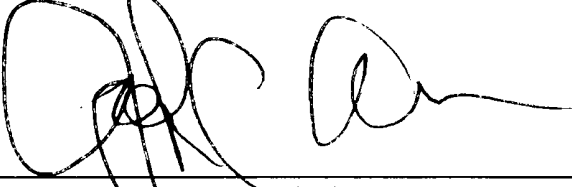
Nicole L. Brown
Nicole L. Brown, City Clerk

By David P. Black
David P. Black, Mayor

CITY SEAL



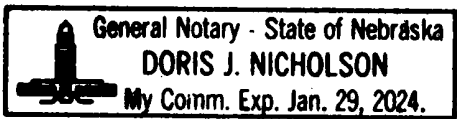
SANITARY AND IMPROVEMENT DISTRICT
NO. 304 OF SARPY COUNTY, NEBRASKA

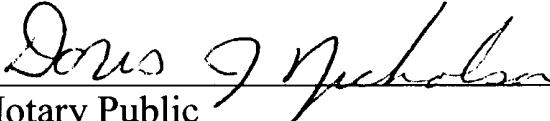
By 
John C. Allen, Chairman

STATE OF Nebraska)
) ss.
COUNTY OF Sarpy)

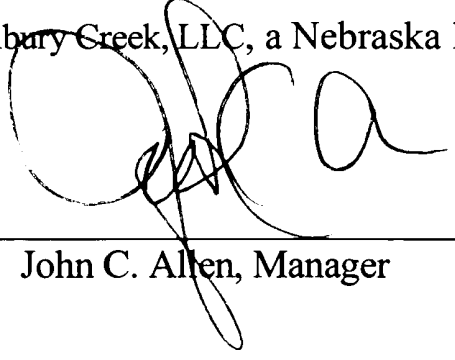
Before me, a notary public, in and for said county and state, personally came John C. Allen, Chairman of Sanitary and Improvement District No. 304 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof as such person's voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 28 day of December, 2020




Notary Public

Ashbury Creek, LLC, a Nebraska limited liability company

By 

John C. Allen, Manager

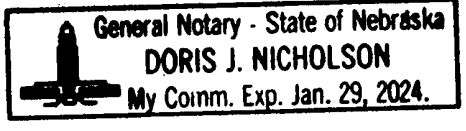
STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came John C. Allen, Manager of Ashbury Creek, 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 28 day of December, 2020.



Notary Public



**SUBDIVISION AGREEMENT AMENDMENT
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INTRODUCTION STATEMENT

RECITALS

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| 4 | Exhibit Modification |
| 5 | No Other Amendment |
| 6 | Binding Effect |

EXHIBITS:

- | | |
|-----|-------------------------|
| G-2 | Source and Use of Funds |
|-----|-------------------------|

EXHIBIT G-2

S.I.D. Cost Estimate

ASHBURY CREEK

0113040.01-001

TOTAL

12/4/2020

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement EXHI	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable From Sarpy County	Reimbursable From Future SID
SANITARY SEWER								
Interior	16179	LF	\$933,327	\$1,594,446	\$132,737	\$1,461,709	\$0	\$0
Outfall	1	LF	\$52,125	\$56,803	\$56,803	\$0	\$0	\$0
STORM SEWER	4824	LF	\$524,401	\$866,361	\$866,361	\$0	\$0	\$0
PAVING								
Minor	58576	SY	\$2,336,517	\$3,380,577	\$936,666	\$2,443,911	\$0	\$0
Regulatory Signage	58576	SY	\$81,834	\$114,900	\$114,900	\$0	\$0	\$0
Major- 114TH ST ADJACENT (COST TO SID 50% OF TWO LANE ROAD)	6881	SY	\$331,763	\$373,972	\$373,972	\$0	\$0	\$0
SIDEWALKS & TRAIL								
Interior	0	SF	\$271,394	\$359,436	\$359,436	\$0	\$0	\$0
PARKS								
Acquisition	15	AC	\$292,987	\$386,631	\$193,315	\$193,315	\$0	\$0
Improvements	0	LS	\$0	\$0	\$0	\$0	\$0	\$0
Gold Cost Road Public Improvements	1	LS	\$517,149	\$772,823	\$772,823	\$0	\$0	\$0
WATER								
Interior	20210	LF	\$877,287	\$1,268,031	\$157,992	\$1,110,039	\$0	\$0
Offsite (REMOVED FROM ESTIMATE 6/5/14)	0	LF	\$0	\$0	\$0	\$0	\$0	\$0
Capital Facilities Charge	233	Lots	\$525,230	\$663,182	\$330,666	\$332,515	\$0	\$0
Capital Facilities Charge	31	AC	\$204,337	\$256,154	\$127,663	\$128,491	\$0	\$0
POWER	235	Lots	\$317,250	\$473,440	\$0	\$473,440	\$0	\$0
CIVIL DEFENSE SIREN	1	LS	\$34,500	\$48,432	\$24,216	\$0	\$0	\$24,216
PLAN REVIEW FEE	1	%	\$38,816	\$47,528	\$20,746	\$26,783	\$0	\$0
Total			\$7,338,900	\$10,662,700	\$4,468,300	\$6,170,200	\$0	\$24,200

DEBT RATIO

EXHIBIT G

ASSUMPTIONS

Average market Value Per Residential Land (Land Value Only)	=	<input type="text" value="\$60,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only)	=	<input type="text" value="\$380,000.00"/>
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="235"/>	Units =	\$60,000.00 =	\$14,100,000.00
Residential Home	<input type="text" value="235"/>	Units =	\$380,000.00 =	\$89,300,000.00
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 =
				\$103,400,000.00
				Total 95% Valuation =
				\$98,230,000.00
				DEBT RATIO = <input type="text" value="4.55%"/>

S.I.D. Cost Estimate

ASHBURY CREEK
0113040.01-001
PHASE I
12/4/2020

ORDER OF MAGNITUDE COST ESTIMATE

Phase 1

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable From Sarpy County	Reimbursable From Future SID
SANITARY SEWER								
Interior	6032	LF	\$386,163.61	\$555,092.63	\$23,606.82	\$531,485.81		\$0
Outfall	1	LS	\$52,125.00	\$56,802.83	\$56,802.83	\$0.00		\$0
STORM SEWER								
	1687	LF	\$215,639.50	\$310,827.41	\$310,827.41	\$0.00		\$0
PAVING								
Minor	17970	SY	\$584,652.24	\$802,829.73	\$151,341.99	\$651,487.74		\$0
Major- 114TH ST ADJACENT	6880	SY	\$331,762.90	\$373,972.26	\$373,972.26	\$0.00	\$0	\$0
SIDEWALKS & TRAIL								
Interior	0	SF	\$0	\$0	\$0	\$0		\$0
114th St Adjacent	0	SF	\$0	\$0	\$0	\$0		\$0
PARKS								
Acquisition	0.00	AC	\$0	\$0	\$0	\$0		\$0
Improvements	0	LS	\$0	\$0	\$0	\$0		\$0
Gold Cost Road Public Improvements	0	LS						
WATER								
Interior	6350	LF	\$274,149.46	\$376,002.60	\$24,068.23	\$351,934.37		\$0
Offsite	0		\$0	\$0	\$0	\$0		\$0
Capital Facilities Charge	85	Lots	\$187,050.00	\$215,693.66	\$106,922.12	\$108,771.54		\$0
Capital Facilities Charge	14	AC	\$83,660.80	\$96,472.09	\$47,822.46	\$48,649.63		\$0
POWER								
	86	Lots	\$116,100.00	\$154,667.54	\$0.00	\$154,667.54		\$0
CIVIL DEFENSE SIREN								
	1	LS	\$0	\$0	\$0	\$0		\$0
PLAN REVIEW FEE								
	1	%	\$0	\$0	\$0	\$0		\$0
Total			\$2,231,303.51	\$2,942,360.75	\$1,095,364.13	\$1,846,996.63	\$0	\$0

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Land (Land Value Only) (Product is higher value than North Shore (\$320,000) but smaller than Ashbury Farm (\$500,000))	=	<input type="text" value="\$60,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only)	=	<input type="text" value="\$380,000.00"/>
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="86"/>	Units =	\$60,000.00 =	\$5,160,000.00
Residential Home	<input type="text" value="86"/>	Units =	\$380,000.00 =	\$32,680,000.00
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 =
				\$37,840,000.00
				Total 95% Valuation =
				\$35,948,000.00
				DEBT RATIO = <input type="text" value="3.05%"/>

SANITARY SEWER - INTERIOR

Assumptions/Comments:
 FINAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING GENERAL	1	LS	\$29,555.00	\$29,555.00
2 .	CONSTRUCT 6" SANITARY SEWER PIPE	2,790	LF	\$16.55	\$46,174.50
3 .	CONSTRUCT 8" SANITARY SEWER PIPE	6,032	LF	\$15.75	\$95,004.00
4 .	CONSTRUCT 6" PIPE BEDDING	2,790	LF	\$2.55	\$7,114.50
5 .	CONSTRUCT 8" PIPE BEDDING	6,032	LF	\$2.70	\$16,286.40
6 .	STABILIZE TRENCH W/ CRUSHED LIMESTONE	183.6	TN	\$26.00	\$4,773.60
7 .	CONSTRUCT 54" I.D. SANITARY MANHOLE (27 EACH)	310.6	VF	\$386.00	\$119,891.60
8 .	CONSTRUCT 8" PIPE PLUG	3	EA	\$20.00	\$60.00
9 .	CONSTRUCT 6" MANHOLE STUBOUT	18	EA	\$10.00	\$180.00
10 .	CONSTRUCT 8" X 6" WYE	69	EA	\$70.00	\$4,830.00
11 .	CONSTRUCT 6" SANITARY SERVICE RISER	67.5	VF	\$10.00	\$675.00
12 .	CONSTRUCT EXTERNAL FRAME SEAL	27	EA	\$365.00	\$9,855.00
13 .	CONSTRUCT MANHOLE RING COLLAR	4	EA	\$325.00	\$1,300.00
14 .	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	2,481.5	VF-LF	\$8.10	\$20,100.15
15 .	CONSTRUCT SILT FENCE	50	LF	\$2.10	\$105.00
16 .	CONSTRUCT ROCK ACCESS ROAD	0	TN	\$28.00	\$0.00
17 .	CLEANOUT SILT FENCE	0	LF	\$0.50	\$0.00
18 .	CLEANOUT SILT BASIN	3,780	CY	\$4.60	\$17,388.00
19 .	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$525.00	\$0.00
20 .	STRAW MULCH	0	AC	\$485.00	\$0.00
	ADD PER CHANGE ORDER NO. 2				
21	GRIZZLY DIRT	1,059.33	TN	\$12.15	\$12,870.86

Estimated Construction Costs: \$386,163.61


Estimated Soft Costs

Engineering Design and Construction Administration:	\$89,193.00
Geotechnical and Testing:	\$5,765.76
Review Fee:	\$4,142.64
Misc. Costs:	\$1,187.88
Legal:	\$19,262.72
Fiscal:	\$25,239.26
Interest:	\$24,137.76
Duration (Months)	

Total Estimated Soft Costs: \$168,929.02

Total Estimated Costs: \$555,092.63

SANITARY SEWER - OUTFALL

Assumptions/Comments:
 FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT SIPHON STRUCTURE (PRAIRIE HILLS DEVELOPMENT)	1	LS	\$75,000.00	\$75,000.00
Estimated Construction Costs:				\$75,000.00
Total Estimated Soft Costs:				\$29,250.00
Total Estimated Costs:				\$104,250.00
ASHBURY CREEK'S COST (1/2 TOTAL COST)				\$52,125.00
Legal:				\$1,042.50
Fiscal:				\$2,658.38
Interest:				\$976.95
Duration (Months)				
Total Estimated Soft Costs:				\$4,677.83
Total Estimated Costs:				\$56,802.83

SANITARY SEWER - INTERIOR G.O.

Assumptions/Comments:
 PRICE DIFFERENCE FOR 8" - 10"

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CLEARING AND GRUBBING GENERAL	0	LS	\$29,555.00	\$0.00
2 . CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$16.55	\$0.00
3 . CONSTRUCT 8" SANITARY SEWER PIPE	0	LF	\$15.75	\$0.00
4 . CONSTRUCT 6" PIPE BEDDING	0	LF	\$2.55	\$0.00
5 . CONSTRUCT 8" PIPE BEDDING	0	LF	\$2.70	\$0.00
6 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$26.00	\$0.00
7 . CONSTRUCT 54" I.D. SANITARY MANHOLE (27 EACH)	0	VF	\$386.00	\$0.00
8 . CONSTRUCT 8" PIPE PLUG	0	EA	\$20.00	\$0.00
9 . CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$10.00	\$0.00
10 . CONSTRUCT 8" X 6" WYE	0	EA	\$70.00	\$0.00
11 . CONSTRUCT 6" SANITARY SERVICE RISER	0	VF	\$10.00	\$0.00
12 . CONSTRUCT EXTERNAL FRAME SEAL	0	EA	\$365.00	\$0.00
13 . CONSTRUCT MANHOLE RING COLLAR	0	EA	\$325.00	\$0.00
14 . EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	\$8.10	\$0.00
15 . CONSTRUCT SILT FENCE	50	LF	\$2.10	\$105.00
16 . CONSTRUCT ROCK ACCESS ROAD	0	TN	\$28.00	\$0.00
17 . CLEANOUT SILT FENCE	0	LF	\$0.50	\$0.00
18 . CLEANOUT SILT BASIN	3,780	CY	\$4.60	\$17,388.00
19 . SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$525.00	\$0.00
20 . STRAW MULCH	0	AC	\$485.00	\$0.00
21 . GRIZZLY DIRT	0	TN	\$12.15	\$0.00

Estimated Construction Costs: \$17,493.00

Estimated Soft Costs

Engineering Design and Construction Administration:	\$2,693.00
Geotechnical and Testing:	\$261.19
Review Fee:	\$187.66
Misc. Costs:	\$0.00
Legal:	\$872.59
Fiscal:	\$1,073.56
Interest:	\$1,025.82
Duration (Months)	

Total Estimated Soft Costs: \$6,113.82

Total Estimated Costs: \$23,606.82

SANITARY SEWER - OUTFALL G.O.

Assumptions/Comments:
 FINAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT SIPHON STRUCTURE (PRAIRIE HILLS DEVELOPMENT)	1	LS	\$75,000.00	\$75,000.00

Estimated Construction Costs: \$75,000.00

Estimated Soft Costs

Total Estimated Soft Costs: \$29,250.00

Total Estimated Costs: \$104,250.00

ASHBURY CREEK'S COST (1/2 TOTAL COST) \$52,125.00

Legal:	\$1,042.50
Fiscal:	\$2,658.38
Interest:	<u>\$976.95</u>
Duration (Months)	

Total Estimated Soft Costs: \$4,677.83

Total Estimated Costs: \$56,802.83

STORM SEWER

Assumptions/Comments:
 FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CONSTRUCT 18" R.C.P., CLASS III	315	LF	\$48.55	\$15,293.25
2 . CONSTRUCT 24" R.C.P., CLASS III	366	LF	\$49.15	\$17,988.90
3 . CONSTRUCT 30" R.C.P., CLASS III	215	LF	\$58.70	\$12,620.50
4 . CONSTRUCT 36" R.C.P., D(0.01) = 1,350	228	LF	\$75.25	\$17,157.00
5 . CONSTRUCT 42" R.C.P., D(0.01) = 1,350	188	LF	\$121.90	\$22,917.20
6 . CONSTRUCT 48" R.C.P., D(0.01) = 1,350	375	LF	\$140.35	\$52,631.25
7 . CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,326.00	\$1,326.00
8 . CONSTRUCT 48" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$3,100.00	\$3,100.00
9 . DELETED PER CHANGE ORDER NO. 1	0	VF	\$554.00	\$0.00
10 . CONSTRUCT 72" I.D. TYPE II AREA INLET	8	VF	\$790.00	\$6,320.00
11 . CONSTRUCT 18" PIPE BEDDING	315	LF	\$4.55	\$1,433.25
12 . CONSTRUCT 24" PIPE BEDDING	366	LF	\$4.75	\$1,738.50
13 . CONSTRUCT 30" PIPE BEDDING	215	LF	\$7.05	\$1,515.75
14 . CONSTRUCT 36" PIPE BEDDING	228	LF	\$9.10	\$2,074.80
15 . CONSTRUCT 42" PIPE BEDDING	188	LF	\$9.70	\$1,823.60
16 . CONSTRUCT 48" PIPE BEDDING	375	LF	\$11.75	\$4,406.25
17 . CONSTRUCT ROCK RIP-RAP - TYPE "C"	86	TON	\$66.20	\$5,697.17
18 . CONSTRUCT ANTI-SEEP COLLAR	0	EA	\$500.00	\$0.00
19 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$26.00	\$0.00
20 . ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.25	\$0.00
21 . REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$25,888.00	\$25,888.00
22 . CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$2,588.00	\$2,588.00
23 . ADD PER CHANGE ORDER NO. 1				
23 . CONSTRUCT 60" I.D. FLATTOP MANHOLE (1 EA)	6.70	VF	\$652.84	\$4,374.03
24 . CONSTRUCT 84" I.D. FLATTOP MANHOLE (1 EA)	12.30	VF	\$700.47	\$8,615.78
25 . CONSTRUCT 96" I.D. FLATTOP MANHOLE (1 EA)	7.8	VF	\$1,019.65	\$7,953.27
LESS FAILED TESTS:	-1	LS	\$1,823.00	-\$1,823.00

Estimated Construction Costs: \$215,639.50


Estimated Soft Costs

Engineering Design and Construction	
Administration:	\$51,042.10
Geotechnical and Testing:	\$3,243.24
Review Fee:	\$2,330.24
Misc. Costs:	\$0.00
Legal:	\$10,835.28
Fiscal:	\$14,207.60
Interest:	\$13,529.45
Duration (Months)	

Total Estimated Soft Costs: \$95,187.91

Total Estimated Costs: \$310,827.41

STORM SEWER G.O.

Assumptions/Comments:
 FINAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" R.C.P., CLASS III	315	LF	\$48.55	\$15,293.25
2	CONSTRUCT 24" R.C.P., CLASS III	366	LF	\$49.15	\$17,988.90
3	CONSTRUCT 30" R.C.P., CLASS III	215	LF	\$58.70	\$12,620.50
4	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	228	LF	\$75.25	\$17,157.00
5	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	188	LF	\$121.90	\$22,917.20
6	CONSTRUCT 48" R.C.P., D(0.01) = 1,350	375	LF	\$140.35	\$52,631.25
7	CONSTRUCT 24" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$1,326.00	\$1,326.00
8	CONSTRUCT 48" R.C. FLARED END SECTION W/BAR GRATE	1	EA	\$3,100.00	\$3,100.00
9	DELETED PER CHANGE ORDER NO. 1	0	VF	\$554.00	\$0.00
10	CONSTRUCT 72" I.D. TYPE II AREA INLET	8	VF	\$790.00	\$6,320.00
11	CONSTRUCT 18" PIPE BEDDING	315	LF	\$4.55	\$1,433.25
12	CONSTRUCT 24" PIPE BEDDING	366	LF	\$4.75	\$1,738.50
13	CONSTRUCT 30" PIPE BEDDING	215	LF	\$7.05	\$1,515.75
14	CONSTRUCT 36" PIPE BEDDING	228	LF	\$9.10	\$2,074.80
15	CONSTRUCT 42" PIPE BEDDING	188	LF	\$9.70	\$1,823.60
16	CONSTRUCT 48" PIPE BEDDING	375	LF	\$11.75	\$4,406.25
17	CONSTRUCT ROCK RIP-RAP - TYPE "C"	86.06	TON	\$66.20	\$5,697.17
18	CONSTRUCT ANTI-SEEP COLLAR	0	EA	\$500.00	\$0.00
19	STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$26.00	\$0.00
20	ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.25	\$0.00
21	REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$25,888.00	\$25,888.00
22	CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION ADD PER CHANGE ORDER NO. 1	1	LS	\$2,588.00	\$2,588.00
23	CONSTRUCT 60" I.D. FLATTOP MANHOLE (1 EA)	6.7	VF	\$652.84	\$4,374.03
24	CONSTRUCT 84" I.D. FLATTOP MANHOLE (1 EA)	12.3	VF	\$700.47	\$8,615.78
25	CONSTRUCT 96" I.D. FLATTOP MANHOLE (1 EA)	7.8	VF	\$1,019.65	\$7,953.27
	LESS FAILED TESTS:	-1	LS	\$1,823.00	-\$1,823.00

Estimated Construction Costs: \$215,639.50

Estimated Soft Costs

Engineering Design and Construction Administration:	\$51,042.10
Geotechnical and Testing:	\$3,243.24
Review Fee:	\$2,330.24
Misc. Costs:	\$0.00
Legal:	\$10,835.28
Fiscal:	\$14,207.60
Interest:	\$13,529.45
Duration (Months)	

Total Estimated Soft Costs: \$95,187.91

Total Estimated Costs: \$310,827.41

PAVING MINOR

Assumptions/Comments:

FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . 7" CONCRETE PAVEMENT - TYPE L6	17,970	SY	\$27.70	\$497,769.00
2 COMMON EARTH EXCAVATION	5,990	CY	\$2.19	\$13,118.10
3 CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$2.78	\$0.00
4 CONSTRUCT CONCRETE CURB RAMP	0	SF	\$8.76	\$0.00
5 SUBGRADE PREPARATION	0	SY	\$1.96	\$0.00
6 ADJUST MANHOLE TO GRADE	23	EA	\$126.50	\$2,909.50
7 CONSTRUCT EXTERNAL FRAME SEAL	23	EA	\$273.70	\$6,295.10
8 CONSTRUCT END OF ROAD BARRICADE	2	EA	\$992.60	\$1,985.20
9 CONSTRUCT CURB INLET	18	EA	\$2,702.50	\$48,645.00
10 BARRICADES - TYPE II	0	BD	\$0.72	\$0.00
11 BARRICADES - TYPE III	0	BD	\$2.20	\$0.00
12 SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$660.00	\$0.00
13 STRAW MULCH	0	AC	\$495.00	\$0.00
14 CONSTRUCT SILT FENCE	0	LF	\$1.65	\$0.00
15 CLEANOUT SILT FENCE	0	LF	\$0.22	\$0.00
16 CLEANOUT SILT BASIN	0	CY	\$4.95	\$0.00
17 JET EXISTING SEWER	4,922	LF	\$0.72	\$3,543.84
18 CONSTRUCT 4" TEMPORARY ASPHALT DRIVE	0	TN	\$125.35	\$0.00
19 REMOVE 4" ASPHALT PAVEMENT	0	SY	\$5.75	\$0.00
ADD PER CHANGE ORDER NO. 1				\$0.00
20 . VAC TRUCK	9.5	HR	\$285.00	\$2,707.50
21 . STREET CREEP EXPANSION JOINT	25	LF	\$12.00	\$300.00
ADD PER CHANGE ORDER NO. 2				\$0.00
22 . MOBILIZATION	1	LS	\$950.00	\$950.00
23 . SUBGRADE PREPARATION	143	SY	\$5.00	\$715.00
24 . 7" CONCRETE ENTRANCE	143	SY	\$54.00	\$7,722.00
LESS FAILED COMPACTION TESTS	-1	LS	\$148.00	-\$148.00
LESS SHORT CORES	-1	LS	\$198.00	-\$198.00
LESS PAVEMENT PAY FACTOR DEDUCTION	-1	LS	\$1,662.00	-\$1,662.00

Estimated Construction Costs:

\$584,652.24

Estimated Soft Costs

Engineering Design and Construction Administration:	\$116,905.00
Geotechnical and Testing:	\$3,550.00
Review Fee:	\$6,599.15
Misc. Costs:	\$420.49
Legal:	\$29,234.00
Fiscal:	\$37,060.89
Interest:	\$24,407.96
Duration (Months)	

Total Estimated Soft Costs:

\$218,177.49

Total Estimated Costs:

\$802,829.73

PAVING MINOR G.O.

Assumptions/Comments:

- ASSUMES ALL INTERSECTIONS ARE GO
- ASSUMES ALL CURB INLETS ARE GO
- ASSUMES ALL REGULATORY SIGNS ARE GO
- FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . 7" CONCRETE PAVEMENT - TYPE L6	1,896	SY	\$27.70	\$52,531.67
2 . COMMON EARTH EXCAVATION	632	CY	\$2.19	\$1,384.41
3 . CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$2.78	\$0.00
4 . CONSTRUCT CONCRETE CURB RAMP	0	SF	\$8.76	\$0.00
5 . SUBGRADE PREPARATION	0	SY	\$1.96	\$0.00
6 . ADJUST MANHOLE TO GRADE	3	EA	\$126.50	\$379.50
7 . CONSTRUCT EXTERNAL FRAME SEAL	3	EA	\$273.70	\$821.10
8 . CONSTRUCT END OF ROAD BARRICADE	2	EA	\$992.60	\$1,985.20
9 . CONSTRUCT CURB INLET	18	EA	\$2,702.50	\$48,645.00
10 . BARRICADES - TYPE II	0	BD	\$0.72	\$0.00
11 . BARRICADES - TYPE III	0	BD	\$2.20	\$0.00
12 . SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$660.00	\$0.00
13 . STRAW MULCH	0	AC	\$495.00	\$0.00
14 . CONSTRUCT SILT FENCE	0	LF	\$1.65	\$0.00
15 . CLEANOUT SILT FENCE	0	LF	\$0.22	\$0.00
16 . CLEANOUT SILT BASIN	0	CY	\$4.95	\$0.00
17 . JET EXISTING SEWER	0	LF	\$0.72	\$0.00
18 . CONSTRUCT 4" TEMPORARY ASPHALT DRIVE	0	TN	\$125.35	\$0.00
19 . REMOVE 4" ASPHALT PAVEMENT	0	SY	\$5.75	\$0.00
ADD PER CHANGE ORDER NO. 1	0		\$0.00	\$0.00
20 . VAC TRUCK	0	HR	\$285.00	\$0.00
21 . STREET CREEP EXPANSION JOINT	0	LF	\$12.00	\$0.00
ADD PER CHANGE ORDER NO. 2	0		\$0.00	\$0.00
22 . MOBILIZATION	1	LS	\$950.00	\$950.00
23 . SUBGRADE PREPARATION	143	SY	\$5.00	\$715.00
24 . 7" CONCRETE ENTRANCE	143	SY	\$54.00	\$7,722.00
LESS FAILED COMPACTION TESTS	0	LS	\$148.00	\$0.00
LESS SHORT CORES	0	LS	\$198.00	\$0.00
LESS PAVEMENT PAY FACTOR DEDUCTION	0	LS	\$1,662.00	\$0.00

Estimated Construction Costs: \$115,133.87

Estimated Soft Costs

Engineering Design and Construction Administration:	\$16,905.00
Geotechnical and Testing:	\$699.09
Review Fee:	\$1,299.55
Misc. Costs:	\$0.00
Legal:	\$5,756.97
Fiscal:	\$6,989.90
Interest:	\$4,557.61
Duration (Months)	

Total Estimated Soft Costs: \$36,208.12

Total Estimated Costs: \$151,341.99

PAVING MAJOR 114th Street Contribution

Assumptions/Comments:
 TWO LANE INTERIM - 100% REIMBURSABLE
 3RD FUTURE LANE-BY OTHERS-NO COST TO OTHERS
 ASSUMES OFFSITE FROM HWY 370 TO NORTH EDGE OF PROPERTY

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	PRELIMINARY ENGINEERING	1	LS	\$33,840.00	\$33,840.00
2	CONSTRUCTION ENGINEERING	1	LS	\$47,028.00	\$47,028.00
3	CONSTRUCTION COST	1	LS	\$250,894.90	\$250,894.90
	CONTINEGENCY	0%			\$0.00

Estimated Construction Costs: \$331,762.90

Estimated Soft Costs

Engineering Design and	
0.00% Construction Administration:	\$0.00
0.00% Geotechnical and Testing:	\$0.00
2.00% Legal:	\$6,635.26
5.00% Fiscal:	\$16,919.91
7.00% Interest:	\$18,654.20
9 Duration (Months)	

Total Estimated Soft Costs: 13% \$42,209.36

Total Estimated Costs: \$373,972.26

SIDEWALKS INTERIOR

Assumptions/Comments:
 SIDEWALKS MOVED TO PHASE 2

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$0.00	\$0.00
2	COMMON EARTH EXCAVATION- SUBGRADE	0	SF	\$0.00	\$0.00
3	"STOP" SIGN (24")	0	EA	\$225.00	\$0.00
4	SPEED LIMIT SIGN (18"X24")	0	EA	\$225.00	\$0.00
5	NO PARKING SIGN	0	EA	\$200.00	\$0.00
6	STREET SIGN WITH DECORATIVE BRACKET	0	EA	\$330.00	\$0.00
7	12" STOP BAR	0	LF	\$5.00	\$0.00
8	CROSS WALK STRIPING	0	LF	\$5.00	\$0.00
9	DECORATIVE FLUTED POST	0	EA	\$360.00	\$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 114TH ST ADJACENT

Assumptions/Comments:
 SIDEWALKS MOVED TO PHASE 2

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT 5" CONCRETE SIDEWALK-PHASE 1	5,141	SF	\$0.00	\$0.00
2 .	COMMON EARTH EXCAVATION- SUBGRADE-PHASE 1	6,169	CY	\$0.00	\$0.00
3	CONSTRUCT 5" CONCRETE SIDEWALK-PHASE 2	0	SF	\$0.00	\$0.00
4	COMMON EARTH EXCAVATION- SUBGRADE-PHASE 2	0	CY	\$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

PARKS AQUISITION

Assumptions/Comments:

- ASSUME UNIT PRICE IS 50% OF PURCHASE PRICE PER ACRE (\$43,150).
Purchased in Phase 2
- Areas in Floodway, FLOODPLAIN, 3:1+20 AND EASEMENTS are not eligible for reimbursement
- Reimbursement in Phase 2

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . OUTLOT F (7.95 Acres, 3.53 FLOODPLAIN, EASEMENT, AND 3:1 +20)	4.42	AC	\$0.00	\$0.00
Estimated Construction Costs:				\$0.00
Estimated Soft Costs				
			Engineering Design and Construction Administration:	\$0.00
			Legal:	\$0.00
			Fiscal:	\$0.00
			Interest:	\$0.00
			Duration (Months)	
			Total Estimated Soft Costs:	0% \$0.00
			Total Estimated Costs:	\$0.00

PARKS IMPROVEMENTS

Assumptions/Comments:

- ASSUMES IMPROVEMENTS TO DESIGNATED PARK AREAS IN OUTLOTS F, H, AND I WILL BE DONE IN PHASE II

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . PARK IMPROVEMENTS	0	LS	\$100,000.00	\$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% \$0.00
			Total Estimated Costs:	\$0.00

PARKS ACQUISITION G.O.

Assumptions/Comments:

OUTLOT F IS DESIGNATED PARK AREA
 ASSUME UNIT PRICE IS 50% OF PURCHASE PRICE PER ACRE
 ASSUMES 50% OF PARK ACQUISITION IS G.O.
 PHASE 2

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	OUTLOT F	4.42	AC	\$0.00	\$0.00

Estimated Construction Costs:		\$0.00
Estimated Soft Costs		
Engineering Design and Construction Administration:		\$0.00
Legal:		\$0.00
Fiscal:		\$0.00
Interest:		\$0.00
Duration (Months)		
Total Estimated Soft Costs:	0%	\$0.00
Total Estimated Costs:		\$0.00

PARKS IMPROVEMENTS G.O.


Assumptions/Comments:

ASSUMES PARK IMPROVEMENTS WILL BE CONSTRUCTED IN PHASE II

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	PARK IMPROVEMENTS	0		\$100,000.00	\$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%	\$0.00
Total Estimated Costs:		\$0.00

WATER INTERIOR

Assumptions/Comments:
 FINAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . ABANDON WELL	0	LS	\$1,750.00	\$0.00
2 . ABANDON EXISTING LOT 86 WATER SERVICE	1	LS	\$761.00	\$761.00
3 . CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	0	EA	\$100.00	\$0.00
4 . EXPLORATORY EXCAVATION	5	HR	\$150.00	\$750.00
5 . CONNECT TO EXISTING 16" MAIN	1	EA	\$3,112.00	\$3,112.00
6 . CONSTRUCT 6" WATER MAIN	859	LF	\$18.00	\$15,462.00
7 . CONSTRUCT 8" WATER MAIN	4,565	LF	\$23.96	\$109,377.40
8 . CONSTRUCT 12" WATER MAIN	926	LF	\$40.31	\$37,327.06
9 . CONSTRUCT TYPE 4 END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$3,896.00	\$3,896.00
10 . CONSTRUCT TYPE 5 END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	3	EA	\$4,239.00	\$12,717.00
11 . CONSTRUCT TYPE 1 OR 2 HYDRANT, GATE VALVE AND TEE ASSEMBLY	12	EA	\$3,760.00	\$45,120.00
12 . CONSTRUCT 6" M.J. GATE VALVE AND BOX	3	EA	\$806.00	\$2,418.00
13 . CONSTRUCT 8" M.J. GATE VALVE AND BOX	24	EA	\$1,075.00	\$25,800.00
14 . CONSTRUCT 12" M.J. GATE VALVE AND BOX	4	EA	\$1,832.00	\$7,328.00
15 . CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$404.00	\$808.00
16 . CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA	\$423.00	\$2,115.00
17 . CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$569.00	\$569.00
18 . CONSTRUCT 12"x8" CROSS	1	EA	\$590.00	\$590.00
19 . CONSTRUCT 8" X 6" REDUCER	1	EA	\$141.00	\$141.00
20 . CONSTRUCT 8" x 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$445.00	\$0.00
21 . CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$540.00	\$0.00
22 . CONSTRUCT 12" x 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$729.00	\$0.00
23 . CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	2	EA	\$389.00	\$778.00
24 . BLOCK	6	EA	\$336.00	\$2,016.00
25 . CONSTRUCT CHLORINE TUBE	0	EA	\$1,264.00	\$0.00
26 . CONSTRUCT SAMPLING TAP	0	EA	\$214.00	\$0.00
27 . CONSTRUCT WATER SERVICE TO LOT 86	1	LS	\$3,064.00	\$3,064.00
28 . SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$900.00	\$0.00
29 . STRAW MULCH	0	AC	\$705.00	\$0.00

Estimated Construction Costs: \$274,149.46

Estimated Soft Costs

Engineering Design and Construction Administration:	\$57,901.50
Geotechnical and Testing:	\$1,300.00
Review Fee:	\$3,105.04
Misc. Costs:	\$655.16
Legal:	\$13,715.00
Fiscal:	\$17,534.54
Interest:	\$7,641.90
Duration (Months)	

Total Estimated Soft Costs: \$101,853.14

Total Estimated Costs: \$376,002.60

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL

Assumptions/Comments:

UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, EFFECTIVE OCT 1, 2015
 Lot 86 Capital Facility Fee paid by Developer
 FINAL - SOFT COSTS DETERMINED BY RATIO TO TOTAL FEE

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . RESIDENTIAL (SINGLE FAMILY)	85	EA	\$2,175.00	\$184,875.00
2 . OUTLOT G (FUTURE RESIDENTIAL LOT)	1	EA	\$2,175.00	\$2,175.00
Estimated Construction Costs:				\$187,050.00
Estimated Soft Costs				
			Engineering Design and Construction Administration:	\$0.00
			Misc. Costs:	\$1,655.14
			Legal:	\$3,741.54
			Fiscal:	\$9,902.87
			Interest:	\$13,344.11
			Duration (Months)	
Total Estimated Soft Costs:				\$28,643.66
Total Estimated Costs:				\$215,693.66

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA

Assumptions/Comments:

UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR PARK OR COMMON AREA, EFFECTIVE OCT 1, 2015
 OUTLOT D IS RESERVED FOR FUTURE PHASE 2 RESIDENTIAL LOTS.
 CAPITAL FACILITY FEES FOR OUTLOT D WILL BE PAID IN PHASE 2
 FINAL - SOFT COSTS DETERMINED BY RATIO TO TOTAL FEE

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . OUTLOTS A, B, C, E, F	13.76	AC	\$6,080.00	\$83,660.80
Estimated Construction Costs:				\$83,660.80
Estimated Soft Costs				
			Engineering Design and Construction Administration:	\$0.00
			Misc. Costs:	\$740.29
			Legal:	\$1,673.46
			Fiscal:	\$4,429.20
			Interest:	\$5,968.34
			Duration (Months)	
Total Estimated Soft Costs:				\$12,811.29
Total Estimated Costs:				\$96,472.09

WATER INTERIOR G.O.

Assumptions/Comments:

PRICE DIFFERENCE FOR PIPES & STRUCTURES LARGER THAN 8"
SOFT COSTS ARE RATIO G.O. CONSTRUCTION TO CONSTRUCTION TOTAL

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	ABANDON WELL	0	LS	\$1,750.00	\$0.00
2	ABANDON EXISTING LOT 86 WATER SERVICE	0	LS	\$761.00	\$0.00
3	CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	0	EA	\$100.00	\$0.00
4	EXPLORATORY EXCAVATION	0	HR	\$150.00	\$0.00
5	CONNECT TO EXISTING 16" MAIN	0	EA	\$3,112.00	\$0.00
6	CONSTRUCT 6" WATER MAIN	0	LF	\$18.00	\$0.00
7	CONSTRUCT 8" WATER MAIN	0	LF	\$23.96	\$0.00
8	CONSTRUCT 12" WATER MAIN	926	LF	\$16.35	\$15,140.10
9	CONSTRUCT TYPE 4 END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$3,896.00	\$0.00
10	CONSTRUCT TYPE 5 END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$4,239.00	\$0.00
11	CONSTRUCT TYPE 1 OR 2 HYDRANT, GATE VALVE AND TEE ASSEMBLY	0	EA	\$3,760.00	\$0.00
12	CONSTRUCT 6" M.J. GATE VALVE AND BOX	0	EA	\$806.00	\$0.00
13	CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,075.00	\$0.00
14	CONSTRUCT 12" M.J. GATE VALVE AND BOX	4	EA	\$757.00	\$3,028.00
15	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$404.00	\$0.00
16	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$423.00	\$0.00
17	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$146.00	\$146.00
18	CONSTRUCT 12"x8" CROSS	1	EA	\$240.00	\$240.00
19	CONSTRUCT 8" X 6" REDUCER	0	EA	\$141.00	\$0.00
20	CONSTRUCT 8" x 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$445.00	\$0.00
21	CONSTRUCT 8" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$540.00	\$0.00
22	CONSTRUCT 12" x 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	4	EA	\$284.00	\$1,136.00
23	CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$389.00	\$0.00
24	CONSTRUCT 8" x 22.5 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$336.00	\$0.00
25	CONSTRUCT CHLORINE TUBE	0	EA	\$1,264.00	\$0.00
26	CONSTRUCT SAMPLING TAP	0	EA	\$214.00	\$0.00
27	CONSTRUCT WATER SERVICE TO LOT 86	0	LS	\$3,064.00	\$0.00
28	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$900.00	\$0.00
29	STRAW MULCH	0	AC	\$705.00	\$0.00

Estimated Construction Costs: \$19,690.10

Estimated Soft Costs

Engineering Design and Construction Administration:	\$1,499.00
Geotechnical and Testing:	\$93.37
Review Fee:	\$223.01
Misc. Costs:	\$0.00
Legal:	\$985.05
Fiscal:	\$1,124.11
Interest:	\$453.59
Duration (Months)	

Total Estimated Soft Costs: \$4,378.13

Total Estimated Costs: \$24,068.23

WATER-CAPITAL FACILITY FEES-PAPILLION G.O.

Assumptions/Comments:
 ↻ 50% OF TOTAL COST G.O. , MINUS MISC. LEGAL COSTS & ASSOCIATED FISC. & INT.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	50% OF TOTAL IS G.O. (MINUS MISC. COSTS AND ASSOCIATED FISCAL & INTEREST)	1	LS	\$106,922.12	\$106,922.12
Estimated Construction Costs:					\$106,922.12
Total Estimated Costs:					\$106,922.12

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA

Assumptions/Comments:
 ↻ ASSUMES 50% OF PARK AREAS TOTAL IS GO, MINUS MISC. LEGAL COSTS & ASSOCIATED FISC. & INT.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	50% OF TOTAL IS G.O. (MINUS MISC. COSTS AND ASSOCIATED FISCAL & INTEREST)	1.00	LS	\$47,822.46	\$47,822.46
Estimated Construction Costs:					\$47,822.46
Total Estimated Costs:					\$47,822.46

POWER

Assumptions/Comments:



Per Pat Carnazzo, Lot 86 would have to pay for their own UG power if they wanted it

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	ASHBURY CREEK RESIDENTIAL LOTS 1-85	85	EA	\$1,350.00	\$114,750.00
2	OUTLOT G (FUTURE RESIDENTIAL LOT)	1	EA	\$1,350.00	\$1,350.00

Estimated Construction Costs: \$116,100.00

Estimated Soft Costs

Engineering Design and
Construction Administration: \$22,000.00
Misc. Costs: \$60.16
Legal: \$2,322.00
Fiscal: \$7,024.12
Interest: \$7,161.26
Duration (Months)

Total Estimated Soft Costs: \$38,567.54

Total Estimated Costs: \$154,667.54

Civil Defense Siren

Assumptions/Comments:

ASSUMES CIVIL DEFENCE SIREN CONSTRUCTED IN PHASE II



ASSUMES ALL COST FOR CIVIL DEFENSE SIREN IS G.O.

ASSUMES FUTURE SID CONTRIBUTES 1/2 TOTAL COST

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CIVIL DEFENSE SIREN	0	LS	\$30,000.00	\$0.00
Estimated Construction Costs:				\$0.00
Estimated Soft Costs				
			Engineering Design and Construction Administration:	\$0.00
			Legal:	\$0.00
			Fiscal:	\$0.00
			Interest:	\$0.00
			Duration (Months)	
			Total Estimated Soft Costs:	0% \$0.00
			Total Estimated Costs:	\$0.00
CONTRIBUTION BY FUTURE SID			50%	\$0.00

Plan Review Fee

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$0.00	1.00%	\$0.00
2 .	SANITARY SEWER - OUTFALL	\$0.00	1.00%	\$0.00
3 .	STORM SEWER	\$0.00	1.00%	\$0.00
4 .	PAVING MINOR	\$0.00	1.00%	\$0.00
5 .	PAVING COLLECTOR	\$0.00	1.00%	\$0.00
6 .	PAVING MAJOR 114th Street Adjacent To Development (original estimate)	\$0.00	1.00%	\$0.00
7 .	SIDEWALKS INTERIOR	\$0.00	1.00%	\$0.00
8 .	PARKS IMPROVEMENTS	\$0.00	1.00%	\$0.00
9 .	WATER INTERIOR	\$0.00	1.00%	\$0.00
10 .	WATER OFFSITE	\$0.00	1.00%	\$0.00
11 .	WATER CAD MODELING	\$0.00	\$2,800	\$0.00

Estimated Construction Costs:		\$0.00
Estimated Soft Costs		
Fiscal:		\$0.00
Interest:		\$0.00
Duration (Months)		
Total Estimated Soft Costs:	0%	\$0.00
Total Estimated Costs:		\$0.00

S.I.D. Cost Estimate

ASHBURY CREEK
0113040.01-001
PHASE 2
12/4/2020

ORDER OF MAGNITUDE COST ESTIMATE

Phase 2

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable From Sarpy County	Reimbursable From Future SID	
SANITARY SEWER									
Interior	10147	LF	\$547,163.56	\$1,039,353.24	\$109,130.07	\$930,223.17	\$0.00	\$0.00	
STORM SEWER									
	3137	LF	\$308,761.96	\$555,533.46	\$555,533.46	\$0.00	\$0.00	\$0.00	
PAVING									
Minor	40606	SY	\$1,751,864.71	\$2,577,746.95	\$785,323.95	\$1,792,423.00	\$0.00	\$0.00	
* Regulatory Signage	1	LS	\$81,834.00	\$114,899.95	\$114,899.95	\$0.00	\$0.00	\$0.00	
SIDEWALKS & TRAIL									
Interior	19927	SF	\$271,394.42	\$359,436.27	\$359,436.27	\$0.00	\$0.00	\$0.00	
PARKS									
Acquisition	15	AC	\$292,986.50	\$386,630.72	\$193,315.36	\$193,315.36	\$0.00	\$0.00	
Gold Coast Road (BridgeCor)	1	LS	\$517,148.58	\$772,823.33	\$772,823.33	\$0.00	\$0.00	\$0.00	
WATER									
Interior	13860	LF	\$603,137.28	\$892,028.17	\$133,923.63	\$758,104.54	\$0.00	\$0.00	
Capital Facilities Charge	148	Lots	\$338,180.00	\$447,487.86	\$223,743.93	\$223,743.93	\$0.00	\$0.00	
Capital Facilities Charge	17	AC	\$120,676.50	\$159,682.03	\$79,841.02	\$79,841.02	\$0.00	\$0.00	
POWER									
	149	Lots	\$201,150.00	\$318,772.04	\$0.00	\$318,772.04	\$0.00	\$0.00	
* CIVIL DEFENSE SIREN	1	LS	\$34,500.00	\$48,431.56	\$24,215.78	\$0.00	\$0.00	\$24,215.78	
PLAN REVIEW FEE									
	1	%	\$38,815.56	\$47,528.05	\$20,745.51	\$26,782.54	\$0.00	\$0.00	
* Estimated Future Costs			Total	\$5,107,613.07	\$7,720,353.64	\$3,372,932.26	\$4,323,205.59	\$0.00	\$24,215.78
			Specials per Lot	\$29,016.92					

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Land (Land Value Only)	=	<input type="text" value="\$60,000.00"/>
Average market Value Per Residential Lot (Home) (Improvement value only)	=	<input type="text" value="\$380,000.00"/>
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="149"/>	Units =	\$60,000.00 =	\$8,940,000.00
Residential Home	<input type="text" value="149"/>	Units =	\$380,000.00 =	\$56,620,000.00
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 =
				\$65,560,000.00
				Total 95% Valuation =
				\$62,282,000.00
				DEBT RATIO = <input type="text" value="5.42%"/>

SANITARY SEWER - INTERIOR

Assumptions/Comments:
 ASSUMES MANHOLES 12' DEEP
 ASSUMES 6" SERVICE 35'/LOT
 INCLUDES SERVICE FOR LOT 86

Estimated Construction Costs / LF 8" San: \$53.93

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CLEARING AND GRUBBING GENERAL	1	LS	\$5,000.00	\$5,000.00
2. REMOVE 8" PIPE PLUG	2	EA	\$250.00	\$500.00
3. CONSTRUCT 6" SANITARY SEWER PIPE	4,662	LF	\$21.65	\$100,932.30
4. CONSTRUCT 8" SANITARY SEWER PIPE	10,146.7	LF	\$26.50	\$268,887.55
5. CONSTRUCT 6" PIPE BEDDING	4,662	LF	\$3.00	\$13,986.00
6. CONSTRUCT 8" PIPE BEDDING	10,146.7	LF	\$3.00	\$30,440.10
7. STABILIZE TRENCH W/ CRUSHED LIMESTONE	100	TN	\$36.00	\$3,600.00
8. CONSTRUCT 54" I.D. SANITARY MANHOLE (39 EA)	475.75	VF	\$350.00	\$166,512.50
CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY SEWER (1 EA)	0	VF	\$425.00	\$0.00
10. CONSTRUCT CONNECTION TO EXISTING 8" SANITARY SEWER PIPE	1	EA	\$250.00	\$250.00
11. CONSTRUCT 8" PIPE PLUG	3	EA	\$150.00	\$450.00
12. CONSTRUCT 8" X 6" WYE	120	EA	\$150.00	\$18,000.00
13. CONSTRUCT 6" MANHOLE STUBOUT	28	EA	\$250.00	\$7,000.00
14. EXCAVATION FOR EXTRA DEEP SANITARY SEWER	656	VF-LF	\$8.00	\$5,248.00
15. CONSTRUCT 6" SERVICE RISER DROP CONNECTION (1 EA)	0	VF	\$250.00	\$0.00
16. CONSTRUCT 6" SERVICE RISER (3 EA)	12	VF	\$100.00	\$1,200.00
17. CLEARING AND GRUBBING TREES OVER 9" TO 15" DIAMETER	0	EA	\$100.00	\$0.00
18. CONSTRUCT TWO-WAY CLEANOUT	1	EA	\$250.00	\$250.00
19. CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
20. CLEANOUT SILT FENCE	0	LF	\$1.00	\$0.00
21. REMOVE SILT FENCE	0	LF	\$1.00	\$0.00
ADDITIONAL AUTHORIZED WORK				
22. BORING 8" SANITARY SEWER	101	LF	\$75.50	\$7,625.50
COMPLETION OF WORK - ROLOFF				
TIME AND MATERIALS	1	LS	\$143,196.42	\$143,196.42
LESS LIQUIDATED DAMAGES: May 7, 2018 - July 15, 2019				
LESS FAILED TESTS: COMPACTION TESTS	143	EA	\$35.00	-\$5,005.00
LESS FAILED TESTS: VERTICAL FEET	685	VF	\$8.00	-\$5,480.00

Estimated Construction Costs before Deductions: \$773,078.37
 Estimated Construction Costs: \$547,163.56

Estimated Soft Costs

Engineering Design and Construction	25%	\$194,801.63
Geotechnical and Testing:	8%	\$60,079.06
Legal:	3%	\$25,800.17
Fiscal:	6%	\$48,642.13
Interest:	21%	\$162,866.69
Duration (Months)		

Total Estimated Soft Costs: 64% \$492,189.68

Total Estimated Costs: \$1,039,353.24

SANITARY SEWER - INTERIOR G.O.

Assumptions/Comments:

ASSUMES 1/2 SANITARY SEWER ADJACENT TO OUTLOT I & H DESIGNATED PARK AREA IS G.O.
 80.42% of Additional work by Roloff to complete contract obligations of TLC and failed tests were located on the sanitary sewer run adjacent to Outlot I & H by LF.
 Per subdivision agreement, this area is 50% GO.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CLEARING AND GRUBBING GENERAL	0	LS	\$5,000.00	\$0.00
2 . REMOVE 8" PIPE PLUG	0	EA	\$250.00	\$0.00
3 . CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$21.65	\$0.00
4 . CONSTRUCT 8" SANITARY SEWER PIPE	396	LF	\$26.50	\$10,480.75
5 . CONSTRUCT 6" PIPE BEDDING	0	LF	\$3.00	\$0.00
6 . CONSTRUCT 8" PIPE BEDDING	396	LF	\$3.00	\$1,186.50
7 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$36.00	\$0.00
8 . CONSTRUCT 54" I.D. SANITARY MANHOLE (39 EA)	21	VF	\$350.00	\$7,350.00
9 . CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY SEWER (1 EA)	0	VF	\$425.00	\$0.00
10 . CONSTRUCT CONNECTION TO EXISTING 8" SANITARY SEWER PIPE	0	EA	\$250.00	\$0.00
11 . CONSTRUCT 8" PIPE PLUG	0	EA	\$150.00	\$0.00
12 . CONSTRUCT 8" X 6" WYE	0	EA	\$150.00	\$0.00
13 . CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$250.00	\$0.00
14 . EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	\$8.00	\$0.00
15 . CONSTRUCT 6" SERVICE RISER DROP CONNECTION (1 EA)	0	VF	\$250.00	\$0.00
16 . CONSTRUCT 6" SERVICE RISER (3 EA)	0	VF	\$100.00	\$0.00
17 . CLEARING AND GRUBBING TREES OVER 9" TO 15" DIAMETER	0	EA	\$100.00	\$0.00
18 . CONSTRUCT TWO-WAY CLEANOUT	0	EA	\$250.00	\$0.00
19 . CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
20 . CLEANOUT SILT FENCE	0	LF	\$1.00	\$0.00
21 . REMOVE SILT FENCE	0	LF	\$1.00	\$0.00
22 . BORING 8" SANITARY SEWER	101	LF	\$75.50	\$7,625.50
COMPLETION OF WORK - ROLOFF TIME AND MATERIALS	0.40	LS	\$143,196.42	\$57,578.76
LESS LIQUIDATED DAMAGES: May 7, 2018 - July 15, 2019	0.11	LS	\$215,429.81	-\$23,469.58
LESS FAILED TESTS: COMPACTION TESTS	71.5	EA	\$35.00	-\$2,502.50
LESS FAILED TESTS: VERTICAL FEET	342.5	VF	\$8.00	-\$2,740.00

Estimated Construction Costs before Deductions: \$84,221.51
Estimated Construction Costs: \$55,509.43

Estimated Soft Costs

Engineering Design and Construction	25%	\$21,222.28
Geotechnical and Testing:	8%	\$6,545.19
Legal:	3%	\$2,810.75
Fiscal:	6%	\$5,299.22
Interest:	21%	\$17,743.19
Duration (Months)		

Total Estimated Soft Costs: 64% \$53,620.64

Total Estimated Costs: \$109,130.07

STORM SEWER

Assumptions/Comments:

ASSUMES MANHOLES ARE 6 FT DEEP

Estimated Construction Costs / LF Storm:

\$98.43

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . GENERAL GRADING AND SHAPING	1	LS	\$5,000.00	\$5,000.00
2 CONSTRUCT 18" R.C.P., CLASS III	1,044	LF	\$36.81	\$38,429.64
3 CONSTRUCT 24" R.C.P., CLASS III	1,052	LF	\$47.71	\$50,190.92
4 CONSTRUCT 30" R.C.P., CLASS III	355	LF	\$58.13	\$20,636.15
5 CONSTRUCT 36" R.C.P., D(0.01) = 1,350	686	LF	\$76.07	\$52,184.02
6 CONSTRUCT 24" R.C. FLARED END SECTION	1	EA	\$706.44	\$706.44
7 CONSTRUCT 30" R.C. FLARED END SECTION	2	EA	\$755.27	\$1,510.54
8 CONSTRUCT 54" I.D. FLATTOP MANHOLE(4 EA)	24.23	VF	\$475.00	\$11,509.25
9 CONSTRUCT 72" I.D. MANHOLE(4 EA)	31.4	VF	\$725.00	\$22,765.00
10 CONSTRUCT 36" CONNECTION TO EXISTING STRUCTURE	1	EA	\$750.00	\$750.00
11 CONVERT 72" I.D. AREA INLET TO MANHOLE	1	EA	\$1,500.00	\$1,500.00
12 CONSTRUCT 18" PIPE BEDDING	1,044	LF	\$6.00	\$6,264.00
13 CONSTRUCT 24" PIPE BEDDING	1,052	LF	\$8.00	\$8,416.00
14 CONSTRUCT 30" PIPE BEDDING	355	LF	\$8.00	\$2,840.00
15 CONSTRUCT 36" PIPE BEDDING	686	LF	\$10.00	\$6,860.00
16 STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$36.00	\$0.00
17 SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$1,000.00	\$0.00
18 HAY OR STRAW MULCH	0	AC	\$1,000.00	\$0.00
19 ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.50	\$0.00
20 CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
21 CLEANOUT SILT FENCE	0	LF	\$1.00	\$0.00
22 REMOVE SILT FENCE	0	LF	\$1.00	\$0.00
23 CONSTRUCT ROCK RIP-RAP - TYPE "B"	0	TN	\$48.00	\$0.00
24 REIMBURSEMENT FOR EXISTING STORM SEWER	1	LS	\$72,000.00	\$72,000.00
25 CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$7,200.00	\$7,200.00
STORED MATERIALS	0	LS	\$48,854.40	\$0.00

Estimated Construction Costs:

\$308,761.96

Estimated Soft Costs

Engineering Design and Construction	29%	\$89,936.10
Geotechnical and Testing:	4%	\$12,685.91
Legal:	5%	\$14,558.92
Fiscal:	14%	\$42,791.81
Interest:	28%	\$86,798.76
Duration (Months)		

Total Estimated Soft Costs:

80% \$246,771.50

Total Estimated Costs:

\$555,533.46

STORM SEWER G.O.

Assumptions/Comments:

- ASSUMES ALL STORM SEWER IS GO
- ASSUMES COST DIFFERENCE BETWEEN 48" AND 54" IS SPECIAL

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . GENERAL GRADING AND SHAPING	1	LS	\$5,000.00	\$5,000.00
2 . CONSTRUCT 18" R.C.P., CLASS III	1,044	LF	\$36.81	\$38,429.64
3 . CONSTRUCT 24" R.C.P., CLASS III	1,052	LF	\$47.71	\$50,190.92
4 . CONSTRUCT 30" R.C.P., CLASS III	355	LF	\$58.13	\$20,636.15
5 . CONSTRUCT 36" R.C.P., D(0.01) = 1,350	686	LF	\$76.07	\$52,184.02
6 . CONSTRUCT 24" R.C. FLARED END SECTION	1	EA	\$706.44	\$706.44
7 . CONSTRUCT 30" R.C. FLARED END SECTION	2	EA	\$755.27	\$1,510.54
8 . CONSTRUCT 54" I.D. FLATTOP MANHOLE(4 EA)	24	VF	\$475.00	\$11,509.25
9 . CONSTRUCT 72" I.D. MANHOLE(4 EA)	31	VF	\$725.00	\$22,765.00
10 . CONSTRUCT 36" CONNECTION TO EXISTING STRUCTURE	1	EA	\$750.00	\$750.00
11 . CONVERT 72" I.D. AREA INLET TO MANHOLE	1	EA	\$1,500.00	\$1,500.00
12 . CONSTRUCT 18" PIPE BEDDING	1,044	LF	\$6.00	\$6,264.00
13 . CONSTRUCT 24" PIPE BEDDING	1,052	LF	\$8.00	\$8,416.00
14 . CONSTRUCT 30" PIPE BEDDING	355	LF	\$8.00	\$2,840.00
15 . CONSTRUCT 36" PIPE BEDDING	686	LF	\$10.00	\$6,860.00
16 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	0	TN	\$36.00	\$0.00
17 . SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$1,000.00	\$0.00
18 . HAY OR STRAW MULCH	0	AC	\$1,000.00	\$0.00
19 . ROLLED EROSION CONTROL, TYPE II	0	SY	\$1.50	\$0.00
20 . CONSTRUCT SILT FENCE	0	LF	\$2.50	\$0.00
21 . CLEANOUT SILT FENCE	0	LF	\$1.00	\$0.00
22 . REMOVE SILT FENCE	0	LF	\$1.00	\$0.00
23 . CONSTRUCT ROCK RIP-RAP - TYPE "B"	0	TN	\$48.00	\$0.00
24 . REIMBURSEMENT FOR EXISTING STORM SEWER	1	LS	\$72,000.00	\$72,000.00
25 . CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$7,200.00	\$7,200.00
STORED MATERIALS	0	LS	\$48,854.40	\$0.00

Estimated Construction Costs: \$308,761.96

Estimated Soft Costs

Engineering Design and Construction	29%	\$89,936.10
Geotechnical and Testing:	4%	\$12,685.91
Legal:	5%	\$14,558.92
Fiscal:	14%	\$42,791.81
Interest:	28%	\$86,798.76
Duration (Months)		

Total Estimated Soft Costs: 80% \$246,771.50

Total Estimated Costs: \$555,533.46

PAVING MINOR

Assumptions/Comments:



Estimated Construction Costs / SY Paving:

\$43.14

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . SAW-CUT PAVEMENT FULL DEPTH	90	LF	\$4.45	\$400.50
2 . REMOVE CONCRETE HEADER	50	LF	\$6.30	\$315.00
3 . REMOVE EXISTING CONCRETE TURNAROUND	828	SF	\$1.15	\$952.20
4 . REMOVE AND SALVAGE END OF STREET BARRICADE	2	EA	\$185.00	\$370.00
5 . COMMON EARTH EXCAVATION	13,535.33	CY	\$8.50	\$115,050.31
6 . 7" CONCRETE PAVEMENT - TYPE L65	40,606	SY	\$33.80	\$1,372,482.80
7 . DRILL AND EPOXY NO. 5 REBAR @ 5' CENTERS	17	EA	\$7.70	\$130.90
8 . CONSTRUCT ROCK RIP-RAP TYPE "B"	0	TN	\$207.90	\$0.00
9 . CONSTRUCT CONCRETE TURNAROUND	1,104	SF	\$5.65	\$6,237.60
10 . CONSTRUCT CONCRETE HEADER	136	LF	\$9.00	\$1,224.00
11 . CONSTRUCT END OF STREET BARRICADE	0	EA	\$1,279.90	\$0.00
12 . CONSTRUCT SALVAGED END OF STREET BARRICADE	2	EA	\$437.45	\$874.90
13 . CONSTRUCT 12" CURB INLET	28	EA	\$2,800.00	\$78,400.00
14 . CONSTRUCT MODIFIED 12" CURB INLET	4	EA	\$3,300.00	\$13,200.00
15 . ADJUST MANHOLE TO GRADE (9 ST, 40 SS)	49	EA	\$130.00	\$6,370.00
16 . CONSTRUCT EXTERNAL FRAME SEAL (9 ST, 40 SS)	49	EA	\$275.00	\$13,475.00
17 . CONSTRUCT CURB INLET PROTECTION	0	EA	\$175.00	\$0.00
18 . CONSTRUCT SILT FENCE	815	LF	\$2.55	\$2,078.25
19 . CLEANOUT SILT FENCE	0	LF	\$0.85	\$0.00
20 . SEEDING - TYPE "TEMPORARY SEED MIX"	28	AC	\$913.85	\$25,405.03
21 . JET EXISTING SANITARY SEWER	8,563	LF	\$0.70	\$5,994.10
ADD PER CHANGE ORDER #1				
22 . SILT BASIN 6 CLOSURE	1	LS	\$86,594.75	\$86,594.75
23 . UTILITY RELOCATION ON 114TH & GOLD COAST ROAD	1	LS	\$5,328.25	\$5,328.25
24 . CENTER STEEL MODIFICATION	1	LS	\$2,486.98	\$2,486.98
ADD PER CHANGE ORDER #2				
25 . EARTHWORK	1	LS	\$13,105.07	\$13,105.07
26 . FLATTOP ADJUSTMENT	1	LS	\$1,899.70	\$1,899.70
27 . TRAFFIC CONTROL SIGNAGE	1	LS	\$646.37	\$646.37
LESS FAILED TEST: COMPACTION TEST	7	EA	\$38.00	-\$266.00
LESS FAILED TEST: SHORT CORES	11	EA	\$81.00	-\$891.00

Estimated Construction Costs before Deductions: \$1,753,021.71
 Estimated Construction Costs: \$1,751,864.71

Estimated Soft Costs

Engineering Design and Construction	17%	\$296,243.66
Geotechnical and Testing:	2%	\$28,478.84
Legal:	5%	\$87,599.74
Fiscal:	8%	\$131,891.78
Interest:	16%	\$281,668.23
Duration (Months)		

Total Estimated Soft Costs: 47% \$825,882.25

Total Estimated Costs: **\$2,577,746.95**

REGULATORY STREET SIGNS

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	SIGNAGE AND STRIPING		1 LS	\$81,834.00	\$81,834.00

Estimated Construction Costs: \$81,834.00

Estimated Soft Costs

Engineering Design and
Construction Administration: \$15,548.46
Geotechnical and Testing: \$1,636.68
Legal: \$4,950.96
Fiscal: \$5,198.50
Interest: \$5,731.35
Duration (Months)

Total Estimated Soft Costs: 40% \$33,065.95

Total Estimated Costs: \$114,899.95

PAVING MINOR G.O.

Assumptions/Comments:

- ASSUMES ALL INTERSECTIONS ARE GO
- 1/2 PAVEMENT ADJACENT TO OUTLOT K AND OUTLOT M IS GO (S 118TH ST)
- ASSUMES ALL CURB INLETS ARE GO
- PAVEMENT WIDER THAN 25' IS GO (GOLD COAST ROAD)
- GOLD COAST ROAD WITHIN THE PARK AREA IS GO

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . SAW-CUT PAVEMENT FULL DEPTH	0	LF	\$4.45	\$0.00
2 REMOVE CONCRETE HEADER	0	LF	\$6.30	\$0.00
3 REMOVE EXISITNG CONCRETE TURNAROUND	0	SF	\$1.15	\$0.00
4 REMOVE AND SALVAGE END OF STREET BARRICADE	0	EA	\$185.00	\$0.00
5 COMMON EARH EXCAVATION	3,102	CY	\$8.50	\$26,367.00
6 7" CONCRETE PAVEMENT - TYPE L65	9,306	SY	\$33.80	\$314,542.80
7 DRILL AND EPOXY NO. 5 REBAR @ 5' CENTERS	0	EA	\$7.70	\$0.00
8 CONSTRUCT ROCK RIP-RAP TYPE "B"	0	TN	\$207.90	\$0.00
9 CONSTRUCT CONCRETE TURNAROUND	1,104	SF	\$5.65	\$6,237.60
10 CONSTRUCT CONCRETE HEADER	0	LF	\$9.00	\$0.00
11 CONSTRUCT END OF STREET BARRICADE	0	EA	\$1,279.90	\$0.00
12 CONSTRUCT SALVAGED END OF STREET BARRICADE	2	EA	\$437.45	\$874.90
13 CONSTRUCT 12" CURB INLET	28	EA	\$2,800.00	\$78,400.00
14 CONSTRUCT MODIFIED 12" CURB INLET	4	EA	\$3,300.00	\$13,200.00
15 ADJUST MANHOLE TO GRADE (9 ST, 40 SS)	9	EA	\$130.00	\$1,170.00
16 CONSTRUCT EXTERNAL FRAME SEAL (9 ST, 40 SS)	9	EA	\$275.00	\$2,475.00
17 CONSTRUCT CURB INLET PROTECTION	0	EA	\$175.00	\$0.00
18 CONSTRUCT SILT FENCE	815	LF	\$2.55	\$2,078.25
19 CLEANOUT SILT FENCE	0	LF	\$0.85	\$0.00
20 SEEDING - TYPE "TEMPORARY SEED MIX"	28	AC	\$913.85	\$25,405.03
21 JET EXISTING SANITARY SEWER	0	LF	\$0.70	\$0.00
ADD PER CHANGE ORDER #1				
22 SILT BASIN 6 CLOSURE	1	LS	\$86,594.75	\$86,594.75
23 UTILITY RELOCATION ON 114TH & GOLD COAST ROAD	1	LS	\$5,328.25	\$5,328.25
24 CENTER STEEL MODIFICATION	1	LS	\$2,486.98	\$2,486.98
ADD PER CHANGE ORDER #2				\$0.00
25 EARTHWORK	1	LS	\$13,105.07	\$13,105.07
26 FLATTOP ADJUSTMENT	1	LS	\$1,899.70	\$1,899.70
27 TRAFFIC CONTROL SIGNAGE	1	LS	\$646.37	\$646.37
LESS FAILED TEST: COMPACTION TEST	2	EA	\$38.00	-\$60.96
LESS FAILED TEST: SHORT CORES	3	EA	\$81.00	-\$204.20

Estimated Construction Costs before Deductions: \$580,811.70
 Estimated Construction Costs: \$580,546.54

Estimated Soft Costs

Engineering Design and Construction	5%	\$29,261.66
Geotechnical and Testing:	2%	\$9,437.54
Legal:	5%	\$29,029.48
Fiscal:	8%	\$43,707.32
Interest:	16%	\$93,341.41
Duration (Months)		

Total Estimated Soft Costs: 35% \$204,777.41

Total Estimated Costs: **\$785,323.95**

PAVING MAJOR 114th Street Adjacent To Development

Assumptions/Comments:
ALL CONSTRUCTED IN PHASE 1



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONTRIBUTION TO SARPY COUNTY PUBLIC WORKS	0	LS	\$331,762.90	\$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% \$0.00

Total Estimated Costs: \$0.00

CONTRIBUTION BY SARPY COUNTY 50% \$0.00

SIDEWALKS INTERIOR

Assumptions/Comments:

ASSUMES 5' WIDE SIDEWALKS AND 8' WIDE TRAIL
 INCLUDES SIDEWALK ADJACENT TO OUTLOTS G,H, I, J, K & GOLD COAST ROAD
 ALL SIDEWALK ALONG 114TH (PHASE 1 AND 2) IS INCLUDED.

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 CLEARING AND GRUBBING	1	LS	\$16,177.00	\$16,177.00
2 CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	13	EA	\$167.00	\$2,171.00
3 CLEARING AND GRUBBING TREES OVER 18" TO 27" DIAMETER	1	EA	\$779.00	\$779.00
4 CONSTRUCT 5" CONCRETE SIDEWALK	19,927	SF	\$4.04	\$80,505.08
5 CONSTRUCT 6" CONCRETE TRAIL	23,256	SF	\$4.64	\$107,907.84
6 CONSTRUCT CONCRETE CURB RAMP	8	EA	\$634.00	\$5,072.00
7 CONSTRUCT DETECTABLE WARNING PANEL	8	EA	\$55.20	\$441.60
8 ADJUST MANHOLE TO GRADE	1	EA	\$206.00	\$206.00
9 ADJUST WATER VALVE TO GRADE	3	EA	\$137.00	\$411.00
10 COMMON EARTH EXCAVATION	941	CY	\$5.56	\$5,231.96
11 SUB-GRADE STABILIZATION	150	TNS	\$21.00	\$3,150.00
12 REMOVE AND REPLACE UNSUITABLE MATERIAL	0	CY	\$11.10	\$0.00
13 ON-SITE BORROW	0	CY	\$6.67	\$0.00
14 SEEDING - TYPE "NON -IRRIGATED LAWN AND TURF SEED"	2	AC	\$1,669.00	\$3,187.79
15 SEEDING - TYPE "NATIVE GRASS MIXTURE"	3	AC	\$1,669.00	\$5,007.00
16 STRAW MULCH	3	AC	\$556.00	\$1,668.00
17 ROLLED EROSION CONTROL, TYPE II	9,300	SY	\$1.11	\$10,323.00
18 CONSTRUCT SILT FENCE	0	LF	\$3.63	\$0.00
ADD PER CHANGE ORDER #1				
19 2020 PRICE INCREASE	1	LS	\$25,559.15	\$25,559.15
20 REMOVE AND REPLACE CURB AND GUTTER	27	LF	\$45.00	\$1,215.00
21 CONVERT AREA INLET TO MANHOLE	1	LS	\$2,382.00	\$2,382.00

Estimated Construction Costs: \$271,394.42

Estimated Soft Costs

Engineering Design and Construction	14%	\$38,708.61
Geotechnical and Testing:	1%	\$3,729.50
Legal:	5%	\$13,573.33
Fiscal:	5%	\$13,898.67
Interest:	7%	\$18,131.74
Duration (Months)		

Total Estimated Soft Costs: 32% \$88,041.85

Total Estimated Costs: \$359,436.27

SIDEWALKS 114TH ST ADJACENT

Assumptions/Comments:

ASSUMES ALL ADJACENT SIDEWALK TO PHASE 2 WILL BE CONSTRUCTED IN PHASE 2
 ASSUMES 5' WIDE SIDEWALKS
 ASSUMES ALL OF ADJACENT SIDEWALK IS GO
 INCLUDED IN SIDEWALK ABOVE

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 CONSTRUCT 5" CONCRETE SIDEWALK	0	SF	\$5.00	\$0.00
2 COMMON EARTH EXCAVATION- SUBGRADE	0	SF	\$1.00	\$0.00
CONTINGENCY	15%			\$0.00

Estimated Construction Costs: \$0.00

Estimated Soft Costs

19.00% Engineering Design and Construction	\$0.00
2.00% Geotechnical and Testing:	\$0.00
5.00% Legal:	\$0.00
5.00% Fiscal:	\$0.00
7.00% Interest:	\$0.00
12 Duration (Months)	

Total Estimated Soft Costs: \$0.00

Total Estimated Costs: \$0.00

SIDEWALKS G.O.

Assumptions/Comments:

- ASSUMES 5' WIDE SIDEWALKS AND 8' WIDE TRAIL
- INCLUDES SIDEWALK ADJACENT TO OUTLOTS G,H, I, J, K & GOLD COAST ROAD
- ALL SIDEWALK ALONG 114TH (PHASE 1 AND 2) IS INCLUDED.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CLEARING AND GRUBBING	1	LS	\$16,177.00	\$16,177.00
2	CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	13	EA	\$167.00	\$2,171.00
3	CLEARING AND GRUBBING TREES OVER 18" TO 27" DIAMETER	1	EA	\$779.00	\$779.00
4	CONSTRUCT 5" CONCRETE SIDEWALK	19,927	SF	\$4.04	\$80,505.08
5	CONSTRUCT 6" CONCRETE TRAIL	23,256	SF	\$4.64	\$107,907.84
6	CONSTRUCT CONCRETE CURB RAMP	8	EA	\$634.00	\$5,072.00
7	CONSTRUCT DETECTABLE WARNING PANEL	8	EA	\$55.20	\$441.60
8	ADJUST MANHOLE TO GRADE	1	EA	\$206.00	\$206.00
9	ADJUST WATER VALVE TO GRADE	3	EA	\$137.00	\$411.00
10	COMMON EARTH EXCAVATION	941	CY	\$5.56	\$5,231.96
11	SUB-GRADE STABILIZATION	150	TNS	\$21.00	\$3,150.00
12	REMOVE AND REPLACE UNSUITABLE MATERIAL	0	CY	\$11.10	\$0.00
13	ON-SITE BORROW	0	CY	\$6.67	\$0.00
14	SEEDING - TYPE "NON -IRRIGATED LAWN AND TURF SEED"	2	AC	\$1,669.00	\$3,187.79
15	SEEDING - TYPE "NATIVE GRASS MIXTURE"	3	AC	\$1,669.00	\$5,007.00
16	STRAW MULCH	3	AC	\$556.00	\$1,668.00
17	ROLLED EROSION CONTROL, TYPE II	9,300	SY	\$1.11	\$10,323.00
18	CONSTRUCT SILT FENCE	0	LF	\$3.63	\$0.00
	ADD PER CHANGE ORDER #1				
19	2020 PRICE INCREASE	1	LS	\$25,559.15	\$25,559.15
20	REMOVE AND REPLACE CURB AND GUTTER	27	LF	\$45.00	\$1,215.00
21	CONVERT AREA INLET TO MANHOLE	1	LS	\$2,382.00	\$2,382.00

Estimated Construction Costs: \$271,394.42

Estimated Soft Costs

Engineering Design and Construction	14%	\$38,708.61
Geotechnical and Testing:	1%	\$3,729.50
Legal:	5%	\$13,573.33
Fiscal:	5%	\$13,898.67
Interest:	7%	\$18,131.74
Duration (Months)		

Total Estimated Soft Costs: 32% \$88,041.85

Total Estimated Costs: \$359,436.27

PARKS AQUISITION

Assumptions/Comments:

OUTLOTS H AND I, ARE DESIGNATED PARKS AREAS
 ASSUME UNIT PRICE IS 50% OF PURCHASE PRICE PER ACRE (\$37,500)
 Purchase Outlot F from lot 1 in Phase 2 (\$43,150)
 Areas in Floodway, FLOODPLAIN, 3:1+20 AND EASEMENTS are not eligible
 for reimbursement. Outlot F now Outlot K, Outlot H now Outlot K and Outlot I
 now Outlot M

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . OUTLOT K (9.86 Acres, 3.52 AC FLOODPLAIN, EASEMENTS)	6.34	AC	\$18,750.00	\$118,875.00
2 . OUTLOT M(6.99 Acres, 2.79 AC Floodway)	4.20	AC	\$18,750.00	\$78,750.00
3 . OUTLOT K (7.95 Acres, 3.53 FLOODPLAIN, EASEMENT, AND 3:1 +20)	4.42	AC	\$21,575.00	\$95,361.50

Estimated Construction Costs: \$292,986.50

Estimated Soft Costs

Engineering Design and
 Construction Administration: \$0.00
 Legal: \$5,859.73
 Fiscal: \$14,984.48
 Interest: \$72,800.01
 Duration (Months)

Total Estimated Soft Costs: 32% \$93,644.22

Total Estimated Costs: \$386,630.72

PARKS IMPROVEMENTS

Assumptions/Comments:

ASSUMES IMPROVEMENTS TO DESIGNATED PARK AREAS IN OUTLOTS F H, AND I
 TRAIL FROM PRAIRIE HILLS TO SOUTH PROPERTY LINE
 INCLUDED IN SIDEWALK TAB

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . CONSTRUCT 8' WIDE-6" THICK TRAIL	0	SF	\$6.00	\$0.00
2 . TREES	0	EA	\$300.00	\$0.00

Estimated Construction Costs: \$0.00

Estimated Soft Costs

19.00% Engineering Design and
 Construction Administration: \$0.00
 2.00% Geotechnical and Testing: \$0.00
 5.00% Legal: \$0.00
 5.00% Fiscal: \$0.00
 7.00% Interest: \$0.00
 12 Duration (Months)

Total Estimated Soft Costs: 0% \$0.00

Total Estimated Costs: \$0.00

GOLD COAST ROAD PUBLIC IMPROVEMENTS-PARK PROPERTY

Assumptions/Comments:

INCLUDES PAVING, STORM, WATER AND CONSPAN FOR GOLD COAST ROAD PUBLIC IMPROVEMENTS ADJACENT TO OUTLOT H & I
 ASSUMES PUBLIC IMPROVEMENTS TO GOLD COAST ROAD WITHIN PARK PROPERTY ARE 100% GO. PAVING
 AND WATER IN RESPECTIVE PAVING AND WATER TABS AS GO COSTS

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . REMOVE TEMPORARY CMP CULVERT	0	LF	\$53.00	\$0.00
2 . STRIP-STOCKPILE, AND RESPREAD TOPSOIL - ESTABLISHED QUANTITY	330	CY	\$3.00	\$990.00
3 . EARTHWORK EXCAVATION	1,305	CY	\$12.00	\$15,660.00
4 . EARTHWORK EXCAVATION - ONSITE BORROW	1,760	CY	\$9.50	\$16,720.00
5 . CONSTRUCT 24" R.C.P., CLASS III	105	LF	\$61.00	\$6,405.00
6 . CONSTRUCT 24" PIPE BEDDING	105	LF	\$13.00	\$1,365.00
7 . CONSTRUCT 18" STEEL CASING	65	LF	\$98.00	\$6,370.00
8 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	292.84	TN	\$80.00	\$23,427.20
9 . CONSTRUCT 32 S 32'-2" X 10'-8"	85	LF	\$1,455.00	\$123,675.00
10 . CONSTRUCT CONCRETE FOOTINGS FOR BRIDGECOR	180	LF	\$414.00	\$74,520.00
11 . FURNISH AND PLACE SELECT BACKFILL FOR 32 S 32'-2" X 10'-8"	1,413.52	CY	\$44.00	\$62,194.88
12 . CONSTRUCT CONCRETE HEADWALLS FOR BRIDGECOR	2	EA	\$17,950.00	\$35,900.00
13 . CONSTRUCT CONCRETE WINGWALLS	1	LS	\$71,932.00	\$71,932.00
14 . ANTI-GRAFFITI COATING FOR WINGWALLS AND HEADWALLS	1,900	SF	\$3.90	\$7,410.00
15 . CONSTRUCT STEEL SHEET PILING FOR DROP AND DISSIPATER	1,136	SF	\$36.00	\$40,896.00
16 . TYPE C RIP-RAP FOR DROP STRUCTURE	105.84	TN	\$80.00	\$8,467.20
17 . TAP 24" RCP INTO WINGWALL	1	EA	\$540.00	\$540.00
18 . CONSTRUCT FENCE	193	LF	\$81.00	\$15,633.00
19 . SEEDING - TYPE B	1	AC	\$2,425.00	\$2,425.00
20 . SEEDING - TYPE "WETLANDS"	0.30	AC	\$2,558.00	\$767.40
21 . ROLLED EROSION CONTROL, TYPE II	500	SY	\$1.90	\$950.00
22 . CONSTRUCT SILT FENCE	231	LF	\$3.90	\$900.90
23 . CLEANOUT SILT FENCE	0	LF	\$0.20	\$0.00
24 . REMOVE SILT FENCE	0	LF	\$0.20	\$0.00
ALTERNATE NO. 1				
CONSTRUCT LARGE BLOCK WINGWALL	0	SF	\$0.00	\$0.00

Estimated Construction Costs: \$517,148.58

Estimated Soft Costs

Engineering Design and Construction Administration:	\$87,585.25
Geotechnical and Testing:	\$7,100.00
Legal:	\$25,867.12
Fiscal:	\$31,875.67
Interest:	\$103,246.71
Duration (Months)	

Total Estimated Soft Costs: 49% \$255,674.75

Total Estimated Costs: \$772,823.33

PARKS ACQUISITION G.O.

Assumptions/Comments:

- OUTLOTS H AND I ARE DESIGNATED PARKS AREAS
- ASSUME UNIT PRICE IS 50% OF PURCHASE PRICE PER ACRE
- ASSUMES HALF OF PARK ACQUISITION IS G.O.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	OUTLOTS H,I	10.54	AC	\$9,375.00	\$98,812.50
2	OUTLOTS F	4.42	AC	\$10,787.50	\$47,680.75

Estimated Construction Costs: \$146,493.25

Estimated Soft Costs

Engineering Design and
 Construction Administration: \$0.00
 Legal: \$2,929.87
 Fiscal: \$7,492.24
 Interest: \$36,400.01
 Duration (Months)

Total Estimated Soft Costs: 32% \$46,822.11

Total Estimated Costs: \$193,315.36

PARKS IMPROVEMENTS G.O.

Assumptions/Comments:

- ASSUMES PARK IMPROVEMENTS ARE GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CONSTRUCT 8' WIDE-6" THICK TRAIL	0	SF	\$6.00	\$0.00
3	TREES	0	EA	\$300.00	\$0.00

Estimated Construction Costs: \$0.00

Estimated Soft Costs

Engineering Design and
 19.00% Construction Administration: \$0.00
 2.00% Geotechnical and Testing: \$0.00
 5.00% Legal: \$0.00
 5.00% Fiscal: \$0.00
 7.00% Interest: \$0.00
 12 Duration (Months)

Total Estimated Soft Costs: 0% \$0.00

Total Estimated Costs: \$0.00

WATER INTERIOR

Assumptions/Comments:

Removed link to phase 1 water interior bid prices

Estimated Construction Costs / LF DIP:

\$43.52

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . REMOVE, SALVAGE, AND REINSTALL EXISTING END OF MAIN FIRE HYDRAN	2	EA	\$419.00	\$838.00
2 . LIVE TAP EXISTING 16" WATER MAIN	1	EA	\$3,701.00	\$3,701.00
3 . CONSTRUCT 6" D.I.P.	3,682	LF	\$22.94	\$84,465.08
4 . CONSTRUCT 8" D.I.P.	5,926	LF	\$25.52	\$151,231.52
5 . CONSTRUCT 12" D.I.P.	4,252	LF	\$39.59	\$168,336.68
6 . CONSTRUCT TYPE 5 END OF MAIN FIRE HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$4,707.00	\$4,707.00
7 . CONSTRUCT 8" PLUG	1	EA	\$187.00	\$187.00
8 . CONSTRUCT TYPE 1 FIRE HYDRANT, GATE VALVE AND TEE ASSEMBLY	23	EA	\$3,739.00	\$85,997.00
9 . CONSTRUCT 12" X 8" REDUCER	2	EA	\$157.00	\$314.00
10 . CONSTRUCT 8" X 6" REDUCER	5	EA	\$127.00	\$635.00
11 . CONSTRUCT 8"x8"x6" M.J. WATER TEE WITH BACKING BLOCK	5	EA	\$358.00	\$1,790.00
12 . CONSTRUCT 8"x8"x8" M.J. WATER TEE WITH BACKING BLOCK	4	EA	\$363.00	\$1,452.00
13 . CONSTRUCT 12"x12"x12" M.J. WATER TEE WITH BACKING BLOCK	4	EA	\$617.00	\$2,468.00
14 . CONSTRUCT 6" M.J. GATE VALVE AND BOX	18	EA	\$849.00	\$15,282.00
15 . CONSTRUCT 8" M.J. GATE VALVE AND BOX	23	EA	\$1,128.00	\$25,944.00
16 . CONSTRUCT 12" M.J. GATE VALVE AND BOX	20	EA	\$1,906.00	\$38,120.00
17 . CONSTRUCT 12"x6" M.J. WATER CROSS	3	EA	\$374.00	\$1,122.00
18 . CONSTRUCT 12"x8" M.J. WATER CROSS	2	EA	\$413.00	\$826.00
19 . CONSTRUCT 12"x12" M.J. WATER CROSS	1	EA	\$540.00	\$540.00
20 . CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	6	EA	\$366.00	\$2,196.00
21 . CONSTRUCT 12" X 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	2	EA	\$635.00	\$1,270.00
22 . CONSTRUCT 12" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	4	EA	\$1,203.00	\$4,812.00
23 . CONSTRUCT 6" X 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	13	EA	\$176.00	\$2,288.00
24 . CONSTRUCT 8" X 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	13	EA	\$237.00	\$3,081.00
25 . CONSTRUCT 12" X 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	2	EA	\$767.00	\$1,534.00
26 . CONSTRUCT CHLORINE TUBE	0	EA	\$1,278.00	\$0.00
27 . CONSTRUCT SAMPLING TAP	0	EA	\$142.00	\$0.00
28 . CONSTRUCT SILT FENCE	0	LF	\$2.48	\$0.00
29 . CLEANOUT SILT FENCE	0	LF	\$1.10	\$0.00
30 . CLEANOUT SILT BASIN	0	CY	\$4.50	\$0.00
31 . SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$401.50	\$0.00
32 . STRAW MULCH	0	AC	\$605.00	\$0.00
33 . STORED MATERIALS	0	LS	\$173,391.33	\$0.00

Estimated Construction Costs:

\$603,137.28

Estimated Soft Costs

Engineering Design and Construction Administration:	\$124,114.00
Geotechnical and Testing:	\$1,200.00
Legal:	\$30,159.40
Fiscal:	\$46,589.01
Interest:	\$86,828.48
Duration (Months)	

Total Estimated Soft Costs:

48% \$288,890.89

Total Estimated Costs:

\$892,028.17

WATER OFFSITE

Assumptions/Comments:

REMOVED FROM COST ESTIMATE PER LETTER FROM MARK STURSMAN DATED JUNE 2 2014

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" D.I.P.	0	LF	\$39.59	\$0.00
2	CONSTRUCT 12" PIPE BEDDING	0	EA	\$4.00	\$0.00
3	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	0		\$540.00	\$0.00
4	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	0		\$3,739.00	\$0.00
5	CONSTRUCT SILT FENCE	0	EA	\$540.00	\$0.00
	CONTINGENCY	15%			\$0.00
Estimated Construction Costs:					\$0.00
<u>Estimated Soft Costs</u>					
	19.00%	Engineering Design and Construction Administration:			\$0.00
	2.00%	Geotechnical and Testing:			\$0.00
	5.00%	Legal:			\$0.00
	5.00%	Fiscal:			\$0.00
	7.00%	Interest:			\$0.00
		9 Duration (Months)			
Total Estimated Soft Costs:					0% \$0.00
Total Estimated Costs:					\$0.00

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL

Assumptions/Comments:
 UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, EFFECTIVE OCT 1, 2015
 Add lot 88 from phase 1

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . RESIDENTIAL (SINGLE FAMILY)	148	EA	\$2,285.00	\$338,180.00
Estimated Construction Costs:				\$338,180.00
Estimated Soft Costs				
			Engineering Design and Construction Administration:	\$0.00
			Legal:	\$7,320.88
			Fiscal:	\$17,269.93
			Interest:	\$84,717.06
			Duration (Months)	
Total Estimated Soft Costs:				32% \$109,307.86
Total Estimated Costs:				\$447,487.86

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA

Assumptions/Comments:
 UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR PARK OR COMMON AREA, EFFECTIVE OCT 1, 2014

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . OUTLOTS F,I	2.10	AC	\$6,385.00	\$13,408.50
1 . OUTLOTS G,H - PARK AREAS	16.80	AC	\$6,385.00	\$107,268.00
Estimated Construction Costs:				\$120,676.50
Estimated Soft Costs				
			Engineering Design and Construction Administration:	\$0.00
			Legal:	\$2,612.39
			Fiscal:	\$6,162.62
			Interest:	\$30,230.52
			Duration (Months)	
Total Estimated Soft Costs:				32% \$39,005.53
Total Estimated Costs:				\$159,682.03

WATER INTERIOR G.O.

Assumptions/Comments:

ASSUMES 1/2 OF WATER ADJACENT TO OUTLOT M AND K DESIGNATED PARK AREAS IS G.O. (750 LF 8" TOTAL)
 PRICE DIFFERENCE FOR PIPES LARGER THAN 8" IS GO

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . REMOVE, SALVAGE, AND REINSTALL EXISTING END OF MAIN FIRE HYDRANT	0	EA	\$419.00	\$0.00
2 . LIVE TAP EXISTING 16" WATER MAIN	0	EA	\$3,701.00	\$0.00
3 . CONSTRUCT 6" D.I.P.	0	LF	\$22.94	\$0.00
4 . CONSTRUCT 8" D.I.P.	350	LF	\$25.52	\$8,932.00
5 . CONSTRUCT 12" D.I.P.	4252	LF	\$14.07	\$59,825.64
6 . CONSTRUCT TYPE 5 END OF MAIN FIRE HYDRANT, GATE VALVE AND TEE	0	EA	\$4,707.00	\$0.00
7 . CONSTRUCT 8" PLUG	0	EA	\$187.00	\$0.00
8 . CONSTRUCT TYPE 1 FIRE HYDRANT, GATE VALVE AND TEE ASSEMBLY	2	EA	\$3,739.00	\$7,478.00
9 . CONSTRUCT 12" X 8" REDUCER	2	EA	\$30.00	\$60.00
10 . CONSTRUCT 8" X 6" REDUCER	0	EA	\$127.00	\$0.00
11 . CONSTRUCT 8"x8"x6" M.J. WATER TEE WITH BACKING BLOCK	0	EA	\$358.00	\$0.00
12 . CONSTRUCT 8"x8"x8" M.J. WATER TEE WITH BACKING BLOCK	0	EA	\$363.00	\$0.00
13 . CONSTRUCT 12"x12"x12" M.J. WATER TEE WITH BACKING BLOCK	4	EA	\$254.00	\$1,016.00
14 . CONSTRUCT 6" M.J. GATE VALVE AND BOX	0	EA	\$849.00	\$0.00
15 . CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$1,128.00	\$0.00
16 . CONSTRUCT 12" M.J. GATE VALVE AND BOX	20	EA	\$778.00	\$15,560.00
17 . CONSTRUCT 12"x6" M.J. WATER CROSS	3	EA	\$74.00	\$222.00
18 . CONSTRUCT 12"x8" M.J. WATER CROSS	2	EA	\$113.00	\$226.00
19 . CONSTRUCT 12"x12" M.J. WATER CROSS	1	EA	\$240.00	\$240.00
20 . CONSTRUCT 8" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	0	EA	\$366.00	\$0.00
21 . CONSTRUCT 12" X 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	2	EA	\$269.00	\$538.00
22 . CONSTRUCT 12" x 45 DEGREE VERTICAL BEND WITH BACKING BLOCK	4	EA	\$603.00	\$2,412.00
23 . CONSTRUCT 6" X 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$176.00	\$0.00
24 . CONSTRUCT 8" X 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	0	EA	\$237.00	\$0.00
25 . CONSTRUCT 12" X 22.5 DEGREE VERTICAL BEND WITH BACKING BLOCK	2	EA	\$530.00	\$1,060.00
26 . CONSTRUCT CHLORINE TUBE	0	EA	\$1,278.00	\$0.00
27 . CONSTRUCT SAMPLING TAP	0	EA	\$142.00	\$0.00
28 . CONSTRUCT SILT FENCE	0	LF	\$2.48	\$0.00
29 . CLEANOUT SILT FENCE	0	LF	\$1.10	\$0.00
30 . CLEANOUT SILT BASIN	0	CY	\$4.50	\$0.00
31 . SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$401.50	\$0.00
32 . STRAW MULCH	0	AC	\$605.00	\$0.00
33 . STORED MATERIALS	0	LS	\$173,391.33	\$0.00

Estimated Construction Costs: \$97,569.64

Estimated Soft Costs

Engineering Design and Construction	10%	\$9,698.00
Geotechnical and Testing:	0%	\$194.12
Legal:	5%	\$4,878.89
Fiscal:	8%	\$7,536.71
Interest:	14%	\$14,046.26
Duration (Months)		

Total Estimated Soft Costs: 37% \$36,353.99

Total Estimated Costs: \$133,923.63

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	\$223,743.93	\$223,743.93

Estimated Construction Costs: \$223,743.93
Total Estimated Costs: \$223,743.93

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA

Assumptions/Comments:
 ↪ UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, EFFECTIVE OCT 1, 2014
 ↪ UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR PARK OR COMMON AREA, EFFECTIVE OCT 1, 2014
 ASSUMES 50% OF PARK AREAS GO

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . 50% OF TOTAL IS G.O.	1.00	LS	\$79,841.02	\$79,841.02

Estimated Construction Costs: \$79,841.02
Total Estimated Costs: \$79,841.02

POWER

Assumptions/Comments:



Add lot 88 from Phase 1

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	ASHBURY CREEK RESIDENTIAL LOTS 88-236	149	EA	\$1,350.00	\$201,150.00

Estimated Construction Costs: \$201,150.00

Estimated Soft Costs

Engineering Design and Construction	19%	\$38,228.00
Legal:	3%	\$6,473.46
Fiscal:	7%	\$14,780.17
Interest:	29%	\$58,140.41
Duration (Months)		

Total Estimated Soft Costs: 58% \$117,622.04

Total Estimated Costs: \$318,772.04

Civil Defense Siren

Assumptions/Comments:
 ASSUMES ALL COST FOR CIVIL DEFENSE SIREN IS G.O.
 ASSUMES FUTURE SID CONTRIBUTES 1/2 TOTAL COST

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	CIVIL DEFENSE SIREN	1	LS	\$30,000.00	\$30,000.00
	CONTINGENCY	15%			\$4,500.00
Estimated Construction Costs:					\$34,500.00
Estimated Soft Costs					
	Engineering Design and Construction	19%			\$6,555.00
	Legal:	6%			\$2,052.75
	Fiscal:	6%			\$2,155.39
	Interest:	9%			\$3,168.42
	Duration (Months)				
Total Estimated Soft Costs:					40% \$13,931.56
Total Estimated Costs:					\$48,431.56
CONTRIBUTION BY FUTURE SID				50%	\$24,215.78

Plan Review Fee

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY & STORM SEWER	1 LS	\$10,123.69	\$10,123.69
2 .	WATER	1 LS	\$6,442.62	\$6,442.62
3 .	PAVING	1 LS	\$17,250.89	\$17,250.89
4 .	ADDITIONAL STORM SEWER	1 LS	\$4,998.36	\$4,998.36

Estimated Construction Costs: \$38,815.56

Estimated Soft Costs

Fiscal: \$755.88
 Interest: \$7,956.61
 Duration (Months)

Total Estimated Soft Costs: 22% \$8,712.49

Total Estimated Costs: \$47,528.05