

**CITY OF PAPILLION
MAYOR AND CITY COUNCIL REPORT
APRIL 4, 2023 AGENDA**

Subject:	Type:	Submitted By:
Approval of the First Amendment to the North Shore 2 Subdivision Agreement.	Resolution #R23-0052 Public Hearing and Vote	Travis Gibbons, CFM Planning Director

SYNOPSIS

This is a request for approval of the First Amendment to the North Shore 2 Subdivision Agreement. The purpose of the First Amendment is to update the estimated construction costs for the public improvements and adjust the projected valuation for North Shore 2.

A public hearing is required pursuant to Neb. Rev. Stat. § 31-740 because the North Shore 2 Subdivision Agreement authorizes the acquisition of park land.

FISCAL IMPACT

Total Valuation (95%): \$49,509,250.00

Non-Reimbursable General Obligation Debt: \$2,142,179

Debt Ratio: 4.33%

The proposed general obligation debt ratio (4.33%) is consistent with the originally approved general obligation debt ratio (4.34%). The projected valuation will increase from \$375,000 - \$410,000 to \$485,000 - \$525,000, which offsets the increased costs for the public improvements.

RECOMMENDATION

Approval.

BACKGROUND

In January 2021, City Council approved the North Shore 2 Final Plat, Change of Zone (3rd Reading), Subdivision Agreement, and Sewer and Water Connection Agreement as requested by the applicant.

ATTACHMENTS:

RES. #R23-0052
First Amendment to Subdivision Agreement

RESOLUTION NO. R23-0052

BE IT RESOLVED by the Mayor and City Council of the City of Papillion that the First Amendment to the North Shore 2 Subdivision Agreement is hereby approved.

PASSED AND APPROVED THIS _____ DAY OF _____, 2023.

CITY OF PAPIILLION, NEBRASKA

David P. Black, Mayor

Attest:

Nicole L. Brown, City Clerk

(SEAL)

(Space above line for recording information)

**FIRST AMENDMENT
TO
NORTH SHORE 2
SUBDIVISION AGREEMENT**

This First Amendment to the North Shore 2 Subdivision Agreement (hereinafter “First Amendment”), which is made this _____ day of _____, 202_ (“Effective Date”), by and between **PINE CREST HOMES, LLC**, a Nebraska limited liability corporation (hereinafter referred to as “DEVELOPER”), **SANITARY AND IMPROVEMENT DISTRICT NO. 341 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as “DISTRICT”), and the **CITY OF PAPIILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as “CITY”) (collectively the “Parties”), amends and modifies the original subdivision agreement approved by the Papillion City Council via Resolution No. R20-0045 on January 5, 2021 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2021-14178 (hereinafter referred to as the “Original Subdivision Agreement”).

RECITALS

DEVELOPER, DISTRICT, PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT (“P-MRNRD”), and CITY entered into the Original Subdivision Agreement, with respect to Lots 1 – 103, inclusive, and Outlots A – E, inclusive, of North Shore 2; and

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

DEVELOPER, DISTRICT, and CITY wish to update Exhibit “G” to update costs related to the Public Improvements and to adjust the estimated valuation for the Development Area.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Original Subdivision Agreement as modified and amended by this First Amendment (collectively, the “Agreement”).
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Original Subdivision Agreement.
3. Area of Application. This First Amendment applies to Lots 1 – 103, inclusive, and Outlots A – E, inclusive, of North Shore 2.
4. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto are incorporated into this First Amendment and the Agreement by this reference and are hereby rescinded, modified, and/or added as follows:
 - A. Exhibit G, and all references thereto, is hereby rescinded in its entirety and the attached Exhibit G-1 is hereby substituted in their place.
5. No Other Amendment. Except as specifically modified and amended by this First Amendment, the Original Subdivision Agreement shall remain in full force and effect.
6. Binding Effect. This First Amendment shall be binding upon the Parties, their respective successors, and assigns.

(Signatures on following pages.)

ATTEST:

CITY OF PAPILLION, a Nebraska
Municipal Corporation

Nicole L. Brown, City Clerk

By _____
David P. Black, Mayor

CITY SEAL

SANITARY AND IMPROVEMENT DISTRICT
NO. 341 OF SARPY COUNTY, NEBRASKA

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

Witness my hand and Notarial Seal this ____ day of _____, 2023.

Notary Public

Pine Crest Homes, LLC, a Nebraska limited liability company

By _____
Gerald L. Torczon, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

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

Witness my hand and Notarial Seal this ____ day of _____, 2023.

Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
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EXHIBITS:

G-1	Source and Use of Funds
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S.I.D. Cost Estimate

Exhibit G-1

North Shore 2

Final Plat

0118048.01-001

SID No.: 341

2/9/2023

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	9205	LF	\$1,197,100.00	\$1,696,600.00	\$213,500.00	\$1,483,100.00	\$0.00
STORM SEWER							
Interior	3070	LF	\$497,600.00	\$704,400.00	\$704,400.00	\$0.00	\$0.00
PAVING							
Minor	14880	SY	\$994,600.00	\$1,375,300.00	\$240,200.00	\$1,135,100.00	\$0.00
Cornhusker Road Contribution	1800	SY	\$83,600.00	\$94,500.00	\$94,500.00	\$0.00	\$0.00
117th Street	7520	SY	\$558,300.00	\$783,500.00	\$14,500.00	\$305,200.00	\$463,800.00
SIDEWALKS/TRAILS							
	28750	SF	\$248,600.00	\$343,500.00	\$343,500.00	\$0.00	\$0.00
SIGNAGE							
	28	EA	\$39,700.00	\$57,000.00	\$57,000.00	\$0.00	\$0.00
PARKS							
Acquisition	2.76	AC	\$63,800.00	\$72,100.00	\$72,100.00	\$0.00	\$0.00
WATER							
Interior	7716	LF	\$762,700.00	\$1,078,900.00	\$164,000.00	\$678,200.00	\$236,700.00
Off-Site	250	LF	\$198,900.00	\$276,640.21	\$68,079.43	\$4,322.50	\$204,238.28
Capital Facility - Residential	1	LS	\$247,200.00	\$278,700.00	\$139,300.00	\$139,400.00	\$0.00
Capital Facility - Outlot	1	LS	\$28,200.00	\$31,700.00	\$15,900.00	\$15,800.00	\$0.00
POWER							
	103	Lots	\$154,500.00	\$206,600.00	\$0.00	\$206,600.00	\$0.00
PLAN REVIEW FEE							
	1	%	\$44,600.00	\$50,100.00	\$15,200.00	\$34,900.00	\$0.00
Total			\$5,119,400.00	\$7,049,540.21	\$2,142,179.43	\$4,002,622.50	\$904,738.28

DEBT RATIO

ASSUMPTIONS

Average Market Value Per Residential Home 1 (80-84' Lots) (Does Not Include Land Value)	=	<input type="text" value="\$460,000.00"/>
Average Market Value Per Residential Home 2 (Does Not Include Land Value)	=	<input type="text" value="\$420,000.00"/>
Average market Value Per Residential Lot (Land Value)	=	<input type="text" value="\$65,000.00"/>
Commercial Land Value per square foot	=	<input type="text"/>
Commercial Building Value per square foot	=	<input type="text"/>
Apartment Land per square foot	=	<input type="text"/>
Apartment Building per square foot	=	<input type="text"/>

ASSESSABLE VALUATION

Residential Home 1 (80-84' Lots)	<input type="text" value="54"/>	Units =	\$460,000.00 =	\$24,840,000.00
Residential Home 2	<input type="text" value="49"/>	Units =	\$420,000.00 =	\$20,580,000.00
Residential Lot 1	<input type="text" value="54"/>	Units =	\$65,000.00 =	\$3,510,000.00
Residential Lot 2	<input type="text" value="49"/>	Units =	\$65,000.00 =	\$3,185,000.00
Commercial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Commercial Building	<input type="text"/>	SF =	\$0.00 =	\$0.00
Apartment Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00 =	\$0.00
Total 100% Valuation =				\$52,115,000.00
Total 95% Valuation =				\$49,509,250.00
DEBT RATIO =				<input type="text" value="4.33%"/>

SANITARY SEWER - INTERIOR

Assumptions/Comments:

6" sanitary LF determined at 30LF x 103 of lots
 assumed sanitary manhole 12.5' deep

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CLEARING AND GRUBBING GENERAL	1	LS	\$35,350.00	\$35,350.00
2. DEWATERING	1	LS	\$1,200.00	\$1,200.00
3. CONSTRUCT 6" SANITARY SEWER PIPE	3,240	LF	\$42.20	\$136,728.00
4. CONSTRUCT 8" SANITARY SEWER PIPE	9,205	LF	\$44.65	\$411,003.25
5. BORE AND JACK 16" STEEL CASING W/ 8" SANITARY SEWER PIPE	100	LF	\$594.40	\$59,440.00
6. CONSTRUCT 6" PIPE BEDDING	3,240	LF	\$5.85	\$18,954.00
7. CONSTRUCT 8" PIPE BEDDING	9,205	LF	\$6.55	\$60,292.75
8. CONSTRUCT CONNECTION TO EXISTING MANHOLE	1	EA	\$2,601.10	\$2,601.10
9. CONSTRUCT 54" I.D. SANITARY MANHOLE (37 EA)	500	VF	\$640.95	\$320,475.00
10. CONSTRUCT 8" X 6" WYE	86	EA	\$152.50	\$13,115.00
11. CONSTRUCT 6" MANHOLE STUB OUT	17	EA	\$8.65	\$147.05
12. CONSTRUCT 8" PIPE PLUG	5	EA	\$28.35	\$141.75
13. CONSTRUCT 6" SANITARY SEWER SERVICE RISER	36	VF	\$154.80	\$5,572.80
14. CONSTRUCT 8" DIAMETER DROP CONNECTION	6	VF	\$473.00	\$2,838.00
15. CONSTRUCT MANHOLE RING COLLAR	7	EA	\$766.60	\$5,366.20
16. CONSTRUCT EXTERNAL FRAME SEAL	7	EA	\$387.00	\$2,709.00
17. STABILIZATION TRENCH W/ CRUSHED LIMESTONE	250	TN	\$31.00	\$7,750.00
18. EXCAVATION FOR EXTRA DEEP SANITARY SEWER	850	VF-LF	\$8.30	\$7,055.00
19. PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	9,205	LF	\$3.55	\$32,677.75
ADDED PER CHANGE ORDER 1				
20. FRENCH DRAIN	1	LS	\$9,410.47	\$9,410.47
21. EARTHWORK	1	LS	\$7,087.70	\$7,087.70
22. BOLT DOWN RING COVER	1	LS	\$227.90	\$227.90
CONTINGENCY	5%		\$1,140,142.72	\$57,007.14

Estimated Construction Costs: \$1,197,149.86

Estimated Soft Costs

21.00%	Engineering Design and Construction Administration:	\$229,189.27
2.00%	Geotechnical and Testing:	\$23,943.00
5.00%	Legal:	\$59,857.49
5.00%	Fiscal:	\$75,506.98
7.00%	Interest:	\$110,995.26
12	Duration (Months)	

Total Estimated Soft Costs: 42% \$499,492.00

Total Estimated Costs: \$1,696,641.86

SANITARY SEWER - INTERIOR G.O.

Assumptions/Comments:
 ↻ 50% of EC items are GO. Offsite sanitary is GO. Sanitary within future NRD property is GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING GENERAL	0	LS	\$35,350.00	\$0.00
2 .	DEWATERING	0	LS	\$1,200.00	\$0.00
3 .	CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$42.20	\$0.00
4 .	CONSTRUCT 8" SANITARY SEWER PIPE	1,115	LF	\$44.65	\$49,784.75
5 .	BORE AND JACK 16" STEEL CASING W/ 8" SANITARY SEWER PIPE	100	LF	\$594.40	\$59,440.00
6 .	CONSTRUCT 6" PIPE BEDDING	0	LF	\$5.85	\$0.00
7 .	CONSTRUCT 8" PIPE BEDDING	1,115	LF	\$6.55	\$7,303.25
8 .	CONSTRUCT CONNECTION TO EXISTING MANHOLE	1	EA	\$2,601.10	\$2,601.10
9 .	CONSTRUCT 54" I.D. SANITARY MANHOLE (37 EA)	38	VF	\$640.95	\$24,356.10
10 .	CONSTRUCT 8" X 6" WYE	0	EA	\$152.50	\$0.00
11 .	CONSTRUCT 6" MANHOLE STUB OUT	0	EA	\$8.65	\$0.00
12 .	CONSTRUCT 8" PIPE PLUG	5	EA	\$28.35	\$141.75
13 .	CONSTRUCT 6" SANITARY SEWER SERVICE RISER	0	VF	\$154.80	\$0.00
14 .	CONSTRUCT 8" DIAMETER DROP CONNECTION	0	VF	\$473.00	\$0.00
15 .	CONSTRUCT MANHOLE RING COLLAR	0	EA	\$766.60	\$0.00
16 .	CONSTRUCT EXTERNAL FRAME SEAL	0	EA	\$387.00	\$0.00
17 .	STABILIZATION TRENCH W/ CRUSHED LIMESTONE	0	TN	\$31.00	\$0.00
18 .	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	\$8.30	\$0.00
19 .	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	0	LF	\$3.55	\$0.00
	CONTINGENCY	5%		\$143,626.95	\$7,181.35

Estimated Construction Costs: \$150,808.30

Estimated Soft Costs

	Engineering Design and	
19.00%	Construction Administration:	\$28,653.58
2.00%	Geotechnical and Testing:	\$3,016.17
5.00%	Legal:	\$7,540.41
5.00%	Fiscal:	\$9,500.92
7.00%	Interest:	\$13,966.36
	12 Duration (Months)	

Total Estimated Soft Costs: 42% \$62,677.44

Total Estimated Costs: \$213,485.73

STORM SEWER

Assumptions/Comments:
 Assumes 8 VF for each MH

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . GENERAL GRADING AND SHAPING	1	LS	\$13,220.00	\$13,220.00
2 . REMOVE EXISTING 24" FLARED END SECTION	1	EA	\$342.10	\$342.10
3 . REMOVE EXISTING 24" RCP	15	LF	\$40.20	\$603.00
4 . CONSTRUCT 18" R.C.P., CLASS III	540	LF	\$47.50	\$25,650.00
5 . CONSTRUCT 24" R.C.P., CLASS III	1,620	LF	\$58.15	\$94,203.00
6 . CONSTRUCT 30" R.C.P., D(0.01) = 1,350	450	LF	\$67.15	\$30,217.50
7 . CONSTRUCT 36" R.C.P., D(0.01) = 1,350	215	LF	\$101.80	\$21,887.00
8 . CONSTRUCT 42" R.C.P., D(0.01) = 1,350	245	LF	\$140.70	\$34,471.50
9 . CONSTRUCT 18" PIPE BEDDING	540	LF	\$8.70	\$4,698.00
10 . CONSTRUCT 24" PIPE BEDDING	1,620	LF	\$9.10	\$14,742.00
11 . CONSTRUCT 30" PIPE BEDDING	450	LF	\$13.40	\$6,030.00
12 . CONSTRUCT 36" PIPE BEDDING	215	LF	\$17.45	\$3,751.75
13 . CONSTRUCT 42" PIPE BEDDING	245	LF	\$18.50	\$4,532.50
14 . CONSTRUCT 54" I.D. FLATTOP MANHOLE (7 EA)	65	VF	\$736.40	\$47,866.00
15 . CONSTRUCT 72" I.D. FLATTOP MANHOLE (2 EA)	17	VF	\$1,010.70	\$17,181.90
16 . CONSTRUCT 54" I.D. FLATTOP MANHOLE OVER EXISTING SEWER (1 EA)	5	VF	\$1,103.40	\$5,517.00
17 . CONSTRUCT MANHOLE RING COLLAR	3	EA	\$811.50	\$2,434.50
18 . CONSTRUCT EXTERNAL FRAME SEAL	3	EA	\$387.00	\$1,161.00
19 . CONSTRUCT 54" I.D. TYPE II AREA INLET (4 EA)	15	VF	\$1,237.40	\$18,561.00
20 . CONSTRUCT 24" R.C. FLARED END SECTION	2	EA	\$1,720.40	\$3,440.80
21 . CONSTRUCT 42" R.C. FLARED END SECTION	2	EA	\$2,919.30	\$5,838.60
22 . CONSTRUCT 18" HDPE TEMPORARY PIPE DIVERSION	9	EA	\$626.60	\$5,639.40
22 . STABILIZE TRENCH W/ CRUSHED LIMESTONE	250	TN	\$31.00	\$7,750.00
23 . CONSTRUCT ROCK RIP-RAP - TYPE "B"	60	TN	\$94.35	\$5,661.00
24 . UTILITY RELOCATION ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
25 . TEMPORARY SEEDING	4	AC	\$433.00	\$1,732.00
26 . STRAW MULCH	4	AC	\$542.50	\$2,170.00
27 . CONSTRUCT SILT FENCE	1,000	LF	\$2.90	\$2,900.00
28 . CLEANOUT SILT FENCE	1,000	LF	\$1.10	\$1,100.00
29 . REMOVE SILT FENCE	1,000	LF	\$1.10	\$1,100.00
30 . CLEANOUT SILT BASIN	2,000	CY	\$4.35	\$8,700.00
31 . PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,945	LF	\$3.80	\$11,191.00
32 . REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$63,119.50	\$63,119.50
33 . CONTRACTOR FEE FOR REIMBURSEMENT	1	LS	\$1,500.00	\$1,500.00
CONTINGENCY	5%		\$473,912.05	\$23,695.60

Estimated Construction Costs: \$497,607.65

Estimated Soft Costs

19.00%	Engineering Design and Construction Administration:	\$94,545.45
2.00%	Geotechnical and Testing:	\$9,952.15
5.00%	Legal:	\$24,880.38
5.00%	Fiscal:	\$31,349.28
7.00%	Interest:	\$46,083.44
12	Duration (Months)	

Total Estimated Soft Costs: 42% \$206,810.71

Total Estimated Costs: \$704,418.36

STORM SEWER G.O.

Assumptions/Comments:
 All EC and Storm Sewer is GO

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 GENERAL GRADING AND SHAPING	1	LS	\$13,220.00	\$13,220.00
2 REMOVE EXISTING 24" FLARED END SECTION	1	EA	\$342.10	\$342.10
3 REMOVE EXISTING 24" RCP	15	LF	\$40.20	\$603.00
4 CONSTRUCT 18" R.C.P., CLASS III	540	LF	\$47.50	\$25,650.00
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6 CONSTRUCT 30" R.C.P., D(0.01) = 1,350	450	LF	\$67.15	\$30,217.50
7 CONSTRUCT 36" R.C.P., D(0.01) = 1,350	215	LF	\$101.80	\$21,887.00
8 CONSTRUCT 42" R.C.P., D(0.01) = 1,350	245	LF	\$140.70	\$34,471.50
9 CONSTRUCT 18" PIPE BEDDING	540	LF	\$8.70	\$4,698.00
10 CONSTRUCT 24" PIPE BEDDING	1,620	LF	\$9.10	\$14,742.00
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18 CONSTRUCT EXTERNAL FRAME SEAL	3	EA	\$387.00	\$1,161.00
19 CONSTRUCT 54" I.D. TYPE II AREA INLET (4 EA)	15	VF	\$1,237.40	\$18,561.00
20 CONSTRUCT 24" R.C. FLARED END SECTION	2	EA	\$1,720.40	\$3,440.80
21 CONSTRUCT 42" R.C. FLARED END SECTION	2	EA	\$2,919.30	\$5,838.60
22 CONSTRUCT 18" HDPE TEMPORARY PIPE DIVERSION	9	EA	\$626.60	\$5,639.40
22 STABILIZE TRENCH W/ CRUSHED LIMESTONE	250	TN	\$31.00	\$7,750.00
23 CONSTRUCT ROCK RIP-RAP - TYPE "B"	60	TN	\$94.35	\$5,661.00
24 UTILITY RELOCATION ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
25 TEMPORARY SEEDING	4	AC	\$433.00	\$1,732.00
26 STRAW MULCH	4	AC	\$542.50	\$2,170.00
27 CONSTRUCT SILT FENCE	1,000	LF	\$2.90	\$2,900.00
28 CLEANOUT SILT FENCE	1,000	LF	\$1.10	\$1,100.00
29 REMOVE SILT FENCE	1,000	LF	\$1.10	\$1,100.00
30 CLEANOUT SILT BASIN	2,000	CY	\$4.35	\$8,700.00
31 PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,945	LF	\$3.80	\$11,191.00
32 REIMBURSEMENT FOR EXISTING SILT BASIN STORM SEWER	1	LS	\$63,119.50	\$63,119.50
33 CONTRACTOR FEE FOR REIMBURSEMENT	1	LS	\$1,500.00	\$1,500.00
CONTINGENCY	5%		\$473,912.05	\$23,695.60

Estimated Construction Costs: \$497,607.65

Estimated Soft Costs


19.00%	Engineering Design and Construction Administration:	\$94,545.45
2.00%	Geotechnical and Testing:	\$9,952.15
5.00%	Legal:	\$24,880.38
5.00%	Fiscal:	\$31,349.28
7.00%	Interest:	\$46,083.44

12 Duration (Months)

Total Estimated Soft Costs: 42% \$206,810.71

Total Estimated Costs: \$704,418.36

PAVING MINOR

Assumptions/Comments:
 All interior paving

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . SAWCUT PAVEMENT	0	LF	\$7.80	\$0.00
2 . REMOVE CURB AND GUTTER	0	LF	\$8.46	\$0.00
3 . 7" CONCRETE PAVEMENT - TYPE L65	14,880	SY	\$52.30	\$778,224.00
4 . COMMON EARTH EXCAVATION	4,960	CY	\$5.41	\$26,833.60
5 . CONSTRUCT THICKENED EDGE	0	LF	\$11.69	\$0.00
6 . DRILL AND EPOXY #5 X 1'-6" TIE BAR AT 4'-0" CENTERS	0	EA	\$7.65	\$0.00
7 . CONSTRUCT CURB INLET	18	EA	\$5,005.83	\$90,104.94
8 . ADJUST MANHOLE TO GRADE (16 SANITARY,4 STORM)	20	EA	\$177.26	\$3,545.20
9 . CONSTRUCT EXTERNAL FRAME SEAL	20	EA	\$480.48	\$9,609.60
10 . SEEDING - TYPE "TEMPORARY SEED MIX"	10	AC	\$475.20	\$4,752.00
11 . STRAW MULCH	10	AC	\$534.60	\$5,346.00
12 . CONSTRUCT SILT FENCE	1,000	LF	\$3.26	\$3,260.00
13 . CLEANOUT SILT FENCE	1,000	LF	\$1.19	\$1,190.00
14 . REMOVE OF SILT FENCE	1,000	LF	\$0.59	\$590.00
15 . CLEANOUT SILT BASIN	3,000	CY	\$5.85	\$17,550.00
16 . JET EXISTING SEWER	7,560	LF	\$0.83	\$6,274.80
CONTINGENCY	5%		\$947,280.14	\$47,364.01

Estimated Construction Costs: \$994,644.15

Estimated Soft Costs

20.00%	Engineering Design and Construction Administration:	\$180,245.50
2.00%	Geotechnical and Testing:	\$19,892.88
5.00%	Legal:	\$49,732.21
5.00%	Fiscal:	\$62,225.74
7.00%	Interest:	\$68,603.87
	9 Duration (Months)	

Total Estimated Soft Costs: 38% \$380,700.20

Total Estimated Costs: **\$1,375,344.35**

117TH STREET

Assumptions/Comments:

50% reimbursable from future east development for 117th Street

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . SAWCUT PAVEMENT	220	LF	\$7.80	\$1,716.00
2 . REMOVE CURB AND GUTTER	210	LF	\$8.46	\$1,776.60
3 . 7" CONCRETE PAVEMENT - TYPE L65	7,520	SY	\$52.30	\$393,296.00
4 . COMMON EARTH EXCAVATION	2,510	CY	\$5.41	\$13,579.10
5 . CONSTRUCT THICKENED EDGE	190	LF	\$11.69	\$2,221.10
6 . DRILL AND EPOXY #5 X 1'-6" TIE BAR AT 4'-0" CENTERS	50	EA	\$7.65	\$382.50
7 . CONSTRUCT CURB INLET	4	EA	\$5,005.83	\$20,023.32
8 . ADJUST MANHOLE TO GRADE (11 SANITARY,4 STORM)	15	EA	\$177.26	\$2,658.90
9 . CONSTRUCT EXTERNAL FRAME SEAL	15	EA	\$480.48	\$7,207.20
10 . SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$475.20	\$0.00
11 . STRAW MULCH	0	AC	\$534.60	\$0.00
12 . CONSTRUCT SILT FENCE	0	LF	\$3.26	\$0.00
13 . CLEANOUT SILT FENCE	0	LF	\$1.19	\$0.00
14 . REMOVE OF SILT FENCE	0	LF	\$0.59	\$0.00
15 . CLEANOUT SILT BASIN	0	CY	\$5.85	\$0.00
16 . JET EXISTING SEWER	0	LF	\$0.83	\$0.00
17 . ROW ACQUISITION	1,485	AC	\$50,000.00	\$74,250.00
18 . TEMPORARY CONSTRUCTION EASEMENT (12.5%)	2,915	AC	\$6,250.00	\$18,218.75
19 . PERMANENT STORM SEWER EASEMENT (50%)	0.032	AC	\$25,000.00	\$800.00
CONTINGENCY	5%		\$442,860.72	\$22,143.04

Estimated Construction Costs: \$558,272.51

Estimated Soft Costs

20.00%	Engineering Design and Construction Administration:	\$111,654.50
2.00%	Geotechnical and Testing:	\$11,165.45
5.00%	Legal:	\$27,913.63
5.00%	Fiscal:	\$35,450.30
7.00%	Interest:	\$39,083.96
9	Duration (Months)	

Total Estimated Soft Costs: 40% \$225,267.84

Total Estimated Costs: \$783,540.35

Reimbursement From Adjacent Development: \$463,767.10

PAVING MINOR G.O.

Assumptions/Comments:
 50% of EC items are GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	SAWCUT PAVEMENT	0	LF	\$7.80	\$0.00
2	REMOVE CURB AND GUTTER	0	LF	\$8.46	\$0.00
3	7" CONCRETE PAVEMENT - TYPE L65	1,020	SY	\$52.30	\$53,346.00
4	COMMON EARTH EXCAVATION	340	CY	\$5.41	\$1,839.40
5	CONSTRUCT THICKENED EDGE	0	LF	\$11.69	\$0.00
6	DRILL AND EPOXY #5 X 1'-6" TIE BAR AT 4'-0" CENTERS	0	EA	\$7.65	\$0.00
7	CONSTRUCT CURB INLET	18	EA	\$5,005.83	\$90,104.94
8	ADJUST MANHOLE TO GRADE (16 SANITARY,4 STORM)	4	EA	\$177.26	\$709.04
9	CONSTRUCT EXTERNAL FRAME SEAL	4	EA	\$480.48	\$1,921.92
10	SEEDING - TYPE "TEMPORARY SEED MIX"	5	AC	\$475.20	\$2,376.00
11	STRAW MULCH	5	AC	\$534.60	\$2,673.00
12	CONSTRUCT SILT FENCE	500	LF	\$3.26	\$1,630.00
13	CLEANOUT SILT FENCE	500	LF	\$1.19	\$595.00
14	REMOVE OF SILT FENCE	500	LF	\$0.59	\$295.00
15	CLEANOUT SILT BASIN	1,500	CY	\$5.85	\$8,775.00
16	JET EXISTING SEWER	0	LF	\$0.83	\$0.00
	CONTINGENCY	5%		\$164,265.30	\$8,213.27

Estimated Construction Costs: \$172,478.57

Estimated Soft Costs

Engineering Design and Construction Administration:	\$32,770.93
2.00% Geotechnical and Testing:	\$3,449.57
5.00% Legal:	\$8,623.93
5.00% Fiscal:	\$10,866.15
7.00% Interest:	\$11,979.93
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$67,690.51

Total Estimated Costs: \$240,169.07

117TH STREET G.O.

Assumptions/Comments:



Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. SAWCUT PAVEMENT	220	LF	\$7.80	\$1,716.00
2. REMOVE CURB AND GUTTER	210	LF	\$8.46	\$1,776.60
3. 7" CONCRETE PAVEMENT - TYPE L65	0	SY	\$52.30	\$0.00
4. COMMON EARTH EXCAVATION	0	CY	\$5.41	\$0.00
5. CONSTRUCT THICKENED EDGE	190	LF	\$11.69	\$2,221.10
6. DRILL AND EPOXY #5 X 1'-6" TIE BAR AT 4'-0" CENTERS	50	EA	\$7.65	\$382.50
7. CONSTRUCT CURB INLET	4	EA	\$5,005.83	\$20,023.32
8. ADJUST MANHOLE TO GRADE (11 SANITARY,4 STORM)	4	EA	\$177.26	\$709.04
9. CONSTRUCT EXTERNAL FRAME SEAL	4	EA	\$480.48	\$1,921.92
10. SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$475.20	\$0.00
11. STRAW MULCH	0	AC	\$534.60	\$0.00
12. CONSTRUCT SILT FENCE	0	LF	\$3.26	\$0.00
13. CLEANOUT SILT FENCE	0	LF	\$1.19	\$0.00
14. REMOVE OF SILT FENCE	0	LF	\$0.59	\$0.00
15. CLEANOUT SILT BASIN	0	CY	\$5.85	\$0.00
16. JET EXISTING SEWER	0	LF	\$0.83	\$0.00
17. ROW ACQUISITION	1.485	AC	\$50,000.00	\$74,250.00
18. TEMPORARY CONSTRUCTION EASEMENT (12.5%)	2.915	AC	\$6,250.00	\$18,218.75
19. PERMANENT STORM SEWER EASEMENT (50%)	0.032	AC	\$25,000.00	\$800.00
CONTINGENCY	5%		\$28,750.48	\$1,437.52

Estimated Construction Costs: \$123,456.75

Estimated Soft Costs

Engineering Design and	
19.00% Construction Administration:	\$23,456.78
2.00% Geotechnical and Testing:	\$2,469.14
5.00% Legal:	\$6,172.84
5.00% Fiscal:	\$7,777.78
7.00% Interest:	\$8,575.00
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$48,451.53

Total Estimated Costs: \$171,908.28

Reimbursement From Adjacent Development: \$157,384.17

Total SID GO Costs: \$14,524.12

PAVING MAJOR

Assumptions/Comments:

ASSUME 1/3 CONTRIBUTION FOR FULL PAVEMENT WIDTH AT ADJACENT LOTS SOUTH OF CORNHUSKER. NRD is entering interlocal with County and City for Cornhusker improvements, PER Amanda Grint of NRD. North Shore 2 is 426' adjacent to Cornhusker

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1.	CORNHUSKER ROAD	1,800	SY	\$96.00	\$172,800.00
	CONTINGENCY	20%		\$172,800.00	\$34,560.00
Estimated Construction Costs:					\$207,360.00
<u>Estimated Soft Costs</u>					
				Engineering Design and Construction Administration:	\$39,398.40
				2.00% Geotechnical and Testing:	\$4,147.20
Total Estimated Costs (Sarpy County):					\$250,905.60
1/3 Total Reimbursable to Sarpy County:					\$83,635.20
				2.00% Engineering:	\$1,672.70
				2.00% Legal:	\$1,672.70
				5.00% Fiscal:	\$4,349.03
				7.00% Interest:	\$4,794.81
			9	Duration (Months)	
Total Estimated Soft Costs:					13% \$10,816.54
Total Estimated Costs:					\$94,451.74

SIDEWALKS / TRAILS

Assumptions/Comments:



Assumes 10' trail along cornhusker, 8' trail east of creek, and sidewalks adjacent to outlots

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT 10' TRAIL	4,550	SF	\$7.00	\$31,850.00
2. CONSTRUCT 8' TRAIL	24,200	SF	\$7.00	\$169,400.00
3. CONSTRUCT 5' SIDEWALK	850	SF	\$7.00	\$5,950.00
CONTINGENCY	20%		\$207,200.00	\$41,440.00
Estimated Construction Costs:				\$248,640.00
Estimated Soft Costs				
			Engineering Design and Construction Administration:	\$47,241.60
			19.00% Geotechnical and Testing:	\$2,486.40
			1.00% Legal:	\$12,432.00
			5.00% Fiscal:	\$15,540.00
			7.00% Interest:	\$17,132.85
			9 Duration (Months)	
Total Estimated Soft Costs:				38% \$94,832.85
Total Estimated Costs:				\$343,472.85

SIGNAGE

Assumptions/Comments:




Assume decorative poles on all signs

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. "STOP" SIGN (24")	14	EA	\$225.00	\$3,150.00
2. SPEED LIMIT SIGN (18"X24")	2	EA	\$225.00	\$450.00
3. STREET SIGN WITH DECORATIVE BRACKET	12	EA	\$330.00	\$3,960.00
4. 12" STOP BAR	300	LF	\$5.00	\$1,500.00
5. DECORATIVE FLUTED POST	28	EA	\$750.00	\$21,000.00
6. PEDESTRIAN CROSSING STRIPING	300	LF	\$10.00	\$3,000.00
CONTINGENCY	20%		\$33,060.00	\$6,612.00
Estimated Construction Costs:				\$39,672.00
Estimated Soft Costs				
			24.00% Engineering Design and Geotechnical and Testing:	\$9,521.28
			1.00% Legal:	\$396.72
			5.00% Fiscal:	\$1,983.60
			5.00% Interest:	\$2,578.68
			7.00% Interest:	\$2,842.99
			9 Duration (Months)	
Total Estimated Soft Costs:				44% \$17,323.27
Total Estimated Costs:				\$56,995.27

SIDEWALKS G.O.

Assumptions/Comments:

 all trails and sidewalks are GO

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. CONSTRUCT 10' TRAIL	4,550	SF	\$7.00	\$31,850.00
2. CONSTRUCT 8' TRAIL	24,200	SF	\$7.00	\$169,400.00
3. CONSTRUCT 5' SIDEWALK	850	SF	\$7.00	\$5,950.00
CONTINGENCY	20%		\$207,200.00	\$41,440.00

Estimated Construction Costs: \$248,640.00

Estimated Soft Costs

19.00% Engineering Design and Construction Administration:	\$47,241.60
1.00% Geotechnical and Testing:	\$2,486.40
5.00% Legal:	\$12,432.00
5.00% Fiscal:	\$15,540.00
7.00% Interest:	\$17,132.85
9 Duration (Months)	

Total Estimated Soft Costs: 38% \$94,832.85

Total Estimated Costs: \$343,472.85

SIGNAGE G.O.

Assumptions/Comments:



Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1. "STOP" SIGN (24")	14	EA	\$225.00	\$3,150.00
2. SPEED LIMIT SIGN (18"X24")	2	EA	\$225.00	\$450.00
3. STREET SIGN WITH DECORATIVE BRACKET	12	EA	\$330.00	\$3,960.00
4. 12" STOP BAR	300	LF	\$5.00	\$1,500.00
5. DECORATIVE FLUTED POST	28	EA	\$750.00	\$21,000.00
6. PEDESTRIAN CROSSING STRIPING	300	LF	\$10.00	\$3,000.00
CONTINGENCY	20%		\$33,060.00	\$6,612.00

Estimated Construction Costs: \$39,672.00

Estimated Soft Costs

24.00% Engineering Design and	\$9,521.28
1.00% Geotechnical and Testing:	\$396.72
5.00% Legal:	\$1,983.60
5.00% Fiscal:	\$2,578.68
7.00% Interest:	\$2,842.99
9 Duration (Months)	

Total Estimated Soft Costs: 44% \$17,323.27

Total Estimated Costs: \$56,995.27

PARKS AQUISITION


Assumptions/Comments:



Outlot A & D adjacent to NRD reservoir shall be open area park with trail. Unit price is 50% of purchase price (\$44,000/AC)

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	PARK OUTLOTS	2.76	AC	\$22,000.00	\$60,720.00
	CONTINGENCY	5%		\$60,720.00	\$3,036.00
Estimated Construction Costs:					\$63,756.00
Estimated Soft Costs					
Engineering Design and Construction Administration:					\$1,275.12
2.00% Legal:					\$1,275.12
5.00% Fiscal:					\$3,315.31
7.00% Interest:					\$2,436.75
6 Duration (Months)					
Total Estimated Soft Costs:					13% <u>\$8,302.31</u>
Total Estimated Costs:					\$72,058.31

PARKS ACQUISITION G.O.

Assumptions/Comments:
 N/A

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	PARK OUTLOTS	2.76	AC	\$22,000.00	\$60,720.00
	CONTINGENCY	5%		\$60,720.00	\$3,036.00
Estimated Construction Costs:					\$63,756.00
<u>Estimated Soft Costs</u>					
	Engineering Design and				
	2.00% Construction Administration:				\$1,275.12
	2.00% Legal:				\$1,275.12
	5.00% Fiscal:				\$3,315.31
	7.00% Interest:				\$2,436.75
	6 Duration (Months)				
	Total Estimated Soft Costs:			13%	<u>\$8,302.31</u>
	Total Estimated Costs:				\$72,058.31

WATER INTERIOR

Assumptions/Comments:

Assumes 8" main will be required along 117th Street. Half of 2,616 LF 8" 117th main shall be reimbursed by future development to east.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT 8" D.I.P.	7,700	LF	\$64.00	\$492,800.00
2 .	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	16	EA	\$6,260.00	\$100,160.00
3 .	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	10	EA	\$765.00	\$7,650.00
4 .	CONSTRUCT 8" M.J. GATE VALVE AND BOX	32	EA	\$2,122.00	\$67,904.00
5 .	CONSTRUCT 8" x 11.25 DEGREE BEND WITH BACKING BLOCK	15	EA	\$500.00	\$7,500.00
6 .	CONSTRUCT 8" x 22.5 DEGREE BEND WITH BACKING BLOCK	10	EA	\$500.00	\$5,000.00
7 .	CONSTRUCT 8" x 45 DEGREE BEND WITH BACKING BLOCK	5	EA	\$550.00	\$2,750.00
8 .	CONSTRUCT 8" x 90 DEGREE BEND WITH BACKING BLOCK	1	EA	\$650.00	\$650.00
9 .	CONSTRUCT 12"x12"x8" LIVE TAP TEE ASSEMBLY	1	EA	\$6,058.00	\$6,058.00
10 .	REMOVE AND SALVAGE END OF MAIN HYDRANT	1	EA	\$1,500.00	\$1,500.00
11 .	CONSTRUCT CHLORINE TUBE	1	EA	\$1,000.00	\$1,000.00
12 .	CONSTRUCT SAMPLE TAP	1	EA	\$500.00	\$500.00
13 .	CONSTRUCT SILT FENCE	1,000	LF	\$3.50	\$3,500.00
14 .	SEEDING - TYPE "TEMPORARY SEED MIX"	3	AC	\$3,800.00	\$11,400.00
15 .	STRAW MULCH	3	AC	\$2,500.00	\$7,500.00
16 .	REIMBURSEMENT FOR WATER MODELING AND PERMIT FEES	1	LS	\$10,000.00	\$10,000.00
17 .	CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$500.00	\$500.00
	CONTINGENCY	5%		\$726,372.00	\$36,318.60

Estimated Construction Costs: \$762,690.60

Estimated Soft Costs

Engineering Design and	
21.00% Construction Administration:	\$160,165.03
2.00% Geotechnical and Testing:	\$15,253.81
5.00% Legal:	\$38,134.53
5.00% Fiscal:	\$48,812.20
7.00% Interest:	\$53,815.45
9 Duration (Months)	

Total Estimated Soft Costs: 41% \$316,181.02

Total Estimated Costs: \$1,078,871.62

Reimbursement From Adjacent Development: 21.9% \$236,740.76

WATER OFFSITE - CORNHUSKER RD CONTRIBUTION

Assumptions/Comments:

Assumes 16" main along Cornhusker Road from 120th to 114th. NRD property and North Shore 2 is 1/4th adjacent. 3/4th will be reimbursed

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
101 . REMOVE, SALVAGE AND REINSTALL HINGE JOINT MESH FENCING	250	LF	\$10.00	\$2,500.00
102 . REMOVE, SALVAGE AND REINSTALL GATE	1	EA	\$1,500.00	\$1,500.00
103 . REMOVE AND REPLACE 5" PCC SIDEWALK	100	SF	\$15.00	\$1,500.00
104 . REMOVE AND REPLACE 7" PCC DRIVEWAY	50	SY	\$115.00	\$5,750.00
105 . CONSTRUCT 12" D.I.P.	1,490	LF	\$85.72	\$127,722.80
106 . CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	3	EA	\$6,260.00	\$18,780.00
107 . CONSTRUCT END OF MAIN HYDRANT GATE VALVE AND TEE ASSEMBLY	1	EA	\$6,700.00	\$6,700.00
108 . REMOVE AND SALVAGE END OF MAIN HYDRANT	1	EA	\$1,500.00	\$1,500.00
109 . CONSTRUCT 12" x 11.25 DEGREE BEND WITH BACKING BLOCK	4	EA	\$700.00	\$2,800.00
110 . CONSTRUCT 12" x 22.5 DEGREE BEND WITH BACKING BLOCK	4	EA	\$720.00	\$2,880.00
111 . CONSTRUCT 12" x 45 DEGREE BEND WITH BACKING BLOCK	4	EA	\$780.00	\$3,120.00
112 . CONSTRUCT 12" x 90 DEGREE BEND WITH BACKING BLOCK	1	EA	\$1,000.00	\$1,000.00
113 . CONSTRUCT 12" M.J. GATE VALVE AND BOX	2	EA	\$3,600.00	\$7,200.00
114 . CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$900.00	\$900.00
115 . SEEDING, TYPE B	1	AC	\$3,800.00	\$3,800.00
116 . ROLLED EROSION CONTROL, TYPE II	5,000	SY	\$0.35	\$1,750.00
CONTINGENCY	5%		\$189,402.80	\$9,470.14

Estimated Construction Costs: \$198,872.94

Estimated Soft Costs

Engineering Design and Construction Administration:	\$41,763.32
2.00% Geotechnical and Testing:	\$3,977.46
5.00% Legal:	\$9,943.65
5.00% Fiscal:	\$12,727.87
7.00% Interest:	\$9,354.98
6 Duration (Months)	

Total Estimated Soft Costs: 39% \$77,767.27

Total Estimated Costs: \$276,640.21

Reimbursable From Adjacent Developments: \$207,480.16

Total SID Costs: \$69,160.05

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL

Assumptions/Comments:
 UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT

Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 . RESIDENTIAL (SINGLE FAMILY)	103	EA	\$2,400.00	\$247,200.00
Estimated Construction Costs:				\$247,200.00
Estimated Soft Costs				
		0.00% Engineering Design and		\$0.00
		2.00% Legal:		\$4,944.00
		5.00% Fiscal:		\$12,607.20
		7.00% Interest:		\$13,899.44
		⁹ Duration (Months)		
Total Estimated Soft Costs:				13% <u>\$31,450.64</u>
Total Estimated Costs:				\$278,650.64

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA

Assumptions/Comments:
 UNIT PRICE IS PER THE CITY OF PAPILLION MASTER FEE SCHEDULE FOR PARK OR COMMON AREA

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	OUTLOTS A-D	4.20	AC	\$6,705.00	\$28,161.00

Estimated Construction Costs: \$28,161.00

Estimated Soft Costs

0.00% Engineering Design and	\$0.00
2.00% Legal:	\$563.22
5.00% Fiscal:	\$1,436.21
7.00% Interest:	<u>\$1,583.42</u>
9 Duration (Months)	

Total Estimated Soft Costs: 13% \$3,582.85

Total Estimated Costs: \$31,743.85

WATER INTERIOR G.O.

Assumptions/Comments:

- 50% of EC items are GO
- Additional cost of water main larger than 8" is GO. Assume 8" live tap at \$2500

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CONSTRUCT 8" D.I.P.	0	LF	\$64.00	\$0.00
2 .	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	16	EA	\$6,260.00	\$100,160.00
3 .	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	0	EA	\$765.00	\$0.00
4 .	CONSTRUCT 8" M.J. GATE VALVE AND BOX	0	EA	\$2,122.00	\$0.00
5 .	CONSTRUCT 8" x 11.25 DEGREE BEND WITH BACKING BLOCK	0	EA	\$500.00	\$0.00
6 .	CONSTRUCT 8" x 22.5 DEGREE BEND WITH BACKING BLOCK	0	EA	\$500.00	\$0.00
7 .	CONSTRUCT 8" x 45 DEGREE BEND WITH BACKING BLOCK	0	EA	\$550.00	\$0.00
8 .	CONSTRUCT 8" x 90 DEGREE BEND WITH BACKING BLOCK	0	EA	\$650.00	\$0.00
9 .	CONSTRUCT 12"x12"x8" LIVE TAP TEE ASSEMBLY	0	EA	\$6,058.00	\$0.00
10 .	REMOVE AND SALVAGE END OF MAIN HYDRANT	0	EA	\$1,500.00	\$0.00
11 .	CONSTRUCT CHLORINE TUBE	1	EA	\$1,000.00	\$1,000.00
12 .	CONSTRUCT SAMPLE TAP	1	EA	\$500.00	\$500.00
13 .	CONSTRUCT SILT FENCE	0	LF	\$3.50	\$0.00
14 .	SEEDING - TYPE "TEMPORARY SEED MIX"	0	AC	\$3,800.00	\$0.00
15 .	STRAW MULCH	0	AC	\$2,500.00	\$0.00
16 .	REIMBURSEMENT FOR WATER MODELING AND PERMIT FEES	1	LS	\$10,000.00	\$10,000.00
17 .	CONTRACTOR FEE FOR REIMBURSEMENT COORDINATION	1	LS	\$500.00	\$500.00
	CONTINGENCY		5%	\$112,160.00	\$5,608.00

Estimated Construction Costs: \$117,768.00

Estimated Soft Costs

Engineering Design and Construction Administration:	\$22,375.92
19.00% Geotechnical and Testing:	\$2,355.36
2.00% Legal:	\$5,888.40
5.00% Fiscal:	\$7,419.38
7.00% Interest:	\$8,179.87
9 Duration (Months)	

Total Estimated Soft Costs: 39% \$46,218.93

Total Estimated Costs: \$163,986.93

WATER OFFSITE G.O.

Assumptions/Comments:



Additional cost of water main larger than 8" is GO.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
101 .	REMOVE, SALVAGE AND REINSTALL HINGE JOINT MESH FENCING	250	LF	\$10.00	\$2,500.00
102 .	REMOVE, SALVAGE AND REINSTALL GATE	1	EA	\$1,500.00	\$1,500.00
103 .	REMOVE AND REPLACE 5" PCC SIDEWALK	100	SF	\$15.00	\$1,500.00
104 .	REMOVE AND REPLACE 7" PCC DRIVEWAY	50	SY	\$115.00	\$5,750.00
105 .	CONSTRUCT 12" D.I.P.	1,490	LF	\$85.72	\$127,722.80
106 .	CONSTRUCT HYDRANT, GATE VALVE AND TEE ASSEMBLY	3	EA	\$6,260.00	\$18,780.00
107 .	CONSTRUCT END OF MAIN HYDRANT GATE VALVE AND TEE ASSEMBLY	1	EA	\$6,700.00	\$6,700.00
108 .	REMOVE AND SALVAGE END OF MAIN HYDRANT	1	EA	\$1,500.00	\$1,500.00
109 .	CONSTRUCT 12" x 11.25 DEGREE BEND WITH BACKING BLOCK	4	EA	\$700.00	\$2,800.00
110 .	CONSTRUCT 12" x 22.5 DEGREE BEND WITH BACKING BLOCK	4	EA	\$720.00	\$2,880.00
111 .	CONSTRUCT 12" x 45 DEGREE BEND WITH BACKING BLOCK	4	EA	\$780.00	\$3,120.00
112 .	CONSTRUCT 12" x 90 DEGREE BEND WITH BACKING BLOCK	1	EA	\$1,000.00	\$1,000.00
113 .	CONSTRUCT 12" M.J. GATE VALVE AND BOX	2	EA	\$3,600.00	\$7,200.00
114 .	CONSTRUCT 12"x12"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	1	EA	\$900.00	\$900.00
115 .	SEEDING, TYPE B	1	AC	\$3,800.00	\$3,800.00
116 .	ROLLED EROSION CONTROL, TYPE II	5,000	SY	\$0.35	\$1,750.00
	CONTINGENCY	5%		\$189,402.80	\$9,470.14

Estimated Construction Costs: \$198,872.94

Estimated Soft Costs

Engineering Design and		
19.00%	Construction Administration:	\$37,785.86
2.00%	Geotechnical and Testing:	\$3,977.46
5.00%	Legal:	\$9,943.65
5.00%	Fiscal:	\$12,529.00
7.00%	Interest:	\$9,208.81
6 Duration (Months)		

Total Estimated Soft Costs: 37% \$73,444.77

Total Estimated Costs: \$272,317.71

Reimbursable From Adjacent Developments: \$204,238.28

Total SID Costs: \$68,079.43

WATER-CAPITAL FACILITY FEES-PAPILLION RESIDENTIAL G.O.

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	50% OF TOTAL IS G.O.		1 LS	\$139,325.32	\$139,325.32

Estimated Construction Costs: \$139,325.32

Total Estimated Costs: \$139,325.32

WATER-CAPITAL FACILITY FEES-PAPILLION PARK OR COMMON AREA G.O.

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	50% OF TOTAL IS G.O.		1 LS	\$15,871.93	\$15,871.93

Estimated Construction Costs: \$15,871.93

Total Estimated Costs: \$15,871.93

POWER

Assumptions/Comments:

108 LOTS

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	NORTH SHORE 2 RESIDENTIAL LOTS	103	LOTS	\$1,500.00	\$154,500.00

Estimated Construction Costs: \$154,500.00

Estimated Soft Costs

Engineering Design and

19.00% **Construction Administration:** \$29,355.00

2.00% **Legal:** \$3,090.00

5.00% **Fiscal:** \$9,347.25

7.00% **Interest:** \$10,305.34

9 **Duration (Months)**

Total Estimated Soft Costs: 34% \$52,097.59

Total Estimated Costs: \$206,597.59

Plan Review Fee

Assumptions/Comments:



	Bid Item Description	Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$1,197,149.86	1.00%	\$11,971.50
3 .	STORM SEWER	\$497,607.65	1.00%	\$4,976.08
5 .	PAVING MINOR	\$994,644.15	1.00%	\$9,946.44
6 .	117TH STREET	\$558,272.51	1.00%	\$5,582.73
7 .	PAVING MAJOR	\$207,360.00	0.00%	\$0.00
8 .	SIDEWALKS / TRAILS	\$248,640.00	1.00%	\$2,486.40
10 .	WATER INTERIOR	\$762,690.60	1.00%	\$7,626.91
11 .	WATER OFFSITE - CORNHUSKER RD CONTRIBUTION	\$198,872.94	1.00%	\$1,988.73

Estimated Construction Costs: \$44,578.78

Estimated Soft Costs

5.00% **Fiscal:** \$2,228.94

7.00% **Interest:** \$3,276.54

12 **Duration (Months)**

Total Estimated Soft Costs: 12% \$5,505.48

Total Estimated Costs: \$50,084.26