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Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

Submitter: CITY OF PAPILLION

By: pm



AMD

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**SIXTH AMENDMENT
TO
GRANITE FALLS NORTH
SUBDIVISION AGREEMENT**

This Sixth Amendment to the Granite Falls North subdivision agreement (hereinafter "Sixth Amendment"), made this 7th day of September, 2021 ("Effective Date") by and between **STONE CREEK PLAZA, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "STONE CREEK"), **RICHLAND HOMES, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "RICHLAND"), and **WOODLAND HOMES, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "WOODLAND") (hereinafter collectively 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 No. R16-0172 on December 6, 2016 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2017-03261, as modified by the First Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R17-0142 on August 15, 2017 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2017-21823 (the "First Amendment"), the Second Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R18-0055 on April 3, 2018 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2018-07988 (the "Second Amendment"), and the Third Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R18-0183 on October 16, 2018 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2018-24884 (the "Third Amendment"), the Fourth Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R19-0077 on May 5, 2019 (the "Fourth Amendment"), and the Fifth Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R20-0190 on November 4, 2020 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2020-44246 (the "Fifth Amendment") (hereinafter collectively referred to as the "Agreement").

RECITALS

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

STONE CREEK, DISTRICT, and CITY entered into the First Amendment to incorporate Lots 81 through 179, inclusive, and Outlots G through K, inclusive (collectively, “Phase 2”); and

STONE CREEK, DISTRICT, and CITY entered into the Second Amendment to modify the Parties agreement on the manner and extent to which public funds would be expended in connection with the Public Improvements serving Phase 1 and Phase 2 of the Development Area; and

STONE CREEK, DISTRICT, and CITY entered into the Third Amendment to further modify the Parties agreement on the manner and extent to which public funds would be expended in connection with the Public Improvements serving Phase 1 and Phase 2 of the Development Area due to the realignment of the outfall sewer to allow service for future phases of Granite Falls North; and

STONE CREEK, DISTRICT, and CITY entered into the Fourth Amendment to incorporate Lots 180 through 292, inclusive, and Outlots L through T, inclusive, (collectively, “Phase 3”) provided that such Fourth Amendment would become effective upon STONE CREEK acquiring fee simple title to Phase 3; and

STONE CREEK subsequently did not acquire fee simple title to Phase 3 as contemplated in the Fourth Amendment so the Final Plat for Phase 3 approved by the Papillion City Council via Resolution No. R19-0075 expired and the Fourth Amendment did not become effective; and

STONE CREEK, DISTRICT, CITY, RICHLAND, WOODLAND, and P-MRNRD entered into the Fifth Amendment to incorporate the reconfigured third phase of Granite Falls North into the Agreement; and

DEVELOPER, DISTRICT, CITY, and P-MRNRD agreed, as a term of the Fifth Amendment, that the execution of any modifications or amendments to the Subdivision Agreement would not require P-MRNRD’s signature *unless* said modifications or amendments include development Costs or Public Improvements or Private Improvements which relate directly to Outlots W, CC or DD. Given that the modifications and amendments proposed in this Sixth Amendment do not include development Costs or Public Improvements or Private Improvements which relate directly to Outlot Outlots W, CC or DD, DEVELOPER, DISTRICT, and CITY acknowledge that P-MRNRD’s signature is not required to validly execute this Sixth Amendment; and

DEVELOPER, DISTRICT, and CITY wish to update Exhibit “F-5” to reflect the contract price units and quantities for certain Public Improvements related to Phase 3 and to eliminate a duplicated cost for the Magellan gas main relocation.

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

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of this Sixth Amendment as well as the Agreement, as modified or amended by this Sixth 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 Sixth Amendment applies to Lots 1 – 179, inclusive, Lots 290 through 403, inclusive, Outlots A – K, inclusive, Outlot R, and Outlots T through DD, inclusive (collectively, “Phases 1 and 2 and Reconfigured Phase 3”), Granite Falls North.
4. Exhibit Modification. The Agreement exhibits referenced herein or attached hereto, which are hereby incorporated into this Sixth Amendment and the Agreement by this reference, are hereby rescinded, modified, and/or added as follows:
 - A. Exhibit “F-5”, and all references thereto, are hereby repealed in their entirety and the attached Exhibit “F-6” is hereby substituted in their place.
5. No Other Amendment. Except as specifically modified or amended by this Sixth Amendment, the Agreement shall remain in full force and effect.
6. Binding Effect. This Sixth Amendment shall be binding upon the Parties, their respective successors, and assigns in the same manner and to the same extent as the Agreement.

(Signatures on following pages.)

ATTEST:

THE CITY OF PAPILLION, NEBRASKA


Nicole L. Brown
Nicole L. Brown, City Clerk

David P. Black
David P. Black, Mayor

SEAL:



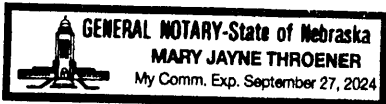
SANITARY AND IMPROVEMENT DISTRICT
NO. 312 OF SARPY COUNTY, NEBRASKA

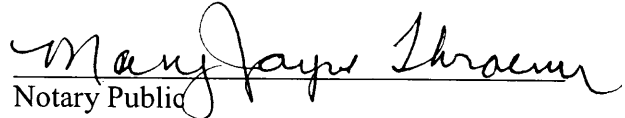
By 
Gerald L. Torczon, Chairman

STATE OF NEBRASKA)
)
COUNTY OF SARPY) ss.

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 9th day of September, 2021.




Notary Public

DEVELOPER:

Stone Creek Plaza, L.L.C., a Nebraska
limited liability company

By 
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 9th day of September, 2021.




Notary Public

RICHLAND:

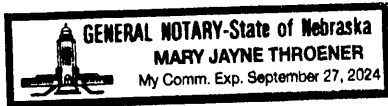
Richland Homes, L.L.C., a Nebraska
limited liability company

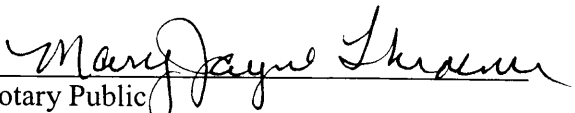
By 
Gerald L. Torczon, Manager

STATE OF NEBRASKA)
)
COUNTY OF SARPY) ss.

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Manager of Richland Homes, 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 9th day of September, 2021.




Notary Public

WOODLAND:

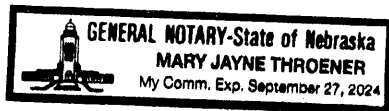
Woodland Homes, L.L.C., a Nebraska
limited liability company

By 
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 Woodland Homes, 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 9th day of September, 2021.




Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
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EXHIBITS:

F-6	Source and Use of Funds
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E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

EXHIBIT F-6
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH ZONING: SINGLE FAM. 403 LOTS
DEVELOPER: TORCZON
AREA (ACRES): 158.55
JURISDICTION: PAPILLION
DATE: 08/05/21
ESTIMATED BY: DCW 2013.604.001

GRANITE FALLS NORTH (TOTAL; PH 1 THRU PH 4)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	G.O. REIMB.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	1,590,621	2,286,931		2,286,931		0
PAVING (INTERIOR)	4,477,464	6,271,934		4,011,089		2,260,845
PAVING (LINCOLN ROAD 110TH TO 114TH) included in Paving costs	0	0	0			0
LINCOLN ROAD SIDEWALKS	143,856	199,395				199,395
PAVING (114TH STREET - PHASE 1 & 2)	210,717	295,004			147,502	147,502
PAVING (114TH STREET - PHASE 4)	234,954	328,936			164,468	164,468
PAVING (114TH ST NB RIGHT TURN LANE - PH. 4)	60,967	85,353			0	85,353
PAVING (CORNHUSKER ROAD)	239,299	335,019			110,289	224,730
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH)	74,405	107,753				107,753
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH)	158,111	228,975				228,975
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726		254,726		
WATER (INTERIOR)	1,227,833	1,703,468		1,556,028		147,440
CAPITAL FACILITIES CHARGES RES. (S.F.)	1,182,041	1,354,469		836,079		518,390
MAGELLAN GAS MAIN RELOCATION (PH 3 EAST)	0	0				0
UNDERGROUND ELECTRICAL	544,050	719,199		719,199		0
STORM SEWER	846,987	1,185,782		0		1,185,782
TRAIL, IN OPPD EASEMENT CORRIDOR	127,240	178,136				178,136
TRAIL, ALONG CORNHUSKER ROAD	143,463	200,848				200,848
SIDEWALKS, AT OUTLOT FRONTAGES	123,780	173,292		155,029		18,263
SIDEWALK, ALONG 114TH STREET	36,895	51,653				51,653
TOTALS	11,598,576	\$15,960,874	\$0	\$9,819,082	\$ 422,259	\$ 5,719,533

PER SINGLE FAMILY LOT

\$24,365

Notes: 1) Granite Falls North SID 312 will make a future contribution to the HWY 370 trail and park system as approved by the SID Fiscal Agent.
2) Outfall sewer reimbursables between Phase 2 and Phase 4 (West) are not shown on the overall summary sheet.

EXHIBIT F-6

				(100% VAL.)	(95% VAL.)
3) VALUATION:	PH. I	80 LOTS@	\$300,000	=	\$24,000,000
	PH.II	99 LOTS@	\$300,000	=	\$29,700,000
	PH. III	114 LOTS@	\$320,000	=	\$36,480,000
	PH. IV	110 LOTS@	\$320,000	=	\$35,200,000
	TOTAL	403 LOTS			\$119,111,000
				TOTAL	\$125,380,000
4) G.O. DEBT RATIO =	\$ 5,719,533	/	\$ 119,111,000	=	4.80%

Revisions:

9/9/2020 - Updated with San Sect III bid results, Storm Sect III resolution quantities, and Magellan gas main relocation reimbursement (included w/ storm sewer).

10/20/2020 - Updated with Storm Sect III and Paving Sect III bid results.

8/5/21 - Updated with Water Sect III bid results

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

EXHIBIT F-6
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH ZONING: R-2 80 LOTS
DEVELOPER: TORCZON
AREA (ACRES): 37.65
JURISDICTION: PAPILLION
DATE: 08/05/21
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 1 (SID 312)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBURS.	G.O. NON-REIMB
SANITARY SEWER I	280,689	394,275		394,275		0
PAVING & STORM I (includes Lincoln Road)	1,524,794	2,127,773	358,481	680,495		1,088,797
PAVING (LINCOLN ROAD 114TH TO 110TH) included in Pave & St I	0	0	0			0
WATER I	300,900	401,213		345,370		55,843
CAPITAL FACILITIES CHARGES	222,566	255,767		204,614		51,153
UNDERGROUND ELECTRICAL	108,000	125,958		125,958		0
STORM SEWER included in Pave & St I	0	0		0		0
SIDEWALKS AT OUTLOT FRONTAGE	INCLUDED IN LINCOLN ROAD SIDEWALKS (PHASE 2)					0
TOTALS	2,436,949	\$3,304,986	\$358,481	\$1,750,712	\$0	\$ 1,195,793

PER SINGLE FAMILY LOT

\$21,884

Note: The source for Phase I costs are the levied special assessments

3) VALUATION:	80 LOTS @	\$300,000	=	\$24,000,000
				TOTAL \$ 24,000,000 (100% VALUATION)
				TOTAL \$ 22,800,000 (95% VALUATION)
4) G.O. DEBT RATIO =	\$ 1,195,793	/	\$ 22,800,000	= 5.24%

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

EXHIBIT F-6
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH (HAUG) ZONING: R-2 99 LOTS
DEVELOPER: TORCZON 6 REPLATTED OUTLOTS
AREA (ACRES): 36.488
JURISDICTION: PAPILLION
DATE: 08/05/21
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 2						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER II	369,572	576,151		576,151		
PAVING & STORM II	1,059,665	1,493,954		929,893		564,061
PAVING (114TH STREET - PHASE I / II) **	210,717	295,004			147,502	147,502
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)	74,405	107,753				107,753
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)	158,111	228,975			228,975	
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726			254,726	
WATER II	267,974	379,713		335,184		44,529
CAPITAL FACILITIES CHARGES RES. (S.F.)	271,696	342,145		253,188		88,958
UNDERGROUND ELECTRICAL	133,650	185,001		185,001		
STORM SEWER (included in Paving & Storm II above)	0	0				0
SIDEWALK - SECT. II (TRAIL IN OPPD ESMT CORRIDOR)	69,238	96,933				96,933
SIDEWALK - SECT I (LINCOLN ROAD SIDEWALKS)	143,856	199,395				199,395
SIDEWALKS, AT OUTLOT FRONTAGES **	13,045	18,263				18,263
TOTALS	2,947,821	\$4,178,013	\$0	\$2,279,417	\$631,203	\$ 1,267,394

PER SINGLE FAMILY LOT
AMOUNT ASSESSED TO OUTLOTS TO BE REPLATTED TO SF LOTS

\$21,857
\$ 115,600

Note: The source for Ph 2 costs are the proposed Special Assessment computations for Phase 2, dated 10/23/19, except as noted below.

* From Sidewalk -Sect II Final Pay Estimate.

** From 2/11/19 SUF.

3) VALUATION: 105 LOTS @ \$300,000 = \$31,500,000

TOTAL	\$ 31,500,000	(100% VALUATION)
TOTAL	\$ 29,925,000	(95% VALUATION)

4) G.O. DEBT RATIO = \$ 1,267,394 / \$ 29,925,000 = 4.24%

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

EXHIBIT F-6
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH (HAUG) ZONING: R-2 114 LOTS (Lots 290-403)
DEVELOPER: TORCZON
AREA (ACRES): 36
JURISDICTION: PAPILLION
DATE: 08/05/21
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 3 (EAST SIDE)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	561,443	786,020		786,020		0
PAVING (INTERIOR)	1,125,996	1,576,395		1,072,236		504,159
PAVING (CORNHUSKER ROAD)	239,299	335,019			110,289	224,730
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)						
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)						
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))						
WATER (INTERIOR)	387,879	543,030		525,838		17,193
CAPITAL FACILITIES CHARGES RES. (S.F.)	363,777	400,154		200,077		200,077
MAGELLAN GAS MAIN RELOCATION	0	0				0
UNDERGROUND ELECTRICAL	153,900	207,765		207,765		0
STORM SEWER	470,319	658,447				658,447
TRAIL, ALONG CORNHUSKER ROAD	63,809	89,333				89,333
SIDEWALKS, AT OUTLOT FRONTAGES	41,610	58,254		58,254		
TOTALS	3,408,032	\$4,654,417	\$0	\$2,850,189	\$110,289	\$ 1,693,939

PER SINGLE FAMILY LOT

\$25,002

3) VALUATION: 114 LOTS @ \$320,000 = \$36,480,000

TOTAL	\$ 36,480,000	(100% VALUATION)
TOTAL	\$ 34,656,000	(95% VALUATION)

4) G.O. DEBT RATIO = \$ 1,693,939 / \$ 34,656,000 = **4.89%**

EXHIBIT F-6

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Construct 8" Sanitary Sewer Pipe	6,270	LF	\$35.92	\$225,218
2	Construct 6" Sanitary Sewer Pipe	3,370	LF	\$34.31	\$115,625
3	Construct 54" I.D. Sanitary Sewer Manhole (40)	491	VF	\$350.00	\$171,850
4	Reconstruct Manhole (2)	14.3	VF	\$282.00	\$3,747
5	Construct Sanitary Sewer Manhole Tap	5	EA	\$1,100.00	\$5,500
6	Construct External Frame Seal	36	EA	\$442.00	\$15,912
7	Construct 8" Diameter Drop Connection	7	VF	\$525.00	\$3,675
8	Construct Trench Bedding for Unsuitable Material	100	TON	\$35.00	\$3,500
9	Install Geogrid for Trench Stabilization	40	SY	\$4.25	\$170
10	Install Silt Fence	400	LF	\$2.19	\$876
11	Seeding, Type "B"	2	AC	\$1,255.00	\$2,510
12	Construct Aggregate Surface Course	40	TON	\$46.50	\$1,860
	MISCELLANEOUS (+ 2%)	1	L.S.	XXXX	\$11,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$561,443

NOTES: UPDATED W/ SANITARY SECTION III BID RESULTS.

1) TOTAL SID COSTS @ 40% - \$786,020

PROJECT: SANITARY OUTFALL SEWER (N OF CORNHUSKER; PAID BY PHASE 2)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% G.O. TO PHASE 2)

PROJECT: SANITARY OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PHASE 4)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% G.O. (REIMBURSED BY PHASE 4 TO PHASE 2)

PROJECT: SANITARY OUTFALL SEWER (WITHIN PHASE 4)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% SPECIALLY ASSESSED TO PHASE 4 (REIMBURSED TO PHASE 2)

PROJECT: PAVING (INTERIOR)

EXHIBIT F-6

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE CONCRETE HEADER	75	LF	\$5.00	\$375
2	REMOVE PAVEMENT	123	SY	\$9.00	\$1,107
3	REMOVE END OF ROAD MARKER	9	EA	\$50.00	\$450
4	SUBGRADE PREPARATION	6,902	CY	\$4.00	\$27,608
5	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB	20,702	SY	\$40.50	\$838,431
6	CONSTRUCT 6" PCC MEDIAN SURFACING	52	SF	\$14.00	\$728
7	CONSTRUCT CONCRETE HEADER	25	LF	\$20.00	\$500
8	ADJUST MANHOLE TO GRADE	34	EA	\$450.00	\$15,300
9	CONSTRUCT CURB INLET - TYPE I	28	EA	\$3,500.00	\$91,000
10	CONSTRUCT CURB INLET - TYPE III	8	EA	\$3,500.00	\$28,000
11	INSTALL STREET NAME SIGN	17	EA	\$220.00	\$3,740
12	INSTALL TRAFFIC CONTROL SIGN	45	EA	\$295.00	\$13,275
13	INSTALL CITY OF PAPILLION BREAKAWAY POLE SYSTEM	47	EA	\$725.00	\$34,075
14	CONSTRUCT END OF ROAD MARKER	3	EA	\$155.00	\$465
15	INSTALL PERMANENT PREFORMED TAPE - TYPE 4, 12" WHITE, GROOVED	122	LF	\$17.00	\$2,074
16	INSTALL PERMANENT PREFORMED TAPE - TYPE 4, 24" WHITE, GROOVED	328	LF	\$30.50	\$10,004
17	JET SANITARY SEWER	6,770	LF	\$0.72	\$4,874
18	DRILL & GROUT #5 X 18" TIE BARS @ 48" CENTERS	30	EA	\$13.00	\$390
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	\$53,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$1,125,998

NOTES: UPDATED W/ PAVING - SECTION III BID RESULTS. INLETS CONSTRUCTED WITH PAVING - SECTION III.

1) TOTAL DISTRICT COST W/ 40% -	\$1,576,395
2) G.O. ITEMS	
INTERSECTIONS/OVERWIDTH/OUTLOT FRONTAGE	4,525 SY \$256,568
EARTHWORK (SUBGRADE PREP)	1,508 CY \$8,447
MEDIAN SURFACING	52 SF \$1,019
CONSTRUCT CURB INLET - TYPE I	28 SF \$127,400
CONSTRUCT CURB INLET - TYPE III	8 SF \$39,200
INSTALL STREET NAME SIGNS	17 EA \$5,236
INSTALL TRAFFIC CONTROL SIGNS	45 EA \$18,585
INSTALL CITY OF PAPILLION BREAKAWAY POLE SYSTEM	47 EA \$47,705
G.O. TOTAL	\$504,159

PROJECT: PAVING (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	9" P.C. CONC. PAVEMENT	2,126	SY	\$44.00	\$93,544
2	EARTHWORK (SUBGRADE PREP)	709	C.Y.	\$3.50	\$2,480
3	TRAFFIC SIGNAL AT 114TH / CORNHUSKER	0.50	LS	\$200,000.00	\$100,000
4	STORM SEWER	1	LS	\$10,000.00	\$10,000
5	CURB INLETS	2	EACH	\$3,000.00	\$6,000
6	SEEDING, MATTING & EROSION CONTROL	1	L.S.	\$8,000.00	\$8,000
7	GROOVED PLASTIC PAVEMENT MARKINGS	1750	L.F.	\$4.50	\$7,875
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	\$11,400
TOTAL ESTIMATED CONSTRUCTION COST:					\$239,299

NOTES: ASSUMES 1/4 CONTRIBUTION TO A TRAFFIC SIGNAL AT 114TH & CORNHUSKER.

1) TOTAL DISTRICT COST W/ 40% -	\$335,019
2) REIMBURSIBLE FROM FIDELITY	\$110,289
3) G.O. AMOUNT	\$224,730

PROJECT: **MAGELLAN GAS MAIN RELOCATION****EXHIBIT F-6**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	MAGELLAN GAS MAIN RELOCATION	0	L.S.	\$100,000.00	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES: MAGELLAN GAS MAIN RELOCATION COSTS ARE INCLUDED IN STORM SEWER - SECTION III.

1) TOTAL DISTRICT COSTS W/ 35% -

\$0

2) 100% G.O.

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	114	LOTS	\$1,350.00	\$153,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$153,900

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% -

\$207,765

SCHOOL

\$0

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	342	LF	\$67.00	\$22,914
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	4,657	LF	\$36.75	\$171,145
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	1,415	LF	\$30.00	\$42,450
4	BORE 12" D.I.P., CL 350 WATER MAIN	45	LF	\$120.00	\$5,400
5	BORE 8" D.I.P., CL 350 WATER MAIN	225	LF	\$77.00	\$17,325
6	BORE 6" D.I.P., CL 350 WATER MAIN	90	LF	\$67.00	\$6,030
7	INSTALL 12" GATE VALVE AND BOX	3	EA	\$2,375.00	\$7,125
8	INSTALL 8" GATE VALVE AND BOX	19	EA	\$1,295.00	\$24,605
9	INSTALL 6" GATE VALVE AND BOX	5	EA	\$950.00	\$4,750
10	INSTALL 12" X 12" X 8" TEE	1	EA	\$950.00	\$950
11	INSTALL 8" X 8" X 8" TEE	5	EA	\$535.00	\$2,675
12	INSTALL 8" X 8" X 6" TEE	1	EA	\$635.00	\$635
13	INSTALL 6" X 6" X 6" TEE	1	EA	\$400.00	\$400
14	CONSTRUCT FIRE HYDRANT ASSEMBLY-AMERICAN-DARLING, 5 1/4", B-84-B-5	10	EA	\$4,300.00	\$43,000
15	CONSTRUCT END OF MAIN HYDRANT-AMERICAN-DARLING, 5 1/4", B-84-B-5	1	EA	\$3,550.00	\$3,550
16	CONNECTION TO EXISTING MAIN	3	EA	\$2,800.00	\$8,400
17	RELOCATE EXISTING HYDRANT	3	EA	\$2,675.00	\$8,025
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	18,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$387,879

NOTES:

1) TOTAL DISTRICT COST W/ 40% -

\$543,030

2) G.O. ITEMS

DIFFERENCE BETWEEN 12" AND 8"	342 LF	\$30.25	\$14,484 (WITH SOFT COSTS)
DIFFERENCE BETWEEN 12" AND 8" (BORE)	45 LF	\$43.00	\$2,709 (WITH SOFT COSTS)
G.O. TOTAL			\$17,193 (WITH SOFT COSTS)

PROJECT: CAPITAL FACILITIES CHARGES

EXHIBIT F-6

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	114	LOTS	\$2,400.00	\$273,600
2	PARK / COMMON SPACE	8.9279	ACRES	\$6,705.00	\$59,862
TOTAL ESTIMATED CONSTRUCTION COST:					\$333,462

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	\$400,154	SPECIAL	G.O.
RESIDENTIAL	\$200,077	\$200,077	
	50%	50%	

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 36" CMP	42	LF	\$30.00	\$1,260
2	REMOVE 48" RCP	62	LF	\$50.00	\$3,100
3	CONSTRUCT 18" RCP, CLASS III	1,465	LF	\$42.00	\$61,530
4	CONSTRUCT 24" RCP, CLASS III	1,258	LF	\$52.00	\$65,416
5	CONSTRUCT 30" RCP, CLASS III	517	LF	\$66.00	\$34,122
6	CONSTRUCT 36" RCP, D(0.01) = 1,350	92	LF	\$100.00	\$9,200
7	CONSTRUCT 48" RCP, D(0.01) = 1,350	104	LF	\$138.00	\$14,352
8	CONSTRUCT 54" I.D. STORM MANHOLE (3)	20.8	VF	\$570.00	\$11,856
9	CONSTRUCT 72" I.D. STORM MANHOLE (1)	5.8	VF	\$887.00	\$5,029
10	CONSTRUCT 84" I.D. STORM MANHOLE (2)	20.7	VF	\$1,150.00	\$23,805
11	CONSTRUCT 24" RC FLARED END SECTION	4	EA	\$1,100.00	\$4,400
12	CONSTRUCT 30" RC FLARED END SECTION	1	EA	\$1,170.00	\$1,170
13	CONSTRUCT 36" RC FLARED END SECTION	1	EA	\$1,550.00	\$1,550
14	CONSTRUCT 48" RC FLARED END SECTION	1	EA	\$2,100.00	\$2,100
15	INSTALL PIPE COUPLERS	63	EA	\$100.00	\$6,300
16	BASIN "F" PERMANENT BASIN OUTLET PIPING	1	LS	\$7,283.49	\$7,283
17	BASIN "G" PERMANENT BASIN OUTLET PIPING	1	LS	\$8,032.49	\$8,032
18	BASIN "H" PERMANENT BASIN OUTLET PIPING	1	LS	\$15,143.71	\$15,144
19	MAGELLAN GAS MAIN REMOVAL	1	LS	\$172,270.00	\$172,270
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	22,400
TOTAL ESTIMATED CONSTRUCTION COST:					\$470,319

NOTES: UPDATED W/ STORM SEWER - SECTION III BID RESULTS, INCLUDING MAGELLAN GAS MAIN REMOVAL. INLETS CONSTRUCTED WITH PAVING - SECTION

1) TOTAL DISTRICT COST W/ 40% -	\$658,447
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$658,447

PROJECT: SIDEWALKS AT OUTLOT FRONTAGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	7,922	SF	4.00	31,688
2	EARTHWORK	2,641	C.Y.	3.00	7,922
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	2,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$41,610

NOTES: CAN BE G.O., BUT SWITCHED TO SPECIALLY ASSESSED TO HELP WITH G.O.DEBT RATIO.

1) TOTAL DISTRICT COST W/ 40% -	\$58,254
2) 100% SPECIAL ASSESSED (SEE NOTE ABOVE.	

PROJECT: **TRAIL, ALONG CORNHUSKER ROAD**

EXHIBIT F-6

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (10' WIDE)	11,316	SF	4.25	48,093
2	EARTHWORK	3,772	C.Y.	3.00	11,316
3	CURB RAMPS & INSERTS	2	EACH	700.00	1,400
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$63,809

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$89,333
2) 100% G.O.	

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

EXHIBIT F-6
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH (HAUG) ZONING: R-2 110 LOTS (Lots 180-289)
DEVELOPER: TORCZON
AREA (ACRES): 42
JURISDICTION: PAPILLION
DATE: 08/05/21
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 4 (WEST SIDE)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	378,918	530,485		530,485		0
PAVING (INTERIOR)	767,009	1,073,812		969,985		103,827
PAVING (114TH STREET - PHASE 4)	234,954	328,936			164,468	164,468
PAVING (114TH ST NB RIGHT TURN LANE - PH. 4)	60,967	85,353				85,353
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)						
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)	158,111	228,975				228,975
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726		254,726		
WATER (INTERIOR)	271,080	379,512		349,636		29,876
CAPITAL FACILITIES CHARGES RES. (S.F.)	324,002	356,402		178,201		178,201
UNDERGROUND ELECTRICAL	148,500	200,475		200,475		0
STORM SEWER	376,668	527,335				527,335
SIDEWALKS, AT OUTLOT FRONTAGES	69,125	96,775		96,775		
SIDEWALKS ALONG 114TH STREET	36,895	51,653				51,653
TRAIL, ALONG CORNHUSKER ROAD	79,654	111,515				111,515
TRAIL, IN OPPD EASEMENT CORRIDOR	58,002	81,203				81,203
TOTALS	3,139,776	\$4,307,159	\$0	\$2,580,284	\$164,468	\$ 1,562,407

PER SINGLE FAMILY LOT

\$23,457

3) VALUATION: 110 LOTS @ \$320,000 = \$35,200,000

TOTAL	\$ 35,200,000 (100% VALUATION)
TOTAL	\$ 33,440,000 (95% VALUATION)

4) G.O. DEBT RATIO = \$ 1,562,407 / \$ 33,440,000 = **4.67%**

EXHIBIT F-6

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	4,628	L.F.	31.00	143,468
2	8 INCH SANITARY SEWER PIPE	3,745	L.F.	30.00	112,350
3	54 IN. I.D. SANITARY MANHOLE w/ EXTERNAL FRAME SEAL (19)	255	V.F.	400.00	102,000
4	CRUSHED ROCK BEDDING	100	TON	25.00	2,500
5	SILT FENCE	200	L.F.	3.00	600
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	18,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$378,918

NOTES:

- 1) TOTAL SID COSTS @ 40% - \$530,485
 2) QUANTITIES DO NOT INCLUDE SEWER CONSTRUCTED WITH PHASE 2 OUTFALL SEWER

PROJECT: SANITARY OUTFALL SEWER (N OF CORNHUSKER; PAID BY PHASE 2)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

- 1) TOTAL SID COSTS @ 40% -
 2) COST SHARING - 100% G.O. TO PHASE 2)

PROJECT: SANITARY OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PHASE 4)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					\$158,111

NOTES:

- 1) TOTAL SID COSTS @ 40% - 228,975
 2) COST SHARING - 100% G.O. (REIMBURSED BY PHASE 4 TO PHASE 2) \$ 228,975

PROJECT: SANITARY OUTFALL SEWER (WITHIN PHASE 4)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					\$175,892

NOTES:

- 1) TOTAL SID COSTS @ 40% - 254,726
 2) COST SHARING - 100% SPECIALLY ASSESSED TO PHASE 4 (REIMBURSED TO PH/ \$ 254,726

EXHIBIT F-6

PROJECT: **PAVING (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	18,043	S.Y.	\$41.00	\$657,783
2	6" P.C. MEDIAN SURFACING	541	S.F.	\$4.00	\$2,164
3	EARTHWORK (SUBGRADE PREP)	5,348	C.Y.	3.50	18,717
4	END OF ROAD MARKER		EA	150.00	0
5	CONCRETE HEADER		LF	8.00	0
6	ADJUST MANHOLE TO GRADE	40	EA	225.00	9,000
7	REMOVE PAVEMENT		SY	16.00	0
8	REMOVE END OF ROAD MARKER	3	EA	20.00	60
9	REMOVE CONCRETE HEADER	25	LF	5.00	125
10	STREET SIGNS	24	EA	120.00	2,880
11	TRAFFIC CONTROL SIGNS	50	EA	120.00	6,000
12	PAPILLION BREAKAWAY POLE SYSTEM	28	EA	750.00	21,000
13	MARKING TAPE 12"	160	LF	20.00	3,200
14	MARKING TAPE 24"	240	LF	40.00	9,600
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	36,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$787,009

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$1,073,812
2) G.O. ITEMS	
INTERSECTIONS/OVERWIDTH/OUTLOT FRONTAGE	4,063 SY \$22,753
EARTHWORK (SUBGRADE PREP)	1,354 CY \$6,636
MEDIAN SURFACING	541 SY \$32,606
STREET & TRAFFIC CONTROL SIGNS	81 EACH \$41,832
G.O. TOTAL	\$103,827

PROJECT: **PAVING (114TH STREET - PHASE 4)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SAWCUT	600	LF	8.00	3,600
2	REMOVE PAVEMENT	312	SY	12.00	3,744
3	REMOVE MEDIAN SURFACING	928	SF	2.00	1,856
4	9" P.C. CONC. PAVEMENT	3,044	SY	44.00	133,936
5	6" P.C. MEDIAN SURFACING	8,798	SF	4.00	35,192
6	EARTHWORK (SUBGRADE PREP)	1,015	CY	3.50	3,551
7	TIE BARS	150	EA	10.00	1,500
8	18" STORM SEWER	175	LF	75.00	13,125
9	CURB INLETS	5	EA	3000.00	15,000
10	SEEDING, MATTING & EROSION CONTROL	1	LS	10000.00	10,000
11	GROOVED PLASTIC PAVEMENT MARKINGS	500	LF	4.50	2,250
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	11,200
TOTAL ESTIMATED CONSTRUCTION COST:					\$234,954

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$328,936
2) 50% REIMBURSEMENT FROM FUTURE DEVELOPMENT ON THE WEST SIDE OF 114TH STREET.	

PROJECT: PAVING (114TH ST NB RIGHT TURN LANE - PHASE 4)

EXHIBIT F-6

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SAWCUT	375	LF	6.00	2,250
2	REMOVE PAVEMENT	83	SY	12.00	1,000
3	REMOVE MEDIAN SURFACING	0	SF	2.00	0
4	REMOVE CURB INLETS (RIGHT TURN LANE)	3	EA	1000.00	3,000
5	9" P.C. CONC. PAVEMENT (RIGHT TURN LANE)	550	SY	44.00	24,200
6	6" P.C. MEDIAN SURFACING	0	SF	4.00	0
7	EARTHWORK (SUBGRADE PREP)	183	CY	3.50	642
8	TIE BARS	95	EA	10.00	950
9	18" STORM SEWER	40	LF	100.00	4,000
10	STORM MANHOLES (3)	21	VF	350.00	7,350
11	CURB INLETS	3	EA	3000.00	9,000
12	SEEDING, MATTING & EROSION CONTROL	1	LS	5000.00	5,000
13	GROOVED PLASTIC PAVEMENT MARKINGS	150	LF	4.50	675
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	2,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$60,967

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$85,353

2) 100% G.O.

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	110	LOTS	\$1,350.00	\$148,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$148,500

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% - \$200,475 SCHOOL \$0

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,860	LF	35.00	\$65,100
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	4,730	LF	24.00	\$113,520
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN		LF	20.00	\$0
4	BORE 12" D.I.P., CL 350 WATER MAIN	80	LF	37.00	\$2,960
5	BORE 8" D.I.P., CL 350 WATER MAIN	200	LF	30.00	\$6,000
6	BORE 6" D.I.P., CL 350 WATER MAIN		LF	30.00	\$0
7	INSTALL 12" GATE VALVE AND BOX	8	EA	2,000.00	\$16,000
8	INSTALL 8" GATE VALVE AND BOX	11	EA	1,200.00	\$13,200
9	INSTALL 6" GATE VALVE AND BOX		EA	850.00	\$0
10	INSTALL 12" X 12" X 8" TEE	3	EA	450.00	\$1,350
11	INSTALL 12" X 12" X 6" TEE		EA	425.00	\$0
12	INSTALL 8" X 8" X 8" TEE	3	EA	400.00	\$1,200
13	INSTALL 12" X 12" X 12" X 8" CROSS	1	EA	650.00	\$650
14	CONSTRUCT FIRE HYDRANT ASSEMBLY	10	EA	3,500.00	\$35,000
15	CONNECTION TO EXISTING MAIN	2	EA	1,600.00	\$3,200
16	RELOCATE EXISTING HYDRANT		EA	1,800.00	\$0
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	12,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$271,080

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$379,512

G.O.

DIFF. 12" & 8" 1,940 LF \$11.00 \$21,340 1.4 \$29,876

EXHIBIT F-6PROJECT: **CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	110	LOTS	\$2,400.00	\$264,000
2	PARK / COMMON SPACE	4.922	ACRES	\$6,705.00	\$33,002
TOTAL ESTIMATED CONSTRUCTION COST:					\$297,002

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	\$356,402	SPECIAL	G.O.
RESIDENTIAL	\$178,201	\$178,201	
	50%	50%	

PROJECT: **STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	1,462	LF	50.00	73,100
2	CONSTRUCT 24" RCP, CLASS III	921	LF	60.00	55,260
3	CONSTRUCT 30" RCP, CLASS III	924	LF	82.00	75,768
4	CONSTRUCT 36" RCP, D(0.01) = 1,350	147	LF	120.00	17,640
5	CONSTRUCT 42" RCP, D(0.01) = 1,350	0	LF	150.00	0
6	CONSTRUCT 24" RC FLARED END SECTION	1	EA	850.00	850
7	CONSTRUCT 30" RC FLARED END SECTION		EA	1,000.00	0
8	CONSTRUCT 36" RC FLARED END SECTION	1	EA	1,800.00	1,800
9	CONSTRUCT 42" RC FLARED END SECTION	0	EA	1,800.00	0
10	CONSTRUCT PIPE COUPLERS	18	EA	100.00	1,800
11	CURB INLETS	28	EA	3,000.00	84,000
12	STORM MANHOLES (5)	35	VF	350.00	12,250
13	CONNECTION TO EXISTING STORM SEWER	1	EA	500.00	500
14	REMOVE 24" STORM SEWER PIPE	40	LF	15.00	600
15	REMOVE 36" STORM SEWER PIPE	0	LF	20.00	0
16	REMOVE 24" FES	1	EA	400.00	400
17	REMOVE 36" FES	0	EA	500.00	0
18	PCSMP BASIN RISER	2	EA	10,000.00	20,000
19	EXCAVATE AND HAUL OFF BASIN DIRT	1000	CY	15.00	15,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	17,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$376,668

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$527,335
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$527,335

PROJECT: **SIDEWALKS AT OUTLOT FRONTAGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	13,025	SF	4.00	52,100
2	EARTHWORK	4,342	C.Y.	3.00	13,025
3	CURB RAMPS & INSERTS	1	EACH	700.00	700
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,300
TOTAL ESTIMATED CONSTRUCTION COST:					\$69,125

NOTES: CAN BE G.O., BUT SWITCHED TO SPECIALLY ASSESSED TO HELP WITH G.O.DEBT RATIO.

1) TOTAL DISTRICT COST W/ 40% -	\$96,775
2) 100% SPECIAL ASSESSED (SEE NOTE ABOVE).	

PROJECT: **SIDEWALKS ALONG 114TH STREET**

EXHIBIT F-6

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	6,739	SF	4.00	26,956
2	EARTHWORK	2,246	C.Y.	3.00	6,739
3	CURB RAMPS & INSERTS	2	EACH	700.00	1,400
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	1,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$36,895

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$51,653
 2) 100% G.O.

PROJECT: **TRAIL, ALONG CORNHUSKER ROAD**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (10' WIDE)	13,915	SF	4.25	59,139
2	EARTHWORK	4,638	C.Y.	3.00	13,915
3	CURB RAMPS & INSERTS	4	EACH	700.00	2,800
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$79,654

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$111,515
 2) 100% G.O.

PROJECT: **TRAIL, IN OPPD EASEMENT CORRIDOR**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (8' WIDE)	9,448	SF	4.25	40,154
2	EARTHWORK	3,149	C.Y.	3.00	9,448
3	CURB RAMPS & INSERTS	8	EACH	700.00	5,600
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	2,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$58,002

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$81,203
 2) 100% G.O.