



2022-30882

12/12/2022 03:24:31 PM

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

Submitter: CITY OF PAPIILLION PLANNIN

Recording fees paid:

\$208.00

Pages: 34

By: pm



AMD

(Space above line for recording information)

**THIRD AMENDMENT
TO
FOUNDERS RIDGE
SUBDIVISION AGREEMENT**

This Third Amendment to the Founders Ridge Subdivision Agreement (hereinafter “Third Amendment”), which is made this 1st day of November, 2022 (“Effective Date”) by and between **FOUNDERS RIDGE, LLC**, a Nebraska limited liability company (hereinafter referred to as “DEVELOPER”), **SANITARY AND IMPROVEMENT DISTRICT NO. 332 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as “DISTRICT”), and the **CITY OF PAPIILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as “CITY”), amends and modifies the Founders Ridge Subdivision Agreement approved by the Papillion City Council via Resolution No. R18-0109 and on June 5, 2018 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2018-15624 (the “Original Subdivision Agreement”), as modified by the: (i) First Amendment to Founder’s Ridge Subdivision Agreement dated February 19, 2019 and approved by the Papillion City Council via Resolution No. R19-0025 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2019-03603 and (ii) the Second Amendment to Founder’s Ridge Subdivision Agreement dated August 4, 2020 and approved by the Papillion City Council via Resolution No. R120-0129 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2020-26108 (collectively, the “Agreement”).

RECITALS

DEVELOPER, DISTRICT, and CITY entered into the Original Subdivision Agreement with respect to Lots 1 through 143, inclusive, and Outlots A through C (“Phase 1”) of the development to be known, inclusive of all phases, as Founders Ridge (“Founders Ridge”); and

DEVELOPER, DISTRICT, and CITY entered into the First Amendment to amend Exhibit C to identify HWY 370 Right-Turn Lane required by the NDOT (as defined in the Original Subdivision Agreement) and amend Exhibit F to incorporate the estimated Costs for the construction of the 126th Street Trail and the HWY 370 Right-Turn Lane into Phase 1; and

DEVELOPER, DISTRICT, and CITY entered into the Second Amendment to amend Exhibit F-1 to account for increased and unexpected costs incurred by DISTRICT in connection

with (i) the HWY 370 Right-Turn Lane (as defined in the First Amendment), and (ii) adding several gate valves to the interior water plans pursuant to CITY's request, as well as to account for the increase in the total projected valuation of the improvements to be constructed in Phase 1; and

DEVELOPER is the owner of record of the parcels of land described in page 2 of Exhibit A-1, attached hereto. All such parcels of land owned by DEVELOPER are within CITY's zoning and platting jurisdiction; and

DEVELOPER has requested CITY to approve a specific platting of such additional parcels of land, to be developed and known as Phase 2 of Founders Ridge ("Phase 2"), as depicted in the Final Plat exhibit attached as Exhibit B-1, and that Phase 2 be included within the definition of "Development Area"; and

DEVELOPER wishes to connect the sewer system to be constructed by DISTRICT within Phase 2 with Sarpy County's sewer system via the North Shore Commercial Outfall, pursuant to the Second Amendment to the Interlocal Cooperation Agreement for the Baseball Stadium Outfall adopted by CITY via Resolution No. R17-0080; and

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

DEVELOPER, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements and the extent to which the contemplated Public Improvements shall 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:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Agreement as modified or amended by this Third Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Agreement.
3. Area of Application. This Third Amendment applies to Lots 1 – 207, inclusive, and Outlots A – D, inclusive, Founders Ridge.
4. Amendment. The Agreement terms are hereby amended as follows:
 - A. Section 5(A)(2)(i) is hereby rescinded and replaced to read as follows:
 - (a) Lots 1 – 143 and Outlots A – C. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$400,863.00 based on 143 single-family residential lots at \$2,400.00 per lot (\$343,200.00) plus 8.55 acres

of outlots at \$6,705.00 per acre (\$57,327.75). The Parties acknowledge that no exterior water main extensions are anticipated to be constructed by DEVELOPER or DISTRICT for any phase of Founder's Ridge. In the event DEVELOPER or DISTRICT do construct any exterior water main extensions for any phase of Founder's Ridge for any reason, the Parties acknowledge that no credit for any such exterior water main extensions shall be granted by CITY to DISTRICT toward any Capital Facilities Charges or any other fees described herein or otherwise charged by CITY.

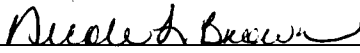
(b) Lots 144 – 207 and Outlot D. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$245,791.50 based on 143 single-family residential lots at \$2,400.00 per lot (\$146,400.00) for Lots 144 - 204 plus 12.9 acres of Mixed Use at \$7,185.00 per acre (\$92,686.50) plus 1 acre of outlot at \$6,705.00 per acre (\$6,705.00).

5. Exhibit Modifications. The Agreement exhibits are hereby modified as follows:
 - A. All references to Exhibit A are hereby rescinded and replaced with references to Exhibit A-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
 - B. All references to Exhibit B are hereby rescinded and replaced with references to Exhibit B-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
 - C. All references to Exhibit F-2 are hereby rescinded and replaced with references to Exhibit F-3, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
 - D. All references to Exhibit G are hereby rescinded and replaced with references to Exhibit G-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
 - E. All references to Exhibit H are hereby rescinded and replaced with references to Exhibit H-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
6. No Other Amendment. Except as specifically modified or amended by this Third Amendment, the Agreement shall remain in full force and effect.
7. Binding Effect. This Third Amendment shall be binding upon the Parties hereto, their respective successors, and assigns in the same manner and to the same extent as the Agreement.


(Signatures on following pages.)

ATTEST:

THE CITY OF PAPIILLION, NEBRASKA



Nicole L. Brown, City Clerk

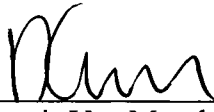


David P. Black, Mayor

SEAL:



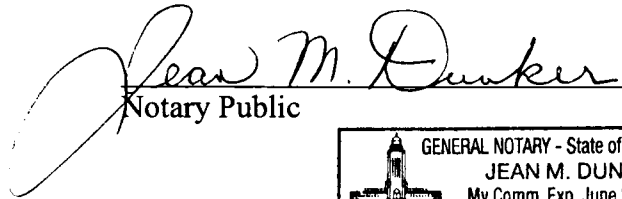
SANITARY AND IMPROVEMENT DISTRICT
NO. 332 OF SARPY COUNTY, NEBRASKA

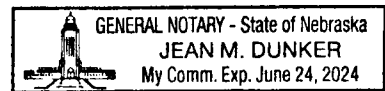
By 
Dennis Van Moorlegem, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Dennis Van Moorlegem, Chairman of Sanitary and Improvement District No. 332 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such District.

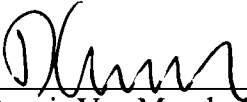
Witness my hand and Notarial Seal this 11th day of November, 2022.


Notary Public



DEVELOPER:

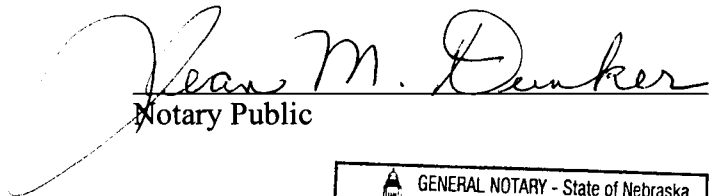
Founders Ridge, LLC,
a Nebraska limited liability company

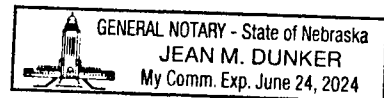
By 
Dennis Van Moorlegem, Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Dennis Van Moorlegem, Manager of FOUNDERS RIDGE, LLC a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this 11th day of November, 2022.


Notary Public



**SUBDIVISION AGREEMENT AMENDMENT
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B-1	Final Plat
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G-1	Phasing Plan
H-1	Founders Ridge Mixed Use Plan

FOUNDERS RIDGE

LOTS 1 THRU 143, INCLUSIVE AND OUTLOTS A, B, AND C

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 LYING EAST OF ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOTS 1A, 1B AND 2 IN THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 31, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

A SUBDIVISION TO BE KNOWN AS FOUNDERS RIDGE, LOTS 1 THRU 143, INCLUSIVE, AND OUTLOTS A, B AND C, BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 LYING EAST OF THE ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOTS 1A, 1B AND 2 IN THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 31, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 31;

THENCE S89°50'06"W (ASSUMED BEARING) 1236.91 FEET ON THE SOUTH LINE OF SAID EAST 1/2 TO THE EAST LINE OF SAID ABANDONED RAILROAD;

THENCE N00°03'33"E 979.63 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD;

THENCE S89°56'27"E 190.00 FEET; THENCE N00°03'33"E 79.09 FEET;

THENCE S89°56'27"E 245.76 FEET; THENCE N44°24'26"E 126.92 FEET;

THENCE N45°28'38"E 320.00 FEET; THENCE N46°26'09"E 83.74 FEET;

THENCE N51°12'25"E 88.96 FEET; THENCE N56°29'26"E 88.96 FEET;

THENCE N61°46'27"E 88.96 FEET; THENCE N67°03'28"E 88.96 FEET;

THENCE N72°20'29"E 88.96 FEET; THENCE N77°37'30"E 88.96 FEET;

THENCE N87°09'27"E 90.56 FEET; THENCE N27°26'24"W 121.99 FEET;

THENCE N59°24'22"W 14.42 FEET; THENCE N27°32'59"W 55.18 FEET;

THENCE N29°45'31"E 9.21 FEET; THENCE N27°26'24"W 46.33 FEET;

THENCE NORTHWESTERLY ON A 354.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N13°38'03"W, CHORD DISTANCE 169.14 FEET, AN ARC DISTANCE OF 170.79 FEET;

THENCE N00°10'56"E 499.04 FEET TO THE SOUTH LINE OF HIGHWAY 370;

THENCE S89°54'05"E 100.00 FEET ON THE SOUTH LINE OF HIGHWAY 370;

THENCE S00°10'56"W 499.17 FEET;

THENCE SOUTHEASTERLY ON A 605.61 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S13°38'03"E, CHORD DISTANCE 389.04 FEET, AN ARC DISTANCE OF 291.85 FEET;

THENCE S27°26'24"E 407.98 FEET;

THENCE N89°39'44"E 306.24 FEET TO THE EAST LINE OF SAID TAX LOT 2;

THENCE S00°20'16"E 1394.62 FEET ON THE EAST LINE OF SAID TAX LOT 2 TO THE SE CORNER THEREOF;

THENCE S89°51'56"W 663.28 FEET ON THE SOUTH LINES OF SAID TAX LOTS 1A, 1B AND 2 TO THE POINT OF BEGINNING.

CONTAINING 60.793 ACRES



Job Number: 245-192
 thompson, dressen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 www.td2co.com

Date: 04-23-18
 Drawn By: RTM
 Reviewed By: AAK
 Revision Date: ..

Founders Ridge, L.L.C.

Exhibit A-1 - Plat Legal Description
 with Metes and Bounds

FOUNDERS RIDGE

LOTS 144 THRU 207, INCLUSIVE

AND OUTLOT D

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NE 1/4 LYING EAST OF ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOT 1A IN THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 31, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

A SUBDIVISION TO BE KNOWN AS FOUNDERS RIDGE, LOTS 144 THRU 207, INCLUSIVE, AND OUTLOT D, BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 LYING EAST OF THE ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOTS 1A, 1B AND 2 IN THE WEST 1/2 OF THE NE 1/4 ALL IN SECTION 31, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF LOT 61, FOUNDERS RIDGE, A SUBDIVISION IN SAID SARPY COUNTY, SAID CORNER BEING ON THE EAST LINE OF SAID ABANDONED RAILROAD;

THENCE NORTHERLY ON THE NORTHERLY LINES OF LOTS 61 THRU 78, SAID FOUNDERS RIDGE ON THE FOLLOWING DESCRIBED THIRTEEN COURSES:

THENCE S89°56'27"E 190.00 FEET; THENCE N00°03'33"E 79.09 FEET; THENCE S89°56'27"E 245.76 FEET;
THENCE N44°24'26"E 126.92 FEET; THENCE N45°28'38"E 320.00 FEET; THENCE N46°26'09"E 83.74 FEET;
THENCE N51°12'25"E 88.96 FEET; THENCE N56°29'26"E 88.96 FEET; THENCE N61°46'27"E 88.96 FEET;
THENCE N67°03'28"E 88.96 FEET; THENCE N72°20'29"E 88.96 FEET; THENCE N77°37'30"E 88.96 FEET;
THENCE N87°09'27"E 90.56 FEET TO THE WEST LINE OF SOUTH 126th STREET;

THENCE N27°26'24"W 240.72 FEET ON THE WEST LINE OF SOUTH 126th STREET;

THENCE NORTHWESTERLY ON THE WEST LINE OF SOUTH 126th STREET ON A 354.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N13°38'03"W, CHORD DISTANCE 169.14 FEET, AN ARC DISTANCE OF 170.79 FEET;

THENCE N00°10'56"E 499.04 FEET ON THE WEST LINE OF SOUTH 126th STREET TO THE SOUTH LINE OF HIGHWAY 370;

THENCE N89°54'05"W 7.77 FEET ON THE SOUTH LINE OF HIGHWAY 370;

THENCE S00°18'17"E 14.42 FEET ON THE SOUTH LINE OF HIGHWAY 370;

THENCE N89°32'05"W 226.45 FEET ON THE SOUTH LINE OF HIGHWAY 370;

THENCE N83°41'26"W 125.63 FEET ON THE SOUTH LINE OF HIGHWAY 370;

THENCE N89°48'00"W 827.52 FEET ON THE SOUTH LINE OF HIGHWAY 370 TO THE EAST LINE OF SAID ABANDONED RAILROAD;

THENCE S04°58'34"W 246.67 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD;

THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID ABANDONED RAILROAD ON A 5679.39 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S02°31'04"W, CHORD DISTANCE 487.22 FEET, AN ARC DISTANCE OF 487.37 FEET;

THENCE S00°03'22"W 832.23 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD TO THE POINT OF BEGINNING.

CONTAINING 35.959 ACRES



Job Number: 245-192
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Date: 09-07-22
Drawn By: RTM
Reviewed By: AAK
Revision Date: ..

Founders Ridge, L.L.C.

Exhibit A-1 - Plat Legal Description
with Metes and Bounds

Name of Addition

Founders Ridge

SID # **332**

Phase I SID

**Source and Use of Funds:
Improvements**

	Quantity		Construction Cost	Total ¹ Cost	General Obligation	Special	G.O. Reimbursable	Private
Storm Sewer								
Interior	4,200	LF	\$ 568,519	\$ 724,305	\$ 724,305			
Culvert	100	LF	\$ 198,011	\$ 271,481	\$ 256,684	\$ 14,796		
Sanitary Sewer								
Outfall	2,600	LF	\$ 405,332	\$ 566,363	\$ 566,363		\$ 491,505	
Easement Acquisition	1	LS	\$ 34,485	\$ 53,569	\$ 53,569		\$ 33,840	
Interior	12,300	LF	\$ 448,825	\$ 758,247		\$ 758,247		
Paving and Sidewalk								
Paving	33,000	SY	\$ 1,814,245	\$ 2,311,384	\$ 1,097,414	\$ 1,213,970		
Signage	1	LS	\$ 19,200	\$ 26,400	\$ 26,400			
City Review Fee		LS	\$ 43,889	\$ 51,523	\$ 26,248	\$ 25,275		
Water								
Capital Facilities Fee	1	LS	\$ 403,863	\$ 509,909	\$ 254,954	\$ 254,955		
Interior	10,800	LF	\$ 874,937	\$ 1,041,285	\$ 331,218	\$ 710,067		
Fire Hydrants	24	EA	\$ 95,142	\$ 113,231		\$ 113,231		
Gas								
Interior	10,800	LF						
Electricity	1	LS	\$ 193,050	\$ 243,520		\$ 243,520		
Total			\$ 5,099,498	\$ 6,671,217	\$ 3,337,155	\$ 3,334,061	\$ 525,345	\$ -

¹ Total cost includes engineering fees and administrative fees

Valuation \$ 55,698,500 (95% Value)
Debt Ratio 5.05%

Date March 16, 2021
Page 1 of 4
Exhibit F-3

Name of Addition

Founders Ridge

SID # **332**

Phase II

Source and Use of Funds:

Proposed Improvements

	Quantity		Construction Cost	Total ¹ Cost	General Obligation	Special	G.O. Reimbursable	Private
Storm Sewer								
Storm Sewer	2,960	LF	\$ 528,700.00	\$ 731,300.00	\$ 731,300.00	\$ -		
Sanitary Sewer								
Interior	6,790	LF	\$ 508,000.00	\$ 702,600.00	\$ -	\$ 702,600.00		
Paving								
Minor	9,010	SY	\$ 636,500.00	\$ 880,400.00	\$ 171,800.00	\$ 708,600.00		
Major (Constitution)	5,400	SY	\$ 470,500.00	\$ 650,800.00	\$ 302,000.00	\$ 348,800.00		
Hwy 370 Contribution	1	LS	\$ 158,600.00	\$ 184,700.00	\$ 184,700.00	\$ -		
Sidewalk Ramps	24	EA	\$ 50,400.00	\$ 69,800.00	\$ 69,800.00	\$ -		
City Review Fee			\$ 28,900.00	\$ 34,700.00	\$ 11,100.00	\$ 23,600.00		
Water								
Capital Facilities Fee	1	LS	\$ 249,200.00	\$ 282,500.00	\$ 141,300.00	\$ 141,200.00		
Interior	4450	LF	\$ 648,200.00	\$ 896,500.00	\$ -	\$ 896,500.00		
Fire Hydrants	9	EA	\$ 47,300.00	\$ 65,400.00	\$ -	\$ 65,400.00		
Gas								
Interior	4450	LF	\$ -	\$ -	\$ -	\$ -		
Electricity	1	LS	\$ 128,500.00	\$ 153,700.00	\$ -	\$ 153,700.00		
Total			\$ 3,454,800.00	\$ 4,652,400.00	\$ 1,612,000.00	\$ 3,040,400.00	\$ -	

¹ Total cost includes engineering fees and administrative fees

² Attach a statement of assumptions as basis for preliminary projections.

Valuation \$ 40,118,400 (95% Value)
Debt Ratio 4.02%

Date September 16, 2022
Page 2 of 4
Exhibit F-3

Name of Addition

Founder's Ridge

SID # **332**

Phase III

Source and Use of Funds:

		Proposed Improvements		Total ¹	General	Special	G.O.	Private
		Quantity	Construction Cost	Cost	Obligation		Reimbursable	
Storm Sewer								
Storm Sewer	430 LF	\$ 72,600.00	\$ 100,500.00	\$ 100,500.00	\$ -			
Sanitary Sewer								
Interior	700 LF	\$ 77,000.00	\$ 106,500.00	\$ -	\$ 106,500.00			
Paving								
Major (Richland)	2,720 SY	\$ 234,000.00	\$ 323,600.00	\$ 145,500.00	\$ 178,100.00			
Sidewalk Ramps	4 EA	\$ 8,400.00	\$ 11,700.00	\$ 11,700.00	\$ -			
City Review Fee		\$ 5,000.00	\$ 6,000.00	\$ 2,400.00	\$ 3,600.00			
Water								
Capital Facilities Fee	1 LS	\$ 86,300.00	\$ 97,900.00	\$ 49,000.00	\$ 48,900.00			
Interior	620 LF	\$ 95,500.00	\$ 132,100.00	\$ -	\$ 132,100.00			
Fire Hydrants	2 EA	\$ 10,500.00	\$ 14,600.00	\$ -	\$ 14,600.00			
Gas								
Interior	620 LF	\$ -	\$ -	\$ -	\$ -			
Electricity	1 LS	\$ 43,000.00	\$ 51,500.00	\$ -	\$ 51,500.00			
Total		\$ 632,300.00	\$ 844,400.00	\$ 309,100.00	\$ 535,300.00	\$ -		

¹ Total cost includes engineering fees and administrative fees

² Attach a statement of assumptions as basis for preliminary projections.

Valuation \$ 12,951,800 (95% Value)
Debt Ratio 2.39%

		Quantity	Construction Cost	Total ¹	General	Special	Financing ²	Notes
				Cost	Obligation		Reimbursable	
Future Expenses								
Hwy 370 Trail Underpass	1 LS	\$100,000	\$138,000	\$138,000	\$0			
East-West Trail connection	20,000 SF	\$160,000	\$220,800	\$220,800	\$0			

Valuation \$ 12,951,800 (95% Value)
Debt Ratio 5.16% with Future Expenses

Date September 16, 2022
Page 3 of 4
Exhibit F-3

Name of Addition

Founders Ridge

SID # **332**

Phases I-III SID

Source and Use of Funds:

Proposed Improvements

	Quantity		Construction Cost	Total ¹ Cost	General Obligation	Special	G.O. Reimbursable	Notes
Storm Sewer								
Storm Sewer	7,590	LF	\$ 1,169,900.00	\$ 1,556,200.00	\$ 1,556,200.00	\$ -		
Culvert	100	LF	\$ 198,100.00	\$ 271,500.00	\$ 256,700.00	\$ 14,800.00		
Sanitary Sewer								
Outfall	2,600	LF	\$ 405,400.00	\$ 566,400.00	\$ 566,400.00	\$ -	\$ 491,600.00	³ From Sarpy County
Easement Acquisition	1	LS	\$ 34,500.00	\$ 53,600.00	\$ 53,600.00	\$ -	\$ 33,900.00	
Interior	19,790	LF	\$ 1,033,900.00	\$ 1,567,400.00	\$ -	\$ 1,567,400.00		
Paving								
Minor (Incl. sidewalk/trail)	42,010	SY	\$ 2,450,800.00	\$ 3,191,800.00	\$ 1,269,300.00	\$ 1,922,600.00		
Major (Richland/Constitution)	8,120	SY	\$ 704,500.00	\$ 974,400.00	\$ 447,500.00	\$ 526,900.00		
Signage	1	LS	\$ 19,200.00	\$ 26,400.00	\$ 26,400.00	\$ -		
Highway 370 Contribution	1	LS	\$ 158,600.00	\$ 184,700.00	\$ 184,700.00	\$ -		
Sidewalk Ramps	28	EA	\$ 58,800.00	\$ 81,500.00	\$ 81,500.00	\$ -		
City Review Fee			\$ 77,800.00	\$ 92,300.00	\$ 39,800.00	\$ 52,500.00		
Water								
Capital Facilities Fee	1	LS	\$ 739,400.00	\$ 890,400.00	\$ 445,300.00	\$ 445,100.00		
Interior	15870	LF	\$ 1,618,700.00	\$ 2,069,900.00	\$ 331,300.00	\$ 1,738,700.00		
Fire Hydrants	35	EA	\$ 153,000.00	\$ 193,300.00	\$ -	\$ 193,300.00		
Gas								
Interior	15870	LF	\$ -	\$ -	\$ -	\$ -		
Electricity	1	LS	\$ 364,600.00	\$ 448,800.00	\$ -	\$ 448,800.00		
Total			\$ 9,187,200.00	\$ 12,168,600.00	\$ 5,258,700.00	\$ 6,910,100.00	\$ 525,500.00	\$ -

¹ Total cost includes engineering fees and administrative fees

² Attach a statement of assumptions as basis for preliminary projections.

³ Excludes legal and warrant fees

⁴ Total contribution minus the cost of Highway 370 Turn Lane Costs

Valuation

\$ 114,202,500 (95% Value)

Debt Ratio

4.14%

	Quantity		Construction Cost	Total ¹ Cost	General Obligation	Special	Financing ² Reimbursable	Notes
Future Expenses								
Hwy 370 Trail Underpass	1	LS	\$100,000	\$138,000	\$138,000	\$0		
East-West Trail connection	20,000	SF	\$160,000	\$220,800	\$220,800	\$0		

Valuation

\$ 114,202,500 (95% Value)

Debt Ratio

4.92% with Future Expenses

Date September 16, 2022

Page 4 of 4

Exhibit F-3

Founders Ridge - 126th and Highway 370
245-192

DATE: January 26, 2021

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PHASE I

ITEM OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
SANITARY SEWER				
Mobilization	LS	1	23150.00 \$	23,150.00
6-inch San. Swr. w/ Crushed Rock Bedding	LF	4170	28.52 \$	118,928.40
8-inch San. Swr. w/ Crushed Rock Bedding	LF	7741	30.57 \$	236,642.37
8-inch San. Swr. w/ Crushed Rock Bedding	LF	360	35.57 \$	12,805.20
8" x 6" PVC Wye, In Place	EA	132	90.00 \$	11,880.00
6" I.D. PVC Slant, In Place	EA	11	325.00 \$	3,575.00
54" I.D. Sanitary Sewer Manhole, In Place	VF	395	375.00 \$	148,125.00
Standard Ring and Cover, In Place	EA	32	425.00 \$	13,600.00
Concrete Collar Around Manhole Ring	EA	0	350.00 \$	-
8" Sanitary Sewer Plug, In Place	EA	6	125.00 \$	750.00
Tap Existing Sanitary Sewer	EA	0	2000.00 \$	-
Geotextile Fabric, Unstable Trench	SY	189	2.50 \$	472.50
Crushed Rock, Unstable Trench	TON	137	37.50 \$	5,137.50
Cost of Compaction Retests	LS	1.00	-13,533.50	-13,533.50
Cost of Cleaning for TV Inspection	LS	1	-5625.00 \$	(5,625.00)
Cost of TV Inspection to locate Broken Pipe	LS	1	-375.00 \$	(375.00)
Cost of TV Inspection Reworks	LS	1	-6707.19 \$	(6,707.19)
Liquidated Damages	LS	1	-100000.00 \$	(100,000.00)
Subtotal				\$ 448,825.28
Engineering Fees				\$ 167,838.95
Legal Fees				\$ 22,117.49
Warrant Fee				\$ 21,734.47
Warrant Interest				\$ 97,731.30
Total				\$ 758,247.49
SANITARY SEWER OUTFALL				
Mobilization	EA	1	15000.00 \$	15,000.00
Clearing and Grubbing	LS	1	2500.00 \$	2,500.00
8-inch San. Swr. w/ Crushed Rock Bedding	LF	261	30.57 \$	7,978.77
10-inch San. Swr. w/ Crushed Rock Bedding	LF	1363	32.79 \$	44,692.77
12-inch San. Swr. w/ Crushed Rock Bedding	LF	917	36.72 \$	33,672.24
12-inch San. Swr. w/ Spacers	LF	0	36.72 \$	-
Fabric Silt Fence, In Place	LF	0	3.00 \$	-
Bore 20-inch Welded Steel Casing	LF	340	325.00 \$	110,500.00
Manhole	VF	79	450.00 \$	35,550.00
Ring & Cover	EA	10	425.00 \$	4,250.00
Concrete Collar Around Manhole, In Place	EA	10	350.00 \$	3,500.00
Construct 15"x12" PVC Eccentric Reducer	EA	0	800.00 \$	-
Construct Concrete Plug, 8" I.D. Sanitary	EA	1	150.00 \$	150.00
Construct 4" Dia. Steel, 6' Tall Marker Post	EA	6	150.00 \$	900.00
Erosion Control Matting and Seeding, In	AC	0	9000.00 \$	-
Geotextile Fabric, Unstable Trench, If	SY	139	2.50 \$	347.50
Crushed Rock, Unstable Trench, If	TON	509	37.50 \$	19,102.88

Dewatering, If Necessary	LF	2620	10.00	\$	26,200.00
12" PVC SDR 35 Sanitary Sewer Pipe w/ Spacers, In Place	LF	340	36.72	\$	12,484.80
Construct 15"x12" PVC Eccentric Reducer	EA	0	800.00	\$	-
Type A Seeding	AC	0.4	4000.00	\$	1,600.00
Dewatering with Shoring, If Necessary	LF	2620	20.00	\$	52,400.00
Geotechnical Test Holes	EA	2	500.00	\$	1,000.00
Tap Existing Sanitary Sewer Manhole	EA	1	2000.00	\$	2,000.00
Hwy 370 Boring Realignment	LS	1	42435.80	\$	42,435.80
Remaining 60% of Core Pit Base Rock	EA	1	1192.23	\$	1,192.23
Labor - Drain Tile Removal	HRS	50	50.00	\$	2,500.00
Backhoe - Drain Tile Removal	HRS	18	165.00	\$	2,970.00
Loader - Drain Tile Removal	HRS	8	135.00	\$	1,080.00
Temporary 8" PVC Pipe, diversion for drain tile during construction	LF	40	20.00	\$	800.00
Install 8" PVC Pipe, SDR 35, perforated	LF	300	20.00	\$	6,000.00
Cost of Cleaning for TV Inspection	LS	1	-1100.00	\$	(1,100.00)
Cost of TV Inspection Reworks	LS	1	-2874.75	\$	(2,874.75)
Cost of Rock Removal	LS	1	-2000.00	\$	(2,000.00)
Liquidated Damages	LS	1	-19500.00	\$	(19,500.00)
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Subtotal				\$	405,332.24
Engineering Fees				\$	86,172.86
Legal Fees				\$	19,974.21
Warrant Fee				\$	17,403.03
Warrant Interest				\$	37,480.71
Total				\$	566,363.05
SANITARY SEWER OUTFALL EASEMENT ACQUISITION					
Easement Acquisition	LS	1	34485.00	\$	34,485.00
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Subtotal				\$	34,485.00
Engineering Fees				\$	6,986.71
Legal Fees				\$	689.70
Appraisal Fee				\$	2,500.00
Warrant Fee				\$	1,434.54
Warrant Interest				\$	7,473.27
Total				\$	53,569.22
PAVEMENT, MINOR-SPECIAL ASSESS					
7-inch PCC Pavement	SY	25890	32.00	\$	828,480.00
Subgrade Preparation	CY	10300	3.27	\$	33,681.00
Material and Labor Increases	LS	78,882.43	0.500	\$	39,441.22
French Drain	LS	1	6438.00	\$	6,438.00
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Subtotal				\$	908,040.22
Engineering Fees, 21%				\$	123,120.76
Legal Fees, 5%				\$	45,232.14
Warrant Interest, 1 Yrs. @ 7%				\$	37,012.14
Subtotal				\$	1,113,405.26
Warrant Fee, 3.25%				\$	37,307.55
Total				\$	1,150,712.81

*Unit prices for 7" PCC Pavement supplemented by similar item in PAVEMENT, GO section below

PAVEMENT, MINOR G.O.

Mobilization	L.S.	0.78	16,377.00	\$	12,774.06
Traffic Control	L.S.	1	1.00	\$	1.00
Clearing and Grubbing	L.S.	0.78	1,619.00	\$	1,262.82
7-inch PCC Pavement	SY	1601	36.60	\$	58,596.60
Subgrade Preparation	CY	650	3.27	\$	2,125.50
7-inch PCC Pavement Extra Depth	SY	25890	4.60	\$	119,094.00
6" Uniform P.C.C. L65 Pavement, Temp	S.Y.	50	47.55		2,377.50
6" P.C.C. Trail, In Place	S.F.	29,647	4.67		138,451.49
4" P.C.C. Sidewalk, In Place	S.F.	7,336	4.07	\$	29,857.52
Adjust Sanitary Sewer Manhole to Grade	EA	32	252.00		8,064.00
Concrete Header, In Place	LF	75	7.54		565.50
End of Pavement Barricade, In Place	EA	16	126.00		2,016.00
Curb Inlet Protection, In Place	EA	32	221.00		7,072.00
Sediment Basin No. 2 Cleanout	CY	500	4.32		2,160.00
Sediment Basin No. 3 Cleanout	CY	1,500	4.32		6,480.00
Sediment Basin No. 4 Cleanout	CY	2100	4.32		9,072.00
Sediment Basin No. 5 Cleanout	CY	1100	4.32		4,752.00
24" White Preformed Pavement Marking	LF	240	30.00		7,200.00
Clean and Flush Sanitary Sewer After	LF	8,130	0.54	\$	4,390.20
Cedar Additional Mobilization	LS	2	4995.00	\$	9,990.00
Material and Labor Increases	LS	78,882.43	0.500	\$	39,441.22
Construct PCC Imprinted Surfacing, In	SF	930.00	10.000	\$	9,300.00

Subtotal				\$	475,043.41
Engineering Fees, 21%				\$	67,750.79
Legal Fees, 5%				\$	24,546.20
Warrant Interest, 1 Yrs. @ 7%				\$	20,085.43
Subtotal				\$	587,425.83
Warrant Fee, 3.25%				\$	20,245.75
Total				\$	607,671.58

PAVEMENT MAJOR, G.O. (126th St)

9-inch PCC Pavement	SY	2420	48.55	\$	117,491.00
Subgrade Preparation	SY	1000	3.27	\$	3,270.00
9-inch PCC Pavement Extra Depth	SY	1380	16.55	\$	22,839.00
6" P.C.C. Median Surfacing, In Place	S.Y.	250	80.00	\$	20,000.00
Drill and Grout #5 Tie Bars	EA	61	7.84	\$	478.24
12" White Preformed Pavement Marking	LF	185	12.60	\$	2,331.00
5" White Preformed Pavement Marking	LF	421	5.05	\$	2,126.05
White Pavement Marking Symbol Tape	EA	6	405.15	\$	2,430.90
Construct Detectable Warning	SF	48	25.00	\$	1,200.00
Pedestrian Push Button, Type PPB	EA	1	745.00	\$	745.00
Pedestrian Push Button, Type PPB (Remote)	EA	1	2,442.00	\$	2,442.00
Pedestrian Signal, Type PS-1 (Countdown)	EA	2	804.75	\$	1,609.50
Pull Box, Type PB-2	EA	0	2,347.65	\$	-
2" Conduit (HDPE) Bored In Place	LF	0	32.19	\$	-
2" Conduit (HDPE) Trenched In Place	LF	0	29.97	\$	-
2/C #16 PPB Lead-In Cable	LF	198	1.85	\$	366.30

Subtotal				\$	177,328.99
Engineering Fees, 21%				\$	25,437.68
Legal Fees, 5%				\$	9,162.85
Warrant Interest, 1 Yrs. @ 7%				\$	7,497.69
Subtotal				\$	219,427.22
Warrant Fee, 3.25%				\$	7,557.54

Total \$ 226,984.76

PAVEMENT MAJOR, SPECIAL ASSESS (126th St)

9-inch PCC Pavement	SY	1380	32.00	\$	44,160.00
Subgrade Preparation	CY	560	3.27	\$	1,831.20

Subtotal				\$	45,991.20
Engineering Fees, 21%				\$	5,995.58
Legal Fees, 5%				\$	2,290.96
Warrant Interest, 1 Yrs. @ 7%				\$	1,874.62
Subtotal				\$	56,152.36
Warrant Fee, 3.25%				\$	1,889.59
Total				\$	58,041.94

*Unit prices for 9" PCC Pavement supplemented by similar item in PAVEMENT MAJOR, GO section above

HIGHWAY 370 CONSTRUCTION, GO

Saw cut Pavement	LF	976	5.50	\$	5,368.00
Remove Pavement	SY	731	10.00	\$	7,310.00
Construct Granular Subdrain	EA	3	300.00	\$	900.00
Construct Aggregate Base Course	TON	430.39	28.20	\$	12,137.00
12" White Preformed Pavement Marking	LF	1180	12.60	\$	14,868.00
5" White Preformed Pavement Marking	LF	730	5.05	\$	3,686.50
5" Yellow Preformed Pavement Marking	LF	0	5.05	\$	-
White Pavement Marking Symbol Tape	EA	2	405.15	\$	810.30
9" P.C.C. Pavement, Rt Turn Lane	SY	1,700	55.00	\$	93,500.00
Subgrade Preparation	C.Y.	680	7.50	\$	5,100.00
Traffic Control, Highway 370 Turn Lane	LS	1	5000.00	\$	5,000.00
Thickened Edge	LF	930	10.00	\$	9,300.00
Traffic Signal, TS-1L	EA	1	1376.40	\$	1,376.40
Drill #5 x 18" Epoxy Coated Tie Bar	EA	260	7.84	\$	2,038.40
Remove and Reinstall Lighting Poles & Foundations	LS	1	12500.00	\$	12,500.00
Remove and Relocate Warning Beacon					
Conduit, Wiring & Pull Box	LS	1	17515.00	\$	17,515.00
NDOT Type A w/ Double Net Matting	SY	2,100	1.95	\$	4,095.00
Hwy 370 Turn Lane Grading	LS	1	9500.00	\$	9,500.00

Subtotal				\$	205,004.60
Engineering Fees, 21%				\$	29,407.73
Legal Fees, 5%				\$	10,592.89
Warrant Interest, 1 Yrs. @ 7%				\$	8,667.85
Subtotal				\$	253,673.07
Warrant Fee, 3.25%				\$	8,737.04
Total				\$	262,410.10

SIDEWALK

Handicap Ramps	EA	68	562.00	\$	38,216.00
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Subtotal				\$	38,216.00
Engineering Fees, 21%				\$	5,482.05
Legal Fees, 5%				\$	1,974.68
Warrant Interest, 1 Yrs. @ 7%				\$	1,615.82
Subtotal				\$	47,288.55
Warrant Fee, 3.25%				\$	1,628.72

Total \$ 48,917.27

STREET SIGNAGE, G.O.

Stop sign on Pole, In Place	EA	7	925.00	\$	6,475.00
Stop sign on Extended Pole for Street Name	EA	10	900.00	\$	9,000.00
Street Name Sign	EA	22	45.00	\$	990.00
"R4-7" 18"x24" Sign on Pole, in Place	EA	1	900.00	\$	900.00
"R2-1" Speed limit 25 Sign on Pole, In Place	EA	1	900.00	\$	900.00
"R3-7" Sign on Pole, In Place	EA	1	900.00	\$	900.00

Subtotal				\$	19,165.00
Engineering Fees, 21%				\$	4,024.65
Legal Fees, 5%				\$	958.25
Warrant Interest, 1 Yrs. @ 7%				\$	1,341.55
Subtotal				\$	25,489.45
Warrant Fee, 3.25%				\$	828.41
Total				\$	26,317.86

WATER INTERIOR, SPECIAL ASSESS

Mobilization	LS	0.71	7,700.00	\$	5,467.00
Traffic Control	LS	0.71	750.00	\$	532.50
Bore and Jack 24" I.D. Welded Steel Casings	LF	180	350.00	\$	63,000.00
Install 16" D.I.P. CL 350 Water Main w/ Spa	LF	180	45.84	\$	8,251.20
Construct 16" D.I.P. CL 350 Water Main w/	LF	2741	45.84	\$	125,647.44
Construct 12" D.I.P. CL 350 Water Main w/	LF	638	45.84	\$	29,245.92
Construct 8" D.I.P. CL 350 Water Main w/ T	LF	1138	45.84	\$	52,165.92
Construct 6" D.I.P. CL 350 Water Main w/ T	LF	6262	38.36	\$	240,210.32
16" x 6" D.I. Reducer, In Place	EA	1	273.00	\$	273.00
12" x 6" D.I. Reducer, In Place	EA	3	273.00	\$	819.00
8" x 6" D.I. Reducer, In Place	EA	3	273.00	\$	819.00
16" D.I. Gate Valve, In Place	EA	16	1,227.00	\$	19,632.00
12" D.I. Gate Valve, In Place	EA	3	1,227.00	\$	3,681.00
8" D.I. Gate Valve, In Place	EA	5	1,227.00	\$	6,135.00
6" D.I. Gate Valve, In Place	EA	21	931.00	\$	19,551.00
16" x 16" x 12" x 12" D.I. Crossing, In Place	EA	1	537.00	\$	537.00
16" x 16" x 8" x 8" D.I. Crossing, In Place	EA	1	537.00	\$	537.00
16" x 16" x 6" x 6" D.I. Crossing, In Place	EA	2	537.00	\$	1,074.00
8" x 8" x 8" x 8" D.I. Crossing, In Place	EA	1	537.00	\$	537.00
16" x 16" x 6" Tee w/ Backing Block, In Place	EA	8	467.00	\$	3,736.00
12" x 12" x 6" Tee w/ Backing Block, In Place	EA	1	467.00	\$	467.00
8" x 8" x 6" Tee w/ Backing Block, In Place	EA	4	467.00	\$	1,868.00
6" x 6" x 6" Tee w/ Backing Block, In Place	EA	12	443.00	\$	5,316.00
8" M.J. Pipe Plug, In Place	EA	3	268.00	\$	804.00
6" M.J. Pipe Plug, In Place	EA	1	251.00	\$	251.00
16" D.I. 90 Degree Bend w/ Backing Block,	EA	1	741.00	\$	741.00
16" D.I. 45 Degree Bend w/ Backing Block,	EA	3	488.00	\$	1,464.00
6" D.I. 45 Degree Bend w/ Backing Block, In	EA	8	401.00	\$	3,208.00
6" D.I. 11.25 Degree Bend w/ Backing Block,	EA	2	331.00	\$	662.00
16" x 16" x 12" Tee w/ Backing Block, In Pl	EA	1	0.00	\$	-

Subtotal				\$	596,632.30
Engineering Fees				\$	29,561.58
Legal Fees				\$	29,401.21
Warrant Fee				\$	18,340.21
Warrant Interest				\$	36,131.97
Total				\$	710,067.28

*Unit prices for 10", 12", and 16" water main supplemented by similar items in WATER INTERIOR, GO section below

WATER INTERIOR, GO

Mobilization	LS	0.29	7,700.00	\$	2,233.00
Traffic Control	LS	0.29	750.00	\$	217.50
Bore and Jack 24" I.D. Welded Steel Casin	LF	180	207.00	\$	37,260.00
Install 16" D.I.P. CL 350 Water Main w/ Spa	LF	180	66.16	\$	11,908.80
Construct 16" D.I.P. CL 350 Water Main w/	LF	2741	46.66	\$	127,895.06
Construct 12" D.I.P. CL 350 Water Main w/	LF	638	19.36	\$	12,351.68
16" x 6" D.I. Reducer, In Place	EA	1	258.00	\$	258.00
12" x 6" D.I. Reducer, In Place	EA	3	62.00	\$	186.00
16" D.I. Gate Valve, In Place	EA	16	4,474.00	\$	71,584.00
12" D.I. Gate Valve, In Place	EA	3	896.00	\$	2,688.00
16" x 16" x 12" x 12" D.I. Crossing, In Place	EA	1	747.00	\$	747.00
16" x 16" x 8" x 8" D.I. Crossing, In Place	EA	1	511.00	\$	511.00
16" x 16" x 6" x 6" D.I. Crossing, In Place	EA	2	439.00	\$	878.00
16" x 16" x 6" Tee w/ Backing Block, In Plac	EA	8	480.00	\$	3,840.00
12" x 12" x 6" Tee w/ Backing Block, In Plac	EA	1	225.00	\$	225.00
16" D.I. 90 Degree Bend w/ Backing Block,	EA	1	1111.50	\$	1,111.50
16" D.I. 45 Degree Bend w/ Backing Block,	EA	3	732.00	\$	2,196.00
Remove 16" Plug w/ Beam Backing Block	EA	1	1278.00	\$	1,278.00
16" x 16" x 12" Tee w/ Backing Block, In Pl	EA	1	936.58	\$	936.58

Subtotal				\$	278,305.12
Engineering Fees				\$	13,789.29
Legal Fees				\$	13,714.49
Warrant Fee				\$	15,003.95
Warrant Interest				\$	10,405.11
Total				\$	331,217.96

WATER INTERIOR, SPECIAL ASSESS

Fire Hydrant Assembly, In Place	EA	18	3922.00	\$	70,596.00
End of Main Fire Hydrant Assembly, In Plac	EA	6	4091.00	\$	24,546.00

Subtotal				\$	95,142.00
Engineering Fees				\$	4,714.04
Legal Fees				\$	4,688.47
Warrant Fee				\$	2,924.62
Warrant Interest				\$	5,761.79
Total				\$	113,230.91

CAPITAL FACILITIES FEE

Residential Lots	EA	143	2400.00	\$	343,200.00
Commercial	AC	0.00	7185.00	\$	-
Multi-Family	AC	0.00	7660.00	\$	-
Outlot	AC	8.60	6705.00	\$	57,663.00

Subtotal				\$	403,863.00
Legal Fees				\$	8,077.26
Warrant Fee				\$	14,016.22
Warrant Interest				\$	83,952.36

Total \$ 509,908.84

GAS
Total lot 143 \$ -

Subtotal (0% Contingency) \$ -
Engineering Fees, 3% \$ -
Legal Fees, 5% \$ -
Warrant Interest, 1 Yrs. @ 7% \$ -
Subtotal \$ -
Warrant Fee, 3.25% \$ -
Total \$ -

POWER, SPECIAL ASSESS

Single Family Lots EA 143 1350.00 \$ 193,050.00
Comm/Industrial Backbone AC 0.00 3500.00 \$ -

Subtotal \$ 193,050.00
Engineering Fees \$ 18,786.37
Legal Fees \$ 9,513.24
Warrant Fee \$ 7,531.40
Warrant Interest \$ 14,639.41
Total \$ 243,520.42

STORM SEWER - G.O.

Mobilization	L.S.	0.24	16,377.00	\$	3,930.48
Clearing and Grubbing	L.S.	0.24	1,619.00	\$	388.56
Remove and Dispose of 42" CMP	L.F.	0	27.00	\$	-
Remove and Dispose of CMP Riser and Ba	EA.	0	2,159.00	\$	-
Remove and Dispose of 42" CMP FES	EA.	0	1,727.00	\$	-
15-inch RCP Storm Sewer	LF	567	37.25	\$	21,120.75
18-inch RCP Storm Sewer	LF	334	42.65	\$	14,245.10
24-inch RCP Storm Sewer	LF	1,517	56.65	\$	85,938.05
30-inch RCP Storm Sewer	LF	1,487	82.05	\$	122,008.35
36-inch RCP Storm Sewer	LF	168	101.00	\$	16,968.00
42-inch RCP Storm Sewer	LF	122	127.00	\$	15,494.00
Storm FES, 18-inch ID	EA	1	2375.00	\$	2,375.00
Storm FES, 24-inch ID	EA	2	2591.00	\$	5,182.00
Storm FES, 36-inch ID	EA	4	3562.00	\$	14,248.00
Storm FES, 42-inch ID	EA	1	3886.00	\$	3,886.00
Type A Riprap on Geotextile Fabric	TON	367	70.15	\$	25,745.05
54" I.D. Storm Sewer Manhole, In Place	VF	22.9	513.00	\$	11,747.70
54" I.D. Flattop Storm Sewer Manhole, In	VF	12.3	604.00	\$	7,429.20
60" I.D. Flattop Storm Sewer Manhole, In	VF	16.7	642.00	\$	10,721.40
72" I.D. Storm Sewer Manhole, In Place	VF	-	712.00	\$	-
Standard Ring and Cover	EA	12	513.00	\$	6,156.00
Type I Curb Inlet, In Place	EA	15	2981.00	\$	44,715.00
Type III Curb Inlet, In Place	EA	14	2981.00	\$	41,734.00
Extra Depth Type III Curb Inlet, In Place	EA	3	4495.00	\$	13,485.00
Type I Area Inlet, In Place	EA	1	3508.00	\$	3,508.00
Type II Area Inlet, In Place	EA	2	3832.00	\$	7,664.00
30" Storm Sewer Plug, In Place	EA	1	594.00	\$	594.00
Concrete Collar around Manhole Ring, In	EA	6	378.00	\$	2,268.00
Reseeding, K31 Fescue	AC	1.58	1781.00	\$	2,813.98

Erosion Control Mat, Tensar S75	SY	10,350	1.30	\$	13,455.00
Sediment Basin Cleanout	EA	0	0.00	\$	-
Televise Storm Sewer After Paving	LF	4195	1.46	\$	6,124.70
Labor	HR	0	32.95	\$	-
Cat 257b w/ Operator	HR	10	44.95	\$	449.50
Cat 225 w/ Operator	HR	19	44.95	\$	854.05
Cat D7 w/ Operator	HR	0	44.95	\$	-
Cat 977 w/ Operator	HR	0	44.95	\$	-
Side Dump Truck w/ Operator	HR	2	44.95	\$	89.90
60" I.D. Storm Sewer Manhole, In Place	VF	13.5	626.00	\$	8,451.00
72" I.D. Flattop Storm Sewer Manhole, In	VF	11.3	831.00	\$	9,390.30
Concrete Collar	EA	1	918.00	\$	918.00
Storm FES, 30-inch ID	EA	2	3441.00	\$	6,882.00
24" Storm Sewer Plug	EA	1	943.50	\$	943.50
Material and Labor Increases	LS	0.46	78882.43	\$	36,285.92
Remove existing 32" CMP and Concrete	LS	1	740.00	\$	740.00
Cost of Compaction Test Retests	LS	1	-180.00	\$	(180.00)
Cost of Cleaning for TV Inspection	LS	1	-250.00	\$	(250.00)
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Subtotal				\$	568,519.49
Engineering Fees				\$	61,374.00
Legal Fees				\$	28,015.85
Warrant Fee				\$	22,385.29
Warrant Interest				\$	44,010.57
Total				\$	724,305.20

PRELIMINARY COST ESTIMATE

Founders Ridge - 126th and Highway 370
245-192

DATE: September 16, 2022

File: H:\200\245-192\Estimates and Misc Spread Sheets\245-192 SOF Phase 2.xlcs

PHASE II

ITEM OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
SANITARY SEWER				
Mobilization	LS	1	15000.00 \$	15,000.00
6-inch San. Swr. w/ Crushed Rock Bedding	LF	2590	45.00 \$	116,550.00
8-inch San. Swr. w/ Crushed Rock Bedding	LF	4200	52.00 \$	218,400.00
8-inch San. Swr. w/ Crushed Rock Bedding	LF	0	58.00 \$	-
8" x 6" PVC Wye, In Place	EA	0	250.00 \$	-
6" I.D. PVC Slant, In Place	EA	74	200.00 \$	14,800.00
54" I.D. Sanitary Sewer Manhole, In Place	VF	195	500.00 \$	97,500.00
Standard Ring and Cover, In Place	EA	15	900.00 \$	13,500.00
Concrete Collar Around Manhole Ring	EA	0	700.00 \$	-
8" Sanitary Sewer Plug, In Place	EA	1	400.00 \$	400.00
Tap Existing Sanitary Sewer	EA	0	3500.00 \$	-
Geotextile Fabric, Unstable Trench	SY	100	6.00 \$	600.00
Crushed Rock, Unstable Trench	TON	100	70.00 \$	7,000.00

Subtotal (5% Contingency)			\$	507,937.50
Engineering Fees, 21%			\$	106,666.88
Legal Fees, 5%			\$	25,396.88
Warrant Interest, 1 Yrs. @ 7%			\$	35,555.63
Subtotal			\$	675,556.88
Warrant Fee, 4%			\$	27,022.28
Total			\$	702,579.15

PAVEMENT, MINOR-SPECIAL ASSESS

7-inch PCC Pavement	SY	8500	55.00 \$	467,500.00
Subgrade Preparation	CY	3400	6.00 \$	20,400.00
Type D Traffic Barriers	EA	0	350.00 \$	-
4" P.C.C. Sidewalk	SF	0	8.00 \$	-

Subtotal (5% Contingency)			\$	512,295.00
Engineering Fees, 21%			\$	107,581.95
Legal Fees, 5%			\$	25,614.75
Warrant Interest, 1 Yrs. @ 7%			\$	35,860.65
Subtotal			\$	681,352.35
Warrant Fee, 4%			\$	27,254.09
Total			\$	708,606.44

*Unit prices for 7" PCC Pavement supplemented by similar item in PAVEMENT, GO section below

PAVEMENT, MINOR-G.O.

7-inch PCC Pavement	SY	505	55.00 \$	27,775.00
Subgrade Preparation	CY	202	6.00 \$	1,212.00
7-inch PCC Pavement Extra Depth	SY	9005	5.00 \$	45,025.00
Striping	LF	0	6.00 \$	-
4" P.C.C. Sidewalk	SF	0	8.00 \$	-
6" P.C.C. Trail	SF	0	8.00 \$	-
Adjust Manhole	EA	6	300.00 \$	1,800.00

Street Signs	EA	7	350.00	\$	2,450.00
Sediment Basin Cleanout	EA	2	20000.00	\$	40,000.00
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Subtotal (5% Contingency)				\$	124,175.10
Engineering Fees, 21%				\$	26,076.77
Legal Fees, 5%				\$	6,208.76
Warrant Interest, 1 Yrs. @ 7%				\$	8,692.26
Subtotal				\$	165,152.88
Warrant Fee, 4%				\$	6,606.12
Total				\$	171,759.00

PAVEMENT MAJOR, G.O. (Constitution Blvd)

9-inch PCC Pavement	SY	1900	65.00	\$	123,500.00
Subgrade Preparation	SY	800	6.00	\$	4,800.00
9-inch PCC Pavement Extra Depth	SY	5400	10.00	\$	54,000.00
Drill & Grout 1"x18" Epoxy Coated Dowel B:	EA	10	12.00	\$	120.00
4" P.C.C. Sidewalk	SF	0	8.00	\$	-
Adjust Manhole	EA	0	150.00	\$	-
Striping	LF	0	6.00	\$	-
Street Signs	EA	2	350.00	\$	700.00
Preformed 5" Wide White Pavement Markir	LF	3100	8.00	\$	24,800.00

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Subtotal (5% Contingency)				\$	218,316.00
Engineering Fees, 21%				\$	45,846.36
Legal Fees, 5%				\$	10,915.80
Warrant Interest, 1 Yrs. @ 7%				\$	15,282.12
Subtotal				\$	290,360.28
Warrant Fee, 4%				\$	11,614.41
Total				\$	301,974.69

PAVEMENT MAJOR, SPECIAL ASSESS (Constitution Blvd)

9-inch PCC Pavement	SY	3500	65.00	\$	227,500.00
Subgrade Preparation	CY	1400	2.50	\$	3,500.00
4" P.C.C. Sidewalk	SF	1140	8.00	\$	9,120.00

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Subtotal (5% Contingency)				\$	252,126.00
Engineering Fees, 21%				\$	52,946.46
Legal Fees, 5%				\$	12,606.30
Warrant Interest, 1 Yrs. @ 7%				\$	17,648.82
Subtotal				\$	335,327.58
Warrant Fee, 4%				\$	13,413.10
Total				\$	348,740.68

*Unit prices for 9" PCC Pavement supplemented by similar item in PAVEMENT MAJOR, GO section above

WATER INTERIOR, SPECIAL ASSESS

6-inch Water Main	LF	1,690	120.00	\$	202,800.00
8-inch Water Main	LF	2,760	140.00	\$	386,400.00
10-inch Water Main	LF	-	140.00	\$	-
12-inch Water Main	LF	-	140.00	\$	-
16-inch Water Main	LF	-	140.00	\$	-

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Subtotal (10% Contingency)				\$	648,120.00
Engineering Fees, 21%				\$	136,105.20

Legal Fees, 5%				\$	32,406.00
Warrant Interest, 1 Yrs. @ 7%				\$	45,368.40
Subtotal				\$	861,999.60
Warrant Fee, 4%				\$	34,479.98
Total				\$	896,479.58

*Unit prices for 10", 12", and 16" water main supplemented by similar items in WATER INTERIOR, GO section below

WATER INTERIOR, GO

10-inch Water Main	LF	-	20.00	\$	-
12-inch Water Main	LF	-	40.00	\$	-
16-inch Water Main	LF	-	70.00	\$	-

Subtotal (5% Contingency)				\$	-
Engineering Fees, 21%				\$	-
Legal Fees, 5%				\$	-
Warrant Interest, 1 Yrs. @ 7%				\$	-
Subtotal				\$	-
Warrant Fee, 4%				\$	-
Total				\$	-

WATER INTERIOR, SPECIAL ASSESS

Fire Hydrant Assembly	EA	9	5000.00	\$	45,000.00

Subtotal (5% Contingency)				\$	47,250.00
Engineering Fees, 21%				\$	9,922.50
Legal Fees, 5%				\$	2,362.50
Warrant Interest, 1 Yrs. @ 7%				\$	3,307.50
Subtotal				\$	62,842.50
Warrant Fee, 4%				\$	2,513.70
Total				\$	65,356.20

CAPITAL FACILITIES FEE

Residential Lots	EA	61	2400.00	\$	146,400.00
Commercial	AC	7.20	7185.00	\$	51,732.00
Multi-Family	AC	5.70	7660.00	\$	43,662.00
Outlot	AC	1.10	6705.00	\$	7,375.50

Subtotal (0% Contingency)				\$	249,169.50
Legal Fees, 2%				\$	4,983.39
Warrant Interest, 1 Yrs. @ 7%				\$	17,441.87
Subtotal				\$	271,594.76
Warrant Fee, 4%				\$	10,863.79
Total				\$	282,458.55

GAS

Total	lot	61		\$	-

Subtotal (0% Contingency)				\$	-
Engineering Fees, 3%				\$	-
Legal Fees, 5%				\$	-
Warrant Interest, 1 Yrs. @ 7%				\$	-

Subtotal				\$	-
Warrant Fee, 4%				\$	-
Total				\$	-

POWER, SPECIAL ASSESS

Single Family Lots	EA	61	1350.00	\$	82,350.00
Comm/Industrial Backbone	AC	12.89	3580.00	\$	46,146.20

Subtotal (0% Contingency)				\$	128,496.20
Engineering Fees, 6%				\$	7,709.77
Legal Fees, 2%				\$	2,569.92
Warrant Interest, 1 Yrs. @ 7%				\$	8,994.73
Subtotal				\$	147,770.63
Warrant Fee, 4%				\$	5,910.83
Total				\$	153,681.46

SARPY SEWER FEE - Paid at Building Permit

Single Family Lots	EA	61	800.00	\$	48,800.00
Apartments	EA	72	540.00	\$	38,880.00
Comm/Industrial Backbone	AC	7.21	5500.00	\$	39,655.00

Subtotal (0% Contingency)				\$	127,335.00
Legal Fees, 2%				\$	2,546.70
Warrant Interest, 1 Yrs. @ 7%				\$	8,913.45
Subtotal				\$	138,795.15
Warrant Fee, 4%				\$	5,551.81
Total				\$	144,346.96

STORM SEWER - G.O.

15-inch RCP Storm Sewer	LF	620	55.00	\$	34,100.00
18-inch RCP Storm Sewer	LF	670	60.00	\$	40,200.00
24-inch RCP Storm Sewer	LF	370	80.00	\$	29,600.00
30-inch RCP Storm Sewer	LF	-	105.00	\$	-
36-inch RCP Storm Sewer	LF	850	135.00	\$	114,750.00
42-inch RCP Storm Sewer	LF	450	200.00	\$	90,000.00
48-inch RCP Storm Sewer	LF	-	240.00	\$	-
54-inch RCP Storm Sewer	LF	50	300.00	\$	15,000.00
60-inch RCP Storm Sewer	LF	-	360.00	\$	-
Storm Manhole, 54-inch I.D.	VF	-	750.00	\$	-
Storm Manhole, 54-inch I.D. Flat Top	VF	7	900.00	\$	6,300.00
Storm Manhole, 60-inch I.D.	VF	-	850.00	\$	-
Storm Manhole, 60-inch I.D. Flat Top	VF	-	1000.00	\$	-
Storm Manhole, 72-inch I.D.	VF	-	1000.00	\$	-
Storm Manhole, 72-inch I.D. Flat Top	VF	44	1200.00	\$	52,800.00
Storm Manhole, 84-inch I.D.	VF	-	1300.00	\$	-
Storm Manhole, 84-inch I.D. Flat Top	VF	-	1400.00	\$	-
Storm Manhole, 96-inch I.D.	VF	-	1500.00	\$	-
Storm Manhole, 96-inch I.D. Flat Top	VF	10	1600.00	\$	16,000.00
Storm FES, 18-inch ID	EA	-	3000.00	\$	-
Storm FES, 24-inch ID	EA	-	3500.00	\$	-
Storm FES, 30-inch ID	EA	-	5000.00	\$	-
Storm FES, 36-inch ID	EA	1	6000.00	\$	6,000.00
Storm FES, 42-inch ID	EA	1	7000.00	\$	7,000.00
Storm FES, 48-inch ID	EA	-	8500.00	\$	-

Storm FES, 54-inch ID	EA	1	10000.00	\$	10,000.00
Storm FES, 60-inch ID	EA	-	11000.00	\$	-
30" Concrete Collar	EA	-	1500.00	\$	-
36" Concrete Collar	EA	-	1500.00	\$	-
42" Concrete Collar	EA	-	1500.00	\$	-
Type I or III Curb Inlet	EA	12	5000.00	\$	60,000.00
Type I or III Curb Inlet, Reinforced Box	EA	-	7000.00	\$	-
Type I Area Inlet	EA	-	6500.00	\$	-
Type II Area Inlet	EA	-	6500.00	\$	-
Construct Pipe Plug	EA	4	800.00	\$	3,200.00
Flexamat	SY	-	140.00	\$	-
Clearing and Grubbing	LS	-	20000.00	\$	-
Temporary Basin Structures	EA	-	3000.00	\$	-
Cast-In-Place retaining wall	SF	-	50.00	\$	-
Standard Ring and Cover	EA	7	900.00	\$	6,300.00
Clean & Flush Manholes and Sanitary	LF	4,200	1.50	\$	6,300.00
Televise Storm Sewer after Paving	LF	2,960	2.00	\$	5,920.00

Subtotal (5% Contingency)				\$	528,643.50
Engineering Fees, 21%				\$	111,015.14
Legal Fees, 5%				\$	26,432.18
Warrant Interest, 1 Yrs. @ 7%				\$	37,005.05
Subtotal				\$	703,095.86
Warrant Fee, 4%				\$	28,123.83
Total				\$	731,219.69

SIDEWALK

Handicap Ramps	EA	24	2000.00	\$	48,000.00
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Subtotal (5% contingency)				\$	50,400.00
Engineering Fees, 21%				\$	10,584.00
Legal Fees, 5%				\$	2,520.00
Warrant Interest, 1 Yrs. @ 7%				\$	3,528.00
Subtotal				\$	67,032.00
Warrant Fee, 4%				\$	2,681.28
Total				\$	69,713.28

HIGHWAY 370 CONTRIBUTION, GO

Highway 370 - 126th St	LS	1	8077.04	\$	8,077.04
Highway 370 - 132nd St	LS	1	84429.00	\$	84,429.00
Highway 370 - Siebold Dr	LS	1	66060.31	\$	66,060.31

Subtotal				\$	158,566.35
Engineering Fees, 3%				\$	4,756.99
Legal Fees, 2%				\$	3,171.33
Warrant Interest, 1 Yrs. @ 7%				\$	11,099.64
Subtotal				\$	177,594.31
Warrant Fee, 4%				\$	7,103.77
Total				\$	184,698.09

*One third of total cost of each project (Highway 370 - 126th St., Highway 370 - 132nd St., Highway 370 - Siebold Dr.) as noted on Ashbury Farm Cost Breakdown provided by Bill Herr on October 30, 2017

PRELIMINARY COST ESTIMATE

Founders Ridge - 126th and Highway 370
245-192

DATE: September 16, 2022

File: H:\200\245-192\Estimates and Misc Spread Sheets\245-192 SOF Phase 2.xlcs

PHASE III

ITEM OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
SANITARY SEWER				
Mobilization	LS	1	15000.00 \$	15,000.00
6-inch San. Swr. w/ Crushed Rock Bedding	LF	175	45.00 \$	7,875.00
8-inch San. Swr. w/ Crushed Rock Bedding	LF	520	52.00 \$	27,040.00
8-inch San. Swr. w/ Crushed Rock Bedding - 17' Cover	LF	0	58.00 \$	-
8" x 6" PVC Wye, In Place	EA	0	250.00 \$	-
6" I.D. PVC Slant, In Place	EA	5	200.00 \$	1,000.00
54" I.D. Sanitary Sewer Manhole, In Place	VF	26	500.00 \$	13,000.00
Standard Ring and Cover, In Place	EA	2	900.00 \$	1,800.00
Concrete Collar Around Manhole Ring	EA	0	700.00 \$	-
8" Sanitary Sewer Plug, In Place	EA	0	400.00 \$	-
Tap Existing Sanitary Sewer	EA	0	3500.00 \$	-
Geotextile Fabric, Unstable Trench	SY	100	6.00 \$	600.00
Crushed Rock, Unstable Trench	TON	100	70.00 \$	7,000.00
Subtotal (5% Contingency)				\$ 76,980.75
Engineering Fees, 21%				\$ 16,165.96
Legal Fees, 5%				\$ 3,849.04
Warrant Interest, 1 Yrs. @ 7%				\$ 5,388.65
Subtotal				\$ 102,384.40
Warrant Fee, 4%				\$ 4,095.38
Total				\$ 106,479.77
PAVEMENT MAJOR, G.O. (Richland)				
9-inch PCC Pavement	SY	900	65.00 \$	58,500.00
Subgrade Preparation	SY	400	6.00 \$	2,400.00
9-inch PCC Pavement Extra Depth	SY	2720	10.00 \$	27,200.00
Drill & Grout 1"x18" Epoxy Coated Dowel B:	EA	10	12.00 \$	120.00
4" P.C.C. Sidewalk	SF	0	6.00 \$	-
Adjust Manhole	EA	0	5.00 \$	-
Striping	LF	0	2.00 \$	-
Street Signs	EA	2	350.00 \$	700.00
Preformed 5" Wide White Pavement Markir	LF	1400	8.00 \$	11,200.00
Subtotal (5% Contingency)				\$ 105,126.00
Engineering Fees, 21%				\$ 22,076.46
Legal Fees, 5%				\$ 5,256.30
Warrant Interest, 1 Yrs. @ 7%				\$ 7,358.82
Subtotal				\$ 139,817.58
Warrant Fee, 4%				\$ 5,592.70
Total				\$ 145,410.28
PAVEMENT MAJOR, SPECIAL ASSESS (Richland)				
9-inch PCC Pavement	SY	1820	65.00 \$	118,300.00
Subgrade Preparation	CY	730	6.00 \$	4,380.00

4" P.C.C. Sidewalk	SF	0	8.00	\$	-
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Subtotal (5% Contingency)				\$	128,814.00
Engineering Fees, 21%				\$	27,050.94
Legal Fees, 5%				\$	6,440.70
Warrant Interest, 1 Yrs. @ 7%				\$	9,016.98
Subtotal				\$	171,322.62
Warrant Fee, 4%				\$	6,852.90
Total				\$	178,175.52

*Unit prices for 9" PCC Pavement supplemented by similar item in PAVEMENT MAJOR, GO section above

WATER INTERIOR, SPECIAL ASSESS

6-inch Water Main	LF	0	120.00	\$	-
8-inch Water Main	LF	620	140.00	\$	86,800.00
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Subtotal (10% Contingency)				\$	95,480.00
Engineering Fees, 21%				\$	20,050.80
Legal Fees, 5%				\$	4,774.00
Warrant Interest, 1 Yrs. @ 7%				\$	6,683.60
Subtotal				\$	126,988.40
Warrant Fee, 4%				\$	5,079.54
Total				\$	132,067.94

WATER INTERIOR, DEVELOPER

Fire Hydrant Assembly	EA	2	5000.00	\$	10,000.00
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Subtotal (5% Contingency)				\$	10,500.00
Engineering Fees, 21%				\$	2,205.00
Legal Fees, 5%				\$	525.00
Warrant Interest, 1 Yrs. @ 7%				\$	735.00
Subtotal				\$	13,965.00
Warrant Fee, 4%				\$	558.60
Total				\$	14,523.60

CAPITAL FACILITIES FEE

Residential Lots	EA	0.00	2400.00	\$	-
Commercial	AC	12.01	7185.00	\$	86,291.85
Multi-Family	AC	0.00	7660.00	\$	-
Outlot	AC	0.00	6705.00	\$	-
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Subtotal (0% Contingency)				\$	86,291.85
Legal Fees, 2%				\$	1,725.84
Warrant Interest, 1 Yrs. @ 7%				\$	6,040.43
Subtotal				\$	94,058.12
Warrant Fee, 4%				\$	3,762.32
Total				\$	97,820.44

POWER, SPECIAL ASSESS

Single Family Lots	EA	0	1350.00	\$	-
Comm/Industrial Backbone	AC	12.01	3580.00	\$	42,995.80
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Subtotal (0% Contingency)				\$	42,995.80

Engineering Fees, 6%			\$	2,579.75
Legal Fees, 2%			\$	859.92
Warrant Interest, 1 Yrs. @ 7%			\$	3,009.71
Subtotal			\$	49,445.17
Warrant Fee, 4%			\$	1,977.81
Total			\$	51,422.98

SARPY SEWER FEE - Paid at Building Permit

Single Family Lots	EA	0	800.00	\$	-
Apartments	EA	0	540.00	\$	-
Comm/Industrial Backbone	AC	12.01	5500.00	\$	66,055.00

Subtotal (0% Contingency)				\$	66,055.00
Legal Fees, 5%				\$	3,302.75
Warrant Interest, 1 Yrs. @ 7%				\$	4,623.85
Subtotal				\$	73,981.60
Warrant Fee, 4%				\$	2,959.26
Total				\$	76,940.86

STORM SEWER - G.O.

15-inch RCP Storm Sewer	LF	-	55.00	\$	-
18-inch RCP Storm Sewer	LF	280	60.00	\$	16,800.00
24-inch RCP Storm Sewer	LF	10	80.00	\$	800.00
30-inch RCP Storm Sewer	LF	140	105.00	\$	14,700.00
36-inch RCP Storm Sewer	LF	-	135.00	\$	-
42-inch RCP Storm Sewer	LF	-	200.00	\$	-
48-inch RCP Storm Sewer	LF	-	240.00	\$	-
54-inch RCP Storm Sewer	LF	-	300.00	\$	-
60-inch RCP Storm Sewer	LF	-	360.00	\$	-
Storm Manhole, 54-inch I.D.	VF	-	750.00	\$	-
Storm Manhole, 54-inch I.D. Flat Top	VF	10	900.00	\$	9,000.00
Storm Manhole, 60-inch I.D.	VF	-	850.00	\$	-
Storm Manhole, 60-inch I.D. Flat Top	VF	-	1000.00	\$	-
Storm Manhole, 72-inch I.D.	VF	-	1000.00	\$	-
Storm Manhole, 72-inch I.D. Flat Top	VF	10	1200.00	\$	12,000.00
Storm Manhole, 84-inch I.D.	VF	-	1300.00	\$	-
Storm Manhole, 84-inch I.D. Flat Top	VF	-	1400.00	\$	-
Storm Manhole, 96-inch I.D.	VF	-	1500.00	\$	-
Storm Manhole, 96-inch I.D. Flat Top	VF	-	1600.00	\$	-
Storm FES, 18-inch ID	EA	-	3000.00	\$	-
Storm FES, 24-inch ID	EA	-	3500.00	\$	-
Storm FES, 30-inch ID	EA	-	5000.00	\$	-
Storm FES, 36-inch ID	EA	-	6000.00	\$	-
Storm FES, 42-inch ID	EA	-	7000.00	\$	-
Storm FES, 48-inch ID	EA	-	8500.00	\$	-
Storm FES, 54-inch ID	EA	-	10000.00	\$	-
Storm FES, 60-inch ID	EA	-	11000.00	\$	-
30" Concrete Collar	EA	-	1500.00	\$	-
36" Concrete Collar	EA	-	1500.00	\$	-
42" Concrete Collar	EA	-	1500.00	\$	-
Type I or III Curb Inlet	EA	2	5000.00	\$	10,000.00
Type I or III Curb Inlet, Reinforced Box	EA	-	7000.00	\$	-
Type I Area Inlet	EA	-	6500.00	\$	-
Type II Area Inlet	EA	-	6500.00	\$	-
Construct Pipe Plug	EA	3	800.00	\$	2,400.00

Flexamat	SY	-	140.00	\$	-
Clearing and Grubbing	LS	-	20000.00	\$	-
Temporary Basin Structures	EA	-	3000.00	\$	-
Cast-In-Place retaining wall	SF	-	50.00	\$	-
Standard Ring and Cover	EA	2	900.00	\$	1,800.00
Clean & Flush Manholes and Sanitary Sewer After Paving	LF	520	1.50	\$	780.00
Televise Storm Sewer after Paving	LF	430	2.00	\$	860.00
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Subtotal (5% Contingency)				\$	72,597.00
Engineering Fees, 21%				\$	15,245.37
Legal Fees, 5%				\$	3,629.85
Warrant Interest, 1 Yrs. @ 7%				\$	5,081.79
Subtotal				\$	96,554.01
Warrant Fee, 4%				\$	3,862.16
Total				\$	100,416.17

