

COUNTER LM C.E. LM
VERIFY LM D.O. LM
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FEES \$ 160.00
CHECK #
CHG SOP CASH _____
REFUND CREDIT _____
SHORT NCR NCR _____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2017-21823

09/11/2017 11:21:52 AM

Lloyd J. Dowling

REGISTER OF DEEDS



FIRST AMENDMENT
TO
SUBDIVISION AGREEMENT

This First Amendment to the Granite Falls North subdivision agreement (hereinafter "First Amendment"), made this 15th day of August, 2017 ("Effective Date") by and between **STONE CREEK PLAZA, LLC**, a Nebraska limited liability company (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 312 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPILLION**, a municipal corporation (hereinafter referred to as "CITY") (collectively the "Parties"), amends and modifies the subdivision agreement approved by the Papillion City Council via Resolution #R16-0172 on December 6, 2016 (hereinafter the "Subdivision Agreement").

RECITALS

DEVELOPER, DISTRICT, and CITY entered into a subdivision agreement ("Subdivision Agreement") dated December 6, 2016 with respect to Lots 1 through 80, inclusive, and Outlots A through F ("Phase 1") of the development to be known, inclusive of all phases, as Granite Falls North ("Granite Falls North"); and

DEVELOPER is the owner of record of the parcels of land within the second phase of Granite Lake ("Phase 2") as described in page 2 of Exhibit "A-1", attached hereto. All such parcels of land owned by DEVELOPER are within CITY's zoning and platting jurisdiction; and

DEVELOPER has requested CITY to approve a specific platting of an additional area to be developed, known as the second phase of Granite Falls North ("Phase 2"), as depicted in the Final Plat exhibit attached as page 2 of Exhibit "B-1" (the "Development Area"); and

The Parties hereto desire to modify the Subdivision Agreement to include Lots 81 through 179, inclusive, and Outlots G through K, inclusive; and

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

DEVELOPER, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements serving Phase 2 of the Development Area and the extent to which the contemplated Public Improvements shall

*City of Papillion
Planning Dept
122 E 3rd St
Papillion NE 68046*

A

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

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the 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 Subdivision Agreement.
3. Area of Application. The First Amendment applies to Lots 1 – 179 and Outlots A – K (“Phases 1 and 2”), Granite Falls North.
4. Amendments.
 - A. Section 4(A)(1)(i)(b) is hereby created to read:
 - (b) Lots 81 – 179, Outlots G–K. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$252,393.50 based on 80 single-family residential lots at \$2,285 per lot (\$226,215) plus 4.1 acres of outlots at \$6,385 per acre (\$26,178.50).
 - B. Section 9(N) is hereby amended to read:
 - N. One Call Services.
 - (1) The Parties mutually agree that CITY shall provide public water main and 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 agrees to timely pay to CITY a corresponding fee at the rate established in the Master Fee Schedule for locates that are reasonably required 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 the 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

B

review such records at any time to assure that such records are accurate.

- C. Exhibit "A", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "A-1" is hereby substituted in their place.
 - D. Exhibit "B", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "B-1" is hereby substituted in their place.
 - E. Exhibit "F", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "F-1" is hereby substituted in their place.
5. Exhibit Additions. Exhibit "A-1" and Exhibit "B-1" are hereby incorporated into the Subdivision Agreement by this reference.
6. No Other Amendment. Except as specifically modified or amended by this First Amendment, the Subdivision Agreement shall remain in full force and effect.
7. Binding Effect. This First Amendment to the Subdivision Agreement shall be binding upon the Parties, their respective successors, and assigns.

(Signatures on following pages.)

C

ATTEST:

Nicole L. Brown
Nicole L. Brown, City Clerk

THE CITY OF PAPILLION, NEBRASKA

David P. Black
David P. Black, Mayor

SEAL:



SANITARY AND IMPROVEMENT DISTRICT
NO. 312 OF SARPY COUNTY, NEBRASKA

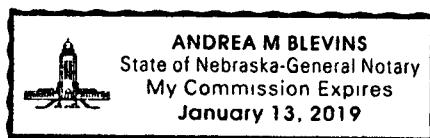
D

By Gerald L. Torczon
Gerald L. Torczon, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Chairman of Sanitary and Improvement District No. 312 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 7th day of August, 2017.



Andrea M. Blevins
Notary Public

E

DEVELOPER:

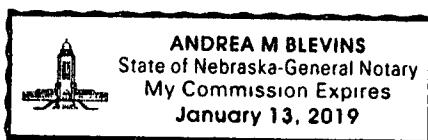
Stone Creek Plaza, LLC, a Nebraska
limited liability company

By Gerald L. Torczon
Gerald L. Torczon, Manager

STATE OF NEBRASKA)
)
 ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Manager of Stone Creek Plaza, 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 his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 7th day of August, 2017.



Andrea M. Blevins
Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

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

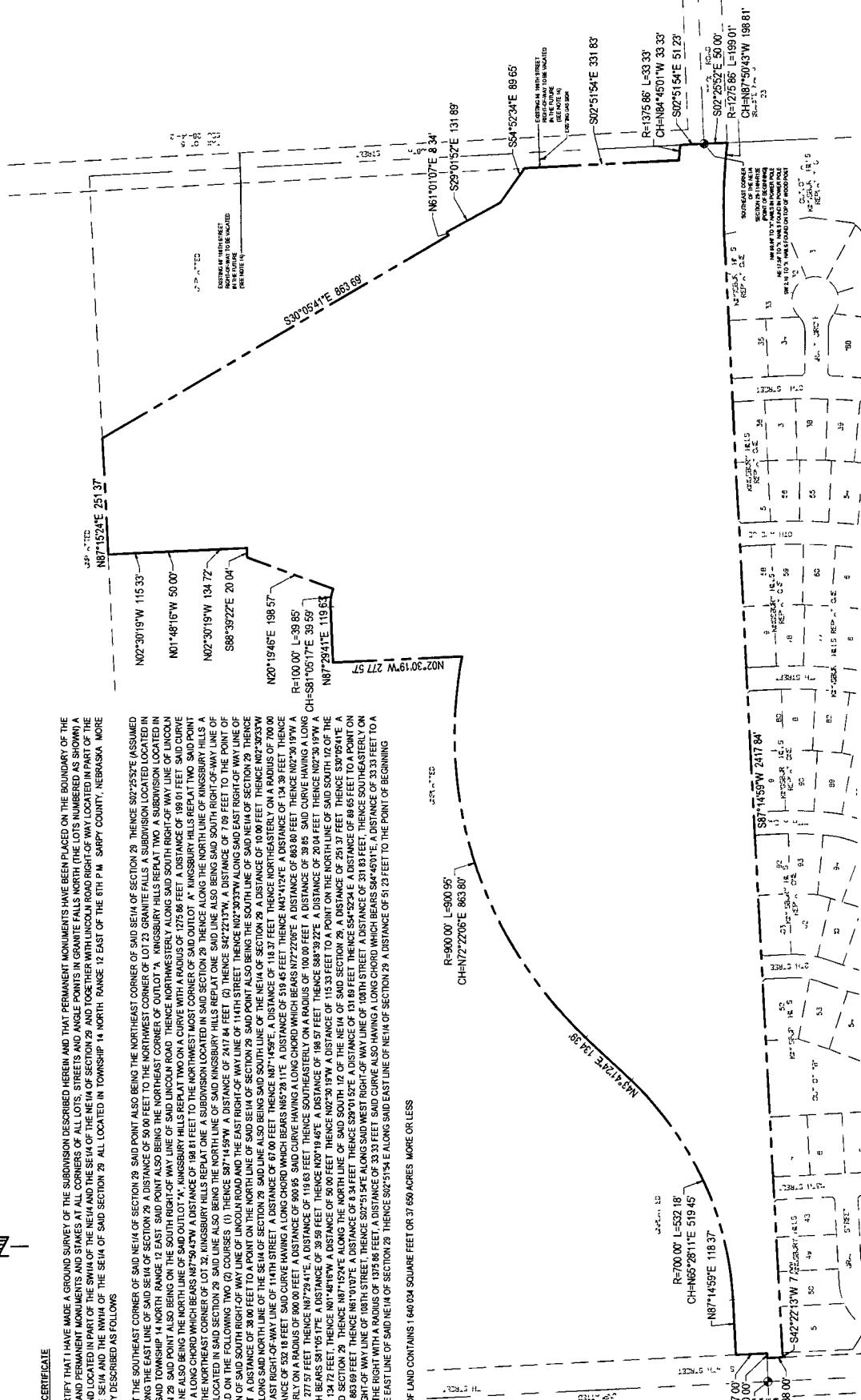
EXHIBITS:

A-1	Legal Description with Metes and Bounds
B-1	Final Plat
F-1	Source and Use of Funds

Granite Falls North (Phase 1) Lots 1 - 80, inclusive, and Outlots "A" - "F", inclusive

SURVEYOR'S CERTIFICATE

ARTICULARLY DESCRIBED AS FOLLOWS
I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED ON THE BOUNDARY OF THE LAND OWNED BY THE SELLER AND PURCHASER AS SHOWN IN THE DEED NUMBER 29, AND LOCATED THE POINTS IN GRANITE FALLS NORTH 100 FEET FROM THE POINTS IN THE DEED AND THE SURVEY OF THE NEW SECTION 29 AND TOGETHER WITH INCON ROAD RIGHT OF WAY LOCATED IN PART OF THE NEW SECTION 29, ALL LOCATED IN TOWNSHIP 14 NORTH RANGE 12 EAST OF THE 6TH PM. SARPY COUNTY, NEBRASKA.



Revisions		
Prog No	Date	Description
P2016-384-001	11-8-16	
Designed By	MANV	
Drawn By	TRH	
Scale	1"=100'	
Sheet	1 of 1	

E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services	
	
E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	
LEGAL DESCRIPTION PART OF THE S1/2 OF THE NE1/4 SECTION 29, T14N, R12E SARPY COUNTY, NEBRASKA	
10898 May Valley Road Suite 100 • Omaha, NE 68154 Phone 402-895-4700 • Fax 402-895-5359 www.eacg.com	

Granite Falls North (Phase 2)
Lots 81 - 179 ,inclusive, and Outlots "G" - "K", inclusive

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION ON THE BOUNDARY OF THE WHICH PLAT AND PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN GRANITE FALLS NORTH, THE LOTS NUMBERED AS SHOWN, A TRACT OF LAND LOCATED IN PART OF THE SEVA OF THE NEKA AND THE SWIA OF THE NEIA OF SECTION 24 TOWNSHIP 44 NORTH RANGE 12 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NEIA OF SECTION 24 THENCE NO2°30'35" W (ASSURED BEARING) ALONG THE WEST LINE OF SAID NEIA OF SECTION 29 A DISTANCE OF 07'25" FEET THENCE NB7°29'27" E (ASSURED BEARING) A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 114TH STREET SAID POINT ALSO BEING LINE OF 114TH STREET A DISTANCE OF 1287.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHERN END NEIA OF SECTION 29 THENCE NB7°15'24"E ALONG SAID NORTH LINE OF THE NEIA OF SECTION 29 A DISTANCE OF 1285.97 FEET THENCE NB7°15'24"E A DISTANCE OF 115.33 FEET THENCE SB1°48'16"E (ASSURED BEARING) A DISTANCE OF 50.00 FEET THENCE SB2°30'19"E THENCE NB7°29'27" E (ASSURED BEARING) A DISTANCE OF 20.04 FEET THENCE NB2°30'33"W A DISTANCE OF 134.72 FEET THENCE NB7°29'19" W (ASSURED BEARING) A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET THENCE NORTHWESTERLY A DISTANCE OF 39.85 FEET SAID CURVE HAVING A LONG CHORD WHICH BEARS NB7°15'19" W A DISTANCE OF 39.59 FEET THENCE SB7°29'19" W A DISTANCE OF 119.33 FEET THENCE SB2°30'19" E A DISTANCE OF 277.57 FEET THENCE SOUTHWESTERLY ON A CURVE HAVING A LONG CHORD WHICH BEARS SB2°20'56" W A DISTANCE OF 900.95 FEET SAID CURVE THENCE NB7°29'19" W A DISTANCE OF 134.39 FEET THENCE SOUTHEASTERLY A DISTANCE OF 39.39 FEET THENCE SB7°29'19" W A DISTANCE OF 700.00 FEET THENCE NB7°29'19" W A DISTANCE OF 519.45 FEET THENCE SB7°14'59" W A DISTANCE OF 118.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1569.425 SQUARE FEET OR 36.488 ACRES MORE OR LESS

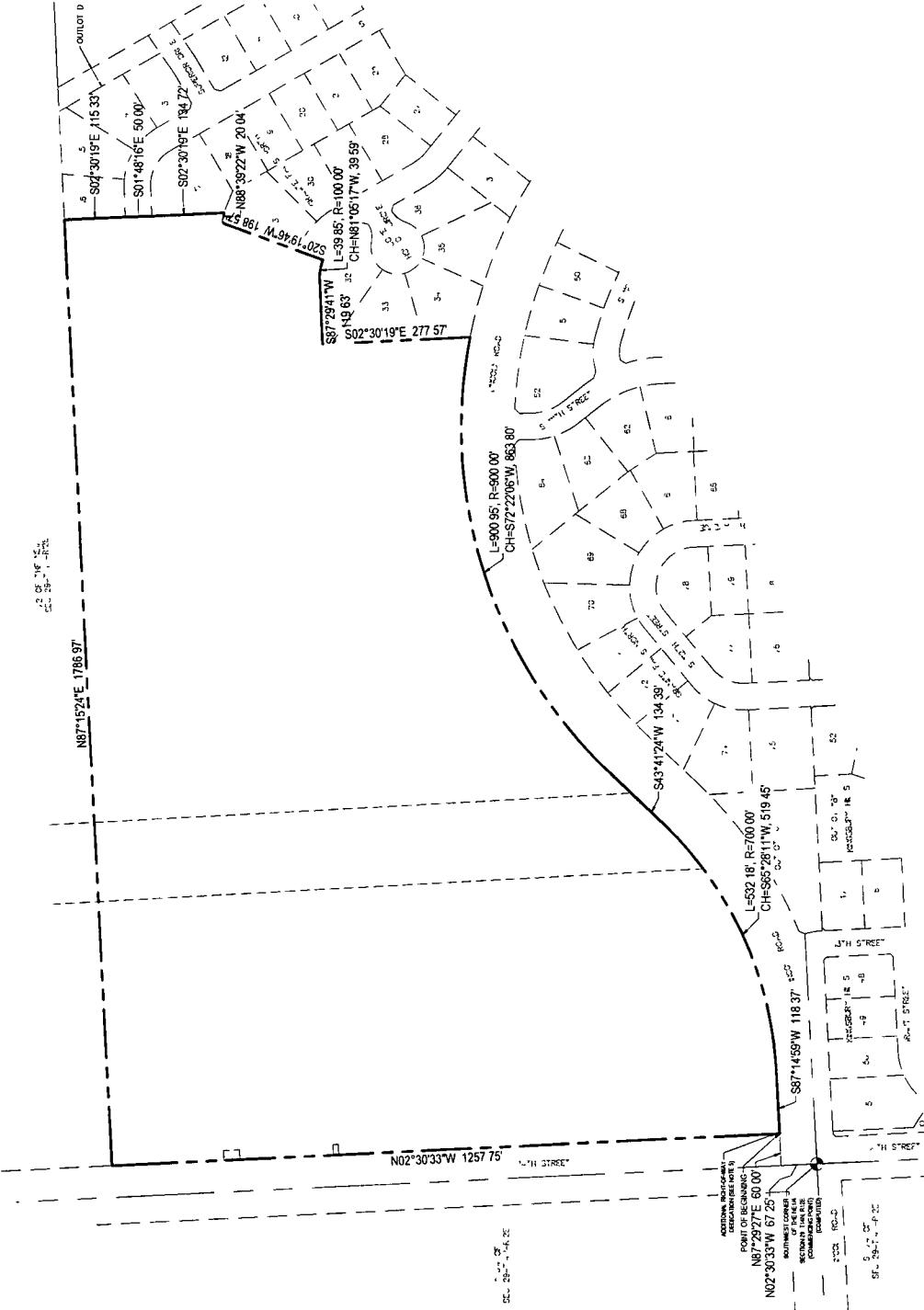


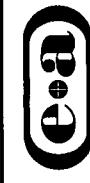
EXHIBIT "A-1", PAGE 2 of 2

EXHIBIT "A-1", PAGE 2 of 2

LEGAL DESCRIPTION
 PART OF THE S1/4 OF THE NE1/4
 SECTION 29, T14N, R12E
 SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION
 PART OF THE S1/4 OF THE NE1/4
 SECTION 29, T14N, R12E
 SARPY COUNTY, NEBRASKA

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services



E & A CONSULTING GROUP, INC.

Engineering Answers

Proj No	P2016 384.001	Revisions	LEGAL DESCRIPTION
Date	7-28-17	△ Date	Description
Designed By	MAW	Date	Description
Drawn By	TRH		
Scale			
Sheet	2 of 2		

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

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

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT	GRANITE FALLS NORTH (HAUG)	ZONING	SINGLE FAM	179 LOTS 20 FUTURE LOTS
DEVELOPER	TORCZON			
AREA (ACRES)	80			
JURISDICTION	PAPILLION			
DATE:	07/31/17			
ESTIMATED BY.	WESTERGARD		2013.604.001	

GRANITE FALLS NORTH (TOTAL; PHASE 1+PHASE 2+PHASE 3)

ITEM	CONSTRCT.	TOTAL	SARPY CO	SPECIAL ASSESS.	G.O. REIMB.	G.O. NON-REIMB.
SANITARY SEWER (INTERIOR)	918,820	1,283,548		1,283,548		0
PAVING(INTERIOR)	1,194,120	1,671,768		1,460,725		211,043
PAVING (LINCOLN ROAD IMPROVEMENTS)	1,763,323	2,295,986	652,147		987,824	656,015
PAVING (114TH STREET IMPROVEMENTS)	210,717	295,003			147,502	147,502
SANITARY OUTFALL SEWERS	319,700	447,580			304,354	143,226
WATER (INTERIOR)	709,180	992,852		921,732		71,120
CAPITAL FACILITIES CHARGES RES. (S.F.)	515,542	567,096		283,548		283,548
UNDERGROUND ELECTRICAL	268,650	362,678		362,678		0
STORM SEWER	364,430	510,202		0		510,202
TRAIL, OPPD EASEMENT	64,300	90,020				90,020
SIDEWALKS, AT OUTLOT FRONTAGES	26,895	37,653				37,653
TOTALS	6,353,676	\$8,554,385	\$652,147	\$4,312,230	\$ 1,439,681	\$ 2,150,328

PER SINGLE FAMILY LOT **\$21,669**

NOTES.

1) HARD COSTS NOT INCLUDED BUILDING CONSTRUCTION, LANDSCAPING

2) SOFT COSTS NOT INCLUDED COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES,
TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION: 179 PH. 1 & 2 @ \$280,000 = \$50,120,000
 20 PH 3 UNITS@ \$280,000 = \$5,600,000

TOTAL @ 100% \$ 55,720,000

4) G.O. DEBT RATIO = \$ 2,150,328 / \$ 55,720,000 = 3.86%

NOTES:

1 ASSUMED COUNTY PARTICIPATION IN LINCOLN ROAD AT 1/3 OF PAVING, ENGINEERING AND C.M. COSTS

2 DOES NOT INCLUDE A PARK OR PARK FEES

3 ALLOCATED 68% OF OUTFALL SEWER COSTS AS REIMBURSABLE FROM 80 ACRES TO THE NORTH

Revision Log:

8/13/2016 Changed Lincoln Road costs to portray SID 312 as lead agency, Sarpy County 1/3 GO & Reimbursables as Shown
1/9/2017 Revised Lincoln Road (110th to Wiltmus) costs to match latest interlocal agreement costs

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

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

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT	GRANITE FALLS NORTH(HAUG)	ZONING:	R-2	80 LOTS
DEVELOPER:	TORCZON			
AREA (ACRES)	30			
JURISDICTION	PAPILLION			
DATE:	01/09/17			
ESTIMATED BY:	WESTERGARD		2013.604.001	

GRANITE FALLS NORTH PHASE I (SID 312)

ITEM	CONSTRCT	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBURS	G O NON-REIMB
SANITARY SEWER (INTERIOR)	366,500	513,100		513,100		0
PAVING(INTERIOR)	445,582	623,814		567,455		56,360
PAVING (LINCOLN ROAD 114TH TO 110TH.)	731,506	933,987	277,973			656,015
WATER (INTERIOR)	299,580	419,412		394,212		25,200
CAPITAL FACILITIES CHARGES	147,997	162,797		81,398		81,398
UNDERGROUND ELECTRICAL	108,000	145,800		145,800		0
STORM SEWER	102,900	144,060		0		144,060
SIDEWALKS AT OUTLOT FRONTAGE	7,900	11,060				11,060
TOTALS	2,209,965	\$2,954,030	\$277,973	\$1,701,965	\$0	\$ 974,093

PER SINGLE FAMILY LOT **\$21,275**

NOTES

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING

2) SOFT COSTS NOT INCLUDED COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES,
TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION: 80 UNITS @ \$280,000 = \$22,400,000

TOTAL @ 100% \$ 22,400,000

4) G.O. DEBT RATIO = \$ 974,093 / \$ 22,400,000 = 4.35%

NOTES:

- 1 ASSUMED COUNTY PARTICIPATION IN LINCOLN ROAD AT 1/3 OF PAVING, ENGINEERING & C.M. COSTS
- 2 DOES NOT INCLUDE A PARK OR PARK FEES

REVISION LOG.

6/13/2016 Changed Lincoln Road costs to portray 114th to 110th with SID as lead agency, Sarpy County 1/3 & SID 312 2/3

M

PROJECT SANITARY SEWER (INTERIOR)		APPROX QUANTITY	UNIT	UNIT PRICE	COST
NO.	ITEM				
1	8 INCH SANITARY SEWER PIPE	3,800	L.F.	30 00	114,000
2	6 INCH SANITARY SEWER PIPE	3,500	L.F.	30 00	105,000
3	54 IN 1 D SANITARY MANHOLE w/ EXTERNAL FRAME SEAL	300	V.F.	425 00	127,500
4	CRUSHED ROCK BEDDING	100	TON	25 00	2,500
	MISCELLANEOUS (+ 5%)	1	L.S.	5%	17,500
		TOTAL ESTIMATED CONSTRUCTION COST.			\$386,500

NOTES

1) TOTAL SID COSTS @ 40% -	\$513,100

PROJECT PAVING (INTERIOR)

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT CURB	13,600	S.Y.	\$30 00	\$408,000
2	EARTHWORK	4,533	C.Y.	2 00	9,067
3	ADJUST MANHOLE TO GRADE	29	EA	125 00	3,625
4	STREET SIGNS	6	EA	215.00	1,290
5	REMOVE PAVEMENT (EXISTING KINGSBURY TURNAROUNDS)	160	S.Y.	\$15.00	\$2,400
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	21,200
		TOTAL ESTIMATED CONSTRUCTION COST			\$445,582

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$623,814
2) G.O. ITEMS	
Intersections	825 SY \$36,383
Overwidth	0 SY \$0
PCSMP Lot Frontage	410 SY \$18,081
STREET SIGNS	6 EACH \$1,896
G.O. TOTAL	\$56,360

PROJECT: PAVING, LINCOLN ROAD IMPROVEMENTS 114th to 110th STREET

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST	
1	Earthwork (Subgrade Preparation)	4,300	CY	\$2.50	10,750	
2	Construct 9" PCC Pavement w/ Integral Curb	12,900	SY	\$38.00	490,200	
3	Construct 7" PCC Pavement w/ Integral Curb	728	SY	\$32.00	23,296	
4	Construct 5" PCC Sidewalk	0	SF	\$4.50	0	
5	Construct Curb Ramp	30	EA	\$250.00	7,500	
6	Construct 18" RCP	1,030	LF	\$38.00	39,140	
7	Construct 24" RCP	950	LF	\$50.00	47,500	
8	Construct 30" RCP	200	LF	\$65.00	13,000	
9	Construct 36" RCP	100	LF	\$90.00	9,000	
10	Construct Curb Inlet	13	EA	\$1,800.00	23,400	
11	Construct Manhole	1	EA	\$2,500.00	2,500	
12	Construct 36" FES	1	EA	\$2,000.00	2,000	
13	Construct Box Culvert	0	LF	\$2,500.00	0	
14	Pavement Markings - 5" Tape	11,280	LF	\$4.00	45,120	
15	Pavement Markings - Symbols	9	EA	\$400.00	3,600	
16	Pavement Markings - Crosswalk	500	LF	\$20.00	10,000	
17	Seeding	3	AC	\$1,500.00	4,500	
	TOTAL ESTIMATED CONSTRUCTION COST.				\$731,506	
	Engineering Design at Staking and C.M. at	7% 7%			\$51,205.42 \$51,205.42	
					TOTAL CONSTRUCTION, DESIGN AND C.M. COST	
					\$833,916.84	
	ALLOCATION OF COSTS					
	%	Constr & Eng.	SID Legal 5%	SID Fiscal 5%	SID Interest 8%	Total Entity Cost
Sarpy County	33%	\$277,972	0%	0	\$0	\$ 277,973
Granite Lake SID	0.00%	\$0	0	0	0	0
Granite Falls North SID 312	67%	\$555,945	27,797	27,797	44,476	656,015
P-LV Schools	0.00%	\$0	0	0	0	0
P-MRNRD (Dam Site #7)	0.00%	\$0	0	0	0	0
		\$833,917				\$ 933,987

PROJECT: ELECTRICAL SERVICE

NO	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	80	LOTS	\$1,350.00	\$108,000
	TOTAL ESTIMATED CONSTRUCTION COST				\$108,000

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% - \$145,800

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN RESIDENTIAL	1,800	LF	\$44.00	\$79,200
2	INSTALL 8" WATER MAIN RESIDENTIAL	1,720	LF	\$34.00	\$58,480
3	INSTALL 6" WATER MAIN RESIDENTIAL	2,300	LF	\$26.00	\$59,800
4	12" GATE VALVE AND BOX	11	EACH	\$2,400.00	\$26,400
5	8" GATE VALVE AND BOX	6	EACH	\$1,500.00	\$9,000
6	6" GATE VALVE AND BOX	4	EACH	\$1,100.00	\$4,400
7	FIRE HYDRANT ASSEMBLY	9	EACH	\$4,000.00	\$36,000
8	CONNECTION TO EXISTING MAIN	4	EACH	\$1,500.00	\$6,000
9	TESTING & DISINFECTION	1	LS	\$6,000.00	\$6,000
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	14,300
	TOTAL ESTIMATED CONSTRUCTION COST:				\$299,580

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$419,412

G O
DIFF. 12" & 8" 1,800 LF \$10.00 \$18,000 14 \$25,200

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	80	LOTS	\$2,070.00	\$165,600
2	PARK / COMMON SPACE	2.64	ACRES	\$5,790.00	\$15,286
	25% CREDIT FOR OVERSIZED WATER MAIN	1.00	L.S	(\$45,221.40)	(\$45,221)
	TOTAL ESTIMATED CONSTRUCTION COST				\$135,664

NOTES

1) TOTAL DISTRICT COST W/ 20% - \$162,797 SPECIAL ASSESS GENERAL OBLIGATION
RESIDENTIAL \$81,398 \$81,398
50% 50%

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$30.00	\$0
2	18" RCP	280	LF	35.00	9,800
3	24" RCP	50	LF	45.00	2,250
4	30" RCP	75	LF	60.00	4,500
6	STORM MANHOLES	7	VF	350.00	2,450
7	CURB INLETS	12	EA	3000.00	36,000
8	AREA INLETS	5	EA	3500.00	17,500
9	FES	1	EA	700.00	700
10	PCSMR BASIN RISERS	2	EA	10000.00	20,000
11	RIPRAP	150	TN	32	4,800
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	4,900
	TOTAL ESTIMATED CONSTRUCTION COST:				\$102,900

NOTES

1) TOTAL DISTRICT COST W/ 40% - \$144,060
Subtract over 48" Pipe Difference \$0
2) GENERAL OBLIGATION \$144,060

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PROJECT:	SIDEWALKS AT OUTLOT FRONTAGES
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NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	1,500	SF	4 00	6,000
2	EARTHWORK	500	C.Y.	3 00	1,500
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	400
TOTAL ESTIMATED CONSTRUCTION COST					\$7,900

NOTES.

1) TOTAL DISTRICT COST W/ 40% -	\$11,060
2) 100% G O	

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

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

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE FALLS NORTH (HAUG)	ZONING:	SINGLE	99 LOTS
DEVELOPER.	TORCZON			
AREA (ACRES)	50			
JURISDICTION	PAPILLION			
DATE	07/31/17			
ESTIMATED BY	WESTERGARD			2013.604.001

GRANITE FALLS NORTH PHASE 2

ITEM	CONSTRCT.	TOTAL	SARPY CO.	SPECIAL ASSESS	REIMBUR	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	459,490	643,286		643,286		0
PAVING(INTERIOR)	624,173	873,843		730,948		142,894
PAVING (LINCOLN ROAD IMPROVEMENTS)	1,031,817	1,361,998	374,174		987,824	0
PAVING (114TH STREET IMPROVEMENTS)	210,717	295,003			147,502	147,502
SANITARY OUTFALL SEWERS	319,700	447,580			304,354	143,226
WATER (INTERIOR)	353,400	494,760		448,840		45,920
CAPITAL FACILITIES CHARGES RES. (S F.)	280,144	308,159		154,079		154,079
UNDERGROUND ELECTRICAL	133,650	180,428		180,428		0
STORM SEWER	198,800	278,320				278,320
TRAIL, OPPD EASEMENT	64,300	90,020				90,020
SIDEWALKS, AT OUTLOT FRONTAGES	13,045	18,263				18,263
TOTALS	3,689,236	\$4,991,660	\$374,174	\$2,157,581	\$1,439,681	\$ 1,020,224

PER SINGLE FAMILY LOT

\$21.794

NOTES:

1) HARD COSTS NOT INCLUDED BUILDING CONSTRUCTION, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES,
TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION 99 UNITS @ \$280,000 = \$27,720,000

TOTAL @ 100% \$ 27,720,000

4) G O DEBT RATIO = \$ 1,020,224 / \$ 27,720,000 = **3.68%**

NOTES:

1 ASSUMED COUNTY PARTICIPATION IN LINCOLN ROAD AT 1/3 OF PAVING, ENGINEERING & C.M. COSTS

2 DOES NOT INCLUDE A PARK OR PARK FEES

3 ALLOCATED 68% OF OUTFALL SEWER COSTS AS REIMBURSABLE FROM 80 ACRES TO THE NORTH

REVISION LOG:

6/13/2016 Changed Lincoln Road costs to portray 110th to Wlttmus with SID 312 as lead agency, Sarpy County 1/3 & Reimbursables as Shown

3/3/2017 Increased unit prices on sanitary sewer and paving due to results from recent bds

3/3/2017 Changed capital facility fees to reflect FY 2017 rates

7/26/2017 Updated capital facility fees to reflect current rates and deleted credit for oversized water main

7/28/2017 Updated capital facility fees to reflect current rates

PROJECT: SANITARY SEWER (INTERIOR)		APPROX QUANTITY	UNIT	UNIT PRICE	COST
NO.	ITEM				
1	8 INCH SANITARY SEWER PIPE	5,120	L.F.	32.00	163,840
2	6 INCH SANITARY SEWER PIPE	4,000	L.F.	30.00	120,000
3	54 IN I.D SANITARY MANHOLE w/ EXTERNAL FRAME SEAL	350	V.F.	425.00	148,750
4	CRUSHED ROCK BEDDING	200	TON	25.00	5,000
	MISCELLANEOUS (+ 5%)	1	L.S.	5%	21,900
		TOTAL ESTIMATED CONSTRUCTION COST:			\$459,490

NOTES:

1) TOTAL SID COSTS @ 40% - \$643,286

PROJECT: SANITARY OUTFALL SEWERS		APPROX QUANTITY	UNIT	UNIT PRICE	COST
NO.	ITEM				
1	10 INCH SANITARY SEWER PIPE	2,850	L.F.	33.00	94,050
2	8 INCH SANITARY SEWER PIPE	1,000	L.F.	32.00	32,000
3	54 IN. I.D SANITARY MANHOLE w/ RING RETAINER	330	V.F.	500.00	165,000
4	CRUSHED ROCK BEDDING	250	TON	25.00	6,250
5	SEEDING	5	ACRE	1500.00	7,500
6	EASEMENT ACQUISITION	0	ACRE	0.00	0
	MISCELLANEOUS (+ 5%)	1	L.S.	5%	14,900
		TOTAL ESTIMATED CONSTRUCTION COST:			\$319,700

NOTES:

1) TOTAL SID COSTS @ 40% - \$447,580

1 68% REIMBURSABLE FROM FUTURE PROPERTY SERVED TO THE NORTH (CALCULATED BY AREA)

2 PER AGREEMENT WITH CITY, FIDELITY REQUIRED TO PROVIDE SANITARY EASEMENT AT NO COST FOR OUTFALL

PROJECT: PAVING (INTERIOR)	
NO.	ITEM

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	17,450	S.Y.	\$33.00	\$575,850
2	EARTHWORK	5,817	C.Y.	2.00	11,633
3	ADJUST MANHOLE TO GRADE	37	EA	125.00	4,625
4	STREET SIGNS	11	EA	215.00	2,365
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	29,700
		TOTAL ESTIMATED CONSTRUCTION COST:			\$624,173

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$873,843

2) G.O. ITEMS

Intersections	1,485	S.Y.	\$72,037
Overwidth	0	S.Y.	\$0
Outlot Frontage	1,389	S.Y.	\$67,380
STREET SIGNS	11	EACH	\$3,477
	0	S.Y.	\$0
G.O. TOTAL			\$142,894

PROJECT: PAVING (LINCOLN ROAD IMPROVEMENTS 110TH TO WITTMUS)

NO	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	Earthwork (Subgrade Preparation)	2,864	CY	\$3.00	8,592
2	Earthwork (Borrow)	35,000	CY	\$2.00	70,000
3	Construct 9" PCC Pavement w/ Integral Curb	8,592	SY	\$40.00	343,680
4	Construct 5" PCC Sidewalk	16,530	SF	\$4.50	74,385
5	Construct 18" RCP	500	LF	\$40.00	20,000
6	Construct 24" RCP	100	LF	\$55.00	5,500
7	Construct Curb Inlet	12	EA	\$3,000.00	36,000
8	Construct 18" FES	1	EA	\$1,500.00	1,500
9	Construct Twin 9" x 9' Box Culvert	210	LF	\$2,000.00	420,000
10	Construct Rip-Rap	200	Ton	\$70.00	14,000
11	Pavement Markings - 5" Tape	7,520	LF	\$4.25	31,980
12	Pavement Markings - Symbols	8	EA	\$400.00	3,200
13	Seeding	2	AC	\$1,500.00	3,000
		TOTAL ESTIMATED CONSTRUCTION COST.			\$1,031,817
	Engineering Design at Staking and C.M. at	7%			\$72,227.19
		7%			\$72,227.19
		TOTAL CONSTRUCTION, DESIGN AND C M COST			\$1,176,271

ALLOCATION OF COSTS

	Constr & Eng	SID Legal 5%	SID Fiscal 5%	SID Interest 7%	Testing 2%	Total Entity Cost
Sarpy County(1/3 of construction, design & CM)	\$374,174	0%	0	\$0	\$0	\$ 374,174
Granite Lake SID	\$90,679	46,432	46,432	72,227	\$20,636	\$ 276,406
Granite Falls North SID 312	\$0	0	0	0	\$0	\$ -
P-LV Schools (Per Granite Falls SA)	\$320,122	0	0	0	\$0	\$ 320,122
Granite Falls SID 300 (Per Granite Falls SA)	\$391,296	0	0	0	\$0	\$ 391,296
P-MRNRD (Dam Site #7)	\$0	0	0	0	\$0	\$ -
		\$1,176,271				\$ 1,361,998

PROJECT: PAVING (114TH STREET IMPROVEMENTS)

NO	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	9" P C CONC PAVEMENT	4,300	SY	35.00	150,500
2	EARTHWORK (SUBGRADE ADJUSTMENT)	1,433	C Y	3.50	5,017
4	CURB INLETS	5	EACH	3000.00	15,000
5	SEEDING, MATTING & EROSION CONTROL	1	L S	15000.00	15,000
6	GROOVED PLASTIC PAVEMENT MARKINGS	1500	L F	4.00	6,000
	MISCELLANEOUS (+ 10%)	1	L.S.	XXXX	19,200
	TOTAL ESTIMATED CONSTRUCTION COST				\$210,717

NOTES

1) TOTAL DISTRICT COST W/ 40% - \$295,003

50% reimbursable from future development on the west side of 114th Street

PROJECT ELECTRICAL SERVICE

NO	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	99	LOTS	\$1,350.00	\$133,650
		TOTAL ESTIMATED CONSTRUCTION COST.			\$133,650

NOTES

1) TOTAL DISTRICT COSTS W/ 35% -	\$180,428	SCHOOL	\$0

PROJECT WATER (INTERIOR)

NO	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN RESIDENTIAL	3,280	LF	\$44.00	\$144,320
2	INSTALL 8" WATER MAIN RESIDENTIAL	1,610	LF	\$34.00	\$54,740
3	INSTALL 6" WATER MAIN RESIDENTIAL	840	LF	\$26.00	\$21,840
4	12" GATE VALVE AND BOX	17	EACH	\$2,400.00	\$40,800
5	8" GATE VALVE AND BOX	16	EACH	\$1,500.00	\$24,000
6	6" GATE VALVE AND BOX	4	EACH	\$1,100.00	\$4,400
7	FIRE HYDRANT ASSEMBLY	9	EACH	\$4,000.00	\$36,000
8	CONNECTION TO EXISTING MAIN	3	EACH	\$1,500.00	\$4,500
9	TESTING & DISINFECTION	1	LS	\$6,000.00	\$6,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	16,800
		TOTAL ESTIMATED CONSTRUCTION COST			\$353,400

NOTES

1) TOTAL DISTRICT COST W/ 40% -	\$494,760
G.O. DIFF 12" & 8"	3,280 LF \$10.00 \$32,800 14 \$45,920

PROJECT: CAPITAL FACILITIES CHARGES

NO	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	99	LOTS	\$2,285.00	\$226,215
2	PARK / COMMON SPACE	4.79	ACRES	\$6,385.00	\$30,564
	25% CREDIT FOR OVERSIZED WATER MAIN	0.00	LS		\$0
		TOTAL ESTIMATED CONSTRUCTION COST			\$256,799

NOTES CAPITAL FACILITES CHARGES SHOWN ARE THE RATES FOR FINAL PLATS APPROVED BETWEEN 10/1/16 AND 9/30/17.

1) TOTAL DISTRICT COST W/ 20% -	\$308,159	SPECIAL (50%)	G O (50%)
RESIDENTIAL	\$154,079		\$154,079

PROJECT	STORM SEWER
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NO	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$30.00	\$0
2	18" RCP	440	LF	35.00	15,400
3	24" RCP	1,310	LF	45.00	58,950
4	30" RCP	90	LF	60.00	5,400
5	36" RCP	75	LF	70.00	5,250
6	48" RCP	75	LF	90.00	6,750
7	STORM MANHOLES	32	VF	350.00	11,200
8	CURB INLETS	26	EA	2800.00	72,800
9	FES	5	EA	600.00	3,000
10	AREA INLETS	2	EA	2000.00	4,000
11	PCSMP BASIN RISER	1	EA	5000.00	5,000
12	RIPRAP	50	TN	31	1,550
	MISCELLANEOUS (+ 5%)	1	L S	XXXX	9,500
					\$198,800
					TOTAL ESTIMATED CONSTRUCTION COST

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$278,320
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$278,320

PROJECT	SIDEWALKS AT OUTLOT FRONTAGES
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NO	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	4" PC SIDEWALK (5' WIDE)	2,620	SF	3.75	9,825
2	EARTHWORK	873	C.Y.	3.00	2,620
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	600
					\$13,045
					TOTAL ESTIMATED CONSTRUCTION COST.

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$18,263
2) 100% G O	

PROJECT	TRAIL, IN OPPD EASEMENT CORRIDOR
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NO	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (8' WIDE)	11,400	SF	4.00	45,600
2	EARTHWORK	3,800	C.Y.	3.00	11,400
3	CURB RAMPS & INSERTS	6	EACH	700.00	4,200
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,100
					\$64,300
					TOTAL ESTIMATED CONSTRUCTION COST.

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$90,020
2) 100% G O	

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

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

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT	GRANITE FALLS NORTH (HAUG)	ZONING	SINGLE	20 LOTS
DEVELOPER:	TORCZON			
AREA (ACRES)	6			
JURISDICTION:	PAPILLION			
DATE:	07/31/17			
ESTIMATED BY:	WESTERGARD		2013.604 001	

GRANITE FALLS NORTH PHASE 3

ITEM	CONSTRCT.	TOTAL	SARPY CO	SPECIAL ASSESS.	REIMBUR	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	90,830	127,162		127,162		0
PAVING(INTERIOR)	124,365	174,111		162,322		11,789
WATER (INTERIOR)	56,200	78,680		78,680		0
CAPITAL FACILITIES CHARGES RES. (S.F.)	87,400	96,140		48,070		48,070
UNDERGROUND ELECTRICAL	27,000	36,450		36,450		0
STORM SEWER	62,730	87,822				87,822
SIDEWALKS, AT OUTLOT FRONTAGES	5,950	8,330				8,330
TOTALS	454,475	\$608,695	\$0	\$452,684	\$0	\$ 156,012

PER SINGLE FAMILY LOT **\$22,634**

NOTES.

1) HARD COSTS NOT INCLUDED BUILDING CONSTRUCTION, LANDSCAPING

2) SOFT COSTS NOT INCLUDED COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES,
TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION 20 UNITS @ \$280,000 = \$5,600,000

TOTAL @ 100% \$ 5,600,000

4) G.O. DEBT RATIO = \$ 156,012 / \$ 5,600,000 = 2.79%

NOTES:

1 DOES NOT INCLUDE A PARK OR PARK FEES

Change Log

3/3/2017 Increased unit prices on sanitary sewer and paving due to results from recent bids

3/3/2017 Changed capital facility fees to reflect FY 2017 rates

7/28/2017 Updated capital facility fees to reflect current rates

W

PROJECT: SANITARY SEWER (INTERIOR)		APPROX QUANTITY	UNIT	UNIT PRICE	COST
NO.	ITEM				
1	8 INCH SANITARY SEWER PIPE	880	L.F.	31.00	27,280
2	6 INCH SANITARY SEWER PIPE	800	L.F.	30.00	24,000
3	54 IN ID SANITARY MANHOLE w/ EXTERNAL FRAME SEAL	80	V.F.	425.00	34,000
4	CRUSHED ROCK BEDDING	50	TON	25.00	1,250
	MISCELLANEOUS (+ 5%)	1	L.S.	5%	4,300
		TOTAL ESTIMATED CONSTRUCTION COST:			\$90,830

NOTES:

1) TOTAL SID COSTS @ 40% - \$127,162

PROJECT: PAVING (INTERIOR)

NO	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	7" P C CONCRETE PAVEMENT W/ INT CURB	3,480	S.Y.	\$33.00	\$114,840
2	EARTHWORK	1,160	C.Y.	2.00	2,320
3	ADJUST MANHOLE TO GRADE	7	EA	125.00	875
4	STREET SIGNS	2	EA	215.00	430
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	5,900
		TOTAL ESTIMATED CONSTRUCTION COST:			\$124,365

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$174,111

2) G.O ITEMS

Intersections	0	SY	\$0
Overwidth	0	SY	\$0
Outlot Frontage	230	SY	\$11,157
STREET SIGNS	2	EACH	\$632
	0	SY	\$0
G O TOTAL			\$11,789

PROJECT: ELECTRICAL SERVICE

NO	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	20	LOTS	\$1,350.00	\$27,000
		TOTAL ESTIMATED CONSTRUCTION COST:			\$27,000

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% - \$36,450 SCHOOL \$0

PROJECT. WATER (INTERIOR)

NOTES

1) TOTAL DISTRICT COST W/ 40% - \$78,680

G O
DIFF. 12" & 8" 0 L F \$10 00 \$0 1.4 \$0

PROJECT: CAPITAL FACILITIES CHARGES

NOTES CAPITAL FACILITIES CHARGES SHOWN ARE THE RATES FOR FINAL PLATS APPROVED BETWEEN 10/1/17 AND 9/30/18.

1) TOTAL DISTRICT COST W/ 20% - \$96,140 SPECIAL (50%) G 0 (50%)
RESIDENTIAL \$48,070 \$48,070

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Exhibit F-1, Page 15 of 15

PROJECT:	STORM SEWER
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NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	\$30.00	\$0
2	18" RCP	500	LF	35.00	17,500
3	24" RCP	300	LF	45.00	13,500
4	30" RCP	0	LF	60.00	0
5	36" RCP	0	LF	70.00	0
6	48" RCP	0	LF	90.00	0
7	STORM MANHOLES	24	VF	350.00	8,400
8	CURB INLETS	6	EA	2800.00	16,800
9	FES	1	EA	600.00	600
10	AREA INLETS	1	EA	2000.00	2,000
11	PCSMR BASIN RISER	0	EA	5000.00	0
12	RIPRAP	30	TN	31	930
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	3,000
					\$62,730

NOTES.

1) TOTAL DISTRICT COST W/ 40% -	\$87,822
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$87,822

PROJECT	SIDEWALKS AT OUTLOT FRONTAGES
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NO	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	1,150	SF	4.00	4,600
2	EARTHWORK	350	C Y	3.00	1,050
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	300
					\$5,950

NOTES

1) TOTAL DISTRICT COST W/ 40% -	\$8,330
2) 100% G O	