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Lloyd J. Dowding

REGISTER OF DEEDS

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LLOYD J. DOWDING

SARPY COUNTY REGISTER OF DEEDS

Steven J. Stastny, Deputy

1210 GOLDEN GATE DRIVE, STE 1109

PAPILLION, NE 68046-2895

402-593-5773

SUBDIVISION AGREEMENT

THIS AGREEMENT made this 10th day of August, 2013, by and between LAKE VIEW 126, LLC, a Nebraska limited liability company, (hereinafter referred to as "DEVELOPER"), SANITARY AND IMPROVEMENT DISTRICT NO. 292 OF SARPY COUNTY, NEBRASKA, (hereinafter referred to as "DISTRICT") and the CITY OF PAPILLION, a municipal corporation, (hereinafter referred to as "CITY").

WITNESSETH:

WHEREAS, DEVELOPER is the owner of the parcel of land described in Exhibit "A", attached hereto, which area to be developed is within CITY'S zoning and platting jurisdiction; and

WHEREAS, DEVELOPER has requested CITY to approve a specific platting of the area to be developed known as North Shore as described in Exhibit "B", attached hereto and hereinafter referred to as the "Development Area"; and

WHEREAS, DEVELOPER and CITY acknowledge that Public Improvements will be constructed in Phases as described in Section XI; and

WHEREAS, DEVELOPER has requested CITY to forbear from annexing the Development Area until after August 1, 2018 to allow for construction of Public Improvements through Sanitary and Improvement DISTRICT No. 292 created by DEVELOPER (hereinafter referred to as "DISTRICT"); and

WHEREAS, DEVELOPER wishes to connect the system of sewers and water to be constructed by DISTRICT within the Development Area with the sewer and water systems of CITY; and

WHEREAS, DEVELOPER and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with Public Improvements serving the Development Area and the extent to which the contemplated Public Improvements specifically benefit property in the Development Area and adjacent thereto, and to what extent the cost of the same shall be specially assessed.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

Section I.

DEFINITIONS

For the purpose of this Agreement, unless the context otherwise requires, the following words and phrases shall have the following meanings:

- A. "Cost(s)" or "entire cost", being used interchangeably, of each "Private Improvement" or "Public Improvement" shall mean all construction costs, engineering fees, design fees, attorneys' fees, inspection fees and testing expenses, publication costs, financing costs (which shall include interest) and all other related or miscellaneous costs or expenses incurred by DEVELOPER in connection with the Private Improvements or any Public Improvements.

- B. **“Dedicated Street(s)”** shall mean those concrete or paved area(s), including curbing, to be constructed, modified or improved within that portion of the Development Area designated as Dedicated Street right-of-way on Exhibit “B”.
- C. **“Development Area”** shall mean the real property situated within the area identified or depicted on Exhibit “B” and related public right-of-way.
- D. **“Party”** shall mean CITY or DEVELOPER or DISTRICT individually, and **“Parties”** shall mean CITY, DEVELOPER, and DISTRICT collectively.
- E. **“Plat”** shall mean the final plan of the plat, subdivision or dedication of land prepared for filing or recording in accordance with these regulations.
- F. **“Private Improvements”** shall mean those improvements or betterments required by or otherwise undertaken by DEVELOPER pursuant to this Agreement on, to or otherwise benefiting the Development Area that are privately financed by DEVELOPER.
- G. **“Property specially benefited”** shall mean property benefited from the Public Improvement and situated either (1) within the platted area in which the Public Improvement is situated or (2) outside such platted area in which such Public Improvement is situated but within the corporate limits of DISTRICT and within 300 feet of said platted area.
- H. **“Street intersections”** shall be construed to mean the area of the street between the returns of the various legs of the intersection, but in no case shall said area extend in any direction beyond a straight line drawn perpendicular from the centerline of the street to the adjacent lot corner.

Section II.

Public Improvements

DEVELOPER and CITY agree that the credit or funds of DISTRICT shall be used for the construction of the following Public Improvements:

- A. Grading of street right-of-way except for initial site grading which shall be done privately. Initial site grading shall include adjacent or abutting street right-of-way.
- B. Construction of and concrete paving of all streets dedicated per plat as shown on Exhibit “C”.
- C. All Dedicated Street signage, traffic control signs, and traffic control devices required by, and meeting the standards of, the “Manual of Uniform Traffic Control Devices” but only if first approved in writing by CITY’S Public Works Director and only if located at a Street Intersection or related to the Development Area.
- D. All sanitary sewers, water mains, and appurtenances constructed within dedicated street right-of-ways or easements as shown on Exhibit “D”, pursuant to sanitary sewer plans heretofore prepared by DISTRICT’S engineer, consulting engineers and land surveyors.
- E. All storm sewers, inlets, and appurtenances constructed within dedicated street right-of-ways or easements within the Development Area as shown on Exhibit “C”. Permanent storm water detention basins on and off site as shown on Exhibit “E”.

- F. The "Gas Distribution System" to be constructed and installed by Black Hills Energy, Inc. within any Dedicated Street right-of-way within the Development Area or other areas specifically approved by CITY.
- G. The "Lighting System" for any Dedicated Streets to be constructed and installed by the Omaha Public Power District within the boundaries of any Dedicated Street right-of-way within the Development Area, including any decorative, ornamental or other lighting not conforming to CITY standards but which has been specifically approved by CITY.
- H. The "Electrical Power Service" to be constructed and installed by the Omaha Public Power District within the boundaries of any Dedicated Street right-of-way within the Development Area. The Electrical Power Service shall include all electrical utility lines and other devices, other than the Lighting System, so constructed and installed for the benefit of the Development Area.
- I. Capital facilities charges to the CITY.
- J. Outfall sewers to serve the area known as the Western Springs Outfall Sewer and the Baseball Stadium Outfall.
- K. A civil defense and storm warning system.
- L. Permanent piping for sediment basin and detention ponds.
- M. Construction of the trails and sidewalks along Superior Drive as shown on Exhibit "F".
- N. Landscaping within dedicated street right-of-ways that are designated in the Comprehensive Plan as arterials or collectors as shown on Exhibit "F".
- O. Off-site right-of-way and/or easement acquisitions.
- P. Contribution to the CITY's water infrastructure project as detailed in a separate Construction and Reimbursement Agreement.

Section III.

Use of DISTRICT Credit or Funds

It is agreed that the credit or funds of DISTRICT shall not be used for construction of any improvements or facilities within the Development Area except those Public Improvements specified in Section I. By way of specification and not by way of limitation, the Parties agree that DISTRICT shall not incur any indebtedness or otherwise involve its credit or expend any of its funds in the construction or other acquisition or improvement of any swimming pool, golf course, park, playground or other recreational facility, without approval by Resolution of the City Council.

Section IV.

Apportionment of Costs

The Parties agree that the cost of the Public Improvements constructed by DISTRICT within the Development Area as authorized by Section I, shall be defrayed as follows and as identified in

Exhibit "G" attached hereto and incorporated herein by this reference as the Source and Use of Funds. Construction overruns and/or change orders totaling up to ten percent (10%) of any individual contract as described in Exhibit "G", shall be submitted to CITY for approval prior to the work being started. If the work is approved by the City Administrator and the City Engineer, the total cost of the work may be added to the contract and Exhibit "G". If the work is not approved by the City Administrator and City Engineer, the cost of the work shall be included in the statements of cost and specially assessed evenly against the DISTRICT'S assessable property or the cost of the work shall be privately financed. In no case shall the general obligation costs of DISTRICT exceed \$4,199,450.00 (the amount shown as the total general obligation Exhibit "G"), at the time of levy of special assessments. Special assessments shall be increased if necessary to reduce the general obligation debt to the required amount.

- A. Street Right-of-Way Grading. One hundred percent (100%) of the entire cost of grading street right-of-way including intersection shall be paid for by DEVELOPER, except that grading associated with coring of streets and backfilling after paving may be performed by the DISTRICT. One hundred percent (100%) of the entire cost for coring of streets and backfilling shall be specially assessed against the property specially benefited, except that the cost for width in excess of twenty-five (25) feet exclusive of curb and gutters and street intersections shall be a general obligation.
- B. Paving and Street Construction. One hundred percent (100%) of the entire cost of all paving and street construction will be paid by special assessment against the property specially benefited, except that the following costs shall be borne by general obligation: 1) the cost of the paving and construction of street intersections, 2) the cost differential for pavement thickness in excess of six (6) inches for plain concrete, and 3) the cost differential for pavement width in excess of twenty-five (25) feet exclusive of curb and gutters. The cost for curb and gutters are incidental to paving and shall not be considered separately for purposes of assessment. Dedicated Street signage, traffic control signs, and traffic control devices shall be installed by DISTRICT. The cost of Dedicated Street signage, traffic control signs, and traffic control devices and installation may be borne by general obligation.
- C. Sanitary Sewer Line, Water Mains, and Appurtenances. One hundred percent (100%) of the entire cost of all sanitary sewer lines, water mains, and appurtenances located within the Development Area will be paid by special assessment against the property specially benefited, except that the following costs shall be borne by general obligation: 1) the cost difference for the portion of sanitary sewers in excess of 8 (eight) inches and water mains in excess of 8 (eight) inches, 2) One hundred percent (100%) of the entire cost of any outfall sewer lines or water lines outside the Development Area, and 3) one hundred percent (100%) of the cost of the exterior water line to serve the Development Area as described on the attached Exhibit "D". Pursuant to Chapter 170, Subdivision of Land, Section 170-20 of the Code of the City of Papillion, fire hydrants shall be provided by DEVELOPER. The type of hydrant and control valves and the location of the hydrant must be approved by the City Engineer.
- D. Storm Sewer and Appurtenances. One hundred percent (100%) of the entire cost of all storm sewer and appurtenances shall be borne by general obligation of DISTRICT, except that cost difference for the portion of the storm sewer in excess of a forty-eight (48) inch inside diameter shall be specially assessed against the property specially benefited within the Development Area. Difference in cost shall include a proportionate share of the entire cost. For improved channels, the cost of constructing the channel and appurtenances shall be considered as the

cost of storm sewer in excess of a forty-eight (48) inch inside diameter. Culvert crossings perpendicular to street center lines may be generally obligated for a length not exceeding the width of the right-of-way, plus six (6) times the vertical distance between the centerline of the pavement and the invert elevation of the box culvert.

- E. **Underground Power or Natural Gas.** All contract charges for underground power or natural gas authorized to be paid by DISTRICT to the Omaha Public Power District or to any public gas utility by the provisions of Section II-F and G including both the basic charges and refundable charges, together with all other charges as fall within the definition of entire cost, including all penalties and default charges that are allocable to such contract charges, shall be specially assessed against property specially benefited within the Development Area. DISTRICT shall install decorative lighting at the locations identified on Exhibit "F". DISTRICT shall pay the cost in excess of the standard lighting cost. One hundred (100%) percent of the cost differential shall be borne by general obligation. The cost of contract charges paid to the Omaha Public Power District for lighting of public streets shall be paid out of the DISTRICT'S General Fund.
- F. **Capital Facilities Charges.** DEVELOPER shall pay to CITY Capital Facilities Charges in the amount of \$733,222.50 based on 300 residential lots at \$1,970 per lot (\$591,000.00) plus 10.64 acres of school site at \$5,250 per acre (\$55,860.00) plus 16.45 acres of outlots at \$5,250 per acre (\$86,362.50), less a credit for exterior water main extension of \$183,305.63, for a net charge of \$549,916.88. Not less than fifty percent (50%) of gross Capital Facilities Charges paid to CITY shall be specially assessed against property served. CITY shall provide DEVELOPER with an invoice for the Capital Facilities Charges after City Council approves the Final Plat. **Capital Facilities Charges shall be paid prior to issuance of any building permits.**
- G. **Outfall Sewer.** One hundred percent (100%) of the DISTRICT'S portions of the cost share for the Baseball Stadium Outfall Sewer and the Western Springs Outfall Sewer shall be borne by general obligation. DISTRICT may enter into an Interlocal Agreement with Sarpy County to be reimbursed for costs attributable from Baseball Stadium Outfall Sewer that are eligible for reimbursement from Sarpy County. Otherwise, such costs may be borne (i) privately by the DEVELOPER, (ii) by special assessment against the property specially benefited or (iii) by general obligation provided that an amendment to the Source and Use of Funds is granted. DISTRICT shall be reimbursed for costs attributable to the Western Springs Outfall Sewer from the Western Springs Outfall Fund after CITY'S existing obligations for reimbursements to SID 275, FMR YNACIO I, LLC, SID 290, and SID 293 have been paid. Such agreement is more particularly described in the Interlocal Cooperation Agreement for the Baseball Stadium and Western Springs Outfall Sewers which said DISTRICT shall enter into with CITY.
- H. **Dedicated Open Space/NRD Easement Acquisition and Improvements.** Dedicated open space acquisition shall be privately financed by DEVELOPER. Up to one hundred thousand dollars (\$100,000) of construction costs for approved open space improvements on Outlots B and C, approved park improvements on adjacent NRD property, and easement offsite acquisition on adjacent NRD property shall be borne by general obligation. Any remaining cost of approved park improvements shall be privately financed by DEVELOPER.
- I. **Civil Defense Siren.** If civil defense coverage for the entire Development Area is not already available, civil defense sirens in the number, type and specifications as determined by the City Administrator in conjunction with the Director of the Sarpy County Civil Defense Agency shall

be installed prior to the issuance of any occupancy permit for any structure built in said Development Area. The cost for said civil defense sirens shall be borne by general obligation. If existing coverage is available, subdivision will pay its pro-rata share of the siren cost based on the areas of coverage as determined by the City Engineer.

- J. Temporary Sediment/Permanent Detention Basins. Temporary Sediment/Permanent Detention Basins are planned for the subdivision as shown on the attached Exhibit "E". Permanent Detention Basins are initially used as Temporary Sediment Basins until such time that the area draining into the basin is developed. DEVELOPER covenants and agrees that it assumes the sole obligation for the construction of the Temporary Basin(s), the maintenance thereof during the mass grading of the Development Area including sediment removal from basins and traps. The grading for and maintenance of the Permanent Basins during the mass grading will be performed and paid for by DEVELOPER, with the cost of the permanent piping therefor paid by DISTRICT as a general obligation cost. After completion of the mass grading, the ongoing maintenance of removing accumulated sediment as may be required for both the Temporary and Permanent Basins shall be borne by general obligation until such time as the Public Improvements serviced by each basin have been completed. DEVELOPER, their successors and assigns shall be responsible for the Permanent Basins once they have served their purpose as Temporary Basins and maintenance shall be in compliance with the Post-Construction Storm Water Management requirements of CITY. CITY shall not have any responsibility for maintenance or repair of any such facility located within the Development Area. Costs for landscaping the Permanent Detention Basins shall be the responsibility of DEVELOPER. The costs associated with Temporary Sediment Basin closures shall be the responsibility of DEVELOPER. The engineers for DEVELOPER and DISTRICT shall notify CITY that, in their professional opinion, the basins and traps are no longer required as a sediment trap. CITY, DEVELOPER, and DISTRICT shall make a mutual determination that the above provisions have been met, and at such time, DEVELOPER, their successors and assigns (excluding DISTRICT) shall assume all maintenance responsibilities.
- K. Landscaping. Up to one hundred thousand dollars (\$100,000) of the construction costs of the landscaping shall be borne by general obligation. Any remaining landscaping cost shall be privately financed by DEVELOPER.
- L. Trail/Sidewalks. One hundred percent (100%) of the entire cost of the DEVELOPER'S portion of the trail/sidewalk installation shall be borne by general obligation. DISTRICT may enter into an Interlocal Agreement with Sarpy County to be reimbursed for the portion of the trail/sidewalk installation eligible for reimbursement from Sarpy County. Otherwise, the entire cost of the portion eligible for reimbursement shall be privately financed by DEVELOPER.
- M. Off-Site Right-of-Way and Easements. One hundred percent (100%) of the entire cost of acquisition and dedication of off-site right-of-way shall be privately financed by DEVELOPER. One hundred percent (100%) of the entire cost of obtaining the off-site easements for the outfall sewer shall be borne by general obligation.

Section V.

General Obligation Professional Services Fees

The Parties agree that professional service fees paid on the actual general obligation construction costs of any DISTRICT project associated with the construction and maintenance of public

utility lines and conduits, emergency management warning systems (including civil defense and storm warning systems), water mains, sanitary sewers, storm sewers, flood or erosion protection systems (including dikes and levees), sidewalks/trails, streets/roads/highways and traffic signals and signage, street lighting, power, public waterways/docks/wharfs and related appurtenances, and parks/playgrounds/recreational facilities (excluding clubhouses and similar facilities for private entities), landscaping and hardscaping shall be as follows:

A. DISTRICT'S Engineer(s) shall be compensated:

1. For professional engineering, administration, construction and coordinating services on projects with actual construction costs greater than one hundred and fifty thousand dollars (\$150,000), DISTRICT'S Engineer shall be paid on the basis of their actual direct labor costs times their usual and customary overhead rate plus fifteen percent (15%) for profit plus reimbursable costs. In no case shall those costs paid be greater than twenty-one percent (21%) of the actual general obligation construction costs of any project. Any work performed without approval shall be paid for privately or specially assessed.
2. For professional engineering, administration, construction and coordinating services on projects with actual construction costs less than one hundred and fifty thousand dollars (\$150,000), DISTRICT'S Engineer shall be paid on the basis of their actual direct labor costs times their usual and customary overhead rate plus fifteen percent (15%) for profit plus reimbursable costs. In no case shall those costs paid be greater than twenty-five percent (25%) of the actual general obligation construction costs of any project. Any work performed without approval shall be paid for privately or specially assessed.
3. Such services shall include, but not be limited to, the cost for all services in connection with the preliminary and final surveys, geotechnical reports, preliminary and final design, redesign, cost estimates, bid document preparation including preparation of plans and specifications, analysis and studies, recommendation of award, preparation of progress estimates, preparation of special assessments schedules and plats, certification of final completion, utility coordination, permitting (exclusive of permit fees), testing, construction or resident observation, construction staking, as-built record drawings and surveys, easement exhibits and legal descriptions and specialized sub-consultants as may be necessary for the completion of the project.
4. Additional service fees may be considered by the Mayor and Papillion City Council for any significant redesign work that is requested by CITY but only after final construction plans and procurement documents have been approved in writing by the City Engineer.
5. Fees shall become due no earlier than at the time services are rendered and are approved by DISTRICT'S Board of Trustees.

B. DISTRICT'S Attorney(s) shall be compensated for professional legal services:

1. At a cost no greater than five percent (5%) of the actual project construction costs for all services in connection with the commencement, planning, advertisement, meetings, construction and completion of and levy of special assessments for the construction of Public Improvements installed within DISTRICT. The percentage legal fee may not be charged on engineering fees, fiscal fees, testing, permit fees, or interest payments of DISTRICT.
2. At a cost no greater than one-half of one percent (0.5%) for bond issuance or subsequent refinancing of DISTRICT on the gross amount of bonds issued.
3. Fees shall become due no earlier than at the time construction funds warrants or bonds are issued for approved expenditures by DISTRICT'S Board of Trustees.
4. At a cost no greater than two percent (2%) of the actual project construction costs for all services in connection with contract charges and reimbursable charges, reimbursements or payments to other agencies or contract services for OPPD, Black Hills Energy, CenturyLink, Cox, etc. This shall include, but not be limited to, park land acquisition and capital facilities charges. No fees shall be charged on any warrant issued by DISTRICT for accrued interest payments.

C. DISTRICT'S Fiscal Agent(s) shall for the placement of warrants issued by DISTRICT, receive a fee not to exceed five percent (5%) of warrants issued.

1. Fees shall become due no earlier than at the time construction funds warrants or bonds are issued for approved expenditures by DISTRICT'S Board of Trustees.

The Parties agree that all costs not described within this Agreement shall be considered unwarranted or excessive and shall be paid for privately or specially assessed evenly among all the assessable lots.

Further, the Parties agree that interest on construction fund warrants issued prior to the schedules outlined above shall be paid for privately or specially assessed evenly among all the assessable lots.

Section VI.

Dedicated Open Space

All land proposed to be sold to DISTRICT for dedicated open spaces shall be consistent with the Papillion Parks Plan and of a size and location mutually agreed upon by CITY and DEVELOPER. The Parties agree that dedicated park land and/or open spaces shall consist of the land identified on Exhibit "H". Such dedicated park land and/or open spaces shall be financed in the following manner:

- A. The price to be paid for any dedicated open space within DISTRICT shall not exceed fifty percent (50%) of DEVELOPER'S raw land purchase price; and

- I
- B. All open drainage ways (i.e., natural or manmade watercourses, ditches or the like for draining water from an area) shall be donated to DISTRICT; and
 - C. All professional services fees shall not exceed those outlined in Section V.

The Parties further agree that the DISTRICT shall not accept any donation of land.

Section VII.

Covenants by CITY

CITY covenants and agrees that DISTRICT may connect its sanitary sewer system and water system to the sanitary system and water system of CITY pursuant to the terms and conditions of a sewer and water connection agreement between CITY and said DISTRICT.

Section VIII.

Covenants by DEVELOPER and DISTRICT

DEVELOPER and DISTRICT covenant and agree that:

- A. DISTRICT shall abide by and incorporate into all of its construction contracts the provisions required by the regulations of the CITY pertaining to construction of Public Improvements in subdivisions and testing procedures therefor. DISTRICT shall not solicit bids for Public Improvements until after the plans therefor have been approved by the City Engineer, and no construction shall begin, and no contract let until such time as CITY approves any such bids.
- B. DISTRICT shall attach copies of all paid invoices to the minutes of the Board of Trustees meetings where payment of such invoices is authorized.
- C. DISTRICT shall format all bid procurement documents to match the format utilized in the Source and Use of Funds. No bid authorization shall be provided by CITY until City Engineer determines that the bid procurement documents are properly formatted.
- D. DISTRICT shall forward all weekly construction tests and observation logs to the City of Papillion Public Works Director and City Engineer. No final payment shall be made to the contractor until such final payment has been approved by the City Engineer.
- E. DISTRICT shall not contract or pay for any work that is performed by DEVELOPER, or is performed by any company whose principals are related to DISTRICT'S Trustees or DEVELOPER.
- F. Prior to commencement of construction of Public Improvements, DISTRICT shall obtain and file of record permanent easements for all sanitary, water, storm sewer lines, and Post-Construction Storm Water Management including all appurtenances as determined by the City Engineer. Said easements shall be in form satisfactory to the City Attorney and City Engineer.
- G. After bids for Public Improvements are received and prior to award of said bids, DISTRICT'S Engineer shall provide a document that details the itemized split of general obligation and special assessment costs to City Engineer.

J

- H. All special assessments of any DISTRICT project shall be levied upon all lots or parcels of ground within DISTRICT which are specially benefited by reason of such Public Improvement(s), such levy to be made within six (6) months after the final acceptance of the Public Improvements associated with each respective phase that are subject to special assessment by DISTRICT'S Board of Trustees or Administrator. All such special assessments shall be levied within eighteen (18) months after commencement of construction.

- I. No special assessments shall be assessed against any outlot. Costs associated with Public Improvements adjacent to or within an outlot shall not be borne by general obligation cost, except as provided in Section IV. Such costs shall be specially assessed against all lots (excluding outlots) within the Development Area.

- J. Prior to publishing notice to levy special assessments, DISTRICT agrees to submit to CITY:
 - 1. A schedule of the proposed special assessments;
 - 2. A plat of the area to be assessed;
 - 3. A full and detailed statement of the entire cost of each type of Public Improvement, which statement or statements shall separately show:
 - a) the amount paid to contractor;
 - b) The amount paid to DISTRICT'S Engineer(s) which shall include a complete and itemized log of work hours, testing expenses and all reimbursable that shall be broken down into corresponding service (design, observation, testing, surveying, etc.);
 - c) The amount paid to DISTRICT'S Attorney(s);
 - d) The amount paid to DISTRICT'S Fiscal Agent(s); and
 - e) The amount paid for penalties, forfeitures or default charges; and
 - 4. A complete and itemized warrant registry detailing the warrant numbers, payee name, registration date, maturity date, interest date, interest rate, the amount paid with corresponding invoice numbers to payee, and the Public Improvement project for which the warrants were issued.

- K. DISTRICT agrees to obtain written approval of CITY of proposed special assessments schedules prior to advertising for any hearing of DISTRICT to be held for the purpose of equalizing or levying special assessments against property specially benefited by any Public Improvements constructed by DISTRICT.

- L. DISTRICT shall make its annual tax levy in an amount sufficient to timely pay the indebtedness and interest thereof for Public Improvements, but in no event shall said levy be less than a minimum ad valorem property tax rate of eighty-eight cents (88¢) per one hundred dollars (\$100) of taxable valuation for the tax collection years through the year that all of DISTRICT'S warrants can be paid on a cash basis and/or converted to bonded debt.

K

- M. On or about June 1 of each year following the issuance of DISTRICT bonds, the DISTRICT'S fiscal agent shall deliver to the Finance Director for review and approval, a cash flow projection by year for a fifteen (15) year period. The cash flow projection shall include, but not be limited to, existing and projected taxable valuation, a projected annual debt service levy, existing and projected cash receipts, cash disbursements and available balances in the bond fund and general fund of DISTRICT. DISTRICT shall adopt tax rate levies sufficient to fund the succeeding years' general and bond fund projected obligation as required in the cash flow projections.
- N. DISTRICT shall provide CITY ten (10) days notice of its annual budget meeting along with its tax requests.
- O. DISTRICT shall furnish to CITY copies of all proposed budgets and published notices of meetings to consider said budget and expenditures at least ten (10) days prior to the Board of Trustee's meeting to consider and/or adopt a proposed budget.
- P. DISTRICT warrants that it will provide CITY with a minimum of thirty (30) days prior written notice of the filing of any petition under Chapter 9 of the United States Bankruptcy Code and DISTRICT shall also provide to CITY actual prior notice of any hearings held in the United States Bankruptcy Court pursuant to any bankruptcy filings.

Section IX.

Other Obligations

- A. **Review Fee.** It is mutually agreed that DISTRICT shall pay a fee of one percent (1%) of construction cost to CITY to cover engineering, legal and other miscellaneous expenses incurred by CITY in connection with any necessary review of plans and specifications in connection with the construction projects performed by DISTRICT. The Review Fee shall be allocated to special assessments and general obligation in the same proportion as the costs of the particular construction project. CITY shall invoice DISTRICT the Review Fee at the time that each bid is approved for a respective construction project. DISTRICT shall authorize payment of each Review Fee at the next meeting following the date of the review fee invoice issued by CITY.
- B. **Watershed Fees.** All new building permits will be subject to the Watershed Fee as described in the Papillion Master Fee Schedule and agreed to by the Papillion Creek Watershed Partnership. Such fee shall be calculated based on the gross acreage of the lot(s) for which the building permit is requested and shall be due prior to the issuance of the building permit.
- C. **Maintenance of Detention Facilities and Water Quality and Quantity Controls.** DEVELOPER, its successors, or assigns, shall be responsible for detention facility and Water Quality and Quantity Control construction and maintenance in compliance with the Post Construction Storm Water Management requirements of CITY. CITY shall not have any responsibility for maintenance or repair of any such facility located within the Development Area.
- D. **Fire Hydrants.** DISTRICT shall be responsible for flow testing all fire hydrants installed for the Development Area to determine the flow rate and pressure for each hydrant. DISTRICT shall be responsible for painting the fire cap hydrants the appropriate color as designated by the Public Works Department to identify their respective pressure zones.

E. One Call Services.

1. The Parties mutually agree that DISTRICT'S engineers will provide public water main and sanitary sewer line locating services as received over the One Call System as well as any other utilities that CITY or DISTRICT is responsible for and which are located within the Development Area.
 2. DISTRICT agrees to reimburse CITY for any intervention or action that CITY is required to take to address damage to the water and sanitary sewer systems that results from DISTRICT'S failure to properly perform One Call System locates. Such reimbursement shall include, but not be limited to, any costs associated with supplies, equipment, and labor required as part of the intervention or action to correct the damage. DISTRICT shall reimburse CITY within 30 days of receipt of the invoice.
 3. DISTRICT agrees that payment to DISTRICT'S engineers will not exceed a maximum of \$45 per locate. DISTRICT agrees to provide CITY with copies of all One Call Service locate requests, invoices related to One Call Services, and payments for One Call Services within 30 days of request of CITY to allow CITY to confirm that this provision is being met.
- F. 120th Street, 126th Street, and Cornhusker Road. DISTRICT shall be responsible for proportional cost sharing for the improvement of 120th Street, 126th Street, and Cornhusker Road. DISTRICT shall enter into an Interlocal Cooperation Agreement with Sarpy County for the improvement of 120th Street, 126th Street, and Cornhusker Road. If Sarpy County's portion of the cost sharing for said improvements is not obtained, DEVELOPER and DISTRICT agree that such portion shall be privately financed by DEVELOPER or specially assessed by DISTRICT.
- G. 120th Street Right-of-Way. DISTRICT shall be responsible for obtaining the off-site right-of-way required for the improvement of 120th Street. DEVELOPER shall fully reimburse DISTRICT for any costs incurred in relation to the acquisition and dedication of said right-of-way.
- H. Lincoln Street. The Parties agree that DISTRICT shall install the remaining portion of the Western Springs Outfall Sewer in lieu of a contribution to SID 290 for the improvement of Lincoln Street.
- I. Access Restrictions for Minor Streets. Access to the minor streets shall be restricted as identified on Exhibit I.
- J. Outlots B and C Improvements. DEVELOPER and DISTRICT shall submit all plans for proposed improvements to Outlots B and C to CITY and the Papio-Missouri Natural Resources District for review and approval prior to the installation of said improvements to ensure that the improvements complement the WP-5 Recreation Area and function as a park to serve residents of North Shore.
- K. Right-of-Way Grading. All rights-of-way shall be graded full width with a two percent (2%) grade projecting from the top of curb elevation to the edge of the right-of-way.

M

- L. ADA Ramp Curb Drops. DISTRICT shall be responsible for providing curb drops for ADA ramps at all intersections as part of the final construction drawings.
- M. Easements. DEVELOPER agrees to dedicate all easements identified on Exhibit "B" by separate instruments that include a prescription outlining the rights and terms of each easement. DEVELOPER shall provide copies of such recorded easements to CITY.
- N. Wastewater Service Agreement Exhibits. DEVELOPER shall be responsible for providing all exhibits required for the amendment to the CITY's Wastewater Sewer Agreement with the City of Omaha as requested by CITY.
- O. Future Interlocal Agreement(s). Upon creation of any Sanitary and Improvement District on an adjoining property, DISTRICT agrees to enter into any Interlocal Agreement(s) with CITY and such Sanitary and Improvement District(s) required to provide for the reimbursement of expenses related to public improvements.
- P. HWY 370 Trail System Improvements. DISTRICT will cooperate with CITY to install a trail system which may involve a trail connection under HWY 370. DISTRICT agrees to enter into any interlocal agreement(s) required to construct such project and proportionally cost share in the costs related to such project.
- Q. As-Built Drawings. DEVELOPER shall provide as-built drawings on state plane coordinates for all utilities owned and located within the Development Area to CITY. Such as-built drawings shall be provided to CITY as both PDF and Auto-CAD files in addition to hard copy.
- R. Outfall Sewer Interlocal Cooperation Agreement. DISTRICT and DEVELOPER acknowledge that DISTRICT is entering into an Interlocal Cooperation Agreement with CITY for construction of a portion of the Baseball Stadium and Western Springs Outfall Sewers. Said agreement establishes that DISTRICT will pay 100% of the cost of the installation of the Baseball Stadium and Western Springs Outfall Sewers including the acquisition of both permanent and temporary easements necessary to construct the Baseball Stadium and Western Springs Outfall Sewers by purchase, condemnation or otherwise. In the event the condemnee appeals any condemnation award associated with the acquisition of said easements, DEVELOPER agrees to pay all costs of such appeal to any court, including but not limited to, the court's condemnation award, interest, attorney's fees appraisal fees, and court costs and legal fees.

Section X.

Outlots in Private Ownership

Maintenance of and Transfer of Title to Outlots. DEVELOPER shall be responsible for maintaining the outlots within the Development Area or transferring ownership of said outlots to DISTRICT for maintenance. CITY shall not have any responsibility for maintenance of outlots that are not under CITY'S ownership. If DEVELOPER retains ownership of any outlot within the Development Area, DEVELOPER agrees that, at least sixty (60) days prior to closing on the sale, donation or other transfer said outlot to any entity other than DISTRICT, it will provide CITY with notice of such intended transfer and a copy of the written notice DEVELOPER provided to the transferee that no buildings can be constructed on said outlot. DEVELOPER further agrees to pay all property taxes due for any outlot owned by DEVELOPER in a timely manner to prevent said outlot from being offered at the Sarpy County tax sale.

Section XI.

Phasing of Public Improvements

CITY, DEVELOPER, and DISTRICT agree that the Public Improvements for the platted area shall be constructed in phases as shown on Exhibit "J". Phase 1 improvements shall be installed within one (1) year of the date hereof. Phase 2 shall be installed as determined to be fiscally responsible by DISTRICT'S Fiscal Agent. DEVELOPER agrees that ownership of the lots within a phase shall not be transferred until all Public Improvements required for that phase are complete.

CITY agrees that where phased construction is contemplated CITY will delay registration on said warrants with the County Treasurer in proportion to the area of the individual phases. In no case shall registration be delayed past the time when final construction plans of any phase are submitted to CITY for approval.

DEVELOPER and DISTRICT acknowledge that no building permits shall be issued within a phase until all Public Improvements associated with the phase are constructed.

DEVELOPER and DISTRICT agree that construction phasing shall be consistent with the costs as shown in the Source and Use of Funds.

Section XII.

Annexation

- A. Timing of Annexation. CITY agrees to forbear from annexing the Development Area until after August 1, 2018, to allow for construction of Public Improvements through DISTRICT.
- B. Any time subsequent to when DISTRICT is put on written notice by CITY that CITY is conducting an investigation to determine the feasibility of annexing said DISTRICT, then DISTRICT shall make no further expenditures for any purpose, except for those expenditures previously authorized by a duly approved budget, without first obtaining permission of CITY, which permission must be granted by a majority vote of those members elected or appointed to the Papillion City Council.
- C. Obligations upon Annexation. The Parties agree that upon annexation of the Development Area and merger of DISTRICT with CITY:
 - 1. Within thirty (30) days of the merger of DISTRICT with CITY, DISTRICT shall submit to CITY a written accounting of all assets and liabilities, contingent or fixed, of DISTRICT; provided, however, DISTRICT shall not be required to provide such written accounting in the case of a partial annexation of the Development Area;
 - 2. Within sixty (60) days of the merger of DISTRICT with CITY, DISTRICT shall provide all books, records, paper, property and property rights of every kind, contracts, obligations and choses in action of every kind, held by or belonging to DISTRICT to CITY;

- 0
3. Within ninety (90) days, DISTRICT agrees it shall require its agents, contractors, and consultants, including, but not limited to, DISTRICT Attorney, DISTRICT Engineer, and DISTRICT Fiscal Agent, to provide all records of every kind pertaining to DISTRICT to CITY;
 4. That should CITY annex the entire area of DISTRICT prior to the DISTRICT'S levy of special assessments for the Public Improvements authorized in Section II and thereby succeed to said DISTRICT'S power to levy special assessments, CITY will levy same;
 5. CITY shall be liable for and recognize, assume, and carry out all valid contracts and obligations of DISTRICT;
 6. CITY shall provide inhabitants of the Development Area so annexed with substantially the services of other inhabitants of CITY as soon as practicable; and
 7. The laws, ordinances, powers and government of CITY shall extend over the Development Area so annexed.
- D. Partial Annexation. The Parties mutually agree that in the event CITY shall annex any part of the Development Area and said annexation does not include the entire territory of DISTRICT, then a division of assets and liabilities of said DISTRICT in connection with such partial annexation of DISTRICT shall be made strictly on the basis of assets and liabilities of DISTRICT attributable to the area annexed by CITY, and CITY shall not be required to assume in connection with such partial annexation any indebtedness of such DISTRICT which is attributable to Public Improvements in or expenses incurred in connection with areas other than the area so annexed by CITY.

In the case of a partial annexation of the Development Area, DISTRICT agrees to provide CITY with books, records, paper, property and property rights of every kind, contracts, obligations and choses in action of every kind held by or belonging to DISTRICT, which are specifically related to that portion of the Development Area so annexed within the timeframes established by Section XII-C.

Any partial annexation shall comply with the provisions of Section 31-766 R.R.S., Nebraska.

Section XIII.

Miscellaneous Provisions

- A. Agreement Binding. The provisions of this Agreement shall run with the land in favor of and for the benefit of CITY and shall be binding upon present and all successor owners of the real estate described in the attached Exhibit "A".
- B. Non-Discrimination. DEVELOPER or its agents, contractors, and consultants shall not, in the performance of this Agreement, discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, political or religious opinions, affiliations or national origin.

- C. Governing Law. Parties to this Agreement shall conform with all existing and applicable CITY ordinances, resolutions, state and federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.
- D. Contract Voidable. No elected official or any officer or employee of CITY shall have a financial interest, direct or indirect, in any CITY contract. Any violation of this section with the knowledge of the person or corporation contracting with CITY shall render the contract voidable by the Mayor or City Council.
- E. No Waiver. None of the foregoing provisions shall be construed to imply any waiver of any provision of the zoning or planning requirements or any other section of the Papillion Zoning Code or Ordinances.
- F. Assignment. Neither this Agreement nor any obligations hereunder shall be assigned without the express written consent of CITY which may be withheld in CITY'S sole discretion.
- G. Entire Agreement. This Agreement, and the Exhibits and documents referenced in this Agreement (which are intended to be and hereby are specifically made a part of this Agreement whether or not so stated) express the entire understanding and all agreements of the Parties. Specifically, this Agreement supersedes any prior written or oral agreement or understanding between any of the Parties, whether individually or collectively concerning the subject matter hereof.
- H. Modification by Agreement. This Agreement may be modified only by a written agreement, executed by all Parties; provided that the Parties agree to conform this Agreement and all performance obligations hereunder to the requirements of any applicable laws, rules, regulations, standards and specifications of any governmental agency with jurisdiction over any such matter, including any amendment or change thereto without cost to CITY.
- I. Notices, Consents and Approval. All payments, notices, statements, demands, requests, consents, approval, authorizations or other submissions required to be made by the Parties shall be in writing, whether or not so stated, and shall be deemed sufficient and served upon the other only if sent by United States registered mail, return receipt requested, postage prepaid and addressed as follows:

- 1. For DEVELOPER: Lake View 126, LLC
11205 S. 150th Street, Suite 100
Omaha, NE 68138
Attn: Gerald L. Torczon, Manager
- 2. For DISTRICT: Sanitary and Improvement District
No. 292 of Sarpy County, Nebraska
c/o PANSING HOGAN ERNST & BACHMAN LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114
Attn: John Q. Bachman

With Copy to: PANSING HOGAN ERNST & BACHMAN LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

1

Attn: John Q. Bachman

3. For CITY:

City Clerk
City of Papillion
122 East Third Street
Papillion, NE 68046

AND

Planning Director
City of Papillion
122 East Third Street
Papillion, NE 68046

- 4. Such address may be changed from time to time by notice to all other Parties.
- J. Headings. The Section headings appearing in this Agreement are inserted only as a matter of convenience, and in no way define or limit the scope of any Section.
- K. Severability. In the event that any provision of this Agreement which shall prove to be invalid, void or illegal by a court of competent jurisdiction, such decision shall in no way affect, impair or invalidate any other provisions hereof, and such other provisions shall remain in full force and effect as if the invalid, void or illegal provision was never part of this Agreement.

ATTEST:

CITY OF PAPILLION, a Nebraska
Municipal Corporation



Elizabeth Butler, City Clerk

By 

David P. Black, Mayor

R

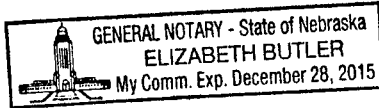
SANITARY AND IMPROVEMENT DISTRICT
NO. 292 OF SARPY COUNTY, NEBRASKA

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. 292 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 26th day of JULY, 2013.



Elizabeth Butler
Notary Public

DEVELOPER:

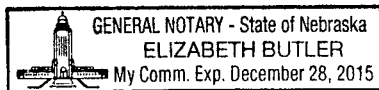
LAKE VIEW 126, LLC, a Nebraska
limited liability company

By *Gerald L. Torczon*
Gerald L. Torczon, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Manager of Lake View 126, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 26th day of JULY, 2013.



Elizabeth Butler
Notary Public

**SUBDIVISION AGREEMENT
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INTRODUCTION STATEMENT

RECITALS

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II	Public Improvements
III	Use of DISTRICT Credit or Funds
IV	Apportionment of Costs
V	General Obligation Professional Services Fees
VI	Dedicated Open Spaces
VII	Covenants by CITY
VIII	Covenants by DEVELOPER and DISTRICT
IX	Other Obligations
X	Outlots in Private Ownership
XI	Phasing of Public Improvements
XII	Annexation
XIII	Miscellaneous Provisions

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A	Plat Legal Description with Metes and Bounds
B	Plat
C	Streets and Storm Sewer
D	Sanitary and Water
E	Sediment and/or Detention
F	Decorative Lighting, Trails/Sidewalks, and Landscaping/Hardscaping
G	Source and Use
H	Dedicated Open Space
I	Access Restrictions
J	Phasing of Public Improvements

EXHIBIT A

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 30, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska described as follows:

Commencing at a 3/4" pinch top pipe at the northeast corner of the Northeast Quarter of said Section 30;

Thence South 02°22'58" East (bearings referenced to Nebraska State Plane NAD83-2008) for 1713.56 feet to a 5/8" rebar with yellow plastic cap stamped "LS 692" at the northeast corner of Lot 13, SCHEWE FARMS, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;

Thence along the north and west lot lines of said Lot 13 for the following five (5) courses;

1) Thence South 87°37'02" West for 181.13 feet to a 5/8" rebar with yellow plastic cap stamped "LS 692";

2) Thence South 54°05'33" West for 97.55 feet to a 5/8" rebar with yellow plastic cap stamped "LS 692";

3) Thence South 47°48'58" West for 573.62 feet to a 5/8" rebar with yellow plastic cap stamped "LS 692";

4) Thence South 02°30'53" East for 290.35 feet to a 5/8" rebar with yellow plastic cap stamped "LS 692";

5) Thence South 41°32'50" West for 272.30 feet to a 5/8" rebar with yellow plastic cap stamped "LS 692" on the north right of way line of Lincoln Road;

Thence along said north right of way line for the following four (4) courses;

1) Thence South 87°08'05" West for 1623.02 feet to a 5/8" rebar with yellow plastic cap stamped "LS 692";

2) Thence along a curve to the right (having a radius of 172.50 feet and a long chord bearing North 67°30'59" West for 34.53 feet) for an arc length of 34.59 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 692;

3) Thence along a curve to the left (having a radius of 172.50 feet and a long chord bearing North 68°11'13" West for 38.54 feet) for an arc length of 38.62 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 692;

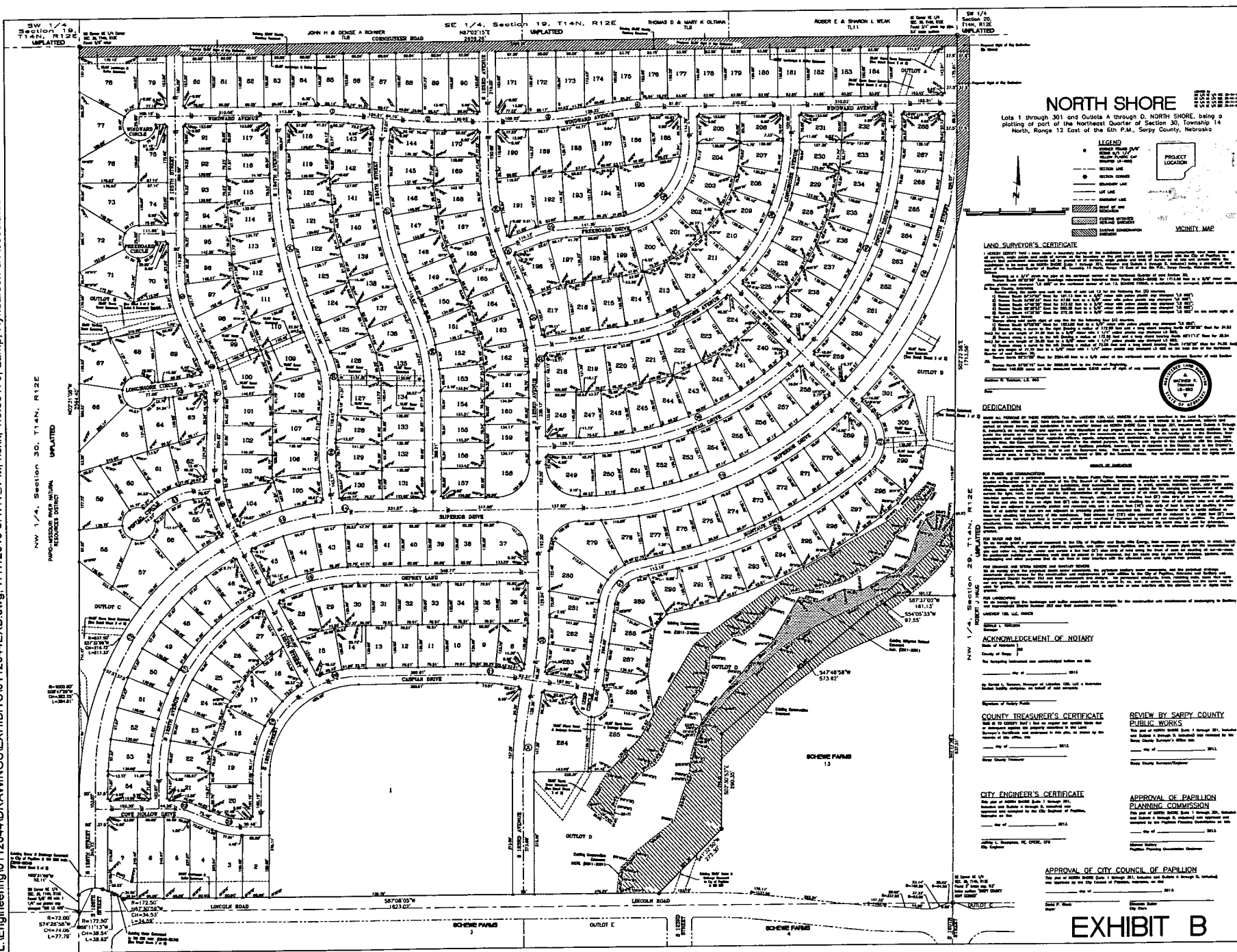
4) Thence along a curve to the left (having a radius of 72.00 feet and a long chord bearing South 74°26'58" West for 74.06 feet) for an arc length of 77.79 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 692 on the west line of the Northeast Quarter of said Section 30;

Thence North 02°31'08" West for 2594.40 feet to a 5/8" rebar at the northwest corner of the Northeast Quarter of said Section 30;

Thence North 87°02'15" East for 2659.26 feet to the Point of Beginning;

Contains 146.609 acres as field measured contains 2.015 acres of right of way easement.

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NORTH SHORE

Lots 1 through 301 and Outlets A through D, NORTH SHORE, being a plotting of part of the Northeast Quarter of Section 30, Township 14 North, Range 12 East of the 6th P.M., Sargy County, Nebraska

- LEGEND
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- UTILITY LOCATIONS
- PROPOSED UTILITY LOCATIONS
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURBS
- EXISTING CURBS



LAND SURVEYOR'S CERTIFICATE

I, [Name], being duly sworn, depose and say that I am a duly Licensed Land Surveyor in the State of Nebraska, and that I am the author of the foregoing map or plat, and that the same is a true and correct representation of the facts and data on which it is based, and that I am not aware of any fraud or collusion in its preparation, and that I am not aware of any fact which would render the same invalid or void.

DEDICATION

The undersigned hereby dedicates to the public use of the State of Nebraska the following described lands, to-wit: [Description of lands]

ACKNOWLEDGEMENT OF NOTARY

I, [Name], being duly sworn, depose and say that I am the author of the foregoing map or plat, and that the same is a true and correct representation of the facts and data on which it is based, and that I am not aware of any fraud or collusion in its preparation, and that I am not aware of any fact which would render the same invalid or void.

COUNTY TREASURER'S CERTIFICATE

The undersigned hereby certifies that the foregoing map or plat has been filed for record in the office of the County Treasurer, and that the same is a true and correct representation of the facts and data on which it is based, and that I am not aware of any fraud or collusion in its preparation, and that I am not aware of any fact which would render the same invalid or void.

CITY ENGINEER'S CERTIFICATE

The undersigned hereby certifies that the foregoing map or plat has been reviewed and approved by the City Engineer, and that the same is a true and correct representation of the facts and data on which it is based, and that I am not aware of any fraud or collusion in its preparation, and that I am not aware of any fact which would render the same invalid or void.

APPROVAL OF CITY COUNCIL OF PABILLON

The undersigned hereby certifies that the foregoing map or plat has been reviewed and approved by the City Council of Pabillon, and that the same is a true and correct representation of the facts and data on which it is based, and that I am not aware of any fraud or collusion in its preparation, and that I am not aware of any fact which would render the same invalid or void.

EXHIBIT B

FINAL PLAT

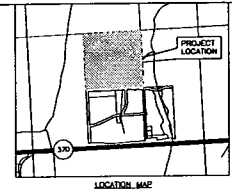
LAMP RYNEARSON
PLANNERS & ARCHITECTS
14719 Wood Decker Street, Suite 100
Omaha, Nebraska 68154-8577
www.lrn.com

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0901-11-2013
1 of 2

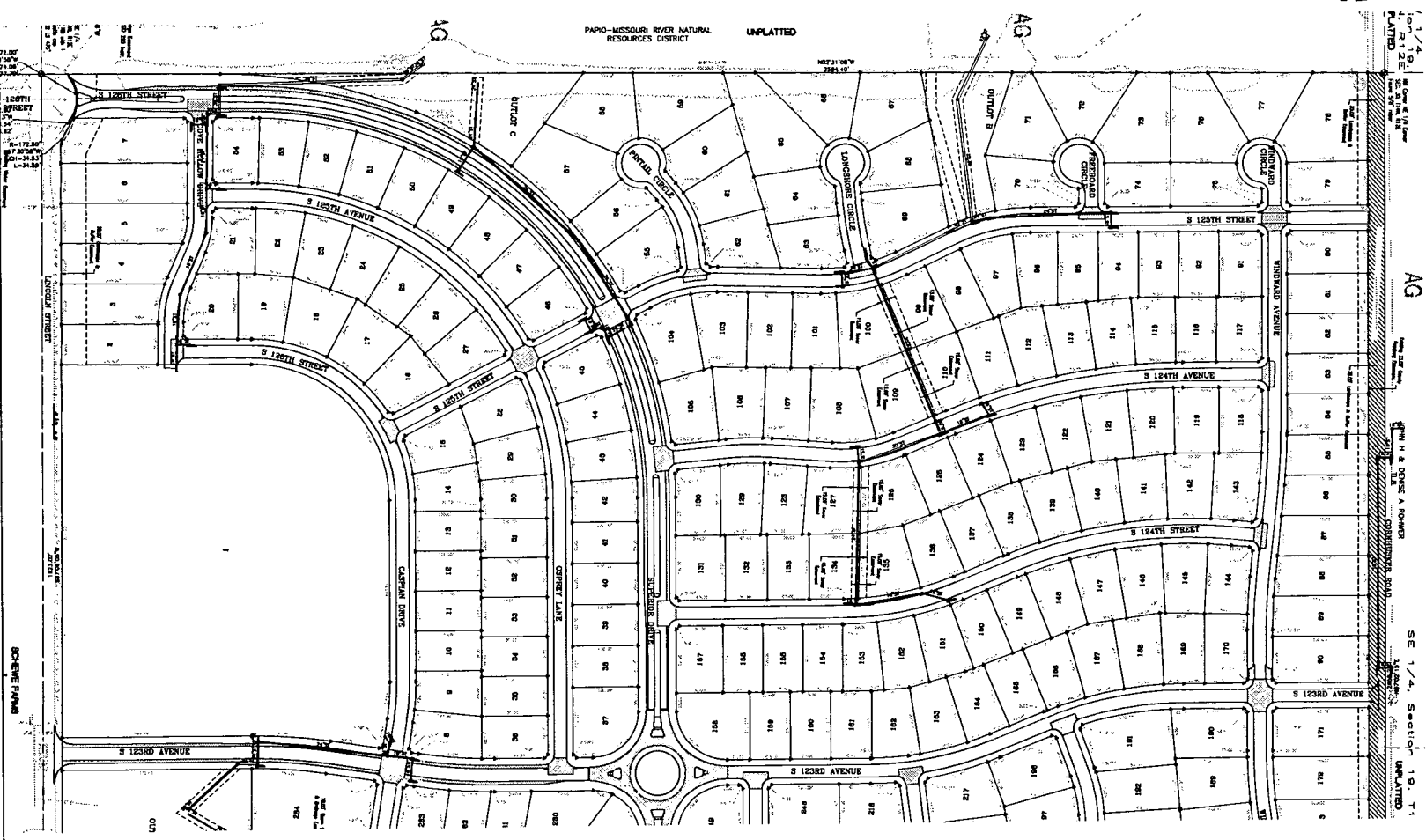
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SANITARY AND IMPROVEMENT DISTRICT NO. 292, SARPY COUNTY, NEBRASKA NORTH SHORE

LEGEND			
Proposed Manhole	Existing Drive Well	Existing Sanitary Sewer	Existing Burn
Proposed Curb Inlet	Existing Parcel End Section	Existing Storm Sewer	Existing Tree Overlay
Proposed Area Seal	Existing Fire Hydrant	Existing Meter	Existing Wetland
Boundary Line	Existing Building	Existing Pole	Proposed Impact Fee/Project (Class A)
Section Corner	Existing Power Pole And Out	Existing Underground Power	Calculated Footprint
Proposed Pavement	Existing Street Light	Existing Overhead Power	
Proposed Street Sewer	Existing Drain Line From	Existing Cable Television	
Proposed C.D. Parking	Existing Walkway Tree And Sign	Existing Mailbox	
	Existing Catchment Tree And Sign	Existing Curb Inlet	
		Existing Area Inlet	



Scale	1" = 40'
North Arrow	
Project Location	
Project Name	
Project No.	
Project Date	
Project Status	
Project Description	
Project Location	
Project No.	
Project Date	
Project Status	
Project Description	



1/4, 1/4, 1/4, 1/4

AG

SE 1/4, Section 10, T1

CELLIUM

STREETS AND STORM SEWER EXHIBIT

LAMP RYNEARSON & ASSOCIATES

14710 Rural Center Road, Suite 100, 402-496-5485
Omaha, Nebraska 68154-2527, 402-496-7246
www.lra.com

NORTH SHORE
SARPY COUNTY, NEBRASKA

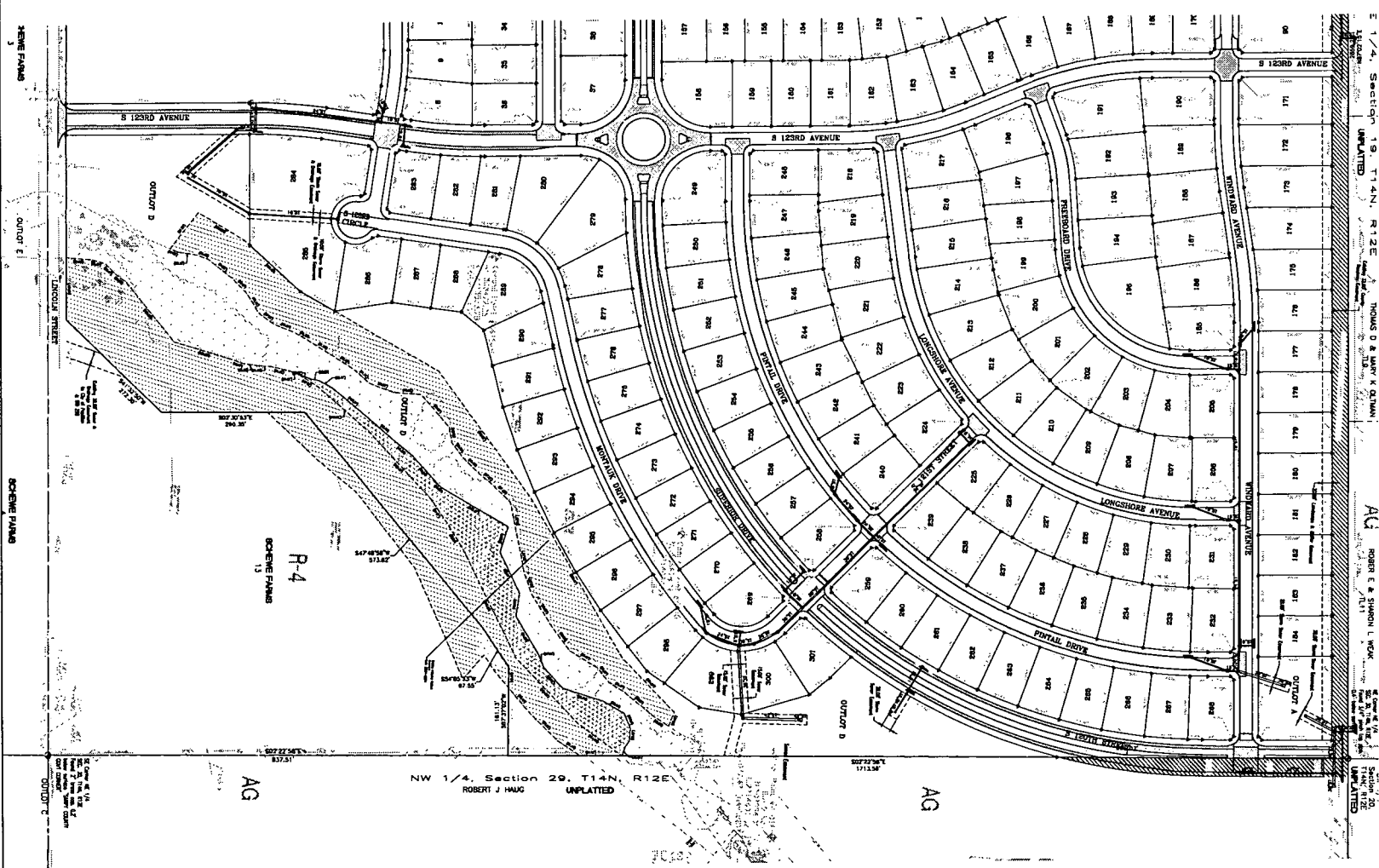
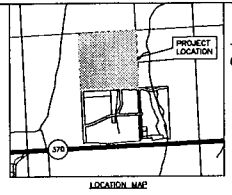
EXHIBIT C

1 of 2

3

SANITARY AND IMPROVEMENT DISTRICT NO. 292, SARY COUNTY, NEBRASKA NORTH SHORE

<p>LEGEND</p> <ul style="list-style-type: none"> Proposed Mainline Proposed Curb Inlet Proposed Area Inlet Proposed Third End Section Boundary Line Section Center Proposed Powerplant Proposed Storm Sewer Proposed C.D. Parking 	<ul style="list-style-type: none"> Existing Grade Pipe Existing Third End Section Existing Fire Hydrant Existing Sidewalk Existing Power Pole And Guy Existing Street Light Existing Chain Link Fence Existing Detention Tank And Size Existing Continuous Iron And Size 	<ul style="list-style-type: none"> Existing Sanitary Sewer Existing Storm Sewer Existing Water Existing Gas Existing Underground Power Existing Overhead Power Existing Telephone Existing Chain Connection Existing Sidewalk Existing Curb Inlet Existing Area Inlet 	<ul style="list-style-type: none"> Existing Barn Existing Tree Canopy Existing Wellhead Proposed Impact Footprint (Class A) Conveyed Freeway
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Project No.	
Sheet No.	
Date	
Scale	
Author	
Checker	
Reviewer	

Section 19, T14N, R12E
 CELLIUM
 THOMAS D. & JANE K. DUMMA
 LAMP RYNEARSON & ASSOCIATES
 4575 West 24th Street, Suite 100
 Omaha, Nebraska 68122
 Phone: 402.462.7262
 Fax: 402.462.7263
 www.lra.com

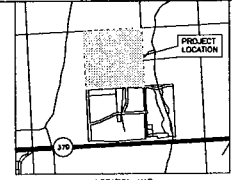
AG ROBERT E. & SHARON L. WICK
 Section 20, T14N, R12E
 WICK FAMILIES

STREETS AND STORM SEWER EXHIBIT
 2 of 2

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SANITARY AND IMPROVEMENT DISTRICT NO. 292, SARPY COUNTY, NEBRASKA NORTH SHORE

<ul style="list-style-type: none"> Proposed Mainline Proposed Sanitary Sewer Flow Arrow Manhole Valve Fire Hydrant Assembly Recovery Line Section Center 	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Existing 600mm Inlet Existing 480mm Inlet Section Existing Fire Hydrant Existing Building Existing Power Pole And Guy Existing Street Light Existing Chair Lift Frame Existing Stockpile Tree And Sign 	<ul style="list-style-type: none"> Existing Sanitary Sewer Existing Storm Sewer Existing Inlet Existing Gas Existing Underground Power Existing Overhead Power Existing Telephone Existing Cable Television Existing Meter Existing Curb Inlet Existing Area Inlet 	<ul style="list-style-type: none"> Existing Contoured Tree And Size Existing Bush Existing Tree Canopy Existing Wetlands Proposed Mapped Floodplain (Zone A) Contoured Floodplain
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DATE	DESCRIPTION

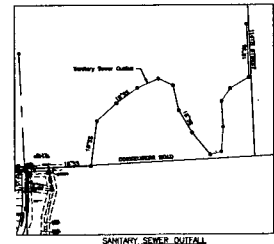
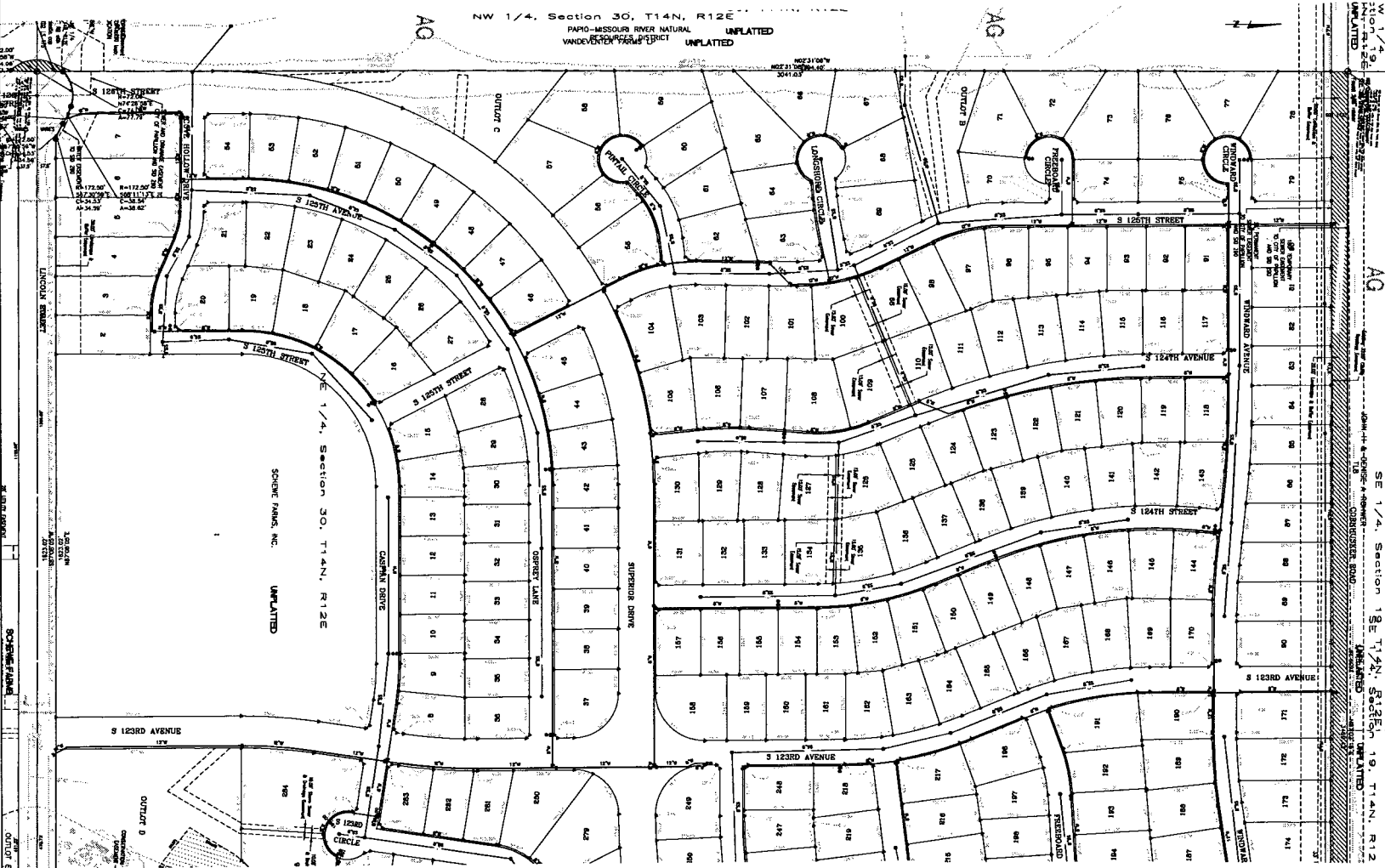


EXHIBIT D

SE 1/4, Section 18, T14N, R12E
 SE 1/4, Section 19, T14N, R12E

W 1/4, Section 19, T14N, R12E
 UNPLATTED

LOCATION MAP

W 1/4, Section 19, T14N, R12E
 UNPLATTED

PROJECT LOCATION

SE 1/4, Section 18, T14N, R12E
 SE 1/4, Section 19, T14N, R12E

W 1/4, Section 19, T14N, R12E
 UNPLATTED

PROJECT LOCATION

SE 1/4, Section 18, T14N, R12E
 SE 1/4, Section 19, T14N, R12E

W 1/4, Section 19, T14N, R12E
 UNPLATTED

PROJECT LOCATION

SE 1/4, Section 18, T14N, R12E
 SE 1/4, Section 19, T14N, R12E

W 1/4, Section 19, T14N, R12E
 UNPLATTED

PROJECT LOCATION

SANITARY SEWER AND WATER EXHIBIT

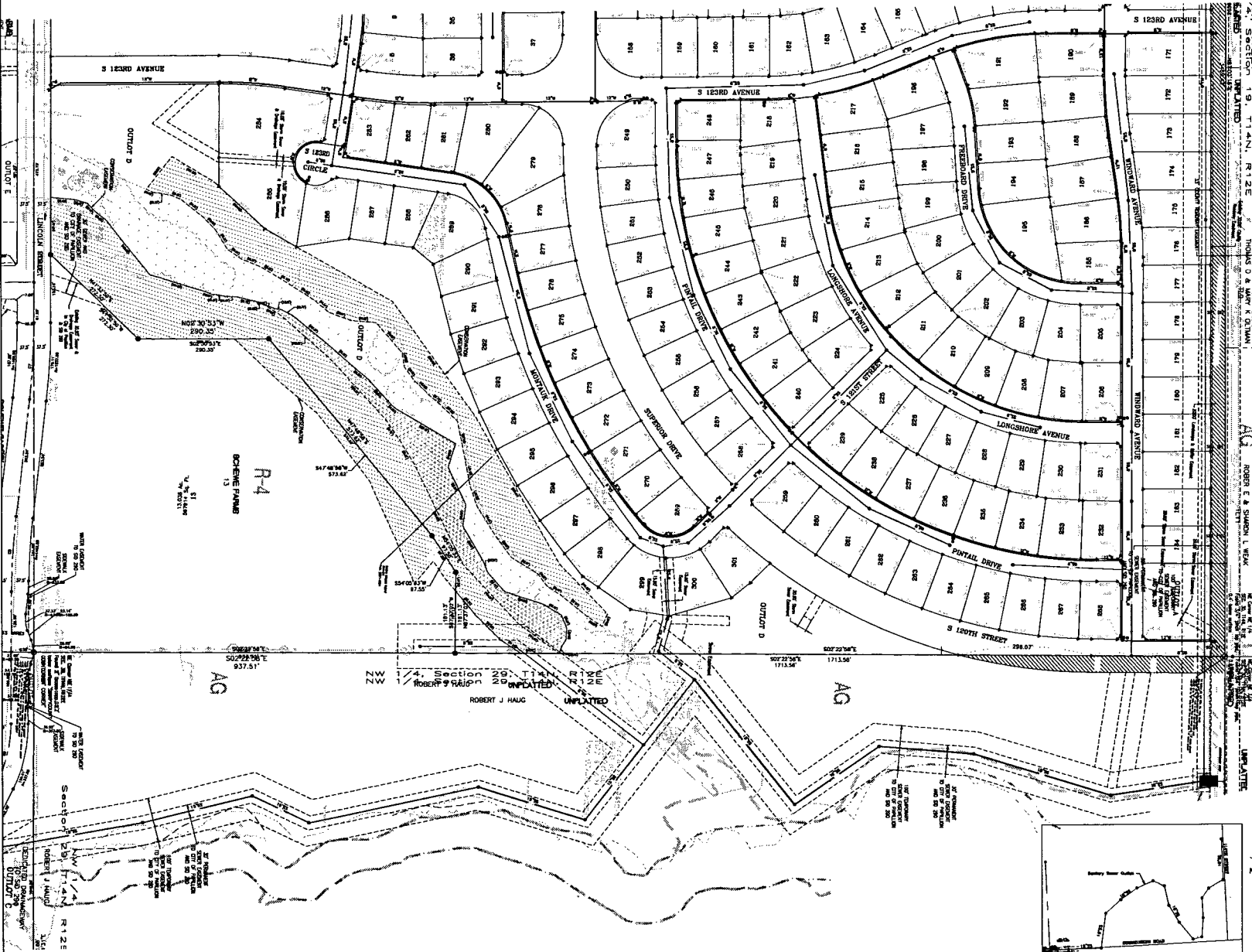
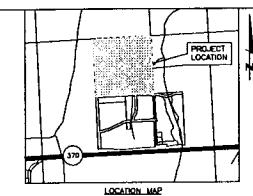
LAMP RYNEARSON & ASSOCIATES
 1875 West 10th Street, Suite 106
 Omaha, Nebraska 68104-2527
 Phone: (402) 486-2727
 Fax: (402) 486-2727
 www.LRA.com

Job Number: 0112044-01-003
 Date: 07-11-2013
 Sheet: 1 of 2

A

SANITARY AND IMPROVEMENT DISTRICT NO. 292, SARPY COUNTY, NEBRASKA NORTH SHORE

LEGEND	
	Proposed Manhole
	Proposed Sanitary Sewer
	Flow Arrow
	Wall
	Valve
	Fire Hydrant Assembly
	Boundary Line
	Section Corner
	Existing Catch Basin
	Existing Power End Section
	Existing Fire Hydrant
	Existing Building
	Existing Power Pole And Out
	Existing Street Light
	Existing Chain Link Fence
	Existing Deck/Tree And Size
	Existing Sanitary Sewer
	Existing Storm Sewer
	Existing Water
	Existing Gas
	Existing Underground Power
	Existing Telephone
	Existing Ductwork Power
	Existing Telephone
	Existing Cable Television
	Existing Manhole
	Existing Curb Inlet
	Existing Tree And Size
	Existing Concrete Tree And Size
	Existing Burn
	Existing Tree Canopy
	Existing Wetland
	Proposed Mapped Floodplain (Zone A)
	Calculated Floodplain



AG

ROBERT E. & SHARON L. WEAKE

REGISTERED PROFESSIONAL ENGINEER

NEBRASKA LICENSE NO. 0000000000

SARPY COUNTY, NEBRASKA

LAMP RYNEARSON & ASSOCIATES

1427 W. 146th Street, Suite 100, Omaha, Nebraska 68144-2527

PHONE: (402) 488-2781

WWW.LAMP-RA.COM

NORTH SHORE
SARPY COUNTY, NEBRASKA

SANITARY SEWER AND WATER EXHIBIT

NO NUMBER MAPS
0112044-01-003
Sheet Page

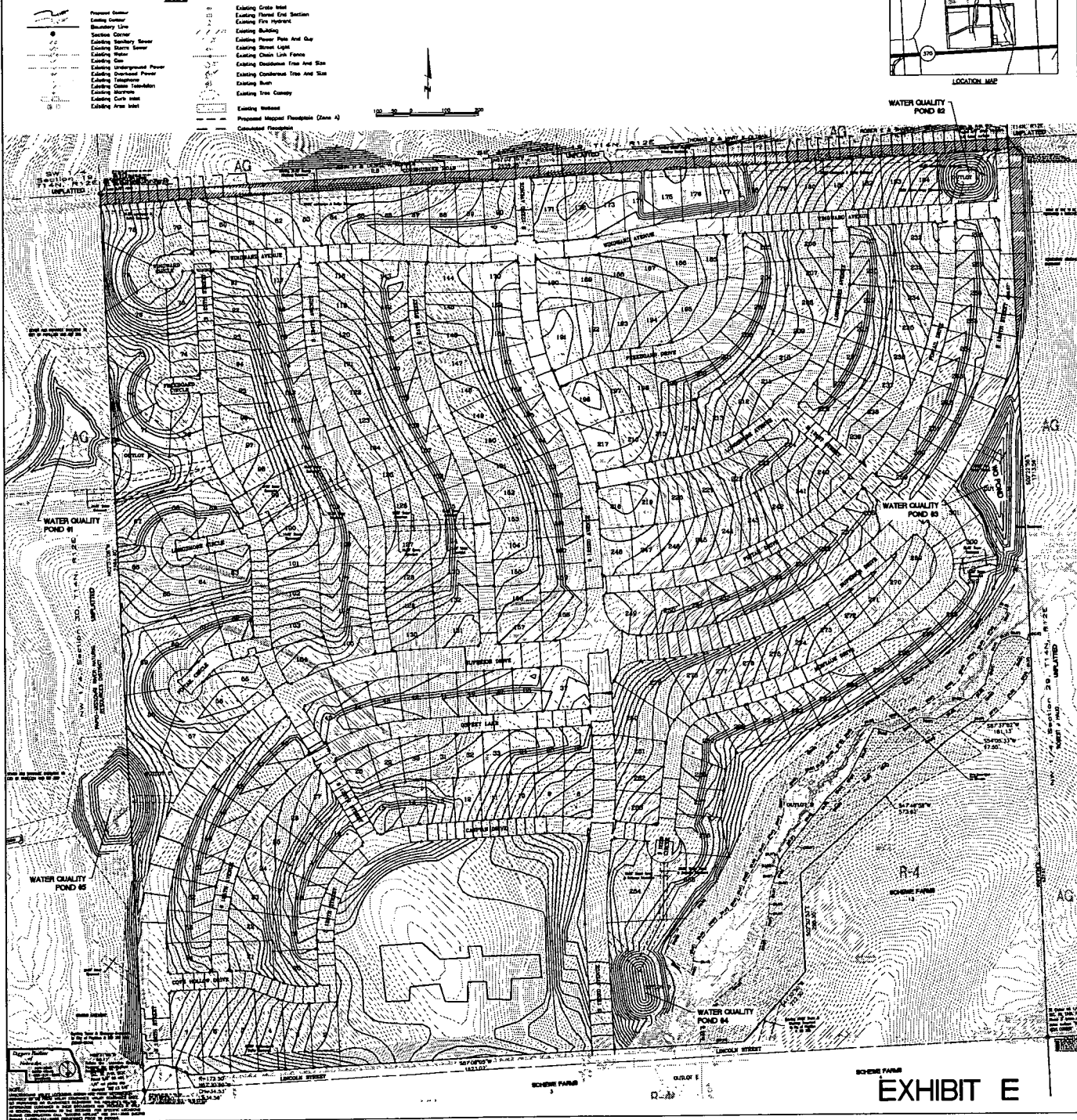
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Sheet 2 of 2

EXHIBIT D

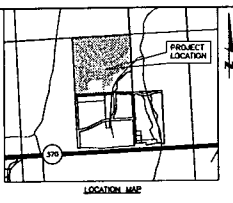
2

SANITARY AND IMPROVEMENT DISTRICT NO. 292, SARP COUNTY, NEBRASKA NORTH SHORE



LEGEND

Proposed Center	Existing Grate Man
Existing Center	Existing Flared End Section
Boundary Line	Existing Flared End Section
Section Corner	Existing Fire Hydrant
Existing Sewer	Existing Building
Existing Storm Sewer	Existing Power Pole And Out
Existing Water	Existing Storm Light
Existing Gas	Existing Open Line Fence
Existing Overhead Power	Existing Overhead Power
Existing Underhead Power	Existing Overhead Power
Existing Telephone	Existing Telephone
Existing Electric	Existing Electric
Existing Fire	Existing Fire
Existing Street	Existing Street
Existing Alley	Existing Alley
Proposed Street	Proposed Street
Proposed Alley	Proposed Alley
Proposed Road	Proposed Road
Proposed Drive	Proposed Drive
Proposed Walkway	Proposed Walkway
Proposed Sidewalk	Proposed Sidewalk
Proposed Fence	Proposed Fence
Proposed Gate	Proposed Gate
Proposed Sign	Proposed Sign
Proposed Light	Proposed Light
Proposed Pole	Proposed Pole
Proposed Tower	Proposed Tower
Proposed Mast	Proposed Mast
Proposed Pole	Proposed Pole
Proposed Tower	Proposed Tower
Proposed Mast	Proposed Mast
Proposed Pole	Proposed Pole
Proposed Tower	Proposed Tower
Proposed Mast	Proposed Mast



Sheet No.	292
Project No.	0112044
Date	07-11-2013
Scale	1" = 100'
Author	rick
Checker	
Reviewer	
Approver	

13750 West 139th Street, Suite 305
Omaha, Nebraska 68144-2022
402.488.2791
www.lra-ri.com

**LAMP RYNEARSON
& ASSOCIATES**

NORTH SHORE
SARPY COUNTY, NEBRASKA

SEDIMENT AND/OR DETENTION

0112044-01-003
Sheet 01 of 1

07-11-2013

EXHIBIT E

Aa

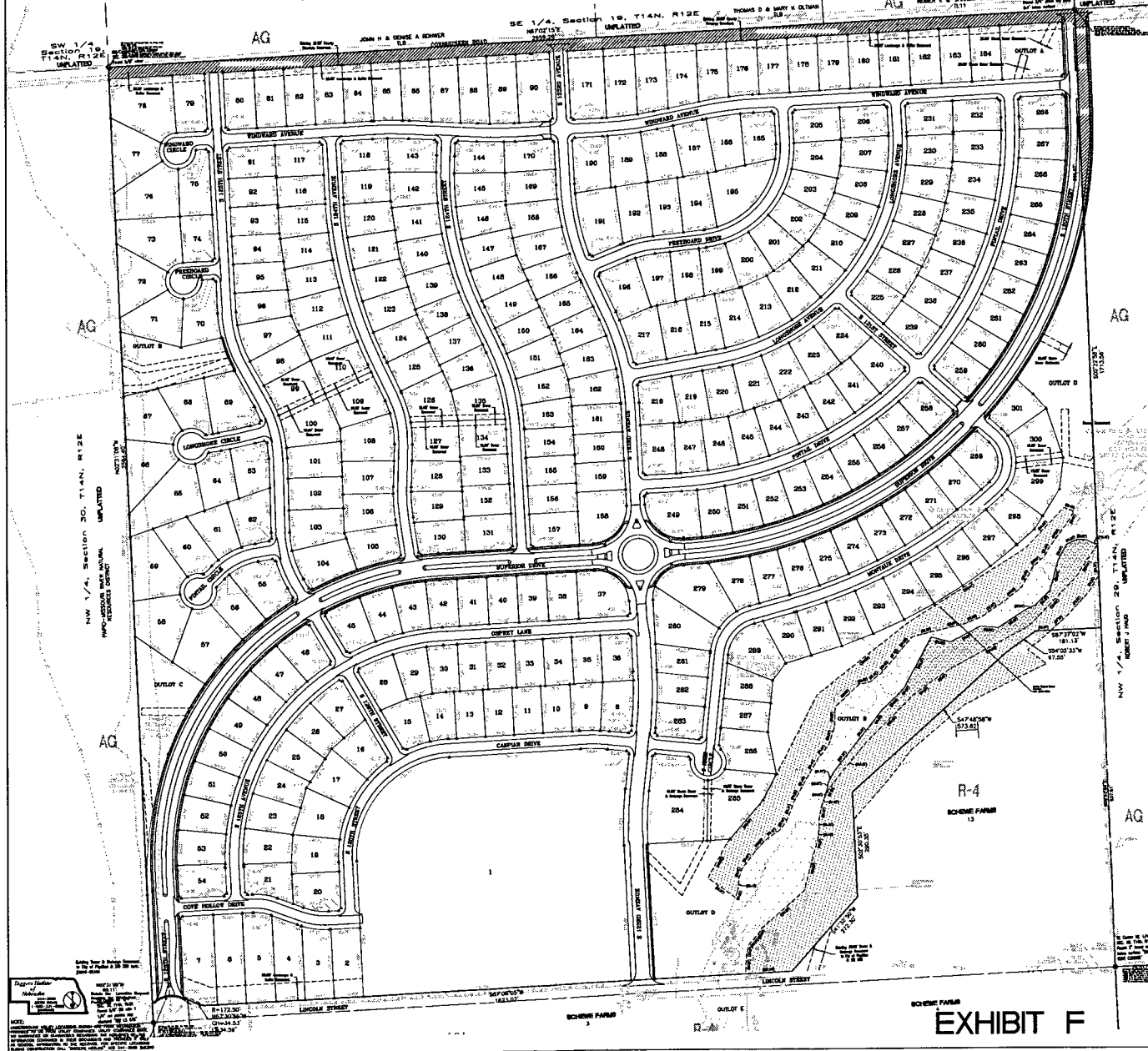
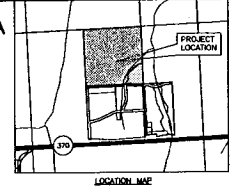
L:\Engineering\0112044\DRAWINGS\EXHIBITS\0112044EX.dwg, 7/17/2013 10:18:11 AM, rick, 1-4-23171, Lamp, Rynearson & Associates

SANITARY AND IMPROVEMENT DISTRICT NO. 292, SARPY COUNTY, NEBRASKA NORTH SHORE

LEGEND

	Proposed Sidewalk		Existing Drive Inlet
	Boundary Line		Existing Plans End Section
	Section Corner		Existing Fire Hydrant
	Existing Sanitary Sewer		Existing Building
	Existing Storm Sewer		Existing Power Pole And Duct
	Existing Water		Existing Street Light
	Existing Gas		Existing Chain Link Fence
	Existing Underground Power		Existing Deciduous Tree And Size
	Existing Overhead Power		Existing Coniferous Tree And Size
	Existing Telephone		Existing Sign
	Existing Cable Television		Existing Tree Canopy
	Existing Curb Inlet		Existing Wetland
	Existing Area Inlet		Proposed Mapped Floodplain (Zone A)
			Calculated Floodplain

NOTE:
ONLY S 126TH STREET, SUPERIOR DRIVE,
AND S 120TH STREET WILL HAVE DECORATIVE
STREET LIGHTING, AND LANDSCAPING.
FINAL DESIGN AND LAYOUT OF LIGHTS WILL
BE COMPLETED BY OPPD.



DATE: 07-11-2013
PROJECT NO: 0112044-01-033
PROJECT NAME: NORTH SHORE
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

13770 West Fridge Road, Suite 105
Omaha, Nebraska 68114-2222
402.484.2799
www.lra-usa.com

LAMP RYNARSON & ASSOCIATES
NORTH SHORE, NEBRASKA

DECORATIVE LIGHTING, TRAILS/SIDEWALKS, AND LANDSCAPE/HARDSCAPE

DATE: 07-11-2013
PROJECT NO: 0112044-01-033
PROJECT NAME: NORTH SHORE
SCALE: AS SHOWN

EXHIBIT F

1

AD

Ac

S.I.D. Cost Estimate

Northshore - Final Plat

0112044.01-003

SID 292

7/23/2013

WITH school

North Shore, Sarpy County SID 292
ORDER OF MAGNITUDE COST ESTIMATE
Final Plat - Exhibit G

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Adjacent SID Reimbursable	Papillion Reimbursable	Sarpy County Reimbursable
SANITARY SEWER									
Interior	16615	LF	\$1,020,400.00	\$1,444,400.00	\$0.00	\$1,444,400.00	\$0.00	\$0.00	\$0.00
Outfall - Western Springs	5115	LF	\$1,063,500.00	\$1,505,500.00	\$0.00	\$0.00	\$0.00	\$1,505,500.00	\$0.00
Outfall - Ballpark	30	LF	\$6,000.00	\$8,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,600.00
Connection Fees	301	Lots	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
STORM SEWER	8076	LF	\$621,400.00	\$879,600.00	\$879,600.00	\$0.00	\$0.00	\$0.00	\$0.00
PAVING									
Minor	57014	SY	\$1,982,700.00	\$2,760,900.00	\$698,600.00	\$2,062,300.00	\$0.00	\$0.00	\$0.00
Boulevard	20311	SY	\$1,159,900.00	\$1,615,100.00	\$577,600.00	\$335,800.00	\$0.00	\$0.00	\$701,700.00
Cornhusker Road	7950	SY	\$627,900.00	\$874,400.00	\$310,500.00	\$0.00	\$310,500.00	\$0.00	\$253,300.00
SIDEWALKS	10445	SF	\$65,400.00	\$92,500.00	\$92,500.00	\$0.00	\$0.00	\$0.00	\$0.00
PARKS									
Landscaping	1	LS	\$100,000.00	\$141,300.00	\$141,300.00	\$0.00	\$0.00	\$0.00	\$0.00
Improvements	1	LS	\$100,000.00	\$141,300.00	\$141,300.00	\$0.00	\$0.00	\$0.00	\$0.00
Acquisition	8.80	AC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
WATER									
Interior	18930	LF	\$1,069,500.00	\$1,489,300.00	\$223,600.00	\$1,265,700.00	\$0.00	\$0.00	\$0.00
Capital Facilities Charges	300	LOTS	\$733,200.00	\$619,900.00	\$309,950.00	\$309,950.00	\$0.00	\$0.00	\$0.00
City Infrastructure Contrib	1	LS	\$542,400.00	\$601,200.00	\$601,200.00	\$0.00	\$0.00	\$0.00	\$0.00
POWER									
Service	300	LOTS	\$225,000.00	\$313,300.00	\$0.00	\$313,300.00	\$0.00	\$0.00	\$0.00
Decorative Street Lights	52	EA	\$118,200.00	\$138,700.00	\$138,700.00	\$0.00	\$0.00	\$0.00	\$0.00
SIGNAGE	60	SIGNS	\$14,600.00	\$21,000.00	\$21,000.00	\$0.00	\$0.00	\$0.00	\$0.00
CIVIL DEFENSE SIREN	1	LS	\$22,700.00	\$25,700.00	\$25,700.00	\$0.00	\$0.00	\$0.00	\$0.00
PLAN REVIEW FEE	1	%	\$78,300.00	\$88,000.00	\$37,900.00	\$50,100.00	\$0.00	\$0.00	\$0.00
Total			\$9,551,100.00	\$12,760,700.00	\$4,199,450.00	\$5,781,550.00	\$310,500.00	\$1,505,500.00	\$963,600.00
Residential Valuation	300	Lots	\$96,000,000.00	Debt Ratio (95% Valuation)		4.60%			
Total Valuation			\$96,000,000.00						
95% Valuation			\$91,200,000.00						

AD

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Lot (land value only) =

Average market Value Per Residential Lot (Improvements) (improvement value only) =

ASSESSABLE VALUATION

Residential Lot	<input type="text" value="300"/>	Units =	\$50,000.00 =	\$15,000,000.00
Residential Improvements	<input type="text" value="300"/>	Units =	\$270,000.00 =	\$81,000,000.00
				<hr/>
Total 100% Valuation =				\$96,000,000.00
Total 95% Valuation =				\$91,200,000.00
DEBT RATIO =				<input type="text" value="4.60%"/>

AF

SANITARY SEWER - INTERIOR

Assumptions/Comments:



11 VF per 54" Manhole

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING GENERAL	1	LS	\$10,000.00	\$10,000.00
2 .	CONSTRUCT 6" SANITARY SEWER PIPE	9,530	LF	\$14.00	\$133,420.00
3 .	CONSTRUCT 8" SANITARY SEWER PIPE	16,615	LF	\$16.00	\$265,840.00
4 .	CONSTRUCT 6" PIPE BEDDING	9,530	LF	\$5.00	\$47,650.00
5 .	CONSTRUCT 8" PIPE BEDDING	16,615	LF	\$5.50	\$91,382.50
6 .	CONSTRUCT 54" I.D. SANITARY MANHOLE (90 EA)	990	VF	\$275.00	\$272,250.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING				
7 .	SANITARY PIPE	11	VF	\$300.00	\$3,300.00
8 .	CONSTRUCT 6" x 8" WYE	264	EA	\$100.00	\$26,400.00
9 .	CONSTRUCT 6" MANHOLE STUBOUT	61	EA	\$75.00	\$4,575.00
10 .	CONSTRUCT MANHOLE RING COLLAR	1	EA	\$350.00	\$350.00
11 .	CONSTRUCT EXTERNAL FRAME SEAL	1	EA	\$400.00	\$400.00
12 .	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	500	VF-LF	\$10.00	\$5,000.00
13 .	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	500	TN	\$25.00	\$12,500.00
14 .	CONSTRUCT SILT FENCE	2,000	LF	\$3.00	\$6,000.00
15 .	CLEANOUT SILT FENCE	1,000	LF	\$1.25	\$1,250.00
16 .	CLEANOUT SILT BASIN	1,000	CY	\$6.00	\$6,000.00
17 .	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$500.00	\$500.00
18 .	HAY OR STRAW MULCH	1	AC	\$450.00	\$450.00
	CONTINGENCY				\$133,090.13

Estimated Construction Costs: \$1,020,357.63

Estimated Soft Costs

Engineering Design, Construction		
21.00% Admin, Geotechnical & Testing		\$214,275.10
5.00% Legal:		\$51,017.88
5.00% Fiscal:		\$64,282.53
7.00% Interest:		\$94,495.32
12 Duration (Months)		

Total Estimated Soft Costs: 42% \$424,070.83

Total Estimated Costs: \$1,444,428.46

SANITARY SEWER - WESTERN SPRINGS OUTFALL

Assumptions/Comments:

- 120th and Cornhusker Road east to Photon Connection
- 19 Outfall Manholes at 20 VF each
- 2 Interior Manholes outside property at 11 VF each

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CLEARING AND GRUBBING GENERAL	1	LS	\$100,000.00	\$100,000.00
2. CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	8	EA	\$500.00	\$4,000.00
3. CLEARING AND GRUBBING TREES OVER 18" TO 27" DIAMETER	4	EA	\$750.00	\$3,000.00
4. CLEARING AND GRUBBING TREES OVER 27" TO 36" DIAMETER	2	EA	\$1,000.00	\$2,000.00
5. DEWATERING	1	LS	\$35,000.00	\$35,000.00
6. REMOVE AND REPLACE UNSUITABLE MATERIAL	500	CY	\$15.00	\$7,500.00
7. CONSTRUCT 8" SANITARY SEWER PIPE	360	LF	\$16.00	\$5,760.00
8. CONSTRUCT 8" PIPE BEDDING	360	LF	\$5.50	\$1,980.00
9. CONSTRUCT 18" SANITARY SEWER PIPE	4,755	LF	\$35.00	\$166,425.00
10. CONSTRUCT 18" PIPE BEDDING	4,755	LF	\$10.00	\$47,550.00
11. CONSTRUCT 54" I.D. SANITARY MANHOLE (21 EA)	402	VF	\$325.00	\$130,650.00
12. CONSTRUCT MANHOLE RING COLLAR	21	EA	\$250.00	\$5,250.00
13. CONSTRUCT EXTERNAL FRAME SEAL	21	EA	\$350.00	\$7,350.00
14. CONSTRUCT 8" CONNECTION TO EXISTING STRUCTURE	2	EA	\$1,500.00	\$3,000.00
15. STABILIZATION TRENCH W/ CRUSHED LIMESTONE	500	TN	\$25.00	\$12,500.00
16. EXCAVATION FOR EXTRA DEEP SANITARY SEWER	24,700	VF-LF	\$2.50	\$61,750.00
17. CONSTRUCT 18" CONNECTION TO EXISTING STRUCTURE	1	EA	\$2,500.00	\$2,500.00
18. CONSTRUCT ROCK ACCESS ROAD	250	TN	\$28.00	\$7,000.00
19. CONSTRUCT SILT FENCE	3,000	LF	\$3.00	\$9,000.00
20. CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
21. ROLLED EROSION CONTROL, TYPE II	6,000	SY	\$2.50	\$15,000.00
22. SEEDING - TYPE "TEMPORARY SEED MIX"	12	AC	\$500.00	\$6,000.00
23. HAY OR STRAW MULCH	12	AC	\$400.00	\$4,800.00
24. TEMPORARY EASEMENT ACQUISITION COSTS	9.32	AC	\$11,250.00	\$104,850.00
25. PERMANENT EASEMENT ACQUISITION COSTS	3.32	AC	\$22,500.00	\$74,700.00
CONTINGENCY				\$245,419.50

Estimated Construction Costs: \$1,063,484.50

Estimated Soft Costs

Engineering Design, Construction		
21.00% Admin, Geotechnical & Testing		\$223,331.75
5.00% Legal:		\$53,174.23
5.00% Fiscal:		\$66,999.52
7.00% Interest:		\$98,489.30
12 Duration (Months)		

Total Estimated Soft Costs: 42% \$441,994.79

Total Estimated Costs: \$1,505,479.29

Ah

SANITARY SEWER - BALLPARK OUTFALL

Assumptions/Comments:



11 VF per 54" Manhole

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT 8" SANITARY SEWER PIPE	30	LF	\$16.00	\$480.00
2 .	CONSTRUCT 8" PIPE BEDDING	30	LF	\$5.50	\$165.00
3 .	CONSTRUCT MANHOLE RING COLLAR	1	EA	\$250.00	\$250.00
4 .	CONSTRUCT EXTERNAL FRAME SEAL	1	EA	\$350.00	\$350.00
5 .	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	10	TN	\$25.00	\$250.00
6 .	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY PIPE	11	VF	\$325.00	\$3,575.00
7 .	ROLLED EROSION CONTROL, TYPE II	65	SY	\$2.50	\$162.50
8 .	SEEDING - TYPE "TEMPORARY SEED MIX"	0.05	AC	\$500.00	\$25.00
	CONTINGENCY				\$788.63

Estimated Construction Costs: \$6,046.13

Estimated Soft Costs

Engineering Design, Construction	
21.00% Admin, Geotechnical & Testing	\$1,269.69
5.00% Legal:	\$302.31
5.00% Fiscal:	\$380.91
7.00% Interest:	\$559.93
12 Duration (Months)	

Total Estimated Soft Costs: 42% \$2,512.83

Total Estimated Costs: \$8,558.96

A:

SANITARY SEWER - CONNECTION FEES

Assumptions/Comments:



Sewer connection fees will be paid at the time of the building permit .

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	SANITARY SEWER CONNECTION FEE-SINGLE FAMILY BALLPARK OUTFALL	159	LOTS	\$0.00	\$0.00
2 .	SANITARY SEWER CONNECTION FEE-SINGLE FAMILY WESTERN SPRINGS OUTFALL	166	LOTS	\$0.00	\$0.00
Estimated Construction Costs:					\$0.00
<u>Estimated Soft Costs</u>					
2.00% Legal:					\$0.00
5.00% Fiscal:					\$0.00
7.00% Interest:					\$0.00
12 Duration (Months)					
Total Estimated Soft Costs:					0% \$0.00
Total Estimated Costs:					\$0.00

AJ

SANITARY SEWER - INTERIOR G.O.

Assumptions/Comments:



	Bid Item Description	Approximate		Unit Price	Total
		Quantity	Unit		
1.	CLEARING AND GRUBBING GENERAL	0	LS	\$10,000.00	\$0.00
2.	CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$14.00	\$0.00
3.	CONSTRUCT 8" SANITARY SEWER PIPE (315 + (345 x 1/2) = 487.5)	0	LF	\$16.00	\$0.00
4.	CONSTRUCT 6" PIPE BEDDING	0	LF	\$5.00	\$0.00
5.	CONSTRUCT 8" PIPE BEDDING	0	LF	\$5.50	\$0.00
6.	CONSTRUCT 54" I.D. SANITARY MANHOLE (1+(3 X 1/2) = 2.5 EA)	0	VF	\$275.00	\$0.00
7.	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY PIPE	0	VF	\$300.00	\$0.00
8.	CONSTRUCT 6" x 8" WYE	0	EA	\$100.00	\$0.00
9.	CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$75.00	\$0.00
10.	CONSTRUCT MANHOLE RING COLLAR	0	EA	\$350.00	\$0.00
11.	CONSTRUCT EXTERNAL FRAME SEAL	0	EA	\$400.00	\$0.00
12.	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	\$10.00	\$0.00
13.	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	0	TN	\$25.00	\$0.00
14.	CONSTRUCT SILT FENCE	0	LF	\$3.00	\$0.00
15.	CLEANOUT SILT FENCE	0	LF	\$1.25	\$0.00
16.	CLEANOUT SILT BASIN	0	CY	\$6.00	\$0.00
17.	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$500.00	\$0.00
18.	HAY OR STRAW MULCH	0	AC	\$450.00	\$0.00
	CONTINGENCY				\$0.00

Estimated Construction Costs: \$0.00

Estimated Soft Costs

Engineering Design, Construction	
21.00% Admin, Geotechnical & Testing	\$0.00
5.00% Legal:	\$0.00
5.00% Fiscal:	\$0.00
7.00% Interest:	\$0.00
12 Duration (Months)	

Total Estimated Soft Costs: 0% \$0.00

Total Estimated Costs: \$0.00

AK

WESTERN SPRINGS SANITARY SEWER - OUTFALL REIMBURSABLE

Assumptions/Comments:



120th and Cornhusker Road east to Photon Connection
 19 Outfall Manholes at 20 VF each
 2 Interior Manholes outside property at 11 VF each

Bid Item Description	Approximate		Unit Price	Total
	Quantity	Unit		
1. CLEARING AND GRUBBING GENERAL	1	LS	\$100,000.00	\$100,000.00
2. CLEARING AND GRUBBING TREES OVER 9" TO 18" DIAMETER	8	EA	\$500.00	\$4,000.00
3. CLEARING AND GRUBBING TREES OVER 18" TO 27" DIAMETER	4	EA	\$750.00	\$3,000.00
4. CLEARING AND GRUBBING TREES OVER 27" TO 36" DIAMETER	2	EA	\$1,000.00	\$2,000.00
5. DEWATERING	1	LS	\$35,000.00	\$35,000.00
6. REMOVE AND REPLACE UNSUITABLE MATERIAL	500	CY	\$15.00	\$7,500.00
7. CONSTRUCT 8" SANITARY SEWER PIPE	360	LF	\$16.00	\$5,760.00
8. CONSTRUCT 8" PIPE BEDDING	360	LF	\$5.50	\$1,980.00
9. CONSTRUCT 18" SANITARY SEWER PIPE	4,755	LF	\$35.00	\$166,425.00
10. CONSTRUCT 18" PIPE BEDDING	4,755	LF	\$10.00	\$47,550.00
11. CONSTRUCT 54" I.D. SANITARY MANHOLE (21 EA)	402	VF	\$325.00	\$130,650.00
12. CONSTRUCT MANHOLE RING COLLAR	21	EA	\$250.00	\$5,250.00
13. CONSTRUCT EXTERNAL FRAME SEAL	21	EA	\$350.00	\$7,350.00
14. CONSTRUCT 8" CONNECTION TO EXISTING STRUCTURE	2	EA	\$1,500.00	\$3,000.00
15. STABILIZATION TRENCH W/ CRUSHED LIMESTONE	500	TN	\$25.00	\$12,500.00
16. EXCAVATION FOR EXTRA DEEP SANITARY SEWER	24,700	VF-LF	\$2.50	\$61,750.00
17. CONSTRUCT 18" CONNECTION TO EXISTING STRUCTURE	1	EA	\$2,500.00	\$2,500.00
18. CONSTRUCT ROCK ACCESS ROAD	250	TN	\$28.00	\$7,000.00
19. CONSTRUCT SILT FENCE	3,000	LF	\$3.00	\$9,000.00
20. CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
21. ROLLED EROSION CONTROL, TYPE II	6,000	SY	\$2.50	\$15,000.00
22. SEEDING - TYPE "TEMPORARY SEED MIX"	12	AC	\$500.00	\$6,000.00
23. HAY OR STRAW MULCH	12	AC	\$400.00	\$4,800.00
24. TEMPORARY EASEMENT ACQUISITION COSTS	9.32	AC	\$11,250.00	\$104,850.00
25. PERMANENT EASEMENT ACQUISITION COSTS	3.32	AC	\$22,500.00	\$74,700.00
CONTINGENCY				\$245,419.50

Estimated Construction Costs: \$1,063,484.50

Estimated Soft Costs

Engineering Design, Construction		
21.00% Admin, Geotechnical & Testing		\$223,331.75
5.00% Legal:		\$53,174.23
5.00% Fiscal:		\$66,999.52
7.00% Interest:		\$98,489.30
12 Duration (Months)		

Total Estimated Soft Costs: 42% \$441,994.79

Total Estimated Costs: \$1,505,479.29

SANITARY SEWER - BALLPARK OUTFALL G.O.

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT 8" SANITARY SEWER PIPE	30	LF	\$16.00	\$480.00
2 .	CONSTRUCT 8" PIPE BEDDING	30	LF	\$5.50	\$165.00
3 .	CONSTRUCT MANHOLE RING COLLAR	1	EA	\$250.00	\$250.00
4 .	CONSTRUCT EXTERNAL FRAME SEAL	1	EA	\$350.00	\$350.00
5 .	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	10	TN	\$25.00	\$250.00
6 .	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY PIPE	11	VF	\$325.00	\$3,575.00
7 .	ROLLED EROSION CONTROL, TYPE II	65	SY	\$2.50	\$162.50
8 .	SEEDING - TYPE "TEMPORARY SEED MIX"	0.05	AC	\$500.00	\$25.00
	CONTINGENCY				\$788.63

Estimated Construction Costs: \$6,046.13

Estimated Soft Costs

Engineering Design, Construction		
21.00%	Admin, Geotechnical & Testing	\$1,269.69
5.00%	Legal:	\$302.31
5.00%	Fiscal:	\$380.91
7.00%	Interest:	\$559.93
	12 Duration (Months)	

Total Estimated Soft Costs: 42% \$2,512.83

Total Estimated Costs: \$8,558.96

Am

SANITARY SEWER - CONNECTION FEES G.O.

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	SANITARY SEWER CONNECTION FEE SOFT COSTS	1.00	LS	\$0.00	\$0.00

An

STORM SEWER

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING GENERAL	1	LS	\$25,000.00	\$25,000.00
2 .	GENERAL GRADING AND SHAPING	1	LS	\$10,000.00	\$10,000.00
3 .	CONSTRUCT 18" R.C.P., CLASS III	3858	LF	\$25.00	\$96,450.00
4 .	CONSTRUCT 24" R.C.P., CLASS III	2611	LF	\$30.00	\$78,330.00
5 .	CONSTRUCT 30" R.C.P., CLASS III	435	LF	\$35.00	\$15,225.00
6 .	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	134	LF	\$45.00	\$6,030.00
7 .	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	1040	LF	\$60.00	\$62,400.00
8 .	CONSTRUCT 48" R.C.P., D(0.01) = 1,350	90	LF	\$35.00	\$3,150.00
9 .	CONSTRUCT 18" R.C. FLARED END SECTION	1	EA	\$650.00	\$650.00
11 .	CONSTRUCT 36" R.C. FLARED END SECTION	2	EA	\$1,200.00	\$2,400.00
12 .	CONSTRUCT 42" R.C. FLARED END SECTION	7	EA	\$1,500.00	\$10,500.00
13 .	CONSTRUCT 54" I.D. FLATTOP MANHOLE (33 EA)	175	VF	\$400.00	\$70,000.00
14 .	CONSTRUCT 18" PIPE BEDDING	3858	LF	\$3.00	\$11,574.00
15 .	CONSTRUCT 24" PIPE BEDDING	2611	LF	\$4.00	\$10,444.00
16 .	CONSTRUCT 30" PIPE BEDDING	435	LF	\$5.00	\$2,175.00
17 .	CONSTRUCT 36" PIPE BEDDING	134	LF	\$7.50	\$1,005.00
18 .	CONSTRUCT 42" PIPE BEDDING	1040	LF	\$10.00	\$10,400.00
19 .	CONSTRUCT 48" PIPE BEDDING	90	LF	\$12.00	\$1,080.00
20 .	CONSTRUCT 42" POND OUTLET STRUCTURE	5	EA	\$4,000.00	\$20,000.00
21 .	CONSTRUCT MANHOLE RING COLLAR	4	EA	\$250.00	\$1,000.00
22 .	CONSTRUCT RIP-RAP APRON - (NDOR TYPE "B")	170	TON	\$36.00	\$6,120.00
23 .	CONSTRUCT ROCK RIP-RAP - TYPE "C"	50	TON	\$38.00	\$1,900.00
24 .	STABILIZE TRENCH W/ CRUSHED LIMESTONE	500	TN	\$25.00	\$12,500.00
25 .	CONSTRUCT ROCK ACCESS ROAD	200	TN	\$22.00	\$4,400.00
26 .	CONSTRUCT SILT FENCE	1500	LF	\$2.50	\$3,750.00
27 .	CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
28 .	SEEDING - TYPE "TEMPORARY SEED MIX"	5	AC	\$450.00	\$2,250.00
29 .	HAY OR STRAW MULCH	5	AC	\$425.00	\$2,125.00
30 .	ROLLED EROSION CONTROL, TYPE II	10000	SY	\$2.50	\$25,000.00
	CONTIGENCY				<u>\$125,000.00</u>

Estimated Construction Costs: \$621,358.00

Estimated Soft Costs

Engineering Design, Construction

21.00% Admin, Geotechnical & Testing	\$130,485.18
5.00% Legal:	\$31,067.90
5.00% Fiscal:	\$39,145.55
7.00% Interest:	\$57,543.96
12 Duration (Months)	

Total Estimated Soft Costs: 42% \$258,242.60

Total Estimated Costs: \$879,600.60

AO

STORM SEWER G.O.

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING GENERAL	1	LS	\$25,000.00	\$25,000.00
2 .	GENERAL GRADING AND SHAPING	1	LS	\$10,000.00	\$10,000.00
3 .	CONSTRUCT 18" R.C.P., CLASS III	3858	LF	\$25.00	\$96,450.00
4 .	CONSTRUCT 24" R.C.P., CLASS III	2611	LF	\$30.00	\$78,330.00
5 .	CONSTRUCT 30" R.C.P., CLASS III	435	LF	\$35.00	\$15,225.00
6 .	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	134	LF	\$45.00	\$6,030.00
7 .	CONSTRUCT 42" R.C.P., D(0.01) = 1,350	1040	LF	\$60.00	\$62,400.00
8 .	CONSTRUCT 48" R.C.P., D(0.01) = 1,350	90	LF	\$35.00	\$3,150.00
9 .	CONSTRUCT 18" R.C. FLARED END SECTION	1	EA	\$650.00	\$650.00
11 .	CONSTRUCT 36" R.C. FLARED END SECTION	2	EA	\$1,200.00	\$2,400.00
12 .	CONSTRUCT 42" R.C. FLARED END SECTION	7	EA	\$1,500.00	\$10,500.00
13 .	CONSTRUCT 54" I.D. FLATTOP MANHOLE (35 EA)	175	VF	\$400.00	\$70,000.00
14 .	CONSTRUCT 18" PIPE BEDDING	3858	LF	\$3.00	\$11,574.00
15 .	CONSTRUCT 24" PIPE BEDDING	2611	LF	\$4.00	\$10,444.00
16 .	CONSTRUCT 30" PIPE BEDDING	435	LF	\$5.00	\$2,175.00
17 .	CONSTRUCT 36" PIPE BEDDING	134	LF	\$7.50	\$1,005.00
18 .	CONSTRUCT 42" PIPE BEDDING	1040	LF	\$10.00	\$10,400.00
19 .	CONSTRUCT 48" PIPE BEDDING	90	LF	\$12.00	\$1,080.00
20 .	CONSTRUCT 42" POND OUTLET STRUCTURE	5	EA	\$4,000.00	\$20,000.00
21 .	CONSTRUCT MANHOLE RING COLLAR	4	EA	\$250.00	\$1,000.00
22 .	CONSTRUCT RIP-RAP APRON - (NDOR TYPE "B")	170	TON	\$36.00	\$6,120.00
23 .	CONSTRUCT ROCK RIP-RAP - TYPE "C"	50	TON	\$38.00	\$1,900.00
24 .	STABILIZE TRENCH W/ CRUSHED LIMESTONE	500	TN	\$25.00	\$12,500.00
25 .	CONSTRUCT ROCK ACCESS ROAD	200	TN	\$22.00	\$4,400.00
26 .	CONSTRUCT SILT FENCE	1500	LF	\$2.50	\$3,750.00
27 .	CLEANOUT SILT FENCE	500	LF	\$1.00	\$500.00
28 .	SEEDING - TYPE "TEMPORARY SEED MIX"	5	AC	\$450.00	\$2,250.00
29 .	HAY OR STRAW MULCH	5	AC	\$425.00	\$2,125.00
30 .	ROLLED EROSION CONTROL, TYPE II	10000	SY	\$2.50	\$25,000.00
CONTIGENCY					\$125,000.00

Estimated Construction Costs: \$621,358.00

Estimated Soft Costs

Engineering Design, Construction	
21.00% Admin, Geotechnical & Testing	\$130,485.18
5.00% Legal:	\$31,067.90
5.00% Fiscal:	\$39,145.55
7.00% Interest:	\$57,543.96
12 Duration (Months)	
Total Estimated Soft Costs:	42% <u>\$258,242.60</u>
Total Estimated Costs:	<u>\$879,600.60</u>

AP

PAVING MINOR

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	REMOVE CURB	0	LF	\$5.00	\$0.00
2.	7" CONCRETE PAVEMENT - TYPE L6	57,014	SY	\$24.00	\$1,368,336.00
3.	COMMON EARTHWORK EXCAVATION	12,234	CY	\$1.50	\$18,351.50
4.	MEDIAN SURFACING	0	SF	\$4.00	\$0.00
5.	ADJUST MANHOLE TO GRADE	119	EA	\$150.00	\$17,850.00
6.	EXTERNAL FRAME SEAL	87	EA	\$350.00	\$30,450.00
7.	CONSTRUCT CURB INLET - TYPE I	65	EA	\$2,200.00	\$143,000.00
8.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE "ONLY"	0	EA	\$350.00	\$0.00
9.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE DIRECTIONAL ARROW	0	EA	\$350.00	\$0.00
10.	4" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE	1,400	LF	\$3.50	\$4,900.00
11.	24" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE	0	LF	\$20.00	\$0.00
12.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE BIKE SYMBOL	5	EA	\$250.00	\$1,250.00
13.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE BIKE ARROW	5	EA	\$150.00	\$750.00
14.	BARRICADES - TYPE II	6,000	BD	\$1.00	\$6,000.00
15.	BARRICADES - TYPE III	1,500	BD	\$1.00	\$1,500.00
16.	HAY OR STRAW MULCH	5	AC	\$250.00	\$1,250.00
17.	TOPSOIL PLACEMENT	0	CY	\$10.00	\$0.00
18.	CONSTRUCT SILT FENCE	1,500	LF	\$2.50	\$3,750.00
19.	CLEANOUT SILT BASIN	7,500	CY	\$2.50	\$18,750.00
20.	CLEANOUT SILT FENCE	1,500	LF	\$1.00	\$1,500.00
21.	SEEDING - TYPE "TEMPORARY SEED MIX"	5	AC	\$1,500.00	\$7,500.00
22.	120TH STREET GRADING EASEMENT	0.00	AC	\$10,500.00	\$0.00
23.	120TH STREET R.O.W ACQUISITION	0.00	AC	\$42,000.00	\$0.00
24.	JET EXISTING SEWER	16,615	LF	\$1.00	\$16,615.00
CONTINGENCY					\$340,991.99

Estimated Construction Costs: \$1,982,744.49

Estimated Soft Costs

Engineering Design, Construction	
21.00% Admin, Geotechnical & Testing	\$416,376.34
5.00% Legal:	\$99,137.22
5.00% Fiscal:	\$124,912.90
7.00% Interest:	\$137,716.48
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$778,142.95

Total Estimated Costs: **\$2,760,887.44**

Aq

CORNHUSKER ROAD

Assumptions/Comments:

2-Lane curbed section, 5' sidewalk on south side of ROW.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	REMOVE GRAVEL / SUBGRADE PREPARATION	8765	SY	\$2.00	\$17,530.00
2.	GRADING CORNHUSKER ROAD EXCAVATION	13540	CY	\$2.50	\$33,850.00
3.	COMMON EARTH EXCAVATION - HAUL IN	3500	CY	\$10.00	\$35,000.00
4.	9" CONCRETE PAVEMENT	7,950	SY	\$30.00	\$238,500.00
5.	COMMON EARTH EXCAVATION	2650	CY	\$1.50	\$3,975.00
6.	5" CONCRETE SIDEWALK	12850	SF	\$3.50	\$44,975.00
7.	SUBGRADE PREPARATION	4283	SY	\$2.50	\$10,708.33
8.	CONSTRUCT DETECTABLE WARNING PANEL	10	EA	\$100.00	\$1,000.00
9.	CONSTRUCT 18" R.C.P. WITH PIPE BEDDING	1,420	LF	\$23.00	\$32,660.00
10.	CONSTRUCT CURB INLET	10	EA	\$2,200.00	\$22,000.00
11.	CONSTRUCT 18" R.C. FLARED END SECTION	2	EA	\$650.00	\$1,300.00
12.	CONSTRUCT 54" I.D. MANHOLE (3 EA)	15	VF	\$250.00	\$3,750.00
13.	EROSION CONTROL	1	LS	\$10,000.00	\$10,000.00
14.	SEEDING	7	AC	\$1,200.00	\$8,400.00
15.	TRAFFIC STRIPING - CORNHUSKER ROAD	5,500	LF	\$3.50	\$19,250.00
16.	TRAFFIC BARRICADING	1	LS	\$10,000.00	\$10,000.00
17.	TEMPORARY GRADING EASEMENT	0.90	AC	\$10,500.00	\$9,450.00
	CONTINGENCY				\$125,587.08

Estimated Construction Costs: \$627,935.42

Estimated Soft Costs

Engineering Design, Construction		
21.00%	Admin, Geotechnical & Testing	\$131,866.44
5.00%	Legal:	\$31,396.77
5.00%	Fiscal:	\$39,559.93
7.00%	Interest:	\$43,614.82
9 Duration (Months)		

Total Estimated Soft Costs: 39% \$246,437.96

Total Estimated Costs: \$874,373.38

Ar

PAVING IN EXCESS OF 6" THICK

Assumptions/Comments:

Total pavement in excess of 6" minus Sarpy County pavement contribution and G.O. pavement (8282 full quantity reduced to what is shown below)

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	1" CONCRETE PAVEMENT	4,200	SY	\$24.00	\$100,800.00
	CONTINGENCY				\$15,120.00

Estimated Construction Costs: \$115,920.00

FORMULA :	PAVEMENT MINOR QUANTITY	81,000SY
	- SARPY COUNTY CONTRIBUTION	- 4,478 SY
	- G.O. PAVEMENT QUANTITY	-14,875 SY
		<u>60,747 SY</u>

60747 SY X (1/7") X \$23.50/SY = \$203,937.45

Estimated Soft Costs

Engineering Design, Construction		
21.00%	Admin, Geotechnical & Testing	\$24,343.20
5.00%	Legal:	\$5,796.00
5.00%	Fiscal:	\$7,302.96
7.00%	Interest:	\$8,051.51
9 Duration (Months)		

Total Estimated Soft Costs: 39% \$45,493.67

Total Estimated Costs: \$161,413.67

PAVING MINOR G.O.

Assumptions/Comments:



Intersections and extra wide pavement are GO, but not 1/2 adjacent to outlots

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	REMOVE CURB	0	LF	\$5.00	\$0.00
2.	7" CONCRETE PAVEMENT - TYPE L6	5,125	SY	\$24.00	\$123,000.00
3.	COMMON EARTHWORK EXCAVATION	1,708	CY	\$1.50	\$2,562.50
4.	MEDIAN SURFACING	0	SF	\$4.00	\$0.00
5.	ADJUST MANHOLE TO GRADE	33	EA	\$150.00	\$4,950.00
6.	EXTERNAL FRAME SEAL	0	EA	\$350.00	\$0.00
7.	CONSTRUCT CURB INLET - TYPE I	65	EA	\$2,200.00	\$143,000.00
8.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE "ONLY"	0	EA	\$350.00	\$0.00
9.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE DIRECTIONAL ARROW	0	EA	\$350.00	\$0.00
10.	4" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE	1,400	LF	\$3.50	\$4,900.00
11.	24" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE	0	LF	\$20.00	\$0.00
12.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE BIKE SYMBOL	5	EA	\$250.00	\$1,250.00
13.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE BIKE ARROW	5	EA	\$150.00	\$750.00
14.	BARRICADES - TYPE II	6,000	BD	\$1.00	\$6,000.00
15.	BARRICADES - TYPE III	1,500	BD	\$1.00	\$1,500.00
16.	HAY OR STRAW MULCH	5	AC	\$250.00	\$1,250.00
17.	TOPSOIL PLACEMENT	0	CY	\$10.00	\$0.00
18.	CONSTRUCT SILT FENCE	1,500	LF	\$2.50	\$3,750.00
19.	CLEANOUT SILT BASIN	7,000	CY	\$2.50	\$17,500.00
20.	CLEANOUT SILT FENCE	1,500	LF	\$1.00	\$1,500.00
21.	SEEDING - TYPE "TEMPORARY SEED MIX"	5	AC	\$1,500.00	\$7,500.00
22.	120TH STREET GRADING EASEMENT	0	AC	\$10,500.00	\$0.00
23.	120TH STREET R.O.W ACQUISITION	0	AC	\$42,000.00	\$0.00
24.	JET EXISTING SEWER	0	LF	\$1.00	\$0.00
	CONTINGENCY				\$66,341.98

Estimated Construction Costs: \$385,754.48

Estimated Soft Costs

Engineering Design, Construction

21.00% Admin, Geotechnical & Testing	\$81,008.44
5.00% Legal:	\$19,287.72
5.00% Fiscal:	\$24,302.53
7.00% Interest:	\$26,793.54
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$151,392.24

Total Estimated Costs: \$537,146.71

A+

CORNHUSKER ROAD G.O.

Assumptions/Comments:



2-Lane curbed section, 5' sidewalk on south side of ROW.

	Bid Item Description	Approximate		Unit Price	Total
		Quantity	Unit		
1.	REMOVE GRAVEL / SUBGRADE PREPARATION	8765 SY		\$2.00	\$17,530.00
2.	GRADING CORNHUSKER ROAD EXCAVATION	13540 CY		\$2.50	\$33,850.00
3.	COMMON EARTH EXCAVATION - HAUL IN	3500 CY		\$10.00	\$35,000.00
4.	9" CONCRETE PAVEMENT	7,950 SY		\$30.00	\$238,500.00
5.	COMMON EARTH EXCAVATION	2650 CY		\$1.50	\$3,975.00
6.	5" CONCRETE SIDEWALK	12850 SF		\$3.50	\$44,975.00
7.	SUBGRADE PREPARATION	4283 SY		\$2.50	\$10,708.33
8.	CONSTRUCT DETECTABLE WARNING PANEL	10 EA		\$100.00	\$1,000.00
9.	CONSTRUCT 18" R.C.P. WITH PIPE BEDDING	1,420 LF		\$23.00	\$32,660.00
10.	CONSTRUCT CURB INLET	10 EA		\$2,200.00	\$22,000.00
11.	CONSTRUCT 18" R.C. FLARED END SECTION	2 EA		\$650.00	\$1,300.00
12.	CONSTRUCT 54" I.D. MANHOLE (3 EA)	15 VF		\$250.00	\$3,750.00
13.	EROSION CONTROL	1 LS		\$10,000.00	\$10,000.00
14.	SEEDING	7 AC		\$1,200.00	\$8,400.00
15.	TRAFFIC STRIPING - CORNHUSKER ROAD	5,500 LF		\$3.50	\$19,250.00
16.	TRAFFIC BARRICADING	1 LS		\$10,000.00	\$10,000.00
17.	TEMPORARY GRADING EASEMENT	0.90 AC		\$10,500.00	\$9,450.00
	CONTINGENCY				\$125,587.08

Estimated Construction Costs: \$627,935.42

Estimated Soft Costs

Engineering Design, Construction		
21.00% Admin, Geotechnical & Testing		\$131,866.44
5.00% Legal:		\$31,396.77
5.00% Fiscal:		\$39,559.93
7.00% Interest:		\$43,614.82
9 Duration (Months)		

Total Estimated Soft Costs: 39% \$246,437.96

Total Estimated Costs: \$874,373.38

Estimated 1/3 Sarpy County Contribution

1/3 Estimated Construction Costs:	\$209,311.81
1/3 Estimated Design & CA, Geotechnical & Testing:	\$43,955.48

Total Estimated Sarpy County Reimbursable \$253,300.00

Estimated 1/3 Future Contribution SID North of Cornhusker

\$310,500.00

Estimated 1/3 Contribution North Shore SID General Obligation

\$310,500.00

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PAVING IN EXCESS OF 6" THICK - G. O.

Assumptions/Comments:

Total pavement in excess of 6" minus Sarpy County pavement contribution and G.O. pavement (8282 full quantity reduced to what is shown below)

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	1" CONCRETE PAVEMENT	4,200	SY	\$24.00	\$100,800.00
	15% CONTINGENCY				\$15,120.00

Estimated Construction Costs: \$115,920.00

FORMULA:

PAVEMENT MINOR QUANTITY	81,000SY
- SARPY COUNTY CONTRIBUTION	- 4,478 SY
- G.O. PAVEMENT QUANTITY	-14,875 SY
	<u>60,747 SY</u>

60,747 SY X (1/7") X \$23.50/SY = \$203,937.45

Estimated Soft Costs

Engineering Design, Construction	
21.00% Admin, Geotechnical & Testing	\$24,343.20
5.00% Legal:	\$5,796.00
5.00% Fiscal:	\$7,302.96
7.00% Interest:	\$8,051.51
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$45,493.67

Total Estimated Costs: \$161,413.67

AV

TOTAL COST FOR 120TH TO 126TH STREET BETWEEN LINCOLN AND CORNHUSKER

Assumptions/Comments:

Quantities are taken from subdivision exhibits. Boulevard includes 120th Street, Superior and 126th Street. 50% Cost Share by Sarpy County.

	Bid Item Description	Approximate		Unit Price	Total
		Quantity	Unit		
PAVING					
1.	REMOVE CURB	245	LF	\$5.00	\$1,225.00
2.	7" CONCRETE PAVEMENT - TYPE L6	20,311	SY	\$24.00	\$487,464.00
3.	COMMON EARTHWORK EXCAVATION	6,770	CY	\$1.50	\$10,155.50
4.	MEDIAN SURFACING	6,100	SF	\$4.00	\$24,400.00
5.	ADJUST MANHOLE TO GRADE	7	EA	\$150.00	\$1,050.00
6.	EXTERNAL FRAME SEAL	7	EA	\$350.00	\$2,450.00
7.	CONSTRUCT CURB INLET - TYPE I	12	EA	\$2,200.00	\$26,400.00
8.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE "ONLY"	3	EA	\$350.00	\$1,050.00
9.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE DIRECTIONAL ARROW	3	EA	\$350.00	\$1,050.00
10.	4" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE	10,000	LF	\$3.50	\$35,000.00
11.	24" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE	435	LF	\$20.00	\$8,700.00
12.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE BIKE SYMBOL	40	EA	\$250.00	\$10,000.00
13.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE BIKE ARROW	40	EA	\$150.00	\$6,000.00
14.	TOPSOIL PLACEMENT	3,500	CY	\$10.00	\$35,000.00
15.	BARRICADES - TYPE II	4,000	BD	\$1.00	\$4,000.00
16.	BARRICADES - TYPE III	1,000	BD	\$1.00	\$1,000.00
17.	120TH STREET GRADING EASEMENT	1.18	AC	\$10,500.00	\$12,390.00
18.	120TH STREET R.O.W ACQUISITION	0.43	AC	\$42,000.00	\$18,060.00
SIDEWALK					
1.	5" CONCRETE SIDEWALK	42315	SF	\$3.00	\$126,945.00
2.	SUBGRADE PREPARATION	4702	SY	\$2.50	\$11,754.17
3.	COMMON EARTH EXCAVATION	1567	CY	\$7.00	\$10,970.56
4.	GENERAL GRADING AND SHAPING	1	LS	\$7,500.00	\$7,500.00
5.	CONSTRUCT DETECTABLE WARNING PANEL	29	EA	\$100.00	\$2,900.00
6.	ADJUST WATER VALVE TO GRADE	15	EA	\$200.00	\$3,000.00
STORM SEWER					
1.	CONSTRUCT 18" R.C.P., CLASS III	317	LF	\$20.00	\$6,340.00
2.	CONSTRUCT 24" R.C.P., CLASS III	829	LF	\$25.00	\$20,725.00
3.	CONSTRUCT 30" R.C.P., CLASS III	100	LF	\$62.00	\$6,200.00
4.	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	576	LF	\$42.00	\$24,192.00
5.	CONSTRUCT 18" PIPE BEDDING	317	LF	\$3.00	\$951.00
6.	CONSTRUCT 24" PIPE BEDDING	829	LF	\$4.00	\$3,316.00
7.	CONSTRUCT 30" PIPE BEDDING	100	LF	\$12.00	\$1,200.00
8.	CONSTRUCT 36" PIPE BEDDING	576	LF	\$7.50	\$4,320.00
SIGNS					
1.	STREET SIGN WITH DECORATIVE SWING PROOF BRACKETS	14	EA	\$250.00	\$3,500.00
2.	"STOP" SIGN (24")	9	EA	\$200.00	\$1,800.00
3.	"YIELD" SIGN (24")	5	EA	\$200.00	\$1,000.00
4.	SPEED LIMIT SIGN (18"X24")	5	EA	\$175.00	\$875.00
5.	"KEEP RIGHT" SIGN (18X24")	3	EA	\$175.00	\$525.00
6.	"ONE WAY" SIGN (12" X 18")	5	EA	\$150.00	\$750.00
7.	"TRAFFIC CIRCLE AHEAD" SIGN WITH PLACARD (24" X 24")	5	EA	\$250.00	\$1,250.00
8.	"BIKE LANE" SIGN (30"X24")	6	EA	\$150.00	\$900.00
9.	"PEDESTRIAN CROSSING" SIGN (30"X30")	4	EA	\$250.00	\$1,000.00
10.	REFLECTIVE DELINEATORS	8	EA	\$75.00	\$600.00
	CONTINGENCY				\$231,977.06

Estimated Construction Costs: \$1,159,885.28

Estimated Soft Costs

Engineering Design, Testing and	
21.00% Construction Administration:	\$243,575.91
5.00% Legal:	\$57,994.26
5.00% Fiscal:	\$73,072.77
7.00% Interest:	\$80,562.73
o Duration (Months)	

Total Estimated Soft Costs: \$455,205.68

Total Estimated Costs: \$1,615,090.95

Sarpy County Cost Share
 50% Construction Cost \$579,942.64
 50% Engineering Geotechnical and Testing \$121,787.95

Total Sarpy County Contribution \$701,730.59

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TOTAL COST FOR 120TH TO 126TH STREET BETWEEN LINCOLN AND CORNHUSKER G.O.

Assumptions/Comments:



Quantities are taken from subdivision exhibits. Boulevard includes 120th Street, Superior and 126th Street. 50% Cost Share by Sarpy County.

Bid Item Description		Approximate		Unit Price	Total
		Quantity	Unit		
PAVING					
1.	REMOVE CURB	0	LF	\$5.00	\$0.00
2.	7" CONCRETE PAVEMENT - TYPE L6	4,875	SY	\$23.50	\$114,562.50
3.	COMMON EARTHWORK EXCAVATION	1,625	CY	\$1.50	\$2,437.50
4.	MEDIAN SURFACING	3,050	SF	\$4.00	\$12,200.00
5.	ADJUST MANHOLE TO GRADE	3	EA	\$150.00	\$450.00
6.	EXTERNAL FRAME SEAL	0	EA	\$350.00	\$0.00
7.	CONSTRUCT CURB INLET - TYPE I	6	EA	\$2,200.00	\$13,200.00
8.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE "ONLY"	2	EA	\$350.00	\$700.00
9.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE DIRECTIONAL ARROW	2	EA	\$350.00	\$700.00
10.	4" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE	5,000	LF	\$3.50	\$17,500.00
11.	24" PREFORMED PAVEMENT MARKING TAPE PAVEMENT MARKING - WHITE	218	LF	\$20.00	\$4,360.00
12.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE BIKE SYMBOL	20	EA	\$250.00	\$5,000.00
13.	PREFORMED PAVEMENT MARKING TAPE MARKING SYMBOL - WHITE BIKE ARROW	20	EA	\$150.00	\$3,000.00
14.	TOPSOIL PLACEMENT	1,750	CY	\$10.00	\$17,500.00
15.	BARRICADES - TYPE II	2,000	BD	\$1.00	\$2,000.00
16.	BARRICADES - TYPE III	500	BD	\$1.00	\$500.00
17.	120TH STREET GRADING EASEMENT	0.00	AC	\$10,500.00	\$0.00
18.	120TH STREET R.O.W ACQUISITION	0.00	AC	\$42,000.00	\$0.00
SIDEWALK					
1.	5" CONCRETE SIDEWALK	21158	SF	\$3.00	\$63,472.50
2.	SUBGRADE PREPARATION	2351	SY	\$2.50	\$5,877.08
3.	COMMON EARTH EXCAVATION	784	CY	\$7.00	\$5,485.28
4.	GENERAL GRADING AND SHAPING	1	LS	\$7,500.00	\$3,750.00
5.	CONSTRUCT DETECTABLE WARNING PANEL	15	EA	\$100.00	\$1,450.00
6.	ADJUST WATER VALVE TO GRADE	8	EA	\$200.00	\$1,500.00
STORM SEWER					
1.	CONSTRUCT 18" R.C.P., CLASS III	159	LF	\$20.00	\$3,170.00
2.	CONSTRUCT 24" R.C.P., CLASS III	415	LF	\$25.00	\$10,362.50
3.	CONSTRUCT 30" R.C.P., CLASS III	50	LF	\$62.00	\$3,100.00
4.	CONSTRUCT 36" R.C.P., D(0.01) = 1,350	288	LF	\$42.00	\$12,096.00
5.	CONSTRUCT 18" PIPE BEDDING	159	LF	\$3.00	\$475.50
6.	CONSTRUCT 24" PIPE BEDDING	415	LF	\$4.00	\$1,658.00
7.	CONSTRUCT 30" PIPE BEDDING	50	LF	\$12.00	\$600.00
8.	CONSTRUCT 36" PIPE BEDDING	288	LF	\$7.50	\$2,160.00
SIGNS					
1.	STREET SIGN WITH DECORATIVE SWING PROOF BRACKETS	7	EA	\$250.00	\$1,750.00
2.	"STOP" SIGN (24")	5	EA	\$200.00	\$900.00
3.	"YIELD" SIGN (24")	6	EA	\$200.00	\$1,100.00
4.	SPEED LIMIT SIGN (18"X24")	6	EA	\$175.00	\$962.50
5.	"KEEP RIGHT" SIGN (18X24")	2	EA	\$175.00	\$262.50
6.	"ONE WAY" SIGN (12" X 18")	3	EA	\$150.00	\$375.00
7.	"TRAFFIC CIRCLE AHEAD" SIGN WITH PLACARD (24" X 24")	3	EA	\$250.00	\$625.00
8.	"BIKE LANE" SIGN (30"X24")	3	EA	\$150.00	\$450.00
9.	"PEDESTRIAN CROSSING" SIGN (30"X30")	2	EA	\$250.00	\$500.00
10.	REFLECTIVE DELINEATORS	4	EA	\$75.00	\$300.00
CONTINGENCY					\$79,122.97

Estimated Construction Costs: \$395,614.83

Estimated Soft Costs

Engineering Design, Testing and	
21.00% Construction Administration:	\$83,079.11
5.00% Legal:	\$19,780.74
5.00% Fiscal:	\$24,923.73
7.00% Interest:	\$27,478.42
@ Duration (Months)	

Total Estimated Soft Costs: \$155,262.01

Total Estimated Costs: \$550,876.83

Ax

PAVING IN EXCESS OF 6" THICK

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	1" CONCRETE PAVEMENT	696	SY	\$24.00	\$16,714.29
	CONTINGENCY				\$2,507.14
Estimated Construction Costs:					\$19,221.43

Estimated Soft Costs

21.00% Engineering Design, Construction	\$4,036.50
5.00% Legal:	\$961.07
5.00% Fiscal:	\$1,210.95
7.00% Interest:	\$1,335.07
o Duration (Months)	
Total Estimated Soft Costs:	39% <u>\$7,543.59</u>
Total Estimated Costs:	\$26,765.02

AY

SIDEWALKS

Assumptions/Comments:



5 foot wide sidewalk along Northshore Boulevard and 8 foot wide trail connection.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	5" CONCRETE SIDEWALK	3935	SF	\$3.00	\$11,805.00
2	5" CONCRETE TRAIL	6510	SF	\$4.00	\$26,040.00
3	SUBGRADE PREPARATION	1248	SY	\$2.50	\$3,120.83
4	COMMON EARTH EXCAVATION	43	CY	\$7.00	\$299.44
5	GENERAL GRADING AND SHAPING	0	LS	\$7,500.00	\$0.00
6	CONSTRUCT DETECTABLE WARNING PANEL	15	EA	\$100.00	\$1,500.00
7	CONSTRUCT CULVERT	1	EA	\$3,500.00	\$3,500.00
8	ADJUST MANHOLE TO GRADE	2	EA	\$250.00	\$500.00
9	ADJUST WATER VALVE TO GRADE	1	EA	\$200.00	\$200.00
10	SEEDING - TYPE "NON -IRRIGATED LAWN AND TURF SEED"	2.0	AC	\$1,600.00	\$3,200.00
11	SEEDING - TYPE "NATIVE GRASS MIXTURE"	0.5	AC	\$2,000.00	\$1,000.00
12	HAY OR STRAW MULCH	2.5	AC	\$450.00	\$1,125.00
	CONTINGENCY				\$13,072.57

Estimated Construction Costs: \$65,362.85

Estimated Soft Costs

Engineering Design, Construction		
21.00%	Admin, Geotechnical & Testing	\$13,726.20
5.00%	Legal:	\$3,268.14
5.00%	Fiscal:	\$4,117.86
7.00%	Interest:	\$6,053.25
12 Duration (Months)		

Total Estimated Soft Costs: 42% \$27,165.45

Total Estimated Costs: \$92,528.30

A2

SIDEWALKS G.O.

Assumptions/Comments:



5 foot wide sidewalk along Northshore Boulevard and 8 foot wide trail connection.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	5" CONCRETE SIDEWALK	3935 SF		\$3.00	\$11,805.00
2	5" CONCRETE TRAIL	6510 SF		\$4.00	\$26,040.00
3	SUBGRADE PREPARATION	1248 SY		\$2.50	\$3,120.83
4	COMMON EARTH EXCAVATION	43 CY		\$7.00	\$299.44
5	GENERAL GRADING AND SHAPING	0 LS		\$7,500.00	\$0.00
6	CONSTRUCT DETECTABLE WARNING PANEL	15 EA		\$100.00	\$1,500.00
7	CONSTRUCT CULVERT	1 EA		\$3,500.00	\$3,500.00
8	ADJUST MANHOLE TO GRADE	2 EA		\$250.00	\$500.00
9	ADJUST WATER VALVE TO GRADE	1 EA		\$200.00	\$200.00
10	SEEDING - TYPE "NON -IRRIGATED LAWN AND TURF SEED"	2 AC		\$1,600.00	\$3,200.00
11	SEEDING - TYPE "NATIVE GRASS MIXTURE"	1 AC		\$2,000.00	\$1,000.00
12	HAY OR STRAW MULCH	3 AC		\$450.00	\$1,125.00
	CONTINGENCY				\$13,072.57

Estimated Construction Costs: \$65,362.85

Estimated Soft Costs

Engineering Design, Construction		
21.00% Admin, Geotechnical & Testing		\$13,726.20
5.00% Legal:		\$3,268.14
5.00% Fiscal:		\$4,117.86
7.00% Interest:		\$6,053.25
12 Duration (Months)		

Total Estimated Soft Costs: 42% \$27,165.45

Total Estimated Costs: \$92,528.30

Ba

LANDSCAPING

Assumptions/Comments:



North Shore Boulevard

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	LANDSCAPING	1.00	LS	\$100,000.00	\$100,000.00

Estimated Construction Costs: \$100,000.00

Estimated Soft Costs

Engineering Design, Construction	
25.00% Admin, Geotechnical & Testing	\$25,000.00
5.00% Legal:	\$5,000.00
5.00% Fiscal:	\$6,500.00
7.00% Interest:	\$4,777.50
6 Duration (Months)	

Total Estimated Soft Costs: 41% \$41,277.50

Total Estimated Costs: **\$141,277.50**

PARKS IMPROVEMENTS

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	PARK IMPROVEMENTS	1.00	LS	\$100,000.00	\$100,000.00

Estimated Construction Costs: \$100,000.00

Estimated Soft Costs

Engineering Design, Construction	
25.00% Admin, Geotechnical & Testing	\$25,000.00
5.00% Legal:	\$5,000.00
5.00% Fiscal:	\$6,500.00
7.00% Interest:	\$4,777.50
6 Duration (Months)	

Total Estimated Soft Costs: 41% \$41,277.50

Total Estimated Costs: **\$141,277.50**

Bb

PARKS ACQUISITION

Assumptions/Comments:



Outlot B, C, and D included as park land. Purchase price of land was 35,000. 50% max purchase price allowed. Also not going to special any of this, so only seeking reimbursement of 50%. So unit price for land is 25% of \$35,000 or \$8,750. See Exhibit for area calculations. Total area was 8.8 acres. However, it was agreed that park acquisition would not be permitted for this development

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	PARK ACQUISITION	0.00	AC	\$8,750.00	\$0.00

Estimated Construction Costs: \$0.00

Estimated Soft Costs

Engineering Design, Construction		
2.00%	Admin, Geotechnical & Testing	\$0.00
2.00%	Legal:	\$0.00
5.00%	Fiscal:	\$0.00
7.00%	Interest:	\$0.00
6 Duration (Months)		
Total Estimated Soft Costs:	0%	<u>\$0.00</u>
Total Estimated Costs:		\$0.00

Bc

LANDSCAPING G.O.

Assumptions/Comments:



North Shore Boulevard

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	LANDSCAPING	1.00	LS	\$100,000.00	\$100,000.00

Estimated Construction Costs: \$100,000.00

Estimated Soft Costs

Engineering Design, Construction	
25.00% Admin, Geotechnical & Testing	\$25,000.00
5.00% Legal:	\$5,000.00
5.00% Fiscal:	\$6,500.00
7.00% Interest:	\$4,777.50
6 Duration (Months)	

Total Estimated Soft Costs: 41% \$41,277.50

Total Estimated Costs: \$141,277.50

PARKS IMPROVEMENTS G.O.

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	PARK IMPROVEMENTS	1.00	LS	\$100,000.00	\$100,000.00

Estimated Construction Costs: \$100,000.00

Estimated Soft Costs

Engineering Design, Construction	
25.00% Admin, Geotechnical & Testing	\$25,000.00
5.00% Legal:	\$5,000.00
5.00% Fiscal:	\$6,500.00
7.00% Interest:	\$4,777.50
6 Duration (Months)	

Total Estimated Soft Costs: 41% \$41,277.50

Total Estimated Costs: \$141,277.50

PARKS ACQUISITION

Assumptions/Comments:



Outlot B, C, and D included as park land. Purchase price of land was 35,000. 50% max purchase price allowed. Also not going to special any of this, so only seeking reimbursement of 50%. So unit price for land is 25% of \$35,000 or \$8,750. See Exhibit for area calculations. Total area was 8.8 acres. However, it was agreed that

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	PARK ACQUISITION	0.00	AC	\$8,750.00	\$0.00

Estimated Construction Costs: \$0.00

Estimated Soft Costs

Engineering Design, Construction		
2.00% Admin, Geotechnical & Testing		\$0.00
2.00% Legal:		\$0.00
5.00% Fiscal:		\$0.00
7.00% Interest:		\$0.00
6 Duration (Months)		
Total Estimated Soft Costs:	0%	\$0.00
Total Estimated Costs:		\$0.00

Be

WATER INTERIOR

Assumptions/Comments:

	Bid Item Description	Approximate		Unit Price	Total
		Quantity	Unit		
1.	REMOVE 12" PLUG	2	EA	\$500.00	\$1,000.00
2.	CONSTRUCT 6" WATER MAIN	2,150	LF	\$20.00	\$43,000.00
3.	CONSTRUCT 8" WATER MAIN	9,050	LF	\$24.00	\$217,200.00
4.	CONSTRUCT 12" WATER MAIN	7,730	LF	\$35.00	\$270,550.00
5.	CONSTRUCT 6" PIPE BEDDING	2,150	LF	\$3.00	\$6,450.00
6.	CONSTRUCT 8" PIPE BEDDING	9,050	LF	\$4.00	\$36,200.00
7.	CONSTRUCT 12" PIPE BEDDING	7,730	LF	\$6.00	\$46,380.00
8.	AUGERING 6" WATER MAIN	210	LF	\$25.00	\$5,250.00
9.	AUGERING 8" WATER MAIN	750	LF	\$30.00	\$22,500.00
10.	AUGERING 12" WATER MAIN	770	LF	\$40.00	\$30,800.00
11.	CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY AND BACKING BLOCK	8	EA	\$3,000.00	\$24,000.00
12.	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	25	EA	\$3,100.00	\$77,500.00
13.	CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$600.00	\$1,200.00
14.	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	8	EA	\$500.00	\$4,000.00
15.	CONSTRUCT 12"x12"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA	\$450.00	\$2,250.00
16.	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA	\$400.00	\$2,000.00
17.	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	3	EA	\$350.00	\$1,050.00
18.	CONSTRUCT 12" x12" CROSS	1	EA	\$600.00	\$600.00
19.	CONSTRUCT 12"x8" CROSS	3	EA	\$550.00	\$1,650.00
20.	CONSTRUCT 12" M.J. GATE VALVE AND BOX	26	EA	\$1,700.00	\$44,200.00
21.	CONSTRUCT 8" M.J. GATE VALVE AND BOX	25	EA	\$1,000.00	\$25,000.00
22.	CONSTRUCT 6" M.J. GATE VALVE AND BOX	7	EA	\$900.00	\$6,300.00
23.	CONSTRUCT 12" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	\$500.00	\$500.00
24.	CONSTRUCT 12" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	\$450.00	\$450.00
25.	CONSTRUCT 6" x45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	8	EA	\$350.00	\$2,800.00
26.	CONSTRUCT 6" x 22.5 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	9	EA	\$300.00	\$2,700.00
27.	CONSTRUCT 12" X 6" REDUCER	1	EA	\$250.00	\$250.00
28.	CONSTRUCT CHLORINE TUBE	2	EA	\$1,500.00	\$3,000.00
29.	CONSTRUCT SAMPLE TAP	20	EA	\$400.00	\$8,000.00
30.	CONSTRUCT SILT FENCE	1,500.00	LF	\$3.00	\$4,500.00
	CONTINGENCY				\$178,256.00

Estimated Construction Costs: \$1,069,536.00

Estimated Soft Costs

Engineering Design, Construction	
21.00% Admin, Geotechnical & Testing	\$224,602.56
5.00% Legal:	\$53,476.80
5.00% Fiscal:	\$67,380.77
7.00% Interest:	\$74,287.30
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$419,747.42

Total Estimated Costs: \$1,489,283.42

CAPITAL FACILITIES CHARGES

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	CAPITAL FACILITIES CHARGES - RESIDENTIAL	300	LOTS	\$1,970.00	\$591,000.00
2.	CAPITAL FACILITIES CHARGES - SCHOOL	10.64	AC	\$5,250.00	\$55,860.00
3.	CAPITAL FACILITIES CHARGES - OUTLOTS	16.45	AC	\$5,250.00	\$86,362.50

Estimated Construction Costs: \$733,222.50

Less Credit: 25% \$183,305.63

Net Costs: \$549,916.88

Estimated Soft Costs

2.00% Legal: \$10,998.34

5.00% Fiscal: \$28,045.76

7.00% Interest: \$30,920.45

9 Duration (Months)

Total Estimated Soft Costs: 13% \$69,964.55

Total Estimated Costs: \$619,881.42

OUTLOT	AREA	UNITS
A	25657	SF
B	34893	SF
C	46491	SF
D	609765	SF
TOTAL	16.45560147	AC

Bg

City Infrastructure Contribution

Assumptions/Comments:



Total fee to be split between North Shore and Ashbury Farm - Total contribution per Jeff Thompson on 2/6/2013 is \$1,356,000. Assume no reimbursibles at this time. 30% to North Shore, 70% to Ashbury Farm

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	Contribution to City Infrastructure	1	LS	\$542,400.00	\$542,400.00

Estimated Construction Costs: \$542,400.00

Estimated Soft Costs

2.00% Legal:	\$10,848.00
5.00% Fiscal:	\$27,662.40
7.00% Interest:	\$20,331.86
6 Duration (Months)	

Total Estimated Soft Costs: 11% \$58,842.26

Total Estimated Costs: \$601,242.26

Bh

WATER INTERIOR G.O. - PRICE DIFFERENCES

Bid Item Description	Approximate		G.O. Quantity	Unit	Unit Price	Quantity Difference		U ¹ Main Baseline Cost	Cost Difference	
	Quantity	Unit				Quantity	Unit			
4. CONSTRUCT 12" WATER MAIN	7,730	LF			\$35.00	0	LF	7,730 LF	\$24.00	\$85,030.00
7. CONSTRUCT 12" PIPE BEDDING	7,730	LF			\$8.00	0	LF	7,730 LF	\$4.00	\$15,460.00
10. AUGERING 12" WATER MAIN	770	LF			\$40.00	0	LF	770 LF	\$30.00	\$7,700.00
13. CONSTRUCT 12"x12"x12" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA			\$200.00	0	EA	2 EA	\$400.00	\$400.00
14. CONSTRUCT 12"x12"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	8	EA			\$500.00	0	EA	8 EA	\$400.00	\$800.00
15. CONSTRUCT 12"x12"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA			\$450.00	0	EA	5 EA	\$400.00	\$250.00
18. CONSTRUCT 12"x12" CROSS	1	EA			\$600.00	0	EA	1 EA	\$400.00	\$200.00
22. CONSTRUCT 12"x6" CROSS	3	EA			\$550.00	0	EA	3 EA	\$400.00	\$450.00
20. CONSTRUCT 12" M.J. GATE VALVE AND BOX	28	EA			\$1,700.00	0	EA	28 EA	\$1,000.00	\$18,200.00
23. CONSTRUCT 12" x 90 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	1	EA	\$500.00	0	EA	0 EA	\$400.00	\$0.00
24. CONSTRUCT 12" x 45 DEGREE HORIZONTAL BEND WITH BACKING BLOCK	1	EA	1	EA	\$450.00	0	EA	0 EA	\$400.00	\$0.00
Contingency										\$32,122.50
Total Cost Difference										\$160,612.50

Estimated Construction Costs: \$160,612.50

Estimated Soft Costs

Engineering Design, Construction
 21.00% Admin, Geotechnical & Testing \$33,728.83
 5.00% Legal: \$8,030.83
 3.00% Fiscal: \$10,118.59
 7.00% Interest: \$11,155.74
 9 Duration (Months)

Total Estimated Soft Costs: 39% \$63,033.99

Total Estimated Costs: \$223,646.49

Bi

City Infrastructure Contribution - G.O.

Assumptions/Comments:
Total fee to be split between North Shore and Ashbury Farm - Total contribution per Jeff Thompson on 2/6/2013 is \$1,356,000. Assume no reimbursibles at this time. 30% to North Shore, 70% to Ashbury Farm

Bid Item Description	Approximate		Unit Price	Total
	Quantity	Unit		
1. Contribution to City Infrastructure	1	LS	\$542,400.00	\$542,400.00
Estimated Construction Costs:				\$542,400.00
Estimated Soft Costs				
	2.00% Legal:			\$10,848.00
	5.00% Fiscal:			\$27,652.40
	7.00% Interest:			\$20,331.88
	6 Duration (Months)			
Total Estimated Soft Costs:		11%		\$68,842.26
Total Estimated Costs:				\$601,242.26

Bj

REGULATORY SIGNS

Assumptions/Comments:

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	STREET SIGN WITH DECORATIVE SWING PROOF BRACKETS	21	EA	\$250.00	\$5,250.00
2 .	"STOP" SIGN (24")	28	EA	\$200.00	\$5,600.00
3 .	"YIELD" SIGN (24")	0	EA	\$200.00	\$0.00
4 .	SPEED LIMIT SIGN (18"X24")	9	EA	\$175.00	\$1,575.00
5 .	"KEEP RIGHT" SIGN (18X24")	0	EA	\$175.00	\$0.00
6 .	"ONE WAY" SIGN (12" X 18")	0	EA	\$150.00	\$0.00
7 .	"TRAFFIC CIRCLE AHEAD" SIGN WITH PLACARD (24" X 24")	0	EA	\$250.00	\$0.00
8 .	"BIKE LANE" SIGN (30"X24")	2	EA	\$150.00	\$300.00
9 .	"PEDESTRIAN CROSSING" SIGN (30"X30")	0	EA	\$250.00	\$0.00
10 .	REFLECTIVE DELINEATORS	0	EA	\$75.00	\$0.00
CONTINGENCY					\$1,863.75

Estimated Construction Costs: \$14,588.75

Estimated Soft Costs

Engineering Design, Construction	
25.00% Admin, Geotechnical & Testing	\$3,647.19
0.00% Geotechnical and Testing:	\$0.00
5.00% Legal:	\$729.44
5.00% Fiscal:	\$948.27
7.00% Interest:	\$1,045.47
9 Duration (Months)	

Total Estimated Soft Costs: 44% \$6,370.36

Total Estimated Costs: \$20,959.11

BK

SIGNAGE G.O.

Assumptions/Comments:

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	STREET SIGN WITH DECORATIVE SWING PROOF BRACKETS	21	EA	\$250.00	\$5,250.00
2 .	"STOP" SIGN (24")	28	EA	\$200.00	\$5,600.00
3 .	"YIELD" SIGN (24")	0	EA	\$200.00	\$0.00
4 .	SPEED LIMIT SIGN (18"X24")	9	EA	\$175.00	\$1,575.00
5 .	"KEEP RIGHT" SIGN (18X24")	0	EA	\$175.00	\$0.00
6 .	"ONE WAY" SIGN (12" X 18")	0	EA	\$150.00	\$0.00
7 .	"TRAFFIC CIRCLE AHEAD" SIGN WITH PLACARD (24" X 24")	0	EA	\$250.00	\$0.00
8	"BIKE LANE" SIGN (30"X24")	2	EA	\$150.00	\$300.00
9	"PEDESTRIAN CROSSING" SIGN (30"X30")	0	EA	\$250.00	\$0.00
10	REFLECTIVE DELINEATORS	0	EA	\$75.00	\$0.00
CONTINGENCY					\$1,863.75

Estimated Construction Costs: \$14,588.75

Estimated Soft Costs

Engineering Design, Construction	
25.00% Admin, Geotechnical & Testing	\$3,647.19
0.00% Geotechnical and Testing:	\$0.00
5.00% Legal:	\$729.44
5.00% Fiscal:	\$948.27
7.00% Interest:	\$1,045.47
9 Duration (Months)	

Total Estimated Soft Costs: 44% \$6,370.36

Total Estimated Costs: \$20,959.11

POWER

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	SINGLE FAMILY LOT	300	EA	\$750.00	\$225,000.00

Estimated Construction Costs: \$225,000.00

Estimated Soft Costs

Engineering Design, Construction	
21.00% Admin, Geotechnical & Testing	\$47,250.00
5.00% Legal:	\$11,250.00
5.00% Fiscal:	\$14,175.00
7.00% Interest:	\$15,627.94
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$88,302.94

Total Estimated Costs: **\$313,302.94**

DECORATIVE STREET LIGHTS

Assumptions/Comments:



Using OPPD decorative street light yearly rate, fee and cost differentials PDF provided by Pat Camazzo with OPPD, Using Acorn style street lights with decorative base and assumed 180' spacing and pairs of lights on divided Superior Street. Length of Street is approx. 4350 LF

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	DECORATIVE STREET LIGHTS	52	EA	2,273.32	\$118,212.64

Estimated Construction Costs: \$118,212.64

Estimated Soft Costs

Engineering Design, Construction	
3.00% Admin, Geotechnical & Testing	\$3,546.38
5.00% Legal:	\$5,910.63
5.00% Fiscal:	\$6,383.48
7.00% Interest:	\$4,691.86
6 Duration (Months)	

Total Estimated Soft Costs: 17% \$20,532.35

Total Estimated Costs: **\$138,744.99**

CIVIL DEFENSE SIREN

Assumptions/Comments:


	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	50% SID 290 COST	1	LS	\$22,723.35	\$22,723.35

Estimated Construction Costs: \$22,723.35

Estimated Soft Costs

Engineering Design, Construction		
2.00%	Admin, Geotechnical & Testing	\$454.47
2.00%	Legal:	\$454.47
5.00%	Fiscal:	\$1,181.61
7.00%	Interest:	\$868.49
6 Duration (Months)		

Total Estimated Soft Costs: 13% \$2,959.03

Total Estimated Costs: \$25,682.38

Plan Review Fee

Assumptions/Comments:



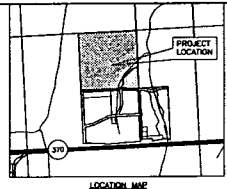
Bid Item Description		Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$1,020,357.63	1.00%	\$10,203.58
2 .	SANITARY SEWER - WESTERN SPRINGS OUTFALL	\$1,063,484.50	1.00%	\$10,634.85
3 .	SANITARY SEWER - BALLPARK OUTFALL	\$6,046.13	1.00%	\$60.46
4 .	STORM SEWER	\$621,358.00	1.00%	\$6,213.58
5 .	PAVING MINOR	\$1,982,744.49	1.00%	\$19,827.44
6 .	PAVING BOULEVARD	\$1,159,885.28	1.00%	\$11,598.85
7 .	CORNHUSKER ROAD	\$627,935.42	1.00%	\$6,279.35
8 .	SIDEWALKS	\$65,362.85	1.00%	\$653.63
9 .	PARKS IMPROVEMENTS	\$100,000.00	1.00%	\$1,000.00
10	LANDSCAPING	\$100,000.00	1.00%	\$1,000.00
11 .	WATER INTERIOR	\$1,069,536.00	1.00%	\$10,695.36
12 .	REGULATORY SIGNS	\$14,588.75	1.00%	\$145.89
		Estimated Construction Costs:		\$78,312.99
		<u>Estimated Soft Costs</u>		
		5.00% Fiscal:		\$3,915.65
		7.00% Interest:		\$5,756.00
		12 Duration (Months)		
		Total Estimated Soft Costs:	12%	\$9,671.65
		Total Estimated Costs:		\$87,984.64

BN

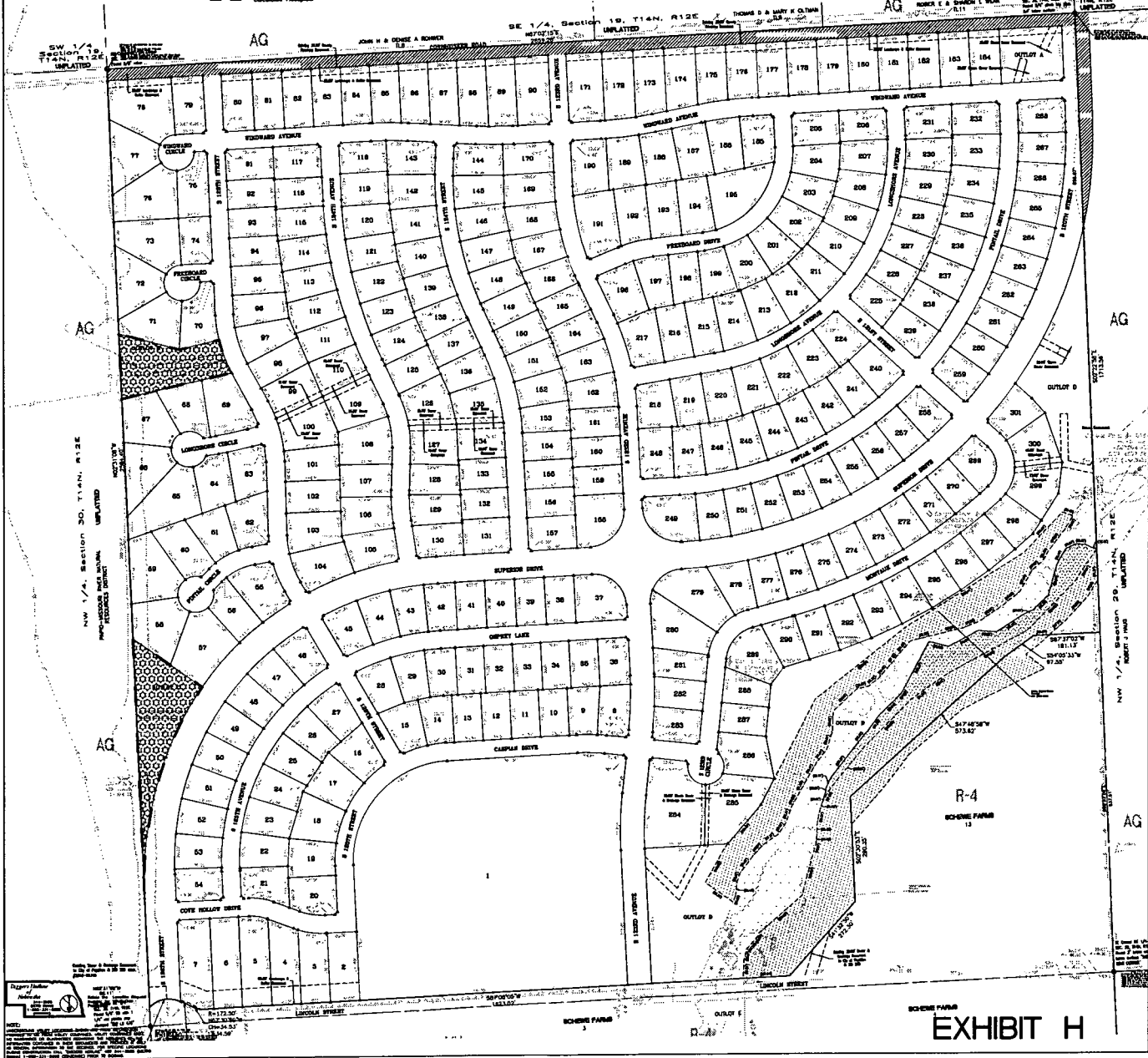
SANITARY AND IMPROVEMENT DISTRICT NO. 292, SARP COUNTY, NEBRASKA NORTH SHORE

LEGEND

	Proposed Sewer		Existing Utility
	Boundary Line		Existing Flamed End Section
	Section Corner		Existing Fire Hydrant
	Existing Sanitary Sewer		Existing Building
	Existing Storm Sewer		Existing Power Pole And Out
	Existing Water		Existing Street Light
	Existing Gas		Existing Chain Link Fence
	Existing Underground Power		Existing Double Line Tree And Size
	Existing Overhead Power		Existing Quadruple Tree And Size
	Existing Telephone		Existing Ditch
	Existing Cable Television		Existing Iron Conduit
	Existing Manhole		Existing Railroad
	Existing Curb And Gutter		Proposed Mapped Footprint (Class A)
	Existing Area And Use		Calculation Footprint
	Dedicated Open Space		



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LAMP RYNEARSON & ASSOCIATES
NORTH SHORE, NEBRASKA

DEDICATED OPEN SPACE

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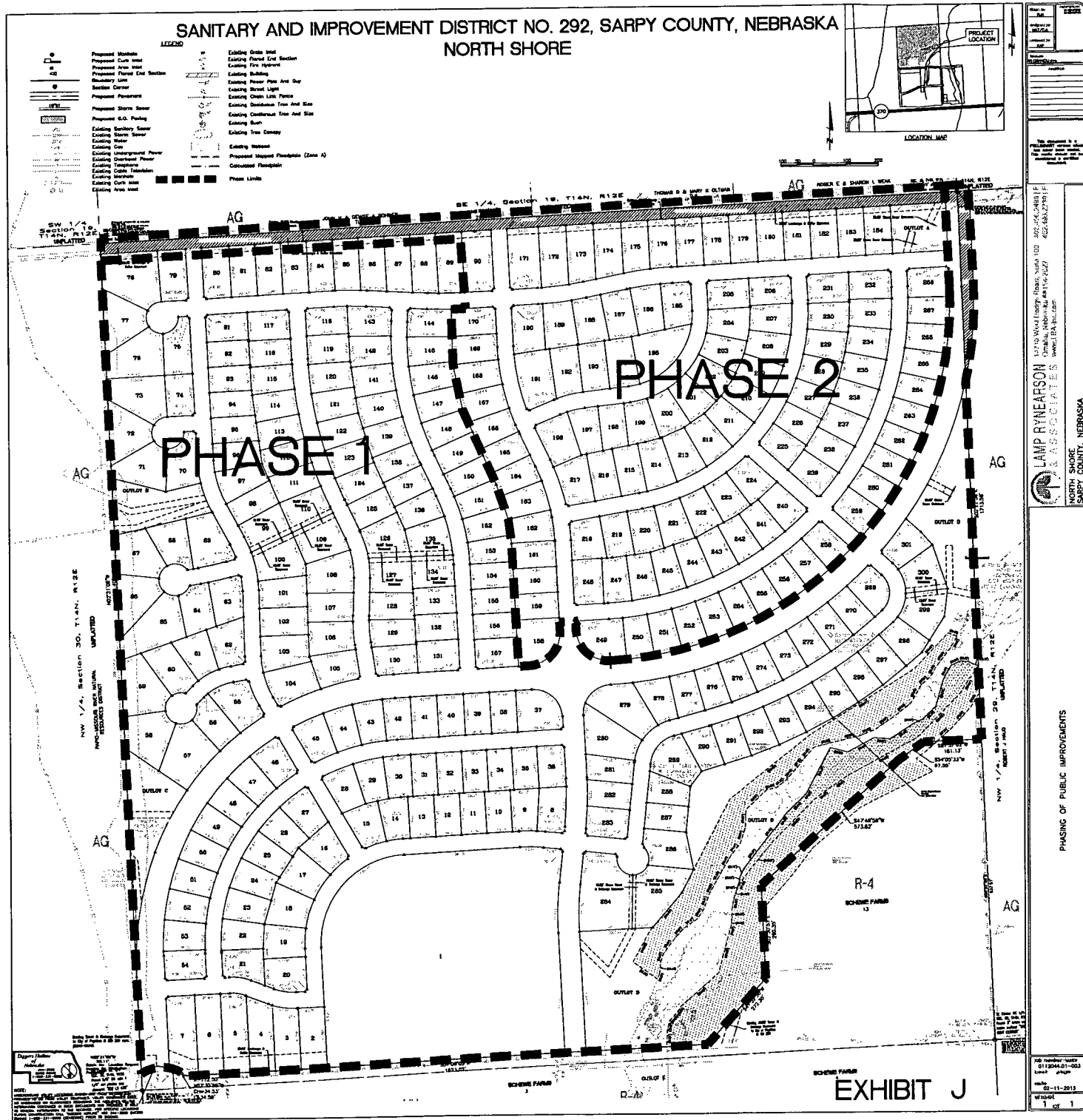
EXHIBIT H

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