

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER



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Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

Pages: 31

Submitter: CITY OF PAPIILLION

By: jby



AMD

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**FOURTH AMENDMENT
TO
GRANITE LAKE
SUBDIVISION AGREEMENT**

This Fourth Amendment to the Granite Lake Subdivision Agreement (hereinafter “Fourth Amendment”), which is made this 14th day of July, 2022 (“Effective Date”) by and between **WOODLAND HOMES, INC.**, a Nebraska corporation (hereinafter referred to as “DEVELOPER”), **SANITARY AND IMPROVEMENT DISTRICT NO. 317 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as “DISTRICT”), and the **CITY OF PAPIILLION**, a municipal corporation (hereinafter referred to as “CITY”) amends and modifies the subdivision agreement adopted via Resolution No. R17-0109 on June 20, 2017 and recorded with the Sarpy County Register of Deeds via Instrument No. 2017-16646 as modified by the First Amendment adopted via Resolution No. R18-0024 and recorded with the Sarpy County Register of Deeds via Instrument No. 2018-05512, entered into by DEVELOPER, DISTRICT, and CITY on February 6, 2018, the Second Amendment adopted via Resolution No. R19-0041, entered into by DEVELOPER, DISTRICT, and CITY on March 19, 2019 and recorded with the Sarpy County Register of Deeds via Instrument No. 2019-09144, and the Third Amendment entered into by DEVELOPER, DISTRICT, and CITY on November 5, 2019 via Resolution No. 19-0221 and recorded with the Sarpy County Register of Deeds via Instrument No. 2019-28012 (hereinafter collectively referred to as the “Agreement”).

RECITALS

DEVELOPER, DISTRICT, CITY, and PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT (hereinafter referred to as “P-MRNRD”) entered into a subdivision agreement (“Subdivision Agreement”) dated June 20, 2017 with respect to Lots 1 through 116, inclusive, and Outlots A through I, inclusive, (collectively, “Phase 1”) of the development to be known, inclusive of all phases, as Granite Lake (“Granite Lake”); and

DEVELOPER, DISTRICT, CITY, and P-MRNRD agreed, as a term of the Subdivision Agreement, 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 Outlot B. Given that the modifications and amendments proposed in this Fourth Amendment do not

include development Costs or Public Improvements or Private Improvements which relate directly to Outlot B, DEVELOPER, DISTRICT, and CITY acknowledge that P-MRNRD's signature is not required to validly execute this Fourth Amendment; and

DEVELOPER, DISTRICT, and CITY entered into the First Amendment to the Subdivision Agreement, dated February 6, 2018, to acknowledge the platting of Lots 240 through 298, inclusive, and Outlots M through R, inclusive (collectively, "Phase 3") and to establish terms and conditions to incorporate Phase 3 to into the Development Area, including the replacement of the revised 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 entered into the Second Amendment to the Subdivision Agreement, dated March 19, 2019, to acknowledge the platting of Lots 117 through 239, inclusive, and Outlots J through L, inclusive (collectively, "Phase 2") and to establish terms and conditions to incorporate Phase 2 to into the Development Area, including the replacement of 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 the Third Amendment to the Subdivision Agreement, dated November 5, 2019 to acknowledge that the estimated Costs for the certain Public Improvements within the Development Area exceeded the amount identified within Exhibit "F-2" and to replace Exhibit "F-2" with a revised Source and Use of Funds exhibit, known as Exhibit "F-3"; and

DEVELOPER, DISTRICT, and CITY wish to update Exhibit "F-3" to update costs related to Post-Construction Stormwater Management facilities and to adjust the estimated valuation to be consistent with the current average taxable valuation for lots within the Development Area.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

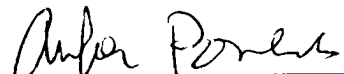
1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Agreement as modified or amended by this Fourth Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Agreement.
3. Area of Application. This Fourth Amendment applies to: (i) Lots 1 – 298, inclusive, and Outlots A – H and Outlots J – R, inclusive, Granite Lake and (ii) Lot 1, Granite Lake Replat 1.
4. Exhibit Modification. The Agreement exhibits are hereby modified as follows:
 - A. Exhibit "F-3", and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit "F-4" is hereby substituted in their place.

5. No Other Amendment. Except as specifically modified or amended by this Fourth Amendment, the Agreement shall remain in full force and effect.
7. Binding Effect. This Fourth Amendment to the Agreement shall be binding upon the Parties hereto, their respective successors, and assigns.

(Signatures on following pages.)

ATTEST:

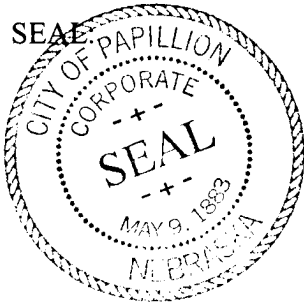
THE CITY OF PAPILLION, NEBRASKA



~~Nicole L. Brown, City Clerk~~
Amber Powers, Deputy City Clerk



David P. Black, Mayor



SANITARY AND IMPROVEMENT DISTRICT
NO. 317 OF SARPY COUNTY, NEBRASKA

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. 317 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.

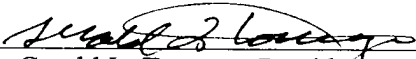
Witness my hand and Notarial Seal this 26th day of July, 2022.



Mary Jayne Throener
Notary Public

DEVELOPER:

Woodland Homes, Inc.,
a Nebraska corporation

By 
Gerald L. Torczon, President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

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

Witness my hand and Notarial Seal this 26th day of July, 2022.




Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
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INTRODUCTION STATEMENT

RECITALS

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

EXHIBITS:

F-4	Source and Use of Funds
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SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	269 UNITS
DEVELOPER:	TORCZON	ESTIMATED BY:	BEASLEY	30 UNITS
JURISDICTION:	PAPILLION	PROJECT NO.:	P2014.562.001	
DATE:	08/27/22			

GRANITE LAKE - TOTAL (PHASE ONE, PHASE TWO & PHASE THREE)

ITEM	CONSTRUCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	1,400,962	1,961,346	0	0	0	1,961,346	0	0
SANITARY SEWER (OUTFALL)	0	0	0	0	0	0	0	0
PAVING(INTERIOR)	2,040,136	2,843,274	0	0	0	2,376,857	0	466,418
PAVING (WITTMUS DRIVE)	801,083	1,121,516	0	325,774	0	0	0	795,742
PAVING (CORNHUSKER RD)	1,192,620	1,669,669	0	484,999	484,999	0	0	699,671
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	259,345	360,817	0	0	0	0	0	360,817
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	169,313	203,176	0	0	0	0	0	203,176
SIDEWALKS, TRAIL, PROWAG	458,734	633,053	0	0	64,816	0	0	568,237
WATER (INTERIOR)	1,088,089	1,523,325	0	0	0	1,436,549	0	86,775
WATER (EXTERIOR)	210,567	294,794	0	0	0	52,960	63,906	177,928
CAPITAL FACILITIES CHARGES	888,726	1,022,035	0	0	0	511,017	0	511,017
UNDERGROUND ELECTRICAL	403,650	532,818	0	0	0	532,818	0	0
STORM SEWER (INTERIOR)	609,489	842,389	0	0	0	0	0	842,389
PCSMP BASIN CONVERSIONS AND CLOSURES	637,946	880,366	276,308					604,057
STORM SEWER - SECTION III (DITCH)	369,083	509,334	0	0	0	0	0	509,334
CONTRIBUTION TO FUTURE SPLASH PARK	50,000	60,000	0	0	0	0	0	60,000
GRADING	1,965,450	1,965,450	1,965,450	0	0	0	0	0
TOTALS	12,545,192	16,423,361	2,241,758	810,773	549,815	6,871,548	63,906	5,885,561

PER UNIT COST

14,457,911 w/o Grading

\$22,982

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

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

3) VALUATION:	269 Units @	\$430,000	=	\$115,670,000
	30 Villa Units @	\$300,000	=	\$9,000,000

TOTAL	\$ 124,670,000	(100% VALUATION)
TOTAL	\$ 118,436,500	(95% VALUATION)

4) GO DEBT (95% VALUATION)	\$5,885,561	/	\$118,436,500	=	4.97%
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LOG OF REVISIONS

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	117 UNITS *
DEVELOPER:	TORCZON		SF (VILLA)	0 UNITS
JURISDICTION:	PAPILLION	ESTIMATED BY BEASLEY		
DATE:	06/27/22	PROJECT NO. P2014.562.001	* INCLUDES OUTLOT "I" CONVERTED TO S.F. LOT IN THE FUTURE.	

GRANITE LAKE - PHASE ONE (LOTS 1 -116)

ITEM	CONSTRCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	728,703	1,020,184				1,020,184		0
SANITARY SEWER (OUTFALL)	0	0						0
PAVING(INTERIOR)	645,777	891,172				743,561		147,612
PAVING (WITTMUS DRIVE)	308,297	431,616		125,374				306,242
PAVING (CORNHUSKER ROAD)	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST T	259,345	360,817						360,817
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS D	0	0						0
SIDEWALKS, TRAIL, PROWAG	106,324	146,727						146,727
WATER (INTERIOR)	433,483	606,876				552,857		54,019
WATER (EXTERIOR)	119,273	166,982				52,960	0	114,022
CAPITAL FACILITIES CHARGES	279,403	321,313				160,657		160,657
UNDERGROUND ELECTRICAL	157,950	208,494				208,494		0
STORM SEWER (INTERIOR)	199,065	274,710				0		274,710
PCSMP BASIN CONVERSIONS AND CLOSURES	254,166	350,749	47,999					302,750
STORM SEWER -SECTION III (DITCH)	0	0						0
CONTRIBUTION TO FUTURE SPLASH PARK	0	0						0
GRADING	860,800	860,800	860,800					0
TOTALS	4,352,586	5,640,441	908,799	125,374	-	2,738,713	-	1,867,555

SPECIALS SINGLE FAMILY
PER UNIT COST

\$2,738,713
\$23,408

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

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

3) VALUATION:	117 Units @	\$430,000	=	\$50,310,000
	0 Villa Units @	\$300,000	=	\$0
			TOTAL	\$50,310,000 (100% VALUATION)
			TOTAL	\$47,794,500 (95% VALUATION)

4) G.O. DEBT RATIO (95% VAL) \$1,867,555 / \$47,794,500 = **3.91%**

LOG OF REVISIONS

- 7/17/2017 ADDED 30 VILLA LOTS AND QUANTITIES NORTH OF CORNHUSKER IN PHASE III.
- 7/17/2017 CHANGED VALUATION USED IN DEBT RATIO TO 95% VALUATION FOR ALL PHASES.
- 10/4/2017 REDUDED VILLA VALUATION FOR LOTS NORTH OF CORNHUSKER IN PHASE III
- 10/4/2017 ADDED STREET CONNECTION TO THE WEST IN VILLA AREA IN PHASE III
- 10/4/2017 ADDED TRAIL ON SOUTH SIDE OF CORNHUSKER, EAST OF WITTMUS
- 10/14/2017 ADDED LINCOLN RD WITTMUS TO 96TH STREET CONTRIBUTION IN PHASE II
- 10/23/2017 CORRECTED TRAIL AND SIDEWALK QNTYS ON SOUTH SIDE OF CORNHUSKER RD IN PHASE III
- 1/2/2018 CORRECTED PHASE II AND PHASE III CAPITAL FACILITIES CHARGES, INCLUDING OUTLOT Q SOUTH OF CORNHUSKER
- 5/14/2018 UPDATED COSTS WITH ACUTAL PHASE I CONSTRUCTION COSTS OR BID COSTS
- 1/10/2019 UPDATED COSTS WITH ACTUAL PHASE II CONSTRUCTION COSTS OR BID COSTS: UPDATED TO SHIFT LOTS 240 THRU 255 INTO PHASE II.
- 1/10/2019 UPDATED WITH FINAL WITTMUS DRIVE (PHASE I) CONSTRUCTION COSTS.
- 6/10/2022 UPDATED WITH PCSMP BASINS AND CLOSURES

Exhibit "F-4"

PROJECT: **SANITARY SEWER (INTERIOR)**

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" SANITARY SEWER	2,038	L.F.	32.10	65,420
2	CONSTRUCT 8" SANITARY SEWER	8,174	L.F.	29.60	241,950
3	CONSTRUCT 6" SANITARY SEWER	4,532	L.F.	29.45	133,467
4	CONSTRUCT 54" I.D. SANITARY SEWER MANHOLE (55)	651	V.F.	390.00	253,890
5	TAP EXISTING SANITARY SEWER MANHOLE	1	EA	1,125.00	1,125
6	CONSTRUCT 8" DIAMETER DROP CONNECTION (2)	10	V.F.	165.00	1,650
7	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	0	TON	22.00	0
8	INSTALL GEOTEXTILE FABRIC	0	SY	1.50	0
9	INSTALL SILT FENCE	0	L.F.	2.00	0
A	OVEREXCAVATION FOR DEEPER CUTS THAN PLAN-OUTFALL SEWER	4,300	LF/VF	6.00	25,800
B	DISC/DRY EXCAVATED SOILS ON OUTFALL SEWER	27	HR	200.00	5,400
TOTAL CONSTRUCTION COST:					\$728,703

NOTES:

1) TOTAL SID COSTS @ 40% -	\$1,020,184	INCLUDES TEMPORARY OUTFALL THROUGH FUTURE LOTS
2) G.O. COSTS	TOTAL	\$0.00

PROJECT: **SANITARY SEWER (OUTFALL)**

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	54 IN. I.D. SANITARY MANHOLE	0	V.F.	400.00	0
3	CRUSHED ROCK BEDDING	0	TON	25.00	0
4	CONNECT TO EXIST. LINE	0	EA	3500.00	0
5	EASEMENT ACQUISITION	0	AC	20000.00	0
6	CONC. RING RETAINERS	0	EA	1500.00	0
	MISCELLANEOUS (+ 10%)	1	L.S.	10%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES: THERE IS NO OUTFALL COSTS. ALL SANITARY IS INTERIOR AS PROPERTY NORTH OF CORNHUSKER IS PART OF SID.

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS	\$0

PROJECT: **PAVING (INTERIOR RESIDENTIAL)**

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65) W/ INTEGRAL CURB	18,424	S.Y.	\$31.24	\$575,566
2	SUBGRADE PREPARATION	6,141	C.Y.	2.90	17,810
3	CONSTRUCT END OF ROAD MARKER	3	EA	95.85	288
4	CONSTRUCT CONCRETE HEADER	62	L.F.	7.92	491
5	ADJUST MANHOLE TO GRADE	35	EA	306.58	10,730
6	INSTALL STREET NAME SIGN	15	EA	107.52	1,613
7	INSTALL TRAFFIC CONTROL SIGN	37	EA	106.50	3,941
8	INSTALL CITY OF PAPILLION BREAKAWAY POLE SYSTEM	24	EA	665.63	15,975
9	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 12" WHITE, GROOVED	130	L.F.	13.79	1,793
10	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 24" WHITE, GROOVED	132	L.F.	27.58	3,641
A	REMOVE STOCKPILED SOIL	1	LS	13930.88	13,931
TOTAL ESTIMATED CONSTRUCTION COST:					\$645,777

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$891,172		
2) G.O. ITEMS			
7" PAVING(INTERSECTIONS)	1,350	SY	\$59,044
7" PAVING(OVERWIDTH)	540	SY	\$23,617
7" PAVING(OUTLOT FRONTAGE)	350	SY	\$15,308
STREET SIGNS	52	EACH	\$30,140
STOCKPILED SOIL	1	LS	\$19,503
G.O. TOTAL			\$147,612
SPECIAL ASSESSMENT	\$743,561		

PROJECT: PAVING (WITTMUS DRIVE)

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE HEADER	38	LF	\$4.00	\$152.00
2	REMOVE PAVEMENT	190	SY	\$5.50	\$1,045.00
3	SAWCUT - FULL DEPTH	82	LF	\$6.00	\$492.00
4	EXCAVATION - ON SITE (ESTABLISHED QUANTITY)	1315	CY	\$6.00	\$7,890.00
5	SUBGRADE PREPARATION	1578	CY	\$7.00	\$11,046.00
6	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB	4783	SY	\$43.25	\$206,864.75
7	DRILL AND GROUT TIE BARS #5 x 2'-6" @ 3'-0" O.C.	40	EA	\$10.00	\$400.00
8	CONSTRUCT CONCRETE HEADER	63	LF	\$12.00	\$756.00
9	CONSTRUCT END OF ROAD MARKERS	8	EA	\$165.00	\$1,320.00
10	CONSTRUCT 18" RCP, CLASS III	159	LF	\$15.00	\$2,385.00
11	CONSTRUCT 30" RCP, CLASS III	48	LF	\$106.00	\$5,088.00
12	CONSTRUCT 18" CMP	83	LF	\$30.00	\$2,490.00
13	CONSTRUCT CURB INLET - TYPE I	3	EA	\$3,100.00	\$9,300.00
14	CONSTRUCT CURB INLET - TYPE II	1	EA	\$8,000.00	\$8,000.00
15	CONSTRUCT CURB INLET - TYPE III	2	EA	\$3,300.00	\$6,600.00
16	CONSTRUCT 30" RC FLARED END SECTION	1	EA	\$1,200.00	\$1,200.00
17	CONSTRUCT PIPE COUPLERS	9	EA	\$90.00	\$810.00
18	CONSTRUCT TYPE "B" RIPRAP	45	TN	\$60.00	\$2,700.00
19	ADJUST MANHOLE TO GRADE	1	EA	\$200.00	\$200.00
20	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" WHITE, GROOVED	339	LF	\$4.25	\$1,440.75
21	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" YELLOW, GROOVED	1746	LF	\$4.25	\$7,420.50
22	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 24" WHITE, GROOVED	298	LF	21.00	6,258.00
23	INSTALL PERMANENT PREFORMED MARKING TAPE SYMBOL - TYPE DIRECTIONAL ARROW, WHITE	6	EA	\$440.00	\$2,640.00
24	INSTALL STREET NAME SIGN	4	EA	\$160.00	\$640.00
25	INSTALL TRAFFIC CONTROL SIGN	19	EA	\$125.00	\$2,375.00
26	INSTALL CITY OF PAVILLION BREAKAWAY POLE SYSTEM	11	EA	\$750.00	\$8,250.00
27	INSTALL SILT FENCE	0	LF	2.50	0
28	INSTALL CURB INLET PROTECTION	6	EA	210.00	1,260
29	PROVIDE TEMPORARY TRAFFIC CONTROL	1	LS	3550.25	3,550

NOTES:
Wittmus Drive sidewalks are included in sidewalk section
Prices and quantities are from 11/3/18 Final Cost Estimate.

FINAL CONSTRUCTION COST =		308,297
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	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 102,766	\$ 9,763	\$ 9,763	\$ 3,083	\$ -	\$ -	\$ -	\$ 125,374
GRANITE LAKE G.O. SHARE	\$ 205,532	\$ 19,525	\$ 19,525	\$ 6,166	\$ 15,415	\$ 15,415	\$ 24,864	\$ 306,242
	\$ 308,297	\$ 29,288	\$ 29,288	\$ 9,249	\$ 15,415	\$ 15,415	\$ 24,864	\$ 431,816

PROJECT: PAVING (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk, In Place	0	SF	\$4.00	\$0.00
5	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
6	Prefomed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
7	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
8	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
9	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
10	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
11	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
12	36" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$65.00	\$0.00
13	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
14	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
16	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
17	Install and Maintain Fabnc Silt Fence, In Place	0	LF	\$2.00	\$0.00
18	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
19	Tensar SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
20	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
21	Single Curb Ramps	0	EA	350.00	0
22	Markings for Pedestian Crossings	0	EACH	360.00	0
23	Curb Ramp Inserts (2' x 2')	0	EA	100.00	0

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0
ENGINEERING, STAKING & C.M. =	0
ESTIMATED TOTAL PROJECT COST =	0

GRANITE LAKE SHARE	\$ -
SARPY COUNTY SHARE	\$ -
P-MRNRD SHARE	\$ -

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	1	LS	360,817	360,817
TOTAL CONSTRUCTION COST					360,817

NOTE: Price is from current estimate, which is based on bid price for estimate of sidewalks.

Exhibit "F-4"

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 96TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	0	LS	169,313	0
TOTAL CONSTRUCTION COST					0
1) TOTAL SID COSTS @ 20% -				\$0	
2) G.O. COSTS				\$0	

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	117	LOTS	\$1,350.00	\$157,950
TOTAL ESTIMATED CONSTRUCTION COST:					\$157,950

NOTES:

1) TOTAL DISTRICT COSTS W/ 32% -	\$208,494
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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	3,608	LF	\$41.50	\$149,732
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	3,425	LF	\$28.40	\$97,270
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	975	LF	\$23.10	\$22,523
4	BORE 12" D.I.P., CL 350 WATER MAIN	320	LF	\$65.00	\$20,800
5	BORE 8" D.I.P., CL 350 WATER MAIN	135	LF	\$35.00	\$4,725
6	INSTALL 12" GATE VALVE AND BOX	12	EA	\$2,475.00	\$29,700
7	INSTALL 8" GATE VALVE AND BOX	10	EA	\$1,500.00	\$15,000
8	INSTALL 6" GATE VALVE AND BOX	3	EA	\$1,200.00	\$3,600
9	INSTALL 12" X 12" X 8" X 8" CROSS	1	EA	\$750.00	\$750
10	INSTALL 12" X 12" X 12" TEE	3	EA	\$650.00	\$1,950
11	INSTALL 12" X 12" X 8" TEE	2	EA	\$450.00	\$900
12	INSTALL 8" X 8" X 6" TEE	2	EA	\$350.00	\$700
13	CONSTRUCT FIRE HYDRANT ASSEMBLY	16	EA	\$4,210.00	\$67,360
14	CONSTRUCT PRESSURE REDUCING VALVE WITH MANHOLE	0	EA	\$59,850.00	\$0
15	CONNECTION TO EXISTING MAIN	1	EA	\$4,285.00	\$4,285
16	RELOCATE EXISTING HYDRANT	1	EA	\$3,250.00	\$3,250
A	INSTALL 12" VALVE ON WITTMUS DR.	1	EA	\$6,420.00	\$6,420
B	BORE 12" PIPE UNDER TREES	0	LF	\$85.00	\$0
C	MOBILIZATION	1	EA	\$3,500.00	\$3,500
D	REMOVE 12" DIP @ WITTMUS DR	20	LF	\$20.00	\$400
E	ADDITIONAL BORE UNDER CREEK	0	LS	\$29,925.00	\$0
F	SPRINKLER SERVICE FROM WATER SHUT DOWN	1	LS	\$618.75	\$619
TOTAL ESTIMATED CONSTRUCTION COST:					\$433,483

NOTES:

1) TOTAL DISTRICT COST W/ 40% -				\$606,876
GO				
DIFFERENCE IN 12" MAIN	2,350	LF	\$13	\$43,099
DIFFERENCE IN 12" VALVES	8	EA	\$975	\$10,920
TOTAL G.O.				\$54,019

Exhibit "F-4"

PROJECT: WATER (EXTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,332	LF	\$41.50	\$55,278
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	0	LF	\$28.40	\$0
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	0	LF	\$23.10	\$0
4	BORE 12" D.I.P., CL 350 WATER MAIN	75	LF	\$65.00	\$4,875
5	BORE 8" D.I.P., CL 350 WATER MAIN	0	LF	\$35.00	\$0
6	INSTALL 12" GATE VALVE AND BOX	3	EA	\$2,475.00	\$7,425
7	INSTALL 8" GATE VALVE AND BOX	0	EA	\$1,500.00	\$0
8	INSTALL 6" GATE VALVE AND BOX	0	EA	\$1,200.00	\$0
9	INSTALL 12" X 12" X 8" X 8" CROSS	0	EA	\$750.00	\$0
10	INSTALL 12" X 12" X 12" TEE	0	EA	\$650.00	\$0
11	INSTALL 12" X 12" X 8" TEE	0	EA	\$450.00	\$0
12	INSTALL 8" X 8" X 6" TEE	0	EA	\$350.00	\$0
13	CONSTRUCT FIRE HYDRANT ASSEMBLY	1	EA	\$4,210.00	\$4,210
14	CONSTRUCT PRESSURE REDUCING VALVE WITH MANHOLE	0	EA	\$59,850.00	\$0
15	CONNECTION TO EXISTING MAIN	1	EA	\$4,285.00	\$4,285
16	RELOCATE EXISTING HYDRANT	0	EA	\$3,250.00	\$0
A	INSTALL 12" VALVE ON WITTMUS DR.	0	EA	\$6,420.00	\$0
B	BORE 12" PIPE UNDER TREES	115	LF	\$85.00	\$9,775
C	MOBILIZATION	1	EA	\$3,500.00	\$3,500
D	REMOVE 12" DIP @ WITTMUS DR	0	LF	\$20.00	\$0
E	ADDITIONAL BORE UNDER CREEK	1	LS	\$29,925.00	\$29,925
F	SPRINKLER SERVICE FROM WATER SHUT DOWN	0	LS	\$618.75	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$119,273

NOTES: MAIN IN LINCOLN ROAD REMOVED FROM THIS SUF BECAUSE IT IS COVERED 100% BY GRANITE FALLS SID 300 SUF

1) TOTAL DISTRICT COST W/ 40% -	\$166,982
COST ALLOCATION	
SPECIALY ASSESSED (EQ. 8" COST OF MAIN NEAR CORNHUSKER	\$52,960
G.O. PORTION OF 12" MAIN NEAR CORNHUSKER	\$24,429
G.O. GRANITE LAKE (SID 317)	\$89,593
TOTAL COST	\$166,982

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	117	LOTS	\$2,175.00	\$254,475
2	OUTLOTS	4.1	ACRES	\$6,080.00	\$24,928
3					
TOTAL ESTIMATED CONSTRUCTION COST:					\$279,403

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$321,313
GENERAL	
SPECIAL ASSESS. OBLIGATION	
RESIDENTIAL	\$180,657 \$180,657
NOTE: FACILITIES FEES FOR OUTLOT "B", THE P-MRNRD DAM SITE 7 PARCEL, ARE NOT INCLUDED	
FACILITIES FEES FOR OUTLOT "A" ARE DEFERRED UNTIL SAID OUTLOT IS PLATTED INTO SINGLE FAMILY LOTS	

PROJECT: STORM SEWER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	452	LF	\$40.47	\$18,292.44
2	CONSTRUCT 24" RCP, CLASS III	877	LF	\$53.25	\$46,700.25
3	CONSTRUCT 30" RCP, CLASS III	736	LF	\$74.55	\$54,868.80
4	CONSTRUCT 30" CMP	56	LF	\$74.55	\$4,174.80
5	CONSTRUCT 30" RC FLARED END SECTION	2	EA	\$1,224.77	\$2,449.54
6	CONSTRUCT PIPE COUPLERS	18	EA	\$127.80	\$2,300.40
7	CONSTRUCT CURB INLET - TYPE I	15	EA	\$2,721.04	\$40,815.60
8	CONSTRUCT CURB INLET - TYPE II	3	EA	\$2,729.94	\$8,189.82
9	CONSTRUCT CURB INLET - TYPE III	2	EA	\$2,865.78	\$5,731.56
10	CONSTRUCT MODIFIED CURB INLET WITH MANHOLE BASE	1	EA	\$5,956.93	\$5,956.93
11	CONSTRUCT 54" I.D. STORM MANHOLE (FLAT TOP) (1)	6	VF	\$479.26	\$2,875.56
12	CONSTRUCT 60" I.D. STORM MANHOLE (FLAT TOP) (2)	11	VF	\$585.76	\$6,443.36
13	CONSTRUCT 30" PIPE PLUG	1	EA	\$266.25	\$266.25
14	CONSTRUCT DRAINAGE SWALE	0	LS	\$1,368.01	\$0.00
15	PCSMP STRUCTURES	0	EA	\$25,000.00	\$0.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$199,065

NOTES:

1) TOTAL DISTRICT COST W/ .38% -	\$274,710
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$274,710

PROJECT: PCSMP BASINS (BASIN A, B, AND Z CONVERSION AND BASIN C CLOSURE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL SILT FENCE	3,077	LF	\$4.00	\$12,308.00
2	INSTALL STRAW WATTLE	1,238	LF	\$2.50	\$3,095.00
3	INSTALL CURB INLET PROTECTION	5	EA	\$200.00	\$1,000.00
4	CLEARING & GRUBBING - GENERAL	4	LS	\$500.00	\$2,000.00
5	INSTALL CONSTRUCTION ENTRANCE	4	EA	\$1,000.00	\$4,000.00
6	PROTECT TREES	6	EA	\$0.00	\$0.00
7	EXCAVATE, DRY AND RE-COMPACT SILT OR HAUL OFF-SITE	2,049	CY	\$14.00	\$29,686.00
8	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	8,692	CY	\$3.50	\$30,422.00
9	EMBANKMENT - BORROW (ESTABLISHED QUANTITY)	7,167	CY	\$1.50	\$10,750.50
10	REMOVE CMP RISER STRUCTURE AND BASE	4	EA	\$250.00	\$1,000.00
11	REMOVE 24" CMP	85	LF	\$9.00	\$765.00
12	REMOVE 36" CMP	73	LF	\$9.00	\$657.00
13	REMOVE 30" RCP	55	LF	\$10.00	\$550.00
14	REMOVE 30" PIPE PLUG	1	EA	\$900.00	\$900.00
15	REMOVE AND RELAY 24" FES	1	EA	\$1,000.00	\$1,000.00
16	REMOVE AND REPLACE SIDEWALK	278	SF	\$6.50	\$1,807.00
17	CONSTRUCT 30" PIPE PLUG	1	EA	\$1,000.00	\$1,000.00
18	CONSTRUCT 36" PIPE PLUG	2	EA	\$800.00	\$1,600.00
19	CONSTRUCT 24" RCP	48	LF	\$90.00	\$4,320.00
20	CONSTRUCT 24" FES	2	EA	\$2,000.00	\$4,000.00
21	CONSTRUCT 60" TYPE II AREA INLET (MODIFIED)	1	EA	\$9,500.00	\$9,500.00
22	CONSTRUCT 84" TYPE II AREA INLET (MODIFIED)	1	EA	\$14,000.00	\$14,000.00
23	INSTALL TENSAR Bx100 GEOGRID	10,242	SF	\$0.50	\$5,121.00
24	INSTALL 3" CLEAN LIMESTONE	570	CY	\$55.00	\$31,350.00
25	INSTALL NORTH AMERICAN GREEN S150 - TYPE A SEED & MAT	17,487	SY	\$1.66	\$29,028.42
26	INSTALL NORTH AMERICAN GREEN S150 - RAIN GARDEN MIX SEED & MAT	882	SY	\$2.00	\$1,764.00
27	INSTALL NORTH AMERICAN GREEN S150 - UNITED FLOOD PLAIN MIX & MAT	10,612	SY	\$2.00	\$21,224.00
28	INSTALL NORTH AMERICAN GREEN Vmax C350 - TYPE A SEED & MAT	562	SY	\$7.00	\$3,934.00
29	INSTALL FLEXAMAT - TYPE A SEED & MAT	1,701	SY	\$9.00	\$15,309.00
30	CONSTRUCT RIP-RAP SCOUR HOLE, TYPE A	120	TN	\$85.00	\$10,200.00
31	JET / VAC EXISTING STORM SEWER & DISPOSE OF SILT	115	LF	\$25.00	\$2,875.00
TOTAL ESTIMATED CONSTRUCTION COST					\$254,165.92

NOTES:

1) TOTAL DISTRICT COST W/ 38% - \$350,749

BASIN C CLOSURE

INSTALL SILT FENCE	330	LF	\$4.00	\$1,320.00	
INSTALL STRAW WATTLE	330	LF	\$2.50	\$825.00	
INSTALL CURB INLET PROTECTION	3	EA	\$200.00	\$600.00	
CLEARING & GRUBBING - GENERAL	1	LS	\$500.00	\$500.00	
INSTALL CONSTRUCTION ENTRANCE	1	EA	\$1,000.00	\$1,000.00	
PROTECT TREES	6	EA	\$0.00	\$0.00	
EXCAVATE, DRY AND RE-COMPACT SILT OR HAUL OFF-SITE	1,101	CY	\$14.00	\$15,414.00	
EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	20	CY	\$3.50	\$70.00	
EMBANKMENT - BORROW (ESTABLISHED QUANTITY)	7,167	CY	\$1.50	\$10,750.50	
REMOVE CMP RISER STRUCTURE AND BASE	1	EA	\$250.00	\$250.00	
REMOVE 36" CMP	73	LF	\$9.00	\$657.00	
REMOVE 30" RCP	55	LF	\$10.00	\$550.00	
REMOVE 30" PIPE PLUG	1	EA	\$900.00	\$900.00	
REMOVE AND RELAY 24" FES	1	EA	\$1,000.00	\$1,000.00	
REMOVE AND REPLACE SIDEWALK	278	SF	\$6.50	\$1,807.00	
CONSTRUCT 30" PIPE PLUG	1	EA	\$1,000.00	\$1,000.00	
CONSTRUCT 36" PIPE PLUG	1	EA	\$800.00	\$800.00	
INSTALL TENSAR Bx100 GEOGRID	6,968	SF	\$0.50	\$3,484.00	
INSTALL 3" CLEAN LIMESTONE	388	CY	\$55.00	\$21,340.00	
INSTALL NORTH AMERICAN GREEN S150 - TYPE A SEED & MAT	3,341	SY	\$1.66	\$5,546.06	
JET / VAC EXISTING STORM SEWER & DISPOSE OF SILT	70	LF	\$25.00	\$1,750.00	
TOTAL ESTIMATED CONSTRUCTION COST					\$69,563.56

NOTES:

1) TOTAL DISTRICT COST W/ 38% - \$95,998

BASIN CLOSURE COST TO BE SPLIT 50% G.O / 50% PRIVATELY

PRIVATE	\$47,999
GENERAL OBLIGATION	\$302,750

PROJECT: **STORM SEWER - SECTION III (DITCH)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 15" TO 18" SEWER PIPE		LF	21.29	0
2	REMOVE 48" SEWER PIPE		LF	35.45	0
3	REMOVE FLARED END SECTION (LESS THAN 24")		EA	411.71	0
4	REMOVE FLARED END SECTION OVER 36" TO 48"		EA	580.29	0
5	CONSTRUCT 18" RCP, CLASS III		LF	46.52	0
6	CONSTRUCT 48" RCP, D(0.01) = 2,000		LF	204.00	0
7	CONSTRUCT 60" RCP, D(0.01) = 1,350		LF	286.70	0
8	CONSTRUCT 60" RC FLARED END SECTION		EA	3,872.73	0
9	CONSTRUCT 54" I.D. STORM MANHOLE (1)		VF	592.11	0
10	CONSTRUCT 96" I.D. STORM MANHOLE (5)		VF	1,193.14	0
11	CONSTRUCT TYPE B RIP-RAP		TON	66.67	0
12	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)		CY	2.87	0
13	INSTALL SILT FENCE		LF	2.56	0
14	INSTALL SEEDING - TYPE B		AC	1,788.93	0
15	PROVIDE TEMPORARY TRAFIC CONTROL		LS	1,916.71	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$0
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$0

PROJECT: **SIDEWALKS, TRAIL, PROWAG**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 6" PCC SIDEWALK	11,613	SF	\$5.25	\$60,968
2	CONSTRUCT 5" PCC SIDEWALK	6,256	SF	\$4.75	\$29,716
3	CONSTRUCT DETECTABLE WARNING PANEL	112	SF	\$9.50	\$1,064
4	CONSTRUCT CURB RAMP (9" THICK)	367	SF	\$16.50	\$6,056
5	CONSTRUCT 9" STAMPED CONCRETE	92	EA	8.50	782
6	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	160	EACH	5.00	800
7	EMBANKMENT BORROW (ESTABLISHED QUANTITY)	211	EACH	8.00	1,688
8	INSTALL SEEDING - TYPE A	3,000	SY	0.50	1,500
9	INSTALL EROSION CONTROL MATTING	3,000	SY	\$1.25	3,750
TOTAL ESTIMATED CONSTRUCTION COST:					\$106,324

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$146,727
2) 100% FUTURE G.O.	

PROJECT: **GRADING**

NO.	ITEM	PRICE	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION)		500,000	CY	\$1.50	\$750,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER		32,000	CY	\$1.40	\$44,800
3	SILT FENCING		4,000	LF	\$2.50	\$10,000
4	TEMPORARY SILT BASINS		1	EA	15000.00	15,000
	MISCELLANEOUS (+ 5%)		1	L.S.	XXXX	41,000
TOTAL ESTIMATED CONSTRUCTION COST:						\$860,800

NOTES:

Exhibit "F-4"

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT DEVELOPER	GRANITE LAKE TORCZON PAPIILLION 06/27/22	ZONING	SINGLE FAMILY SINGLE FAMILY SFI (VILLA)	123 UNITS 16 UNITS 0 UNITS	(LOTS 117-239) (LOTS 240-255)
JURISDICTION		ESTIMATED BY	BEASLEY		
DATE		PROJECT NO.	P2014.562.001		

GRANITE LAKE - PHASE TWO (LOTS 117 - 255)

ITEM	CONSTRUCT	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP	SPECIAL ASSESS	G.O. REIMBURS	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	672,259	941,163				941,163		0
SANITARY SEWER (OUTFALL)	0	0						0
PAVING (INTERIOR)	1,049,196	1,468,875				1,258,782		210,092
PAVING & STORM (WITTMUS DRIVE)	0	0		0				0
PAVING, STORM & WATER (CORNHUSKER ROAD)	0	0		0	0			0
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO WITTMUS DR)	169,313	203,176						203,176
SIDEWALKS, TRAIL, PROWAG	55,790	76,990						76,990
WATER (INTERIOR)	499,606	699,448				668,892		32,756
WATER (EXTERIOR)	0	0						0
CAPITAL FACILITIES CHARGES	327,125	376,194				188,097		188,097
UNDERGROUND ELECTRICAL	187,850	247,698				247,698		0
STORM SEWER (INTERIOR)	345,729	477,106				0		477,106
PCSMP BASIN CONVERSIONS AND CLOSURES	383,780	529,617	228,309					301,307
STORM SEWER - SECTION III (DITCH)	369,083	509,334						509,334
CONTRIBUTION TO FUTURE SPLASH PARK	0	0						0
GRADING	905,400	905,400	905,400					
TOTALS	4,964,931	6,435,000	1,133,709	-	-	3,302,432	-	1,998,659
SPECIALS SINGLE FAMILY PER UNIT COST						13,302,432		
PREVIOUSLY \$21,491						123,759		
NOTES								
1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING								
2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES								
3) VALUATION								
	139 Units @	\$430,000	=		\$59,770,000			
	0 Villa Units @	\$300,000	=		\$0			
					TOTAL	\$59,770,000	(100% VALUATION)	
					TOTAL	\$56,781,500	(95% VALUATION)	
4) G.O. DEBT RATIO (95% VAL) \$1,998,659 / \$56,781,500 = 3.52%								

LOG OF REVISIONS

6/10/2022 UPDATED WITH PCSMP BASINS AND CLOSURES

Exhibit "F-4"

PROJECT		SANITARY SEWER (INTERIOR)		QUANTITY	UNIT	UNIT PRICE	COST
1	Construct 12" Sanitary Sewer Pipe			250.00	LF	35.25	8,813
2	Construct 8" Sanitary Sewer Pipe			8,190.00	LF	31.28	256,183
3	Construct 6" Sanitary Sewer Pipe			5,433.00	LF	29.35	159,459
4	Construct 6" x 12" Saddle Wye			13.00	EA	850.00	11,050
5	Construct 54" I.D. Sanitary Sewer Manhole (48 ea.)			571.50	VF	382.00	218,313
6	Connect to 12" Sanitary Sewer Stub			1.00	EA	550.00	550
7	Construct Sanitary Sewer Manhole Tap			2.00	EA	1,150.00	2,300
8	Construct 8" Pipe Plug			1.00	EA	95.00	95
9	Construct Aggregate Bedding for Trench Stabilization			0.00	TN	32.00	0
10	Install Geotextile Fabric			0.00	SY	3.50	0
11	Install Silt Fence			0.00	LF	2.50	0
12	Stored Material			0.00	LS	705.12	0
13	Construct Permanent Storm Sewer at Basin E			1.00	LS	6,346.73	6,347
14	Construct Steel Casing			40.00	LF	180.00	7,200
15	Construct Concrete Cradle			1.00	LS	1,950.00	1,950
TOTAL ESTIMATED CONSTRUCTION COST							\$672,259

NOTES
9/6/19: Updated to reflect final pay estimate #5 - HC

1) TOTAL SID COSTS @ 40% -	\$841,163
2) G.O. COSTS	
TOTAL	\$0.00

PROJECT		SANITARY SEWER (OUTFALL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE			0	LF	36.00	0
2	54 IN. I.D. SANITARY MANHOLE (3) -			0	VF	400.00	0
3	CRUSHED ROCK BEDDING			0	TON	25.00	0
4	CONNECT TO EXIST. LINE			0	EA	500.00	0
5	EASEMENT ACQUISITION			0	AC	20000.00	0
6	CONC. RING RETAINERS			0	EA	750.00	0
	MISCELLANEOUS (+ 3%)			1	L.S.	3%	0
TOTAL ESTIMATED CONSTRUCTION COST							\$0

NOTES
1) TOTAL SID COSTS @ 40% - \$0
2) G.O. COSTS \$0

PROJECT		PAVING (INTERIOR RESIDENTIAL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SAW CUT - FULL DEPTH			123	LF	4.14	\$509
2	REMOVE INTEGRAL CURB			95	LF	6.45	\$613
3	REMOVE END OF ROAD MARKER			3	EA	23.00	\$69
4	REMOVE CONCRETE HEADER			25	LF	6.32	\$158
5	REMOVE DRIVEWAY			22	SY	7.18	\$158
6	REMOVE PAVEMENT MARKINGS			678	LF	1.05	\$712
7	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB			26,498	SY	35.30	\$935,379
8	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB			175	SY	47.90	\$8,383
9	CONSTRUCT 9-INCH COMBINATION CURB AND GUTTER			95	LF	24.70	\$2,347
10	SUBGRADE PREPARATION			8833	CY	3.25	\$28,707
11	CONSTRUCT 4" PCC MEDIAN SURFACING			1531	SF	8.24	\$12,553
12	CONSTRUCT END OF ROAD MARKER			11	EA	103.00	\$1,133
13	CONSTRUCT CONCRETE HEADER			88	LF	7.47	\$657
14	ADJUST MANHOLE TO GRADE			46	EA	180.00	\$8,280
15	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)			670	CY	6.30	\$4,221
16	INSTALL SEEDING - TYPE B			1	AC	2,440.00	\$2,440
17	INSTALL STREET NAME SIGN			30	EA	105.00	\$3,150
18	INSTALL TRAFFIC CONTROL SIGN			39	EA	103.00	\$4,095
19	INSTALL CITY OF PAVILION BREAKAWAY POLE SYSTEM			29	EA	656.00	\$19,024
20	INSTALL PERMANENT PAINT MARKING - 5' WHITE			100	LF	1.18	\$118
21	INSTALL PERMANENT PAINT MARKING - 5' YELLOW			400	LF	1.18	\$472
22	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5' WHITE, GROOVED			154	LF	4.62	\$711
23	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5' YELLOW, GROOVED			258	LF	4.62	\$1,192
24	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 12' WHITE, GROOVED			219	LF	10.60	\$2,321
25	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 24' WHITE, GROOVED			394	LF	22.20	\$8,747
26	INSTALL PERMANENT PREFORMED MARKING SYMBOL TYPE DIRECTIONAL ARROW, WHITE			3	EA	415.00	\$1,245
27	JET EXISTING SANITARY SEWER			7,621	LF	0.63	\$4,801
TOTAL ESTIMATED CONSTRUCTION COST							\$1,049,196

NOTES
9/9/2019: updated to match the MRC bid on 11/2/18 - HC

1) TOTAL DISTRICT COST W/ 40% -	\$1,468,875		
2) G.O. ITEMS			
7" PAVING (INTERSECTIONS)	2,350	SY	\$116,137
7" PAVING (OVERWIDTH)	1,178	SY	\$58,217
7" PAVING (OUTLOT FRONTAGE)	95	SY	\$4,895
STREET SIGNS	30	EACH	\$4,410
STREET SIGN POLES	29	EACH	\$26,634
G.O. TOTAL			\$210,092
SPECIAL ASSESSMENT ASSESSMENT	\$1,468,875		

Exhibit "F-4"

PROJECT: PAVING (WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk/Trail, (5' Wide on one side)	0	SF	\$4.00	\$0.00
5	5" P.C.C. Sidewalk/Trail, (10' trail on one side)	0	SF	\$4.50	\$0.00
6	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
7	Preformed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
8	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
9	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
10	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
11	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
12	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
13	36" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$65.00	\$0.00
14	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
16	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
19	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
20	Tensar SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
21	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
22	Single Curb Ramps	0	EA	350.00	\$0.00
23	Markings for Pedestrian Crossings	0	EACH	360.00	\$0.00
24	Curb Ramp Inserts (2' x 2')	0	EA	100.00	\$0.00

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0

	CONSTR.	DESIGN	C.M.	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANITE LAKE G.O. SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROJECT: PAVING, STORM & WATER (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk, In Place	0	SF	\$4.00	\$0.00
5	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
6	Preformed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
7	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
8	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
9	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
10	24" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$45.00	\$0.00
11	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
12	72" I.D. RCP Storm Sewer Culvert, Class III, In Place (Cornhusker Road Xing)	0	LF	\$200.00	\$0.00
13	72" FES	0	EA	\$2,500.00	\$0.00
14	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
16	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
19	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
20	Tensar SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
21	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
22	Single Curb Ramps	0	EA	350.00	\$0.00
23	Markings for Pedestrian Crossings	0	EACH	360.00	\$0.00
24	Curb Ramp Inserts (2' x 2')	0	EA	100.00	\$0.00

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0

	CONSTR.	DESIGN	C.M.	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		7.5%	7.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANITE LAKE SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROPERTY TO NORTH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DESCRIPTION OF COST ALLOCATIONS FOR ESTIMATE

- CORNHUSKER ROAD WILL BE CONSTRUCTED TO THE EOR OF "M" STREET. EXTENSION TO THE EAST WILL BE CONSTRUCTED WHEN CORNHUSKER IS EXTENDED EAST. THIS APPROX. 240' OF ROADWAY IS NOT INCLUDED IN THE ESTIMATE.
- THE "GAP" IN CORNHUSKER ROAD FROM THE WEST P.L. OF GRANITE LAKE WESTERLY TO THE EXISTING PAVEMENT IS NOT INCLUDED IN THIS ESTIMATE AS GRANITE LAKE HAS NO FRONTAGE.
- CORNHUSKER ROAD FROM THE WEST P.L. TO STREET "O"; GENERALLY THE DAM SITE 7 FRONTAGE, HAS BEEN ALLOCATED AS 1/3 SID 317, 1/3 SARPY COUNTY & 1/3 TO THE PROPERTY TO THE NORTH.
- CORNHUSKER ROAD FROM STREET "O" TO WITTMUS DR. GENERALLY THE TAX LOT 3B FRONTAGE, HAS BEEN ALLOCATED AS 1/3 PROP. TO THE SOUTH, 1/3 SARPY CO. & 1/3 TO THE PROP. TO THE NORTH.
- CORNHUSKER ROAD FROM STREET "M" TO WITTMUS DR. HAS BEEN ALLOCATED AS 2/3 TO SID 317 AND 1/3 SARPY CO.

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	0	LS	360,817	0.00
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -	\$0				
2) G.O. COSTS	\$0				

Exhibit "F-4"

PROJECT CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 98TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	1	LS	169,313	#
Total Construction Cost					169,313
1) TOTAL SID COSTS @ 20% -		\$203,176			
2) G.O. COSTS		\$203,176			

PROJECT ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	139	LOTS	\$1,350.00	\$187,650
TOTAL ESTIMATED CONSTRUCTION COST					\$187,650

NOTES: POWER IS FOR LOTS 117 THRU 255 (139 LOTS).

1) TOTAL DISTRICT COSTS W/ 32% -		\$247,698			
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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	1,200	LF	\$44.00	\$52,800
2	CONSTRUCT 8" D.I.P. CL 350 WATER MAIN	3,700	LF	\$29.10	\$107,670
3	CONSTRUCT 6" D.I.P. CL 350 WATER MAIN	4,200	LF	\$25.20	\$105,840
4	BORE 18" STEEL CASING W/ 12" D.I.P.	0	LF	\$182.93	\$0
5	BORE 12" D.I.P. CL 350 WATER MAIN	100	LF	\$100.85	\$10,085
6	BORE 8" D.I.P. CL 350 WATER MAIN	600	LF	\$63.80	\$38,280
7	INSTALL 12" GATE VALVE AND BOX	6	EA	\$2,010.00	\$12,060
8	INSTALL 8" GATE VALVE AND BOX	26	EA	\$1,204.00	\$31,304
9	INSTALL 6" GATE VALVE AND BOX	13	EA	\$918.00	\$11,908
10	INSTALL 12" X 8" CROSS	2	EA	\$802.00	\$1,204
11	INSTALL 12" X 8" TEE	0	EA	\$555.00	\$0
12	INSTALL 8" X 8" TEE	1	EA	\$439.00	\$439
13	INSTALL 6" X 6" TEE	9	EA	\$434.00	\$3,906
14	CONSTRUCT FIRE HYDRANT ASSEMBLY - AMERICAN-DARLING 5 1/4" B-84-B-5	14	EA	\$3,913.00	\$54,782
15	CONSTRUCT END OF MAIN HYDRANT - AMERICAN-DARLING 5 1/4" B-84-B-5	6	EA	\$3,075.00	\$18,450
16	CONSTRUCT PRESSURE REDUCING VALVE WITH MANHOLE	1	EA	\$43,452.00	\$43,452
17	CONNECTION TO EXISTING MAIN	1	EA	\$1,883.00	\$1,883
18	RELOCATE EXISTING HYDRANT	1	EA	\$1,513.00	\$1,513
19	REMOVE AND REPLACE SIDEWALK	200	SF	\$20.15	\$4,030
TOTAL ESTIMATED CONSTRUCTION COST					\$499,806

NOTES: 9-9-2019 updated to reflect the Kersten bid on 3/20/19 and deleted 10% contingency - HC. Note that the 12" Cornhusker Road main costs are broke out in Phase 1 Exterior Water

		OVERIZE MAIN G.O. COSTS				
1) TOTAL DISTRICT COST W/ 40% -		\$899,448	12" MAIN	1,200	\$14.80	\$25,783
			12" VALVE	6	\$806.00	\$6,974
			TOTAL			\$32,756

PROJECT CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY (LOTS 117-239)	123	LOTS	\$2,400.00	\$295,200
2	OUTLOTS (OUTLOTS J - L INCLUSIVE)	5	ACRES	\$6,385.00	\$31,925
3					
TOTAL ESTIMATED CONSTRUCTION COST					\$327,125

NOTES: CAPITAL FACILITY CHARGES ARE BASED ONLY ON LOTS 117 THRU 239.

1) TOTAL DISTRICT COST W/ 15% -		\$376,194			
			SPECIAL ASSESS.		GENERAL OBLIGATION
RESIDENTIAL		\$188,096.88	\$188,096.88		
		\$188,096.9	\$188,096.88		

Exhibit "F-4"

PROJECT: STORM SEWER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 15" TO 18" SEWER PIPE	7	LF	18.05	126.35
2	REMOVE FLARED END SECTION (LESS THAN 24")	1	EA	288.00	288.00
3	CONSTRUCT 24" RCP - CLASS III	2,191	LF	38.60	84,572.60
4	CONSTRUCT 30" RCP - CLASS III	1,187	LF	55.10	64,301.70
5	CONSTRUCT 30" CMP	246	LF	68.75	16,912.50
6	CONSTRUCT 38" CMP	137	LF	59.00	8,083.00
7	CONSTRUCT 18" RC FLARED END SECTION	60	LF	68.20	4,092.00
8	CONSTRUCT 30" RC FLARED END SECTION	2	EA	798.00	1,596.00
9	CONSTRUCT PIPE COUPLERS	3	EA	1,032.00	3,096.00
10	CONSTRUCT 24" PIPE PLUG	36	EA	38.85	1,398.60
11	CONSTRUCT 30" PIPE PLUG	1	EA	154.00	154.00
12	CONSTRUCT CURB INLET - TYPE I	2	EA	154.00	308.00
13	CONSTRUCT CURB INLET - TYPE II	30	EA	2,926.00	87,780.00
14	CONSTRUCT CURB INLET - TYPE III	2	EA	2,926.00	5,852.00
15	CONSTRUCT 54" I.D. STORM MANHOLE (FLAT TOP) (5)	6	EA	2,928.00	17,568.00
16	CONSTRUCT 60" I.D. STORM MANHOLE (FLAT TOP) (1)	26	VF	592.00	14,812.00
17	CONSTRUCT 72" I.D. STORM MANHOLE (FLAT TOP) (2)	5	VF	628.00	3,130.00
18	CONSTRUCT 84" I.D. STORM MANHOLE (FLAT TOP) (1)	12	VF	747.00	8,964.00
19	CONSTRUCT 96" I.D. STORM MANHOLE (FLAT TOP) (1)	9	VF	810.00	7,290.00
20	INSTALL EXTERNAL FRAME SEAL	6	VF	1,102.00	6,612.00
21	CONSTRUCT 18" STORM SEWER TAP	4	EA	360.00	1,440.00
22	CONSTRUCT 24" STORM SEWER TAP	2	EA	778.00	1,556.00
23	CONSTRUCT TYPE A RIF-RAP	1	EA	904.00	904.00
24	PERMANENT PCSMP BASINS	80	TON	63.80	5,104.00
25		0	EA	15,000.00	0.00
TOTAL ESTIMATED CONSTRUCTION COST					\$345,729

NOTES
9/9/2019- updated to match the MBC bid on 11/7/18- HC

1) TOTAL DISTRICT COST W/ 38% -	\$477,106
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$477,106

PROJECT: PCSMP BASINS (BASIN E CONVERSION AND BASIN D, F, G, H & I CLOSURE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL SILT FENCE	3,688	LF	\$3.20	\$11,801.60
2	INSTALL STRAW WATTLE	1,887	LF	\$3.00	\$5,661.00
3	INSTALL CURB INLET PROTECTION	5	EA	\$200.00	\$1,000.00
4	CLEARING AND GRUBBING - GENERAL	6	LS	\$1,250.00	\$7,500.00
5	INSTALL CONSTRUCTION ENTRANCE	5	EA	\$1,000.00	\$5,000.00
6	EXCAVATE, DRY AND RE-COMPACT SILT OR HAUL OFF-SITE	1,030	CY	\$12.00	\$12,360.00
7	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	3,786	CY	\$4.00	\$15,144.00
8	EMBANKMENT BORROW (ESTABLISHED QUANTITY)	17,285	CY	\$8.00	\$138,120.00
9	REMOVE CMP RISER STRUCTURE AND BASE	8	EA	\$300.00	\$1,800.00
10	REMOVE 30" CMP	578	LF	\$20.00	\$11,560.00
11	REMOVE 30" RCP	29	LF	\$25.00	\$725.00
12	REMOVE 30" FES	1	EA	\$500.00	\$500.00
13	REMOVE 30" PIPE PLUG	2	EA	\$750.00	\$1,500.00
14	REMOVE AND RELAY 18" FES	1	EA	\$750.00	\$750.00
15	REMOVE AND REPLACE SIDEWALK	50	SF	\$8.00	\$400.00
16	CONSTRUCT 30" PIPE PLUG	4	EA	\$600.00	\$2,400.00
17	CONSTRUCT 18" RCP	8	LF	\$100.00	\$800.00
18	CONSTRUCT 54" TYPE II AREA INLET (MODIFIED)	1	EA	\$10,000.00	\$10,000.00
19	INSTALL TENSAR Bx100 GEOGRID	35,634	SF	\$0.75	\$26,725.50
20	INSTALL 3" CLEAN LIMESTONE	1,974	CY	\$40.00	\$78,960.00
21	INSTALL NORTH AMERICAN GREEN S150 - TYPE A SEED & MAT	22,807	SY	\$2.00	\$45,614.00
22	INSTALL NORTH AMERICAN GREEN S150 - RAIN GARDEN MIX SEED & MAT	85	SY	\$2.00	\$170.00
23	INSTALL NORTH AMERICAN GREEN C350 - TYPE A SEED & MAT	207	SY	\$7.00	\$1,449.00
24	INSTALL FLEXAMAT TRANSITION MAT - TYPE A SEED & MAT	96	SF	\$7.50	\$720.00
25	JET / VAC EXISTING STORM SEWER & DISPOSE OF SILT	208	LF	\$15.00	\$3,120.00
TOTAL ESTIMATED CONSTRUCTION COST					\$363,780

NOTES
1) TOTAL DISTRICT COST W/ 38% - \$529,617

BASIN D, F, G, H & I CLOSURE

INSTALL SILT FENCE	3,405	LF	\$3.20	\$10,896.00	
INSTALL STRAW WATTLE	1,619	LF	\$3.00	\$4,858.00	
INSTALL CURB INLET PROTECTION	4	EA	\$200.00	\$800.00	
CLEARING AND GRUBBING - GENERAL	5	LS	\$1,250.00	\$6,250.00	
INSTALL CONSTRUCTION ENTRANCE	4	EA	\$1,000.00	\$4,000.00	
EXCAVATE, DRY AND RE-COMPACT SILT OR HAUL OFF-SITE	930	CY	\$12.00	\$11,160.00	
EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	3,678	CY	\$4.00	\$14,712.00	
EMBANKMENT BORROW (ESTABLISHED QUANTITY)	14,396	CY	\$8.00	\$115,168.00	
REMOVE CMP RISER STRUCTURE AND BASE	5	EA	\$300.00	\$1,500.00	
REMOVE 30" CMP	578	LF	\$20.00	\$11,560.00	
REMOVE 30" RCP	29	LF	\$25.00	\$725.00	
REMOVE 30" FES	1	EA	\$500.00	\$500.00	
REMOVE 30" PIPE PLUG	2	EA	\$750.00	\$1,500.00	
REMOVE AND RELAY 18" FES	0	EA	\$750.00	\$0.00	
REMOVE AND REPLACE SIDEWALK	50	SF	\$8.00	\$400.00	
CONSTRUCT 30" PIPE PLUG	4	EA	\$600.00	\$2,400.00	
CONSTRUCT 18" RCP	0	LF	\$100.00	\$0.00	
CONSTRUCT 54" TYPE II AREA INLET (MODIFIED)	0	EA	\$10,000.00	\$0.00	
INSTALL TENSAR Bx100 GEOGRID	34,315	SF	\$0.75	\$25,736.25	
INSTALL 3" CLEAN LIMESTONE	1,901	CY	\$40.00	\$76,040.00	
INSTALL NORTH AMERICAN GREEN S150 - TYPE A SEED & MAT	19,784	SY	\$2.00	\$39,568.00	
INSTALL NORTH AMERICAN GREEN S150 - RAIN GARDEN MIX SEED & MAT	0	SY	\$2.00	\$0.00	
INSTALL NORTH AMERICAN GREEN C350 - TYPE A SEED & MAT	0	SY	\$7.00	\$0.00	
INSTALL FLEXAMAT TRANSITION MAT - TYPE A SEED & MAT	0	SF	\$7.50	\$0.00	
JET / VAC EXISTING STORM SEWER & DISPOSE OF SILT	208	LF	\$15.00	\$3,120.00	
TOTAL ESTIMATED CONSTRUCTION COST					\$330,883

NOTES
1) TOTAL DISTRICT COST W/ 38% - \$456,619

BASIN CLOSURE COST TO BE SPLIT 50% G.O. / 50% PRIVATELY	PRIVATE	\$228,309
	GENERAL OBLIGATION	\$301,307

PROJECT: STORM SEWER - SECTION III (DITCH)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 15" TO 18" SEWER PIPE	107	LF	21.29	2,278
2	REMOVE 48" SEWER PIPE	52	LF	35.45	1,843
3	REMOVE FLARED END SECTION (LESS THAN 24")	1	EA	411.71	412
4	REMOVE FLARED END SECTION OVER 36" TO 48"	1	EA	580.29	580
5	CONSTRUCT 18" RCP CLASS III	202	LF	48.52	9,397
6	CONSTRUCT 48" RCP D(0.01) = 2,000	755	LF	204.00	154,020
7	CONSTRUCT 60" RCP D(0.01) = 1,350	40	LF	286.70	11,468
8	CONSTRUCT 60" RC FLARED END SECTION	1	EA	3,872.73	3,873
9	CONSTRUCT 54" I.D. STORM MANHOLE (1)	8	VF	592.11	4,737
10	CONSTRUCT 96" I.D. STORM MANHOLE (5)	82.3	VF	1,193.14	98,195
11	CONSTRUCT TYPE B RIP-RAP	66.4	TON	66.67	4,427
12	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	22891	CY	2.87	65,123
13	INSTALL SILY FENCE	111	LF	2.58	284
14	INSTALL SEEDING - TYPE B	0	AC	1,788.93	0
15	PROVIDE TEMPORARY TRAFFIC CONTROL	1	LS	1,916.71	1,917
16	Additional Stabilization 2 1/2" Rock	317.30	Ton	26.73	8,481
17	Additional Grading-Caspio Drive	1.00	LS	2,047.10	2,047
TOTAL ESTIMATED CONSTRUCTION COST					\$369,083

NOTES
9/6/19 - updated to reflect pay estimate #4. HC (NOT FINAL)

1) TOTAL DISTRICT COST W/ 38% -	\$509,334
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$509,334

PROJECT: SIDEWALKS, TRAIL, PROWAG

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC CONC. WALK AT OUTLOT FRONTAGE	2,200	SF	\$5.00	\$11,000
2	5" PC CONC. WALK, N. SIDE LINCOLN EAST P.L. TO WITTMUS (5' WIDE)	6,800	SF	\$5.00	\$34,000
3	SINGLE CURB RAMPS	5	EA	350.00	1,750
4	MARKINGS FOR PEDESTRIAN CROSSINGS	9	EACH	360.00	3,240
5	STOP BARS	16	EACH	200.00	3,200
6	CURB RAMP INSERTS(2 X 2)	10	EA	100.00	1,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	1,600
TOTAL ESTIMATED CONSTRUCTION COST					\$55,790

NOTES

1) TOTAL DISTRICT COST W/ 38% -	\$76,990
2) 100% FUTURE G.O.	

PROJECT GRADING

NO.	ITEM			APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION)			500,000	CY	\$1.50	\$750,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER			32,000	CY	\$1.40	\$44,800
3	SILT FENCING			3,000	LF	\$2.50	\$7,500
4	TEMPORARY SILT BASINS			4	EA	15000.00	60,000
	MISCELLANEOUS (+ 5%)			1	L.S.	XXXX	43,100
TOTAL ESTIMATED CONSTRUCTION COST							\$905,400

NOTES

Exhibit "F-4"

SUMMARY OF ESTIMATED CONSTRUCTION COSTS					
PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	13 UNITS	(LOTS 256-268)
DEVELOPER:	TORCZON		SF(VILLA)	30 UNITS	(LOTS 269-298)
JURISDICTION:	PAPILLION	ESTIMATED BY BEASLEY			
DATE:	06/27/22	PROJECT NO. P2014.562.001			

GRANITE LAKE - PHASE THREE (LOTS 256 - 298)

ITEM	CONSTRCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	0	0				0		0
SANITARY SE	0	0						0
PAVING (INTERIOR)	345,163	483,228				374,514		108,714
PAVING & STORM (WITTMUS DRIVE)	492,786	689,900		200,400				489,500
PAVING & STORM (CORNHUSKER ROAD)	1,192,620	1,669,669		484,999	484,999			699,671
CONTRIBUTION TO PAVING (LINCOLN RD-110TH S	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMU	0	0						0
SIDEWALKS, TRAIL, PROWAG	296,620	409,336			64,816			344,520
WATER (INTERIOR)	155,000	217,000				217,000		0
WATER (EXTERIOR)	91,294	127,812					63,906	63,906
CAPITAL FACILITIES CHARGES	282,198	324,528				162,264		162,264
UNDERGROUND ELECTRICAL	58,050	76,626				76,626		0
STORM SEWER (INTERIOR)	64,695	90,573				0		90,573
STORM SEWER - SECTION III (DITCH)	0	0						0
CONTRIBUTION TO FUTURE SPLASH PARK	50,000	60,000						60,000
GRADING	199,250	199,250	199,250					
TOTALS	3,227,676	4,347,920	199,250	685,398	549,815	830,404	63,906	2,019,147

SPECIALS SINGLE FAMILY
PER UNIT COST

\$830,404
\$19,312

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

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

3) VALUATION:	13 Units @	\$430,000	=	\$5,590,000
	30 Villa Units @	\$300,000	=	\$9,000,000

TOTAL	\$14,590,000	(100% VALUATION)
TOTAL	\$13,860,500	(95% VALUATION)

4) G.O. DEBT RATIO (95% VAL) \$2,019,147 / \$13,860,500 = **14.57%**

LOG OF REVISIONS

Exhibit "F-4"

PROJECT: **SANITARY SEWER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	6 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
3	SADDLE WYE (CONNECTIONS TO PHASE I OR II MAINS)	0	EA	250.00	0
4	54 IN. I.D. SANITARY MANHOLE	0	V.F.	400.00	0
5	CRUSHED ROCK BEDDING	0	TON	25.00	0
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	0
TOTAL ESTIMATED CONSTRUCTION COST					\$0

NOTES: ALL SANITARY SEWER IN PHASE III CONSTRUCTED IN PREVIOUS PHASES.

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS	
TOTAL	\$0.00

PROJECT: **SANITARY SEWER (OUTFALL)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	54 IN. I.D. SANITARY MANHOLE (3) -	0	V.F.	400.00	0
3	CRUSHED ROCK BEDDING	0	TON	25.00	0
4	CONNECT TO EXIST. LINE	0	EA	500.00	0
5	EASEMENT ACQUISITION	0	AC	20000.00	0
6	CONC. RING RETAINERS	0	EA	750.00	0
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	0
TOTAL ESTIMATED CONSTRUCTION COST					\$0

NOTES:

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS	\$0

PROJECT: **PAVING (INTERIOR RESIDENTIAL)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE END OF ROAD MARKER	12	EA	\$25.00	\$300
2	REMOVE CONCRETE HEADER	113	LF	\$6.00	\$678
3	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CUR	7209	SY	\$42.70	\$307,824
4	SUBGRADE PREPARATION	2403	CY	\$4.00	\$9,612
5	TIE BARS	31	EA	\$11.00	\$341
6	CONSTRUCT CONCRETE HEADER	25	LF	\$20.00	\$500
7	ADJUST MANHOLE TO GRADE	14	EA	\$500.00	\$7,000
8	INSTALL STREET NAME SIGN	4	EA	\$130.00	\$520
9	INSTALL TRAFFIC CONTROL SIGN	2	EA	\$145.00	\$290
10	INSTALL CITY OF PAPILLION BREAKAWAY POLE SYSTEM	5	EA	\$875.00	\$4,375
11	INSTALL TEMPORARY PAINT MARKING- 5" WHITE	58	LF	\$9.30	\$539
12	INSTALL TEMPORARY PAINT MARKING- 5" YELLOW	292	LF	\$8.15	\$2,380
13	INSTALL TEMPORARY PAINT MARKING SYMBOL, TYPE DIRECTIONAL ARROW,	1	EA	\$232.00	\$232
14	INSTALL TEMPORARY PAINT MARKING - 12" WHITE	13	LF	\$23.00	\$299
15	INSTALL PERMANENT PREFORMED MARKING TAPE- 4, 24" WHITE, GROOVED	0	LF		\$0
16	SEDIMENT BASIN EXCAVATION	1482	CY	\$6.00	\$8,892
17	INSTALL SILT FENCE	300	LF	\$3.00	\$900
18	CONSTRUCT 4" PVC, SCHEDULE 40	40	LF	\$12.00	\$480
TOTAL ESTIMATED CONSTRUCTION COST					\$345,163

NOTES: UPDATED WITH BID QUANTITIES AND PRICES CB 9/16/19

1) TOTAL DISTRICT COST W/ 40% -	\$483,228
2) G.O. ITEMS	
7" PAVING (INTERSECTIONS)	356 SY \$42.70 \$15,201
7" PAVING (OVERWIDTH)	0 SY \$42.70 \$0
7" PAVING (OUTLOT FRONTAGE)	1,828 SY \$42.70 \$78,056
STREET SIGNS	4 EACH \$130.00 \$520
TRAFFIC CONTROL SIGN	2 EACH \$145.00 \$290
CITY OF PAPILLION BREAKAWAY POLE SYSTEM	5 EACH \$875.00 \$4,375
SEDIMENT BASIN EXCAVATION	1,482 CY \$6.00 \$8,892
INSTALL SILT FENCE	300 LF \$3.00 \$900
CONSTRUCT 4" PVC, SCHEDULE 40	40 LF \$12.00 \$480
G.O. TOTAL	\$108,714
SPECIAL ASSESSMENT COSTS	\$374,514

Exhibit "F-4"

PROJECT PAVING (WITTMUS DRIVE)

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE HEADER	38	LF	\$14.00	\$532.00
2	REMOVE END OF ROAD MARKER	3	LF	\$30.00	\$90.00
3	EARTHWORK ON-SITE (ESTABLISHED QUANTITY)	0	CY	\$5.55	\$0.00
4	EARTHWORK OVEREXCAVATION	0	CY	\$11.11	\$0.00
5	PLACE AND REMOVE SURCHARGE	0	LS	\$20,000.00	\$0.00
6	SUBGRADE PREPARATION	2395	CY	\$4.50	\$10,776.00
7	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB	7184	SY	\$46.00	\$330,464.00
8	DRILL AND GROUT TIE BARS #5 x 2'-6" @ 3'-0" O.C.	13	EA	\$12.00	\$156.00
9	CONSTRUCT CONCRETE HEADER	25	LF	\$7.00	\$175.00
10	CONSTRUCT END OF ROAD MARKER	3	EA	\$90.00	\$270.00
11	ADJUST MANHOLE TO GRADE	4	EA	\$580.00	\$2,320.00
12	CONSTRUCT 18" RCP, CLASS III	721	LF	\$57.00	\$41,097.00
13	CONSTRUCT 24" RCP, CLASS III	0	LF	\$77.00	\$0.00
14	CONSTRUCT 30" RCP, CLASS III	0	LF	\$88.00	\$0.00
15	CONSTRUCT 72" RCP, D(0.01)=1.350	0	LF	\$336.00	\$0.00
16	CONSTRUCT 18" CONCRETE COLLAR	2	EA	\$475.00	\$950.00
17	CONSTRUCT PIPE PLUG	0	EA	\$458.00	\$0.00
18	CONSTRUCT CURB INLET - TYPE I	8	EA	\$3,400.00	\$27,200.00
19	CONSTRUCT CURB INLET - TYPE III	5	EA	\$3,600.00	\$18,000.00
20	CONSTRUCT 54" ID. STORM MANHOLE (1)	0	VF	\$749.00	\$0.00
21	CONSTRUCT 18" RC FLARED END SECTION	2	EA	\$965.00	\$1,930.00
22	CONSTRUCT 30" RC FLARED END SECTION	0	EA	\$1,800.00	\$0.00
23	CONSTRUCT 72" RC FLARED END SECTION	0	EA	\$5,300.00	\$0.00
24	CONSTRUCT PIPE COUPLERS	36	EA	\$67.00	\$2,412.00
25	CONSTRUCT CONCRETE SADDLE	0	LF	\$325.00	\$0.00
26	INSTALL GEOTEXTILE FABRIC	0	SY	\$2.20	\$0.00
27	INSTALL GEOGRID	0	SY	\$3.00	\$0.00
28	CONSTRUCT 1-1/2" AGGREGATE BEDDING FOR TRENCH STABILIZATION	0	TN	\$59.00	\$0.00
29	CONSTRUCT TYPE B RIP-RAP	20	TN	\$94.00	\$1,880.00
30	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" WHITE, GROOVED	200	LF	\$5.00	\$1,000.00
31	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" YELLOW, GROOVED	3692	LF	\$4.72	\$17,426.24
32	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 24" WHITE, GROOVED	132	LF	\$21.00	\$2,772.00
33	INSTALL PERMANENT PREFORMED MARKING TAPE SYMBOL - TYPE DIRECTIONAL ARROW, WHITE	4	EA	\$333.00	\$1,332.00
34	INSTALL STREET NAME SIGN	4	EA	\$125.00	\$500.00
35	INSTALL TRAFFIC CONTROL SIGN	3	EA	\$140.00	\$420.00
36	INSTALL CITY OF PAPILLION POST	3	EA	\$800.00	\$2,400.00
37	INSTALL SILT FENCE	250	LF	\$2.75	\$687.50
38	INSTALL CURB INLET PROTECTION	13	EA	\$210.00	\$2,730.00
39	INSTALL EROSION CONTROL MATTING	0	SY	\$1.56	\$0.00
40	INSTALL SEEDING - TYPE B	1.2	AC	\$1,500.00	\$1,800.00

CONSTRUCTION COST SUBTOTAL = 469,320

CONTINGENCY (5%) = 23,466

ESTIMATED PROBABLE CONSTRUCTION COST = 492,786

	CONSTR.	DESIGN 9.5%	C.M 9.5%	TESTING 3.0%	FISCAL 5.0%	LEGAL 5.0%	INTEREST 8.0%	TOTAL
SARPY COUNTY SHARE	\$ 164,262	\$ 15,605	\$ 15,605	\$ 4,928	\$ -	\$ -	\$ -	\$ 200,400
GRANITE LAKE G.O. SHARE	\$ 328,524	\$ 31,210	\$ 31,210	\$ 9,856	\$ 24,639	\$ 24,639	\$ 39,423	\$ 489,500
	\$ 492,786	\$ 46,815	\$ 46,815	\$ 14,784	\$ 24,639	\$ 24,639	\$ 39,423	\$ 689,900

NOTES:

9/11/19- updated _ _ Wittmus Drive - Section I\Estimate with bids - broke out by street.xlsx

TRAIL AND SIDEWALKS ALONG WITTMUS ARE INCLUDED IN THE "SIDEWALKS TRAILS AND PROWAG" SECTION OF THIS COST ESTIMATE

PROJECT PAVING (CORNHUSKER ROAD- 106th to 103rd)

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE HEADER	38	LF	\$14.00	\$532.00
2	REMOVE END OF ROAD MARKER	5	LF	\$30.00	\$150.00
3	EARTHWORK ON-SITE (ESTABLISHED QUANTITY)	2200	CY	\$5.55	\$12,210.00
4	EARTHWORK OVEREXCAVATION	2000	CY	\$11.11	\$22,220.00
5	PLACE AND REMOVE SURCHARGE	1	LS	\$20,000.00	\$20,000.00
6	SUBGRADE PREPARATION	2024	CY	\$4.50	\$9,109.91
7	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB	6073	SY	\$46.00	\$279,370.42
8	DRILL AND GROUT TIE BARS #5 x 2'-6" @ 3'-0" O.C.	13	EA	\$12.00	\$156.00
9	CONSTRUCT CONCRETE HEADER	139	LF	\$7.00	\$973.00
10	CONSTRUCT END OF ROAD MARKER	16	EA	\$90.00	\$1,440.00
11	ADJUST MANHOLE TO GRADE	2	EA	\$580.00	\$1,160.00
12	CONSTRUCT 18" RCP, CLASS III	180	LF	\$57.00	\$10,260.00
13	CONSTRUCT 24" RCP, CLASS III	233	LF	\$77.00	\$17,941.00
14	CONSTRUCT 30" RCP, CLASS III	454	LF	\$88.00	\$39,952.00
15	CONSTRUCT 72" RCP, D(0.01)=1,350	400	LF	\$336.00	\$134,400.00
16	CONSTRUCT 18" CONCRETE COLLAR	0	EA	\$475.00	\$0.00
17	CONSTRUCT PIPE PLUG	1	EA	\$458.00	\$458.00
18	CONSTRUCT CURB INLET - TYPE I	4	EA	\$3,400.00	\$13,600.00
19	CONSTRUCT CURB INLET - TYPE III	3	EA	\$3,600.00	\$10,800.00
20	CONSTRUCT 54" I.D. STORM MANHOLE (1)	8	VF	\$749.00	\$5,767.30
21	CONSTRUCT 18" RC FLARED END SECTION	0	EA	\$965.00	\$0.00
22	CONSTRUCT 30" RC FLARED END SECTION	1	EA	\$1,800.00	\$1,800.00
23	CONSTRUCT 72" RC FLARED END SECTION	4	EA	\$5,300.00	\$21,200.00
24	CONSTRUCT PIPE COUPLERS	27	EA	\$67.00	\$1,809.00
25	CONSTRUCT CONCRETE SADDLE	20	LF	\$325.00	\$6,500.00
26	INSTALL GEOTEXTILE FABRIC	1056	SY	\$2.20	\$2,323.20
27	INSTALL GEOGRID	480	SY	\$3.00	\$1,440.00
28	CONSTRUCT 1-1/2" AGGREGATE BEDDING FOR TRENCH STABILIZATION	216	TN	\$59.00	\$12,744.00
29	CONSTRUCT TYPE B RIP-RAP	146	TN	\$94.00	\$13,724.00
30	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" WHITE, GROOVED	300	LF	\$5.00	\$1,500.00
31	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" YELLOW, GROOVED	2334	LF	\$4.72	\$11,016.48
32	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 24" WHITE, GROOVED	292	LF	\$21.00	\$6,132.00
33	INSTALL PERMANENT PREFORMED MARKING TAPE SYMBOL - TYPE DIRECTIONAL ARROW, WHITE	6	EA	\$333.00	\$1,998.00
34	INSTALL STREET NAME SIGN	4	EA	\$125.00	\$500.00
35	INSTALL TRAFFIC CONTROL SIGN	5	EA	\$140.00	\$700.00
36	INSTALL CITY OF PAPILLION POST	5	EA	\$800.00	\$4,000.00
37	INSTALL SILT FENCE	250	LF	\$2.75	\$687.50
38	INSTALL CURB INLET PROTECTION	7	EA	\$210.00	\$1,470.00
39	INSTALL EROSION CONTROL MATTING	500	SY	\$1.56	\$780.00
40	INSTALL SEEDING - TYPE B	2	AC	\$1,500.00	\$3,000.00
41	ROW ACQUISITION	1,839	AC	\$45,628.00	\$83,909.89

NOTES	CONSTRUCTION COST SUBTOTAL =	757,734
9/11/19- updated .L Wittmus Drive - Section II Estimate with bids	CONTINGENCY (5%) =	37,887
9/11/19- updated design & C.M. 7.5% to 9.5% per interlocal draft	ESTIMATED PROBABLE CONSTRUCTION COST =	795,620

	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
	9.5%	9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 265,207	\$ 25,195	\$ 25,195	\$ 7,956	\$ -	\$ -	\$ -	\$ 323,552
GRANITE LAKE SHARE	\$ 265,207	\$ 25,195	\$ 25,195	\$ 7,956	\$ 39,781	\$ 39,781	\$ 63,650	\$ 466,764
PROPERTY TO NORTH	\$ 265,207	\$ 25,195	\$ 25,195	\$ 7,956	\$ -	\$ -	\$ -	\$ 323,552
	\$ 795,620	\$ 75,584	\$ 75,584	\$ 23,869	\$ 39,781	\$ 39,781	\$ 63,650	\$ 1,113,869

DESCRIPTION OF COST ALLOCATIONS FOR ESTIMATE

- CORNHUSKER ROAD WILL BE CONSTRUCTED TO THE EOR S 103RD ST. EXTENSION TO THE EAST WILL BE CONSTRUCTED IN THE FUTURE WHEN CORNHUSKER IS EXTENDED EAST. THIS APPROX. 240' OF ROADWAY IS NOT INCLUDED IN THE ESTIMATE.
- THE "GAP" IN CORNHUSKER ROAD FROM THE WEST P.L. OF GRANITE LAKE WESTERLY TO THE EXISTING PAVEMENT IS NOT INCLUDED IN THIS ESTIMATE AS GRANITE LAKE HAS NO F
- CORNHUSKER ROAD FROM THE WEST P.L. (S 108TH ST) TO S 106TH ST, GENERALLY THE DAM SITE 7 FRONTAGE, HAS BEEN ALLOCATED AS 1/3 SID 317, 1/3 SARPY COUNTY & 1/3 TO THE I
- CORNHUSKER ROAD FROM S 106TH ST TO WITTMUS DR., GENERALLY THE TAX LOT 38 FRONTAGE, HAS BEEN ALLOCATED AS 1/3 PROP. TO THE SOUTH, 1/3 SARPY CO. & 1/3 TO THE I
- CORNHUSKER ROAD FROM S 103RD ST TO WITTMUS DR. HAS BEEN ALLOCATED AS 2/3 TO SID 317 AND 1/3 SARPY CO.
- FOR THE PURPOSES OF THIS ESTIMATE, ALL CORNHUSKER ROAD COSTS ARE ALLOCATED 1/3 SID 317, 1/3 SARPY CO., AND 1/3 PROPERTY TO THE NORTH AS FUTURE REIMBURSEMENT

PROJECT PAVING (CORNHUSKER ROAD- 108th to 106th)

No.	Description	Quantity	Unit	Unit Price	Total
1	Construct 9" Concrete Pavement (Type L65)	4200	SY	\$45.00	\$189,000.00
2	Construct 5" PCC Sidewalk	5200	SF	\$4.00	\$20,800.00
3	Construct Concrete Header	63	LF	\$10.00	\$630.00
4	Subgrade Compaction (Established Quantity)	3,367	CY	\$4.00	\$13,468.00
5	Construct W-Beam Guardrail	400	LF	\$70.00	\$28,000.00
6	Construct 18" RCP, Class III	1,000	LF	\$45.00	\$45,000.00
7	Construct Curb Inlet - Type I	9	EA	\$3,900.00	\$35,100.00
8	Construct Curb Inlet - Type III	1	EA	\$4,400.00	\$4,400.00
9	Connect to Existing Manhole	3	EA	\$500.00	\$1,500.00
10	Adjust Manhole to Grade	2	EA	\$500.00	\$1,000.00
11	Install Permanent Preformed Tape Marking -	2,400	LF	\$4.50	\$10,800.00
12	Install Permanent Preformed Tape Marking -	150	LF	\$4.50	\$675.00
13	Install Permanent Preformed Marking Tape	2	EA	\$450.00	\$900.00
14	Install Traffic Signs and Posts	1	LS	\$10,000.00	\$10,000.00

Contingency	10%	\$35,727.00
Total Construction Cost		\$397,000.00

	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
	9.5%	9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 132,333	\$ 12,572	\$ 12,572	\$ 3,970	\$ -	\$ -	\$ -	\$ 161,447
GRANITE LAKE SHARE	\$ 132,333	\$ 12,572	\$ 12,572	\$ 3,970	\$ 19,850	\$ 19,850	\$ 31,760	\$ 232,907
PROPERTY TO NORTH	\$ 132,333	\$ 12,572	\$ 12,572	\$ 3,970	\$ -	\$ -	\$ -	\$ 161,447
	\$ 397,000	\$ 37,715	\$ 37,715	\$ 11,910	\$ 19,850	\$ 19,850	\$ 31,760	\$ 555,800

K:\Projects\2014\562\p01\GeneralCost Estimates\2022_06_27 Granite Lake Costs for SA Amendment 4.xls

Notes Updated per Caleb 9/12/1

Exhibit "F-4"

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	0	LS	360,817	0.00
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -		\$0			
2) G.O. COSTS		\$0			

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 96TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	0	LS	169,313	0
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -		\$0			
2) G.O. COSTS		\$0			

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	43	LOTS	\$1,350.00	\$58,050
TOTAL ESTIMATED CONSTRUCTION COST:					\$58,050

NOTES: POWER IS FOR LOTS 256 THRU 298 (43 LOTS). POWER FOR LOTS 240 THRU 255 IS PART OF PHASE II.

1) TOTAL DISTRICT COSTS W/ 32% - \$76,626

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 6" WATER MAIN	1,200	LF	\$23.00	\$27,600
2	INSTALL 8" WATER MAIN	2,000	LF	\$32.00	\$64,000
3	INSTALL 12" WATER MAIN		LF	\$45.00	\$0
4	FIRE HYDRANT ASSEMBLY (COMPLETE)	6	EA	\$4,000.00	\$24,000
5	6" GATE VALVE AND BOX	3	EA	\$1,000.00	\$3,000
6	8" GATE VALVE AND BOX	12	EA	\$1,200.00	\$14,400
7	12" GATE VALVE AND BOX		EA	\$2,000.00	\$0
8	PRESSURE TESTING AND DISINFECTION	1	LS	\$7,500.00	\$7,500
9	MISC FITTINGS	1	LS	\$10,000.00	\$10,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	4,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$155,000

NOTES: 12" THROUGH SUBDIVISION REMOVED FROM PHASE III AFTER NEW MODEL RECEIVED FROM TD2

1) TOTAL DISTRICT COST W/ 40% - \$217,000

PROJECT: WATER (EXTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,300	LF	\$44.00	\$57,200
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	0	LF	\$29.10	\$0
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	0	LF	\$25.20	\$0
4	BORE 18" STEEL CASING W/ 12" D.I.P.	50	LF	\$182.93	\$9,147
5	BORE 12" D.I.P., CL 350 WATER MAIN	0	LF	\$100.85	\$0
6	BORE 8" D.I.P., CL 350 WATER MAIN	0	LF	\$63.80	\$0
7	INSTALL 12" GATE VALVE AND BOX	6	EA	\$2,010.00	\$12,060
8	INSTALL 8" GATE VALVE AND BOX	0	EA	\$1,204.00	\$0
9	INSTALL 6" GATE VALVE AND BOX	0	EA	\$916.00	\$0
10	INSTALL 12" X 8" CROSS	0	EA	\$602.00	\$0
11	INSTALL 12" X 8" TEE	3	EA	\$555.00	\$1,665
12	INSTALL 8" X 8" TEE	0	EA	\$439.00	\$0
13	INSTALL 8" X 6" TEE	0	EA	\$434.00	\$0
14	CONSTRUCT FIRE HYDRANT ASSEMBLY - AMERICAN-DARLING, 5 1/4", B-84-B-5	2	EA	\$3,913.00	\$7,826
15	CONSTRUCT END OF MAIN HYDRANT - AMERICAN-DARLING, 5 1/4", B-84-B-5	0	EA	\$3,075.00	\$0
16	CONSTRUCT PRESSURE REDUCING VALVE WITH MANHOLE	0	EA	\$43,452.00	\$0
17	CONNECTION TO EXISTING MAIN	1	EA	\$1,883.00	\$1,883
18	RELOCATE EXISTING HYDRANT	1	EA	\$1,513.00	\$1,513
19	REMOVE AND REPLACE SIDEWALK	0	SF	\$20.15	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$91,294

NOTES: These are costs for the 12" main in Cornhusker Road, bid with Water - Section II, CWB 9/13/19

		COST ALLOCATION	
1) TOTAL DISTRICT COST W/ 40% -	\$127,812	50% G.O. GRANITE LAKE (SID 317)	\$63,906
		50% REIMBURSIBLE NORTH PROP. DEVELOPE	\$63,906
		TOTAL	\$127,812

Exhibit "F-4"

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY (29 LOTS SOUTH OF CORNHUSKER; 30 VILLA LOTS NORTH OF CORNHUSKER)	59	LOTS	\$2,400.00	\$141,600
2	OUTLOTS (OUTLOTS M - P, INCLUSIVE)	19.9	ACRES	\$6,385.00	\$127,062
3	OUTLOT Q (CREEK OUTLOT SOUTH OF CORNHUSKER)	2.12	ACRES	\$6,385.00	\$13,536
TOTAL ESTIMATED CONSTRUCTION COST:					\$282,198

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$324,528		
		SPECIAL ASSESS. GENERAL OBLIGATION	
		RESIDENTIAL	\$162,263.85 \$162,263.85

PROJECT: **STORM SEWER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE PIPE PLUG	1	EA	325.00	325
2	CONSTRUCT 18" RCP, CLASS III	362	LF	62.00	22,444
3	CONSTRUCT 24" RCP, CLASS III	73	LF	87.00	6,351
4	CONSTRUCT 24" RC FLARED END SECTION	1	EA	1200.00	1,200
5	CONSTRUCT PIPE COUPLERS	9	EA	75.00	675
6	CONSTRUCT CURB INLET - TYPE I	6	EA	3650.00	21,900
7	CONSTRUCT CURB INLET - TYPE III	1	EA	4000.00	4,000
8	CONSTRUCT 54" I.D. STORM MANHOLE (FLAT TOP) (1)	6	VF	1050.00	6,300
9	CONSTRUCT 18" STORM SEWER TAP	1	EA	1500.00	1,500
10	PERMANENT PCSMP BASINS	0	LS	15000.00	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$64,695

NOTES: UPDATED WITH BID QUANTITIES AND PRICES CB 9/16/19

1) TOTAL DISTRICT COST W/ 40% -	\$90,573
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$90,573

PROJECT: **STORM SEWER - SECTION III (DITCH)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 15" TO 18" SEWER PIPE		LF	21.29	0
2	REMOVE 48" SEWER PIPE		LF	35.45	0
3	REMOVE FLARED END SECTION (LESS THAN 24")		EA	411.71	0
4	REMOVE FLARED END SECTION OVER 36" TO 48"		EA	580.29	0
5	CONSTRUCT 18" RCP, CLASS III		LF	46.52	0
6	CONSTRUCT 48" RCP, D(0.01) = 2.000		LF	204.00	0
7	CONSTRUCT 60" RCP, D(0.01) = 1.350		LF	296.70	0
8	CONSTRUCT 60" RC FLARED END SECTION		EA	3,872.73	0
9	CONSTRUCT 54" I.D. STORM MANHOLE (1)		VF	592.11	0
10	CONSTRUCT 96" I.D. STORM MANHOLE (5)		VF	1,193.14	0
11	CONSTRUCT TYPE B RIP-RAP		TON	66.67	0
12	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)		CY	2.87	0
13	INSTALL SILT FENCE		LF	2.56	0
14	INSTALL SEEDING - TYPE B		AC	1,788.93	0
15	PROVIDE TEMPORARY TRAFIC CONTROL		LS	1,916.71	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$0
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$0

Exhibit "F-4"

PROJECT: **SIDEWALKS, TRAIL, PROWAG**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PCC WALK AT OUTLOTS SOUTH OF CORNHUSKER (5' WIDE)	2,600	SF	\$5.00	\$13,000
2	5" PCC WALK AT OUTLOTS NORTH OF CORNHUSKER (5' WIDE)	4,200	SF	\$5.00	\$21,000
3	5" PCC WALK, EAST SIDE WITTMUS (5' WIDE)	8,000	SF	\$5.00	\$40,000
4	6" PCC TRAIL, WEST SIDE WITTMUS (10' WIDE)	14,400	SF	\$6.00	\$86,400
5	6" PCC TRAIL, WEST SIDE WITTMUS AT FIDELITY FRONTAGE (10' WIDE)	1,600	SF	\$6.00	\$9,600
6	5" PCC WALK, NORTH SIDE CORNHUSKER ROAD (5' WIDE)	4,000	SF	\$5.00	\$20,000
7	6" PCC TRAIL, SOUTH SIDE CORNHUSKER (10' WIDE)	8,000	SF	\$6.00	\$48,000
8	6" PCC TRAIL, SOUTH SIDE CORNHUSKER AT FIDELITY FRONTAGE (10' WIDE)	6,000	SF	\$6.00	\$36,000
9	SINGLE CURB RAMPS	14	EA	\$350.00	\$4,900
10	MARKINGS FOR PEDESTRIAN CROSSINGS	7	EACH	\$360.00	\$2,520
11	STOP BARS	7	EACH	\$200.00	\$1,400
12	DETECTABLE WARNING PANELS	26	EA	\$200.00	\$5,200
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	8,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$296,620

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$409,336
2) COST ALLOCATION:	
GENERAL OBLIGATION	\$344,520
FUTURE DEVELOPMENT	\$64,816

PROJECT: **GRADING**

NO.	ITEM				APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION)				100,000	CY	\$1.50	\$150,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER				15,000	CY	\$1.40	\$21,000
3	SILT FENCING				1,500	LF	\$2.50	\$3,750
4	TEMPORARY SILT BASINS				1	EA	15000.00	15,000
	MISCELLANEOUS (+ 5%)				1	L.S.	XXXX	9,500
TOTAL ESTIMATED CONSTRUCTION COST								\$199,250

NOTES: