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FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2018-24884

10/22/2018 10:02:23 AM

*Floyd J. Douding*

REGISTER OF DEEDS



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

This Third Amendment to the Granite Falls North Subdivision Agreement (hereinafter “Third Amendment”), which is made this 16<sup>th</sup> day of October, 2018 (“Effective Date”) by and between **STONE CREEK PLAZA, L.L.C.**, a Nebraska limited liability corporation (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”) amends and modifies the Subdivision Agreement approved by the Papillion City Council via Resolution No. #R16-0172 on December 6, 2016 as modified by the First Amendment approved by the Papillion City Council via Resolution No. R17-0142 on August 15, 2017 and the Second Amendment approved by the Papillion City Council via Resolution No. R18-0055 on April 3, 2018 (hereinafter collectively referred to as the “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, DISTRICT, and CITY entered into a First Amendment to the Subdivision Agreement dated August 15, 2017 to include Lots 81 through 179, inclusive, and Outlots G through K, inclusive (“Phase 2”) and replace the original Source and Use of Funds exhibit, known as Exhibit “F”, with a revised Source and Use of Funds exhibit, known as Exhibit “F-1”; and

DEVELOPER, DISTRICT, and CITY entered into a Second Amendment to the Subdivision Agreement dated April 3, 2018 to replace the previously amended Source and Use of Funds exhibit, known as Exhibit “F-1”, with a revised Source and Use of Funds exhibit, known as Exhibit “F-2”; and

DEVELOPER, DISTRICT, and CITY acknowledge that the estimated Costs for the construction of the outfall sewer exceed the amount identified within Exhibit "F-2" due to the realignment of such outfall sewer to serve future phases of Granite Falls North; 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 1 and Phase 2 of the Development Area (collectively, "Phases 1 and 2") and the extent to which the contemplated Public Improvements shall specifically benefit property in Phases 1 and 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 Agreement as modified or amended by this Third Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Agreement.
3. Area of Application. This Third Amendment applies to Lots 1 – 179, inclusive, and Outlots A – K, inclusive, Granite Falls North.
4. Amendments. The Agreement terms are hereby amended as follows:
  - A. All references to Exhibit "F-2" are hereby rescinded and replaced with references to Exhibit "F-3".
5. Exhibit Modification. The Agreement exhibits are hereby modified as follows:
  - A. Exhibit "F-2" is hereby rescinded in its entirety and replaced with Exhibit "F-3", which is attached hereto and which is hereby incorporated into the Agreement by this reference.
6. No Other Amendment. Except as specifically modified or amended by this Third Amendment, the Agreement shall remain in full force and effect.
7. Binding Effect. This Third Amendment to the Agreement shall be binding upon the Parties hereto, their respective successors, and assigns.

*(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:



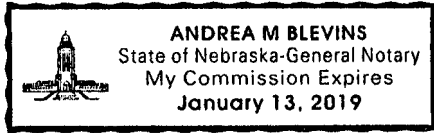
SANITARY AND IMPROVEMENT DISTRICT  
NO. 312 OF SARPY COUNTY, NEBRASKA

By *Gerald L. Torczon*  
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 to be his voluntary act and deed on behalf of such District.

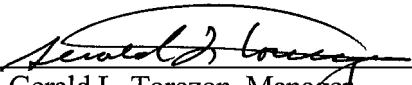
Witness my hand and Notarial Seal this 17<sup>th</sup> day of October, 2018.



*Andrea M. Blevis*  
Notary Public

DEVELOPER:

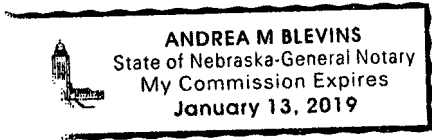
Stone Creek Plaza, L.L.C,  
a Nebraska limited liability corporation

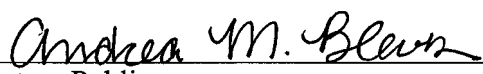
By   
Gerald L. Torczon, Manager

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 Stoner Creek Plaza, L.L.C., a Nebraska limited liability corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of October, 2018.



  
Notary Public

**SUBDIVISION AGREEMENT AMENDMENT  
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INTRODUCTION STATEMENT

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	2	Capitalized Terms
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EXHIBITS:

F-3	Source and Use of Funds
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**EXHIBIT "F-3" - SUF FOR AMENDMENT TO SUBDIVISION AGREEMENT**

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
DEVELOPER:	TORCZON			20 FUTURE LOTS
AREA (ACRES):	80			
JURISDICTION:	PAPILLION			
DATE:	09/24/18			
ESTIMATED BY:	WESTERGARD		2013.604.001	

GRANITE FALLS NORTH (TOTAL; PHASE 1+PHASE 2+PHASE 3)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	G.O. REIMB.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	743,831	1,041,363		1,041,363		0
PAVING(INTERIOR)	1,300,504	1,820,706		1,592,109		228,597
PAVING (LINCOLN ROAD 110TH TO 114TH)	882,011	1,126,152	335,164			790,987
LINCOLN ROAD SIDEWALKS	142,230	192,011				192,011
PAVING (114TH STREET IMPROVEMENTS )	210,717	295,003			147,502	147,502
SANITARY OUTFALL SEWERS	453,158	634,421			431,406	203,015
WATER (INTERIOR)	631,168	883,635		777,402		106,233
CAPITAL FACILITIES CHARGES RES. (S.F.)	552,185	607,404		485,923		121,481
UNDERGROUND ELECTRICAL	268,650	362,678		362,678		0
STORM SEWER	494,631	692,483		0		692,483
TRAIL, OPPD EASEMENT	51,328	71,859				71,859
SIDEWALKS, AT OUTLOT FRONTAGES	25,066	35,092				35,092
<b>TOTALS</b>	<b>5,755,478</b>	<b>\$7,762,807</b>	<b>\$335,164</b>	<b>\$4,259,475</b>	<b>\$ 578,908</b>	<b>\$ 2,589,260</b>

PER SINGLE FAMILY LOT **\$21,404**

3) VALUATION:	179 PH. 1 & 2 @	\$290,000	=	\$51,910,000
	20 PH. 3 UNITS@	\$290,000	=	\$5,800,000
	<b>TOTAL @ 100% \$ 57,710,000</b>			

4) G.O. DEBT RATIO = \$ 2,589,260 / \$ 57,710,000 = **4.49%**

**EXHIBIT "F-3" - SUF FOR AMENDMENT TO SUBDIVISION AGREEMENT**

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: PAPIILLION  
DATE: 09/24/18  
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)	280,689	392,964		392,964		0
PAVING(INTERIOR)	481,383	673,936		650,113		23,822
PAVING (LINCOLN ROAD 114TH TO 110TH )	882,011	1,126,152	335,164			790,987
WATER (INTERIOR)	300,900	421,260		364,167		57,093
CAPITAL FACILITIES CHARGES	223,101	245,411		196,329		49,082
UNDERGROUND ELECTRICAL	108,000	145,800		145,800		0
STORM SEWER	161,400	225,960		0		225,960
SIDEWALKS AT OUTLOT FRONTAGE	INCLUDED IN LINCOLN ROAD SIDEWALKS (PHASE 2)					0
<b>TOTALS</b>	<b>2,437,483</b>	<b>\$3,231,483</b>	<b>\$335,164</b>	<b>\$1,749,373</b>	<b>\$0</b>	<b>\$ 1,146,945</b>

PER SINGLE FAMILY LOT **\$21,867**

NOTES:

3) VALUATION:	80 UNITS @	\$290,000	=	\$23,200,000
TOTAL @ 100% \$ 23,200,000				
4) G.O. DEBT RATIO =	\$ 1,146,945	/	\$ 23,200,000	= 4.94%



PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	3,616	L.F.	26.15	94,549
2	6 INCH SANITARY SEWER PIPE	2,415	L.F.	27.70	66,896
3	54 IN. I.D. SANITARY MANHOLE w/ EXTERNAL FRAME SEAL	301	V.F.	361.80	108,793
	TAP EXISTING MANHOLE	5	EA	600.00	3,000
	CONSTRUCT 8" DIAM. DROP CONNECTION	4	V.F.	285.00	1,140
	IMPORTED SOIL FOR CONDITIONED BACKFILL	659	TON	12.15	8,008
	TESTING FAILURES	1	LS	-1697.33	(1,697)
TOTAL ESTIMATED CONSTRUCTION COST:					\$280,689

NOTES:

1) TOTAL SID COSTS @ 40% - \$392,964

PROJECT: PAVING (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	REMOVE END OF ROAD SIGN	28.00	EA	10.65	\$277
	REMOVE CONCRETE HEADER	0.00	LF	5.33	0
	REMOVE PAVEMENT	1,683.60	SY	9.59	16,146
	REMOVE SIDEWALK	5,356.00	SF	0.57	3,053
	SAW CUT - FULL DEPTH	150.00	LF	5.65	\$848
	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65) W/ INTEGRAL CURB	13,386.80	SY	30.82	\$412,581
	CONSTRUCT 5-INCH PCC SIDEWALK	951.70	SF	4.52	\$4,302
	CONSTRUCT END OF ROAD MARKER	12.00	EA	84.82	\$1,018
	CONSTRUCT CONCRETE HEADER	100.00	LF	7.92	\$792
	SUBGRADE PREPARATION	4,418.00	CY	2.63	\$11,619
	ADJUST MANHOLE TO GRADE	30.00	EA	258.27	\$7,748
	REMOVE AND REPLACE CURB & GUTTER	45.00	LF	40.00	\$1,800
	RELOCATE POST & SIGN	2.00	EA	400.00	\$800
	REPAIR SPINKLER SYSTEM AT KINGSBURY TIE IN	1.00	LS	9,773.40	\$9,773
	PURCHASE AND INSTALL TEMPORARY STREET NAME SIGNS	1.00	LS	1,320.00	\$1,320
	REPLACE SIDEWALKS REMOVED BY GAS INSTALLATION	1.00	LS	1,037.30	\$1,037
	PERMANENT BASIN PIPING	1.00	LS	8,268.71	\$8,269
TOTAL ESTIMATED CONSTRUCTION COST:					\$481,383

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$673,936

2) G.O. ITEMS

Intersections	825	SY	\$12,916
Overwidth	0	SY	\$0
PCSMP Lot Frontage	410	SY	\$6,419
STREET SIGNS	5,356	EACH	\$4,488
G.O. TOTAL			\$23,822

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

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	REMOVE CURB	168.00	LF	5.33	885
	SAW CUT - FULL DEPTH	170.00	LF	5.33	906
	REMOVE SIDEWALK	250.00	SF	0.53	133
	REMOVE STRIPING (114TH STREET)	240.00	LF	2.13	511
	EXCAVATION ON-SITE	100.00	CY	8.52	852
	SUBGRADE PREPARATION	4,462.00	CY	2.63	11,735
	CONSTRUCT 9-INCH CONC PAVEMENT (TYPE L65 AE) W/ 6" INT CURB	13,521.00	SY	36.18	489,190
	CONSTRUCT 6-INCH PCC SIDEWALK (TYPE L65 AE)	219.00	SF	5.09	1,115
	DRILL AND GROUT TIE BARS #5 X 2' - 6" @ 3' - 0" O.C.	44.00	EA	5.20	229
	CONSTRUCT CURB RAMP	40.60	SF	12.44	505
	CONSTRUCT DETECTABLE WARNING PANEL	8.00	SF	19.08	153
	CONSTRUCT 18" RCP, CLASS III	1,162.80	LF	47.82	55,605
	CONSTRUCT 24" RCP, CLASS III	534.00	LF	59.38	31,709
	CONSTRUCT 30" RCP, CLASS III	1,170.00	LF	81.37	95,203
	CONSTRUCT 42" RCP, D(0.01) = 1,350	87.00	LF	134.51	11,702
	CONSTRUCT CURB INLET - TYPE I	11.00	EA	2,500.00	27,500
	CONSTRUCT CURB INLET - TYPE III	9.00	EA	2,500.00	22,500
	CONSTRUCT 54" I.D. STORM MANHOLE (2)	11.30	VF	495.23	5,596
	CONSTRUCT 60" I.D. STORM MANHOLE (1)	5.70	VF	527.18	3,005
	CONSTRUCT 84" I.D. STORM MANHOLE (1)	10.00	VF	729.54	7,295
	CONSTRUCT 42" RC FLARED END SECTION	1.00	EA	1,757.27	1,757
	CONSTRUCT PIPE COUPLERS	9.00	EA	133.13	1,198
	INSTALL PERMANENT PREFORMED MARKING TAPE - 5" WHITE, GROOVED	5,225.00	LF	4.24	22,154
	INSTALL PERMANENT PREFORMED TAPE MARKING - 5" YELLOW, GROOVED	4,998.00	LF	4.24	21,192
	INSTALL PERMANENT PREFORMED TAPE MARKING - 24" WHITE, GROOVED	687.50	LF	20.82	14,314
	INSTALL PERM MARKING TAPE SYMBOL - BIKE LANE & ARROW, WHITE	6.00	EA	793.45	4,761
	INSTALL PERMANENT MARKING TAPE SYMBOL - ARROW, WHITE	12.00	EA	484.59	5,815
	INSTALL TRAFFIC POSTS AND SIGNS	1.00	LS	24,452.75	24,453
	PROVIDE TEMPORARY TRAFFIC CONTROL	1.00	LS	6,709.59	6,710
	CONSTRUCT END OF ROAD MARKERS	5.00	EA	90.53	453
	REBUILD MANHOLES ON LINCOLN ROAD	1	LS	11229.75	11,230
	INSTALL SILT FENCE-LINCOLN ROAD GRADING	1.00	LS	1,647.26	\$1,647

TOTAL ESTIMATED CONSTRUCTION COST:				\$882,011
Engineering Design at	7%		\$61,740.76	
Staking and C.M. at	7%		\$61,740.76	
TOTAL CONSTRUCTION, DESIGN AND C.M. COST				\$1,005,492.35

ALLOCATION OF COSTS

	%	Constr. & Eng.	SID Legal 5%	SID Fiscal 5%	SID Interest 8%	Total Entity Cost
Sarpy County	33%	\$335,164	0%	0	\$0	\$ 335,164
Granite Lake SID	0.00%	\$0	0	0	0	0
Granite Falls North SID 312	67%	\$670,328	33,516	33,516	53,626	790,987
P-LV Schools	0.00%	\$0	0	0	0	0
P-MRNRD (Dam Site #7)	0.00%	\$0	0	0	0	0
		\$1,005,492				\$ 1,126,162

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

J

**PROJECT: WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,715.00	LF	42.88	\$73,539
	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	2,175.00	LF	27.55	\$59,921
	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	1,270.00	LF	26.35	\$33,465
	BORE 12" D.I.P., CL 350 WATER MAIN	150.00	LF	65.00	\$9,750
	BORE 8" D.I.P., CL 350 WATER MAIN	185.00	LF	28.00	\$5,180
	BORE 6" D.I.P., CL 350 WATER MAIN	120.00	LF	26.00	\$3,120
	INSTALL 12" GATE VALVE AND BOX	12.00	EA	1,935.00	\$23,220
	INSTALL 8" GATE VALVE AND BOX	11.00	EA	1,190.00	\$13,090
	INSTALL 6" GATE VALVE AND BOX	6.00	EA	875.00	\$5,250
	INSTALL 12" X 12" X 8" TEE	2.00	EA	535.00	\$1,070
	INSTALL 12" X 12" X 6" TEE	3.00	EA	490.00	\$1,470
	INSTALL 8" X 8" X 8" TEE	1.00	EA	288.00	\$288
	INSTALL 6" X 6" X 6" TEE	1.00	EA	276.00	\$276
	CONSTRUCT FIRE HYDRANT ASSEMBLY	13.00	EA	4,122.00	\$53,586
	CONNECTION TO EXISTING MAIN	7.00	EA	1,875.00	\$11,725
	Install Existing Hydrant	2.00	EA	1,800.00	\$3,600
	Remove and Replace CC Box	4.00	EA	300.00	\$1,200
	Modify Existing Valves	1.00	LS	1,150.00	\$1,150
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$300,900</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -		\$421,260			
G.O.					
DIFF. 12" & 8"	1,715 LF	\$15.33	\$26,291	1.4	\$36,807
DIFF 12"/8" BORE	150.00 LF	37.00	\$5,550	1.4	\$7,770
DIFF 12"/8" VALVE	12.00 EA	745.00	\$8,940	1.4	\$12,516
					\$57,093

**PROJECT: CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	80	LOTS	\$2,285.00	\$182,800
2	PARK / COMMON SPACE	3.40	ACRES	\$6,385.00	\$21,709
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$204,509</b>

NOTES:

1) TOTAL DISTRICT COST W/ 20% -		\$245,411 SPECIAL ASSESS. GENERAL OBLIGATION		
RESIDENTIAL		\$196,329	\$49,082	
		80%	20%	

**PROJECT: STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	REMOVE MANHOLE AND CONSTRUCT CURB INLET - TYPE III	3.00	LF	\$3,845.21	\$11,536
	REMOVE INLET	1.00	LF	548.48	548
	CONSTRUCT TYPE A RIP-RAP	104.40	TN	72.42	7,561
	CONSTRUCT 18" RCP, CLASS III	322.00	LF	49.31	15,878
	CONSTRUCT 24" RCP, CLASS III	82.00	LF	62.42	5,118
	CONSTRUCT 36" RCP, D(0.01) = 1,350	135.00	LF	97.61	13,177
	CONSTRUCT CURB INLET - TYPE I	6.00	EA	2,500.00	15,000
	CONSTRUCT CURB INLET - TYPE III	1.00	EA	2,500.00	2,500
	CONSTRUCT AREA INLET - TYPE II (120" I.D. W/ WEIR)	1.00	EA	20,608.04	20,608
	CONSTRUCT 54" I.D. STORM MANHOLE (1")	4.90	VF	447.31	2,192
	CONSTRUCT 18" CONCRETE COLLAR	1.00	EA	447.31	447
	CONSTRUCT 24" STORM SEWER TAP	1.00	EA	692.26	692
	INSTALL STREET SIGN	61.00	EA	346.13	21,114
	PERM. MARKING TAPE - 12" WHITE	62.50	LF	10.54	659
	INSTALL PERMANENT MARKING TAPE - 24" WHITE	200.00	LF	20.82	4,164
	SODDING	0.00	SY	8.52	0
	PERMANENT BASIN OUTLET PIPING	1.00	LS	8,268.71	8,269
	CONSTRUCT 72" I.D. STORM MANHOLE (3")	17.50	VF	718.89	12,581
	GRADE DRAINAGE SWALE ALONG EASEMENT	1	LS	3300	3,300
	PUMP OUT SILT BASIN A	1	LS	550	550
	EXCAVATE SILT FROM BASIN C	1	LS	14,568.75	14,569
	MODIFY MH - TAB CONST	1	LS	937.68	938
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$161,400</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -		\$225,960
Subtract over 48" Pipe Difference		\$0
2) GENERAL OBLIGATION		\$225,960

PROJECT: **SIDEWALKS AT OUTLOT FRONTAGES**

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.	

**EXHIBIT "F-3" - SUF FOR AMENDMENT TO SUBDIVISION AGREEMENT**

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: PAPHILLION  
DATE: 09/24/18  
ESTIMATED BY: WESTERGARD 2013.604.001

GRANITE FALLS NORTH PHASE 2 (UPDATED WITH BIDS)						
ITEM	CONSTRCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	372,312	521,237		521,237		0
PAVING(INTERIOR)	694,756	972,659		779,674		192,985
PAVING (114TH STREET IMPROVEMENTS )	210,717	295,003			147,502	147,502
SANITARY OUTFALL SEWER	453,158	634,421			431,406	203,015
WATER (INTERIOR)	274,068	383,695		334,555		49,140
CAPITAL FACILITIES CHARGES RES. (S.F.)	266,671	293,338		234,670		58,668
UNDERGROUND ELECTRICAL	133,650	180,428		180,428		0
STORM SEWER	270,501	378,701				378,701
TRAIL, OPPD EASEMENT	51,328	71,859				71,859
LINCOLN ROAD SIDEWALKS	142,230	192,011				192,011
SIDEWALKS, AT OUTLOT FRONTAGES	19,116	26,762				26,762
<b>TOTALS</b>	<b>2,888,506</b>	<b>\$3,950,113</b>	<b>\$0</b>	<b>\$2,050,564</b>	<b>\$578,908</b>	<b>\$ 1,320,642</b>

PER SINGLE FAMILY LOT **\$20,713**

3) VALUATION: 99 UNITS @ \$290,000 = \$28,710,000

TOTAL @ 100% \$ 28,710,000

4) G.O. DEBT RATIO = \$ 1,320,642 / \$ 28,710,000 = **4.60%**

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PROJECT: <b>SANITARY SEWER (INTERIOR)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	5,708	L.F.	26.86	153,317
2	6 INCH SANITARY SEWER PIPE	2,905	L.F.	25.98	75,472
3	54 IN. I.D. SANITARY MANHOLE w/ EXTERNAL FRAME SEAL	388	V.F.	366.09	142,043
4	CONSTRUCT 6" SANITARY SEWER RISER	17	V.F.	51.08	868
5	SILT FENCE	200	L.F.	3.06	612
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$372,312</b>

NOTES:

1) TOTAL SID COSTS @ 40% - \$521,237

PROJECT: <b>SANITARY OUTFALL SEWERS</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT SANITARY SEWER MANHOLE TAP	1	EA	2500.00	2,500
2	CONNECT TO EXISTING SANITARY SEWER	1	EA	3500.00	3,500
3	CONSTRUCT 8" SANITARY SEWER PIPE	3,284	L.F.	34.80	114,283
4	CONSTRUCT 10" SANITARY SEWER PIPE	318	L.F.	30.20	9,604
5	CONSTRUCT 54" I.D. SANITARY MANHOLE (21)	251	V.F.	410.00	102,910
6	CONSTRUCT SANITARY SEWER WYE	12	EA	98.00	1,176
7	TUNNEL 16" STEEL CASING W/ 8" SANITARY SEWER	484	L.F.	300.00	145,200
8	DIRECT BORE CERTA-LOK PVC PIPE	161	L.F.	235.00	37,835
9	REMOVE AND REPLACE TAGGED TREE	13.0	EA	425.00	5,525
10	INSTALL SILT FENCE	3,600	L.F.	2.50	9,000
11	INSTALL SEEDING - TYPE B	2.5	AC	1100.00	2,750
12	INSTALL NORTH AMERICAN GREEN S-75 SINGLE NET STRAW BLANKET	2.5	AC	7550.00	18,875
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$453,158</b>

NOTES:

1) TOTAL SID COSTS @ 40% - \$634,421

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: <b>PAVING (INTERIOR)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	17,554	S.Y.	\$34.00	\$596,836
2	EARTHWORK	5,851	C.Y.	6.65	38,909
3	END OF ROAD MARKER\	6	EA	193.10	1,159
4	CONCRETE HEADER	50	LF	7.40	370
5	ADJUST MANHOLE TO GRADE	30	EA	152.30	4,569
6	REMOVE PAVEMENT	56	SY	16.00	896
7	REMOVE END OF ROAD MARKER	12	EA	11.70	140
8	REMOVE CONCRETE HEADER	100	LF	4.45	445
9	STREET SIGNS	17	EA	109.05	1,854
10	TRAFFIC CONTROL SIGNS	81	EA	109.05	8,833
11	PAPILLION BREAKAWAY POLE SYSTEM	45	EA	654.30	29,444
12	MARKING TAPE 12"	143	LF	18.95	2,710
13	MARKING TAPE 24"	240	LF	35.80	8,592
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$694,756</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$972,659

2) G.O. ITEMS

Intersections	1,485	SY	\$70,686
Overwidth	0	SY	\$0
Outlot Frontage	1,389	SY	\$66,116
STREET & TRAFFIC CONTROL SIGNS	81	EACH	\$58,183
<b>G.O. TOTAL</b>			<b>\$192,985</b>

**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
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$210,717</b>

**NOTES:**

1) TOTAL DISTRICT COST W/ 40% -	\$295,003
50% reimbursible 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
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$133,650</b>

**NOTES:**

1) TOTAL DISTRICT COSTS W/ 35% -	\$180,428	SCHOOL	\$0
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**PROJECT: WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	3,000	LF	34.00	\$102,000
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	2,200	LF	22.30	\$49,060
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	1,300	LF	19.70	\$25,610
4	BORE 12" D.I.P., CL 350 WATER MAIN	200	LF	37.00	\$7,400
5	BORE 8" D.I.P., CL 350 WATER MAIN	120	LF	29.00	\$3,480
6	BORE 6" D.I.P., CL 350 WATER MAIN	40	LF	29.00	\$1,160
7	INSTALL 12" GATE VALVE AND BOX	13	EA	1,898.00	\$24,674
8	INSTALL 8" GATE VALVE AND BOX	9	EA	1,103.00	\$9,927
9	INSTALL 6" GATE VALVE AND BOX	4	EA	816.00	\$3,264
10	INSTALL 12" X 12" X 8" TEE	3	EA	433.00	\$1,299
11	INSTALL 12" X 12" X 6" TEE	2	EA	415.00	\$830
12	INSTALL 8" X 8" X 6" TEE	2	EA	351.00	\$702
13	INSTALL 12" X 12" X 12" X 8" CROSS	1	EA	607.00	\$607
14	CONSTRUCT FIRE HYDRANT ASSEMBLY	9	EA	3,479.00	\$31,311
15	CONNECTION TO EXISTING MAIN	4	EA	1,503.00	\$6,012
16	RELOCATE EXISTING HYDRANT	4	EA	1,683.00	\$6,732
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$274,068</b>

**NOTES:**

1) TOTAL DISTRICT COST W/ 40% -	\$383,695
G.O.	
DIFF. 12" & 8"	3,000 LF \$11.70 \$35,100 1.4 \$49,140

**PROJECT: CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	99	LOTS	\$2,175.00	\$215,325
2	PARK / COMMON SPACE	4.79	ACRES	\$6,080.00	\$29,123
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$244,448</b>

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	\$293,338	SPECIAL	G.O.
RESIDENTIAL	\$234,670	\$58,668	
	80%	20%	

**PROJECT: STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 18" PIPE PLUG	1	EA	77.40	\$77
2	CONSTRUCT 18" RCP, CLASS III	916	LF	49.35	45,205
3	CONSTRUCT 24" RCP, CLASS III	1,222	LF	56.15	68,615
4	CONSTRUCT 30" RCP, CLASS III	375	LF	80.55	30,206
5	CONSTRUCT 36" RCP, D(0.01) = 1,350	74	LF	117.80	8,717
6	CONSTRUCT 24" RC FLARED END SECTION	1	EA	834.80	835
	CONSTRUCT 30" RC FLARED END SECTION	1	EA	993.50	994
	CONSTRUCT 36" RC FLARED END SECTION	1	EA	1,525.95	1,526
	CONSTRUCT PIPE COUPLERS	27	EA	92.60	2,500
	CONSTRUCT CURB INLET - TYPE I	22	EA	2,943.35	64,754
	CONSTRUCT CURB INLET - TYPE III	7	EA	3,251.55	22,761
	CONSTRUCT 54" I.D. STORM MANHOLE (2)	12	VF	658.75	7,905
	CONSTRUCT 60" I.D. STORM MANHOLE (1)	7	VF	693.60	4,855
	CONSTRUCT 72" I.D. STORM MANHOLE (1)	9	VF	763.40	6,871
	CONSTRUCT 36" CONCRETE COLLAR	1	EA	540.20	540
	EXCAVATE AND HAUL OFF BASIN DIRT	300	CY	13.80	4,140
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$270,501</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$378,701
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$378,701

**PROJECT: SIDEWALKS AT OUTLOT FRONTAGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 5" PCC SIDEWALK	2,739	SF	5.25	14,380
2	CONSTRUCT DETECTABLE WARNING PANEL	64	SF	8.75	560
3	CONSTRUCT CURB RAMP (9" THICK)	234	SF	14.00	3,276
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	900
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$19,116</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$26,762
2) 100% G.O.	

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

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 6" PCC SIDEWALK	8,959	SF	5.00	44,795
2	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	438	C.Y.	3.50	1,533
3	INSTALL SEEDING - TYPE A	2,000	S.Y.	0.30	600
4	INSTALL EROSION CONTROL MATTING	2,000	S.Y.	1.00	2,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	2,400
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$51,328</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$71,859
2) 100% G.O.	



**EXHIBIT "F-3" - SUF FOR AMENDMENT TO SUBDIVISION AGREEMENT**

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: PAPHILLION  
DATE: 09/24/18  
ESTIMATED BY: WESTERGARD 2013.604.001

GRANITE FALLS NORTH PHASE 3						
ITEM	CONSTRUCT.	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.)	62,414	68,656		54,924		13,731
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
<b>TOTALS</b>	<b>429,489</b>	<b>\$581,211</b>	<b>\$0</b>	<b>\$459,538</b>	<b>\$0</b>	<b>\$ 121,673</b>

PER SINGLE FAMILY LOT

**\$22,977**

NOTES:

3) VALUATION: 20 UNITS @ \$290,000 = \$5,800,000

TOTAL @ 100% \$ 5,800,000

4) G.O. DEBT RATIO = \$ 121,673 / \$ 5,800,000 = 2.10%

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PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
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. I.D. 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
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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
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**PROJECT: WATER (INTERIOR)**

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN RESIDENTIAL		0	LF	\$44.00	\$0
2	INSTALL 8" WATER MAIN RESIDENTIAL		0	LF	\$34.00	\$0
3	INSTALL 6" WATER MAIN RESIDENTIAL		1,250	LF	\$26.00	\$32,500
4	12" GATE VALVE AND BOX		0	EACH	\$2,400.00	\$0
5	8" GATE VALVE AND BOX		0	EACH	\$1,500.00	\$0
6	6" GATE VALVE AND BOX		0	EACH	\$1,100.00	\$0
7	FIRE HYDRANT ASSEMBLY		3	EACH	\$4,000.00	\$12,000
8	CONNECTION TO EXISTING MAIN		2	EACH	\$1,500.00	\$3,000
9	TESTING & DISINFECTION		1	LS	\$6,000.00	\$6,000
	MISCELLANEOUS (+ 5%)		1	L.S.	XXXX	2,700
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>						<b>\$56,200</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -		\$78,680				
G.O.						
DIFF. 12" & 8"	0 LF	\$10.00	\$0	1.4	\$0	

**PROJECT: CAPITAL FACILITIES CHARGES**

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY		20	LOTS	\$2,285.00	\$45,700
2	PARK / COMMON SPACE		4.79	ACRES	\$6,385.00	\$30,584
	25% CREDIT FOR OVERSIZED WATER MAIN		1.00	L.S.	(\$19,071.04)	(\$19,071)
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>						<b>\$57,213</b>

NOTES:

1) TOTAL DISTRICT COST W/ 20% -		\$68,656	SPECIAL	G.O.		
	RESIDENTIAL		\$54,924.48	\$13,731.12		
			80%	20%		

PROJECT: **STORM SEWER**

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	PCSMP BASIN RISER	0	EA	5000.00	0
12	RIPRAP	30	TN	31	930
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$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**

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	L.S.	XXXX	300
TOTAL ESTIMATED CONSTRUCTION COST:					\$5,950

NOTES:

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