
(Space above line for recording information)

**FIRST AMENDMENT TO
SUBDIVISION AGREEMENT**

THIS FIRST AMENDMENT TO SUBDIVISION AGREEMENT (“First Amendment”) is made this ____ day of _____, 2015 (“Effective Date”), by and among PRAIRIE HILLS REAL ESTATE DEVELOPMENT, LLC, a Nebraska limited liability company (hereinafter referred to as “DEVELOPER”), and SANITARY AND IMPROVEMENT DISTRICT NO. 302 OF SARPY COUNTY, NEBRASKA, a Nebraska political subdivision (hereinafter referred to as “DISTRICT”), and the CITY OF PAILLION, NEBRASKA, a municipal corporation (hereinafter referred to as “CITY”) amends and modifies the Subdivision Agreement adopted by Resolution R14-0162, entered into by the Parties on October 7, 2014 (hereinafter collectively referred to as the “Agreement”).

WITNESSETH:

WHEREAS, DEVELOPER, DISTRICT and CITY entered into a Subdivision Agreement dated October 7, 2014 (the "Agreement"), with respect to Lots 1 through 118 and Outlots A through F, Prairie Hills; and

WHEREAS, the Parties hereby desire to modify and amend the Agreement to revise the Source and Use of Funds (Exhibit "G" attached thereto) to reflect the updated engineer's estimate of probable costs for the Public Improvements to be constructed by DISTRICT and paid for and defrayed as set forth in Section IV of the Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises and covenants hereinafter contained, the Parties hereto agree as follows:

1. Definitions: Unless otherwise defined in this First Amendment, all capitalized terms used in this First Amendment shall have the same meaning set forth for such terms in the Agreement.

2. Area of Application. The Subdivision Agreement Amendment applies to Lots 1 through 118 and Outlots A through F, Prairie Hills.

3. Amendment #1.The first paragraph of Section IV- Apportionment of Costs is hereby amended, in its entirety, as follows:

The Parties agree that the cost of the Public Improvements constructed by DISTRICT within the Development Area shall be defrayed as follows and as identified in Exhibit "G-1" attached hereto and incorporated herein by this reference as the Source and Use of Funds. In no case shall the general obligation costs of DISTRICT exceed \$1,940,924.00 (the amount shown as the total general obligation in Exhibit "G-1"), at the time of levy of special assessments. Special assessments shall be increased if necessary to reduce the general obligation debt to the required amount.

4. Exhibit Modification. Exhibit "G" of the Agreement is hereby repealed in its entirety and replaced with Exhibit "G-1" attached hereto.

5. No Other Amendment. Except as specifically set forth herein, the Agreement shall remain in full force and effect.

6. Binding Effect. This First Amendment to the Subdivision Agreement shall be binding upon the Parties, their respective successors and assigns.

IN WITNESS WHEREOF, this First Amendment is effective on the day and year first above written.

CITY OF PAPILLION, A Nebraska
Municipal Corporation

ATTEST:

David P. Black, Mayor

Elizabeth Butler, City Clerk

ATTEST:

SANITARY & IMPROVEMENT DISTRICT
NO. 302 OF SARPY COUNTY, NEBRASKA

Marcy Knobbe, Clerk

By: _____
Herbert Freeman, Chairperson

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

On this ____ day of _____, 2015, before me, a Notary Public in and for said County and State, personally appeared Herbert Freeman, Chairperson and Marcy Knobbe, Clerk of SANITARY AND IMPROVEMENT DISTRICT NO. 302 OF SARPY COUNTY, NEBRASKA, who executed the above and foregoing First Amendment to Subdivision Agreement, and acknowledged the execution thereof to be their voluntary act and deed on behalf of said District.

Notary Public

DEVELOPER:

PRAIRIE HILLS REAL ESTATE DEVELOPMENT, LLC,
a Nebraska limited liability company,

By: _____
Herbert Freeman, Administrative Member

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

On this ____ day of _____, 2015, before me, a Notary Public in and for said County and State, personally appeared Herb Freeman, Administrative Member of Prairie Hills Real Estate Development, LLC, a Nebraska limited liability company, who executed the above and foregoing First Amendment to Subdivision Agreement, and acknowledged the execution thereof to be her voluntary act and deed on behalf of said company.

Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

SECTION

- 1 Capitalized Terms
- 2 Area of Application
- 3 Amendment #1
- 4 Exhibit Modification
- 5 No Other Amendment
- 6 Binding Effect

EXHIBITS:

- G-1 Source and Use of Funds

Exhibit "G-1"

Name of Addition:

Prairie Hills

SID # 302

**Source and Use of Funds:
Phase 1**

	Proposed Improvements		Construction Cost	Project Cost	Financing			
	Quantity				Special	GO Non- Reimbursable	GO Reimbursable	Private
Paving								
Internal Pavement	18	SY	747,912	1,039,598	710,582	329,017	0	0
Offsite Roadway Improvements								
114th Street Reimbursements	1	LS	200,013	230,015	0	230,015	0	0
Highway 370 Improvements	1	LS	122,512	170,292	0	170,292	0	0
Sidewalks & Trails								
Trails & Boulevards	1,000	SF	4,800	6,672	0	6,672	0	0
Sanitary Sewer								
Interior	3,763	LF	575,078	799,359	742,072	4,380	52,908	0
Outfall	0	LF	0	0	0	0	0	0
Storm Sewer								
Storm Sewer System	3,213	LF	309,490	430,191	0	430,191	0	0
Capital Facilities Fees	1	LS	314,903	314,903	0	0	0	314,903
Water Main								
Interior	1	LF	503,099	699,308	699,308	0	0	0
Electrical Fees	1	LS	159,300	207,090	207,090	0	0	0
Gas Main								
Gas Main	0	LS	0	0	0	0	0	0
Siren Reimbursements	2	EA	3,978	3,978	0	0	0	3,978
Park Fees	0.00	AC	0	0	0	0	0	0
Review Fees								
City of Papillion (1% of construction)	1	LS	16,325	19,590	0	19,590	0	0
Total			2,957,410	3,920,996	2,359,052	1,190,157	52,908	318,881

Notes:

- This document is an opinion of probable cost based upon professional judgement and experience, and does not warranty that actual construction costs will not vary from the opinion of probable costs shown.
-

Date 3/30/2015
 Revised 4/3/2015
 Revised 8/24/2015
 Revised 9/3/2015
 Revised -
 Revised -



Name of Addition:

Prairie Hills

SID # 302

Source and Use of Funds: Phase 2

(provide a separate sheet for the preliminary plat and for each final plat phase.)

	Proposed Improvements		Project Cost	Financing			Private	
	Quantity	Construction Cost		Special	GO Non-Reimbursable	GO Reimbursable		
Paving								
Internal Pavement	550	SY	32,890	45,717	0	30,478	15,239	0
Offsite Roadway Improvements								
114th Street Reimbursements		LS	0	0	0	0	0	0
Highway 370 Improvements	1	LS	75,000	104,250	0	52,125	52,125	0
Sidewalks & Trails								
Trails & Boulevards	15,300	SF	181,720	252,591	0	252,591	0	0
Sanitary Sewer								
Interior	0	LF	0	0	0	0	0	0
Outfall	0	LF	0	0	0	0	0	0
Storm Sewer								
Storm Sewer System	353	LF	154,495	214,748	0	143,165	71,583	0
Capital Facilities Fees	0	LS	0	0	0	0	0	0
Water Main								
Interior	0	LF	0	0	0	0	0	0
Electrical Fees	1	LS	55,848	72,602	72,602	0	0	0
Gas Main								
Gas Main	0	LS	0	0	0	0	0	0
Siren Reimbursements	0	EA	0	0	0	0	0	0
Park Fees	5.31	AC	64,448	78,304	0	78,304	0	0
Review Fees								
City of Papillion (1% of construction)	1	LS	1,874	2,249	0	2,249	0	0
Total			566,275	770,461	72,602	558,912	138,947	0

Notes:

- 1)
- 2)

Date	3/30/2015
Revised	4/3/2015
Revised	8/24/2015
Revised	9/3/2015
Revised	-
Revised	-
Revised	-

Name of Addition:

Prairie Hills

SID # 302

**Source and Use of Funds:
Total Project - For Reference Only**

(provide a separate sheet for the preliminary plat and for each final plat phase.

	Proposed Improvements		Project Cost	Financing				
	Quantity	Construction Cost		Special	GO Non-Reimbursable	GO Reimbursable	Private	
Paving								
Internal Pavement	568	SY	780,802	1,085,315	710,582	359,495	15,239	0
Offsite Roadway Improvements								
114th Street Reimbursements	1	LS	200,013	230,015	0	230,015	0	0
Highway 370 Turn Lane	1	LS	197,512	274,542	0	222,417	52,125	0
Sidewalks & Trails								
Trails	16,300	SF	186,520	259,263	0	259,263	0	0
Sanitary Sewer								
Interior	3,763	LF	575,078	799,359	742,072	4,380	52,908	0
Outfall	0	LF	0	0	0	0	0	0
Storm Sewer								
Storm Sewer System	3,566	LF	463,985	644,939	0	573,356	71,583	0
Capital Facilities Fees	1	LS	314,903	314,903	0	0	0	314,903
Water Main								
Interior	1	LF	503,099	699,308	699,308	0	0	0
Electrical Fees	1	LS	215,148	279,692	279,692	0	0	0
Gas Main								
Gas Main	1	LS	0	0	0	0	0	0
Siren Reimbursements	1	LS	3,978	3,978	0	0	0	3,978
Park Fees	5	AC	64,448	78,304	0	78,304	0	0
Review Fees								
City of Papillion (1% of construction)	1	LS	18,199	21,838	0	21,838	0	0
Total			3,523,685	4,691,456	2,431,654	1,749,069	191,855	318,881

Notes:

- 1)
- 2)

Date	3/30/2015
Revised	4/3/2015
Revised	8/24/2015
Revised	9/3/2015
Revised	-
Revised	-
Revised	-

PRELIMINARY VALUATION

Name of Addition: Prairie Hills
 SID#: 302

DATE: 3/30/2015
 REVISED: 4/3/2015
 REVISED: 8/24/2015
 REVISED: 9/3/2015
 REVISED: -
 REVISED: -
 REVISED: -

Phase 1

Single Family	118	Lot	@	\$240,000	Lot	=	\$28,320,000
Mixed Use		AC	@	\$1,100,000	AC	=	\$0
							\$0

Total Valuation = \$28,320,000
Total Assessed Valuation (95%) = \$26,904,000
General Obligation = \$1,190,157
GO Debt Ratio = 4.42%
GO Debt Ratio (Cumulative) = 4.42%

Phase 2

Single Family		Lot	@	\$240,000	Lot	=	\$0
Mixed Use	14.80	AC	@	\$1,200,000	AC	=	\$17,760,000
							\$0

Total Valuation = \$17,760,000
Total Assessed Valuation (95%) = \$16,872,000
General Obligation = \$558,912
GO Debt Ratio = 3.31%
GO Debt Ratio (Cumulative) = 4.00%

Full Buildout

							TOTAL
Single Family	118	Lot	@	\$240,000	Lot	=	\$28,320,000
Mixed Use	14.80	AC	@	\$1,200,000	AC	=	\$17,760,000

Total Valuation = \$46,080,000
Total Assessed Valuation (95%) = \$43,776,000
General Obligation = \$1,749,069
GO Debt Ratio = 4.00%

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Highway 370 Improvements - Phase 1			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
HWY 370 TURN LANE REIMBURSEMENTS	\$122,512.00	LS	1.00	\$122,512.00		\$0.00	1.00	\$122,512.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	0%			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Construction Cost				\$122,512.00		\$0.00		\$122,512.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			39%	\$47,780.00	39%	\$0.00	39%	\$47,780.00	39%	\$0.00	25%	\$0.00
Total Estimated Project Cost				\$170,292.00		\$0.00		\$170,292.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

114th Street Improvements - Phase 1			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
114TH STREET REIMBURSEMENTS	\$200,013.00	LS	1.00	\$200,013.00		\$0.00	1.00	\$200,013.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
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			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	0%			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Construction Cost				\$200,013.00		\$0.00		\$200,013.00		\$0.00		\$0.00
Soft Costs (Legal, Fiscal, Interest, Misc., NO ENGINEERING)			15%	\$30,002.00	15%	\$0.00	15%	\$30,002.00	15%	\$0.00	25%	\$0.00
Total Estimated Project Cost				\$230,015.00		\$0.00		\$230,015.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Storm Sewer - Phase 1			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
CONSTRUCT 15" CMP	\$48.60	LF	48.00	\$2,332.80		\$0.00	48.00	\$2,332.80		\$0.00		\$0.00
CONSTRUCT 15" RCP, CLASS III	\$40.87	LF	1,730.00	\$70,705.10		\$0.00	1,730.00	\$70,705.10		\$0.00		\$0.00
CONSTRUCT 18" RCP, CLASS III	\$45.86	LF	436.00	\$19,994.96		\$0.00	436.00	\$19,994.96		\$0.00		\$0.00
CONSTRUCT 24" RCP, CLASS III	\$62.25	LF	661.00	\$41,147.25		\$0.00	661.00	\$41,147.25		\$0.00		\$0.00
CONSTRUCT 30" RCP, CLASS III	\$81.63	LF	341.00	\$27,835.83		\$0.00	341.00	\$27,835.83		\$0.00		\$0.00
CONSTRUCT 36" RCP, CLASS III	\$137.76	LF	45.00	\$6,199.20		\$0.00	45.00	\$6,199.20		\$0.00		\$0.00
CONSTRUCT 42" RCP, D(0.01) = 1,350	\$232.86	LF	214.00	\$49,832.04		\$0.00	214.00	\$49,832.04		\$0.00		\$0.00
CONSTRUCT 54" I.D. STORM MANHOLE	\$540.92	VF	39.00	\$21,095.88		\$0.00	39.00	\$21,095.88		\$0.00		\$0.00
CONSTRUCT 72" I.D. STORM MANHOLE	\$885.28	VF	12.00	\$10,623.36		\$0.00	12.00	\$10,623.36		\$0.00		\$0.00
CONSTRUCT 84" I.D. STORM MANHOLE	\$961.22	VF	8.00	\$7,689.76		\$0.00	8.00	\$7,689.76		\$0.00		\$0.00
CONSTRUCT AREA INLET - TYPE II	\$3,781.17	EA	1.00	\$3,781.17		\$0.00	1.00	\$3,781.17		\$0.00		\$0.00
CONSTRUCT 30" RC FLARED END SECTION	\$2,033.31	EA	1.00	\$2,033.31		\$0.00	1.00	\$2,033.31		\$0.00		\$0.00
CONSTRUCT 42" RC FLARED END SECTION	\$3,384.82	EA	1.00	\$3,384.82		\$0.00	1.00	\$3,384.82		\$0.00		\$0.00
CONSTRUCT 15" RC COLLAR	\$430.20	EA	1.00	\$430.20		\$0.00	1.00	\$430.20		\$0.00		\$0.00
CONSTRUCT CONCRETE COLLAR	\$482.13	EA	8.00	\$3,857.04		\$0.00	8.00	\$3,857.04		\$0.00		\$0.00
CONSTRUCT CONCRETE TOE/CUTOFF WALL	\$1,385.17	EA	2.00	\$2,770.34		\$0.00	2.00	\$2,770.34		\$0.00		\$0.00
CONSTRUCT TIMBER PILE SUPPORT	\$7,500.00	EA	1.00	\$7,500.00		\$0.00	1.00	\$7,500.00		\$0.00		\$0.00
CRUSHED ROCK FOR UNSUITABLE TRENCH CONDITIONS	\$27.75	TN	200.00	\$5,550.00		\$0.00	200.00	\$5,550.00		\$0.00		\$0.00
CONSTRUCT RIP RAP APRON - NDOR TYPE "B"	\$49.00	TN	145.00	\$7,105.00		\$0.00	145.00	\$7,105.00		\$0.00		\$0.00
INSTALL PIPE COUPLERS	\$211.00	EA	20.00	\$4,220.00		\$0.00	20.00	\$4,220.00		\$0.00		\$0.00
EROSION CONTROL BLANKET, S75	\$1.15	SY	1,500.00	\$1,725.00		\$0.00	1,500.00	\$1,725.00		\$0.00		\$0.00
SEEDING	\$1,325.00	AC	0.50	\$662.50		\$0.00	0.50	\$662.50		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
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			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	3.0%			\$9,014.44		\$0.00		\$9,014.44		\$0.00		\$0.00
Construction Cost				\$309,490.00		\$0.00		\$309,490.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			39%	\$120,701.00	39%	\$0.00	39%	\$120,701.00	39%	\$0.00	25%	\$0.00
Total Estimated Project Cost				\$430,191.00		\$0.00		\$430,191.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Siren Reimbursement - Phase 1			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
REIMBURSE EXISTING DISTRICT SIREN	\$1,989.00	EA	2.00	\$3,978.00		\$0.00		\$0.00		\$0.00	2.00	\$3,978.00
Note: Assumed 4.52% of siren est. cost of \$44,000			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
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			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	0%			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Construction Cost				\$3,978.00		\$0.00		\$0.00		\$0.00		\$3,978.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			0%	\$0.00	20%	\$0.00	20%	\$0.00	20%	\$0.00	0%	\$0.00
Total Estimated Project Cost				\$3,978.00		\$0.00		\$0.00		\$0.00		\$3,978.00

Project Name: Prairie Hills

Location: 114th & Highway 370

SID #: 302

Paving - Phase 1			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
TRAFFIC CONTROL	\$3,147.30	LS	1.00	\$3,147.30		\$0.00	1.00	\$3,147.30		\$0.00		\$0.00
CONSTRUCT CURB INLET, TYPE I	\$3,989.70	EA	17.00	\$67,824.90		\$0.00	17.00	\$67,824.90		\$0.00		\$0.00
CONSTRUCT CURB INLET, TYPE III	\$4,223.70	EA	8.00	\$33,789.60		\$0.00	8.00	\$33,789.60		\$0.00		\$0.00
CURB INLET PROTECTION	\$216.45	EA	25.00	\$5,411.25		\$0.00	25.00	\$5,411.25		\$0.00		\$0.00
EARTHWORK - SUBGRADE PREPARATION	\$3.34	CY	6,458.33	\$21,570.83	5,327.00	\$17,792.18	1,131.33	\$3,778.65		\$0.00		\$0.00
CONSTRUCT 7" CONCRETE PAVEMENT (TYPE L65)	\$30.25	SY	19,200.00	\$580,800.00	15,806.00	\$478,131.50	3,394.00	\$102,668.50		\$0.00		\$0.00
CONSTRUCT 6" CONCRETE PAVEMENT (TYPE L65)	\$42.90	SY	175.00	\$7,507.50		\$0.00	175.00	\$7,507.50		\$0.00		\$0.00
CONSTRUCT CONCRETE HEADER	\$11.70	LF	145.00	\$1,696.50		\$0.00	145.00	\$1,696.50		\$0.00		\$0.00
CONSTRUCT THICKEN EDGE	\$9.36	LF	96.00	\$898.56		\$0.00	96.00	\$898.56		\$0.00		\$0.00
CONSTRUCT COMBINATION CURB AND GUTTER	\$14.04	LF	25.00	\$351.00		\$0.00	25.00	\$351.00		\$0.00		\$0.00
114TH STREET CONNECTION	\$2,808.00	EA	1.00	\$2,808.00		\$0.00	1.00	\$2,808.00		\$0.00		\$0.00
ADJUST MANHOLE TO GRADE	\$276.12	EA	28.00	\$7,731.36	28.00	\$7,731.36		\$0.00		\$0.00		\$0.00
INSTALL END OF ROAD MARKERS	\$830.70	EA	4.00	\$3,322.80		\$0.00	4.00	\$3,322.80		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	1.5%			\$11,052.40		\$7,554.96		\$3,498.44		\$0.00		\$0.00
Construction Cost				\$747,912.00		\$511,210.00		\$236,703.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			39%	\$291,686.00	39%	\$199,372.00	39%	\$92,314.00	39%	\$0.00	25%	\$0.00
Total Estimated Project Cost				\$1,039,598.00		\$710,582.00		\$329,017.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Water - Phase 1			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
TRAFFIC CONTROL	\$902.00	LS	1.00	\$902.00	1.00	\$902.00		\$0.00		\$0.00		\$0.00
BORE 12" HDPE WATER MAIN	\$434.00	LF	125.00	\$54,250.00	125.00	\$54,250.00		\$0.00		\$0.00		\$0.00
CONSTRUCT 12" DIPJ WATER MAIN	\$40.90	LF	4,063.00	\$166,176.70	4,063.00	\$166,176.70		\$0.00		\$0.00		\$0.00
CONSTRUCT 8" DIPJ WATER MAIN	\$28.30	LF	2,879.00	\$81,475.70	2,879.00	\$81,475.70		\$0.00		\$0.00		\$0.00
CONSTRUCT 6" DIPJ WATER MAIN	\$24.50	LF	1,131.00	\$27,709.50	1,131.00	\$27,709.50		\$0.00		\$0.00		\$0.00
BORE 12" WATER MAIN	\$36.00	LF	300.00	\$10,800.00	300.00	\$10,800.00		\$0.00		\$0.00		\$0.00
BORE 8" WATER MAIN	\$26.00	LF	120.00	\$3,120.00	120.00	\$3,120.00		\$0.00		\$0.00		\$0.00
BORE 6" WATER MAIN	\$26.00	LF	60.00	\$1,560.00	60.00	\$1,560.00		\$0.00		\$0.00		\$0.00
INSTALL FIRE HYDRANT ASSEMBLY, TYPE 1	\$4,680.00	EA	9.00	\$42,120.00	9.00	\$42,120.00		\$0.00		\$0.00		\$0.00
INSTALL FIRE HYDRANT ASSEMBLY, TYPE 6	\$4,385.00	EA	2.00	\$8,770.00	2.00	\$8,770.00		\$0.00		\$0.00		\$0.00
INSTALL 12" TEE, M.J.	\$686.00	EA	7.00	\$4,802.00	7.00	\$4,802.00		\$0.00		\$0.00		\$0.00
INSTALL 8" TEE, M.J.	\$463.00	EA	1.00	\$463.00	1.00	\$463.00		\$0.00		\$0.00		\$0.00
INSTALL 16" TEE, M.J.	\$1,196.00	EA	1.00	\$1,196.00	1.00	\$1,196.00		\$0.00		\$0.00		\$0.00
INSTALL 8" PIPE CROSS, M.J.	\$532.00	EA	1.00	\$532.00	1.00	\$532.00		\$0.00		\$0.00		\$0.00
INSTALL 12" GATE VALVE, M.J.	\$2,341.00	EA	11.00	\$25,751.00	11.00	\$25,751.00		\$0.00		\$0.00		\$0.00
INSTALL 8" GATE VALVE, M.J.	\$1,497.00	EA	12.00	\$17,964.00	12.00	\$17,964.00		\$0.00		\$0.00		\$0.00
INSTALL 6" GATE VALVE, M.J.	\$1,072.00	EA	3.00	\$3,216.00	3.00	\$3,216.00		\$0.00		\$0.00		\$0.00
INSTALL 12"x8" REDUCER, M.J.	\$201.00	EA	4.00	\$804.00	4.00	\$804.00		\$0.00		\$0.00		\$0.00
INSTALL 8"x6" REDUCER, M.J.	\$148.00	EA	1.00	\$148.00	1.00	\$148.00		\$0.00		\$0.00		\$0.00
INSTALL 12" PLUG	\$1,034.00	EA	1.00	\$1,034.00	1.00	\$1,034.00		\$0.00		\$0.00		\$0.00
INSTALL 8" PLUG	\$338.00	EA	1.00	\$338.00	1.00	\$338.00		\$0.00		\$0.00		\$0.00
INSTALL SAMPLE TEE	\$413.00	EA	5.00	\$2,065.00	5.00	\$2,065.00		\$0.00		\$0.00		\$0.00
INSTALL AIR RELIEF ASSEMBLY	\$2,808.00	EA	3.00	\$8,424.00	3.00	\$8,424.00		\$0.00		\$0.00		\$0.00
CONNECT TO EXISTING WATER MAIN	\$6,350.00	EA	2.00	\$12,700.00	2.00	\$12,700.00		\$0.00		\$0.00		\$0.00
CONSTRUCT CHLORINE TUBE	\$1,699.00	EA	2.00	\$3,398.00	2.00	\$3,398.00		\$0.00		\$0.00		\$0.00
EROSION CONTROL BLANKET, S75	\$1.15	SY	7,000.00	\$8,050.00	7,000.00	\$8,050.00		\$0.00		\$0.00		\$0.00
SEEDING	\$1,177.00	AC	1.50	\$1,765.50	1.50	\$1,765.50		\$0.00		\$0.00		\$0.00
CRUSHED ROCK FOR UNSUITABLE TRENCH CONDITIONS	\$37.00	TN	100.00	\$3,700.00	100.00	\$3,700.00		\$0.00		\$0.00		\$0.00
			-	\$0.00	-	\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00	-	\$0.00		\$0.00		\$0.00		\$0.00
Contingency	2.0%			\$9,864.60		\$9,864.60		\$0.00		\$0.00		\$0.00
Construction Cost				\$503,099.00		\$503,099.00		\$0.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			39%	\$196,209.00	39%	\$196,209.00	39%	\$0.00	39%	\$0.00	25%	\$0.00
Total Estimated Project Cost				\$699,308.00		\$699,308.00		\$0.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Capital Facilities Fees - Phase 1			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
COMMERCIAL / MIXED USE	\$6,205.00	ACRE	14.79	\$91,771.95		\$0.00		\$0.00		\$0.00	14.79	\$91,771.95
RESIDENTIAL - SINGLE FAMILY	\$2,070.00	LOT	118.00	\$244,260.00		\$0.00		\$0.00		\$0.00	118.00	\$244,260.00
PARK OR COMMON AREAS	\$5,790.00	ACRE	14.48	\$83,839.20		\$0.00		\$0.00		\$0.00	14.48	\$83,839.20
CREDIT FOR 12" UPSIZE AND OFFSITE WATER COSTS	(\$104,967.79)	LS	1.00	(\$104,967.79)		\$0.00		\$0.00		\$0.00	1.00	#####
Contingency	0%			(\$0.36)		\$0.00		\$0.00		\$0.00		(\$0.36)
Construction Cost				\$314,903.00		\$0.00		\$0.00		\$0.00		\$314,903.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00
Total Estimated Project Cost				\$314,903.00		\$0.00		\$0.00		\$0.00		\$314,903.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Power - Phase 1			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
ELECTRICAL (COMMERCIAL)	\$3,580.00	Acre	-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
ELECTRICAL (SINGLE-FAMILY RES.)	\$1,350.00	Unit	118.00	\$159,300.00	118.00	\$159,300.00		\$0.00		\$0.00		\$0.00
ELECTRICAL (MULTI-FAMILY RES.)	\$90.00	Unit	-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	0%			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Construction Cost				\$159,300.00		\$159,300.00		\$0.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			30.0%	\$47,790.00	30.0%	\$47,790.00	30.0%	\$0.00	30.0%	\$0.00	25.0%	\$0.00
Total Estimated Project Cost				\$207,090.00		\$207,090.00		\$0.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Park Fees - Phase 2			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
PARK PURCHASE (50% OF LAND PURCHASE PRICE) Outlot A	\$19,500.00	ACRE	0.70	\$13,650.00		\$0.00	0.70	\$13,650.00		\$0.00		\$0.00
PARK PURCHASE (50% OF LAND PURCHASE PRICE) Outlot C	\$19,500.00	ACRE	0.60	\$11,700.00		\$0.00	0.60	\$11,700.00		\$0.00		\$0.00
PARK PURCHASE (25% OF LAND PURCHASE PRICE) OL A - 100 FP	\$9,750.00	ACRE	4.01	\$39,097.50		\$0.00	4.01	\$39,097.50		\$0.00		\$0.00
PARK PURCHASE (25% OF LAND PURCHASE PRICE) OL C - 100 FP	\$9,750.00	ACRE	-	\$0.00		\$0.00	-	\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	0%			\$0.50		\$0.00		\$0.50		\$0.00		\$0.00
Construction Cost				\$64,448.00		\$0.00		\$64,448.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			21.5%	\$13,856.00	21.5%	\$0.00	21.5%	\$13,856.00	21.5%	\$0.00	20.0%	\$0.00
Total Estimated Project Cost				\$78,304.00		\$0.00		\$78,304.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Highway 370 Improvements - Phase 2			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
Traffic Signal	\$150,000.00	EA	0.50	\$75,000.00		\$0.00	0.50	\$75,000.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	0%			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Construction Cost				\$75,000.00		\$0.00		\$75,000.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			39%	\$29,250.00	39%	\$0.00	39%	\$29,250.00	39%	\$0.00	25%	\$0.00
Total Estimated Project Cost				\$104,250.00		\$0.00		\$104,250.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Paving - Phase 2			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
CONSTRUCT 7" CONCRETE PAVEMENT (TYPE L65)	\$26.00	SY	550.00	\$14,300.00		\$0.00	550.00	\$14,300.00		\$0.00		\$0.00
EARTHWORK - SUBGRADE PREPARATION	\$3.00	CY	200.00	\$600.00		\$0.00	200.00	\$600.00		\$0.00		\$0.00
GENERAL GRADING	\$3.00	CY	5,000.00	\$15,000.00		\$0.00	5,000.00	\$15,000.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	10%			\$2,990.00		\$0.00		\$2,990.00		\$0.00		\$0.00
Construction Cost				\$32,890.00		\$0.00		\$32,890.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			39%	\$12,827.00	39%	\$0.00	39%	\$12,827.00	39%	\$0.00	25%	\$0.00
Total Estimated Project Cost				\$45,717.00		\$0.00		\$45,717.00		\$0.00		\$0.00

Project Name: Prairie Hills
 Location: 114th & Highway 370
 SID #: 302

Power - Phase 2			Total Project		Special Assessment		General Obligation		General Obligation Reimbursable		Private	
Item	Unit Price	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
ELECTRICAL (COMMERCIAL)	\$3,580.00	Acre	15.60	\$55,848.00	15.60	\$55,848.00		\$0.00		\$0.00		\$0.00
ELECTRICAL (SINGLE-FAMILY RES.)	\$1,350.00	Unit	-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
ELECTRICAL (MULTI-FAMILY RES.)	\$90.00	Unit	-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
			-	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Contingency	0%			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Construction Cost				\$55,848.00		\$55,848.00		\$0.00		\$0.00		\$0.00
Soft Costs (Engineering, Legal, Fiscal, Interest, Misc.)			30%	\$16,754.00	30%	\$16,754.00	30%	\$0.00	30%	\$0.00	25%	\$0.00
Total Estimated Project Cost				\$72,602.00		\$72,602.00		\$0.00		\$0.00		\$0.00

