

**CITY OF PAPIILLION
MAYOR AND CITY COUNCIL REPORT
JANUARY 19, 2021 AGENDA**

Subject:	Type:	Submitted By:
Approval of the Second Amendment to the SumTur Crossing Subdivision Agreement.	Resolution #R21-0008	Mark A. Stursma, AICP Planning Director

SYNOPSIS

This is a request for approval of the Second Amendment to the SumTur Crossing Subdivision Agreement to reflect SumTur Crossing Replat 2, adjust phasing for S 114th Street, acknowledge the end of the collection of the extra sewer connection fee for the Nebraska Christian College subarea, and update the Source and Use of Funds exhibit.

FISCAL IMPACT

	Phase 1	Phase 2	Total
95% Total Valuation:	\$41,230,000	\$70,290,500	\$111,520,555
Non-Reimbursable General Obligation Debt (excluding future costs):	\$1,728,389	\$3,769,948	\$5,564,901
Non-Reimbursable General Obligation Debt (including future costs):	\$1,893,608	\$5,622,505	\$7,486,119
Debt Ratio – Non-Reimbursable Only (95% Valuation and excluding future costs):	4.31%	5.36%	4.99%
Debt Ratio – Non-Reimbursable Only (95% Valuation and including future costs):	4.59%	8.00%	6.71%

The “future obligations” consist of paving 108th Street south of Portage Road, a future third lane on S 114th Street, paving Whitewater Drive east of S 110th Street, a future third lane with amenities on Schram Road, a future traffic signal at S 114th Street and Schram Road, and trails. Staff agrees that these improvements may be delayed, offering the SID time to become more financially stable. The delay also avoids the unnecessary accumulation of SID debt through interest costs.

When SumTur Crossing was originally approved, the debt ratio for all phases was 4.67%. The applicant is requesting that the City increase the debt ratio to 4.99%.

RECOMMENDATION

Approval, contingent upon City Council approval of:

- SumTur Crossing Replat 2 Change of Zone, ORD. #1895
- SumTur Crossing Replat 1 Final Plat, RES. #21-0007

On 7/29/20, the Planning Commission unanimously recommended approval of the SumTur

Crossing Replat 2 Final Plat contingent upon resolution of staff comments. The conditions required to approve the Final Plat have been addressed.

BACKGROUND

In June 2018, City Council approved the SumTur Crossing Final Plat for Phase 1. The Change of Zone applicable to Phase 2 was also approved contingent upon City Council's approval of the corresponding Final Plat.

In March 2020, City Council approved the Final Plats for SumTur Crossing Phase 2 and SumTur Crossing Replat 1.

ATTACHMENTS:

RES. #R21-0008

Second Amendment to Subdivision Agreement

RESOLUTION NO. R21-0008

BE IT RESOLVED by the Mayor and City Council of the City of Papillion that the Second Amendment to the SumTur Crossing Subdivision Agreement is hereby approved contingent upon City Council approval of:

- SumTur Crossing Replat 2 Final Plat, RES. #R21-0007
- SumTur Crossing Replat 2 Change of Zone, ORD. #1895

PASSED AND APPROVED THIS _____ DAY OF _____, 2021.

CITY OF PAPILLION, NEBRASKA

David P. Black, Mayor

Attest:

Nicole Brown, City Clerk

(SEAL)

(Space above line for recording information)

**SECOND AMENDMENT
TO
SUMTUR CROSSING
SUBDIVISION AGREEMENT**

This First Amendment to the SumTur Crossing Subdivision Agreement (hereinafter “First Amendment”), which is made this _____ day of _____, 2021 (“Effective Date”), by and between **BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, LLC**, a Nebraska limited liability company (hereinafter referred to as “DEVELOPER”), **SANITARY AND IMPROVEMENT DISTRICT NO. 328 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as “DISTRICT”), and the **CITY OF PAPILLION, 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. 18-0104 on June 5, 2018 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2018-14890 (the “Original Subdivision Agreement”) as amended by the First Amendment approved by the Papillion City Council via Resolution No. R20-0049 on March 17, 2020 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2020-14220 (the “First Amendment”) (collectively, the “Agreement”).

RECITALS

DEVELOPER, DISTRICT, and CITY entered into the Original Subdivision Agreement, with respect to Lots 1 – 124, inclusive, and Outlots A – F (“Phase 1”) of the development to be known, inclusive of all phases, as SumTur Crossing (“SumTur Crossing”); and

DEVELOPER, DISTRICT, and CITY entered into the First Amendment to the Subdivision Agreement to: (i) include Lots 125 – 237, inclusive, and Outlots G – R, inclusive, SumTur Crossing (“Phase 2”), (ii) acknowledge the platting of SumTur Crossing Replat 1, and (iii) replace the Source and Use of Funds exhibit; and

DEVELOPER, DISTRICT, and CITY wish to acknowledge that collection of the additional per acre sewer fee identified in Section 10(F)(4) of the Agreement will no longer be collected by CITY at such time that CITY’s reimbursement obligation to Nebraska Christian College is completed; and

DEVELOPER, DISTRICT, and CITY wish to replace the Paving and Storm Sewer Plan to revise the phasing for the construction of S 114th Street; and

DEVELOPER, DISTRICT, and CITY wish to replace the Source and Use of Funds to: (i) acknowledge the platting of SumTur Crossing Replat 2, (ii) adjust the costs related to SumTur Crossing Replat 2, and (iii) adjust the phasing and costs for the construction of S 114th Street.

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 and amended by this Second 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 Second Amendment applies to: (i) Lots 1 – 33, inclusive, Lots 35 – 141, inclusive, Lots 151 – 173, inclusive, and Lots 204 -2337, inclusive, Outlots A – D, inclusive, and Outlots F – R of SumTur Crossing, (ii) Lot 1 and Outlot A of SumTur Crossing Replat 1, and (iii) Lots 1 – 49 of SumTur Crossing Replat 2.
4. Amendment.
 - A. Section 10(F)(4) as previously set forth in the First Amendment is hereby rescinded and replaced to read as follows:

Walnut Creek Outfall Sewer Fee. The Parties acknowledge that the Development Area is within the Walnut Creek Sewer Outfall Basin. As such, an additional per acre Sewer Fee is required as described in the Master Fee Schedule until such time that CITY’s reimbursement to Nebraska Christian College established within the May 2, 2006 sewer connection agreement between such entities (“CITY’s NCC Reimburse Obligation”) is completed. The Master Fee Schedule provides for said fee to be collected in total or as an equivalent permit lot fee. All new building permits received prior to the completion of CITY’s NCC Reimbursement Obligation shall be subject to the additional per acre Walnut Creek Outfall Sewer Fee, which shall be due prior to the issuance of the building permit. Based on the rate of \$3,000 per acre as established in the Master Fee Schedule and a total of 158.2 acres, the total amount of such fee is \$474,600.00. The equivalent per lot fee is \$1,408.31 based on the total fee (\$474,600.00) divided by 337 single-family residential lots.
5. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto are incorporated into First Amendment and the Agreement by this reference hereby rescinded, modified, and/or added as follows:
 - A. Exhibit C-1, and all references thereto, are hereby rescinded in its entirety and the attached Exhibit C-2 is hereby substituted in their place.

- B. Exhibit G-1, and all references thereto, are hereby rescinded in its entirety and the attached Exhibit G-2 is hereby substituted in their place.
6. No Other Amendment. Except as specifically modified and amended by this Second Amendment, the Agreement shall remain in full force and effect.
7. Binding Effect. This Second 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. 328 OF SARPY COUNTY, NEBRASKA

By _____
TIM YOUNG, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Tim Young, Chairman of Sanitary and Improvement District No. 328 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 _____, 2021.

Notary Public

Boyer Young Equities XVIII-SumTur Crossing, LLC,
a Nebraska limited liability corporation

By _____
TIM YOUNG, Administrative Member

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came TIM YOUNG, Administrative Member of BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, 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 _____, 2021.

Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
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INTRODUCTION STATEMENT

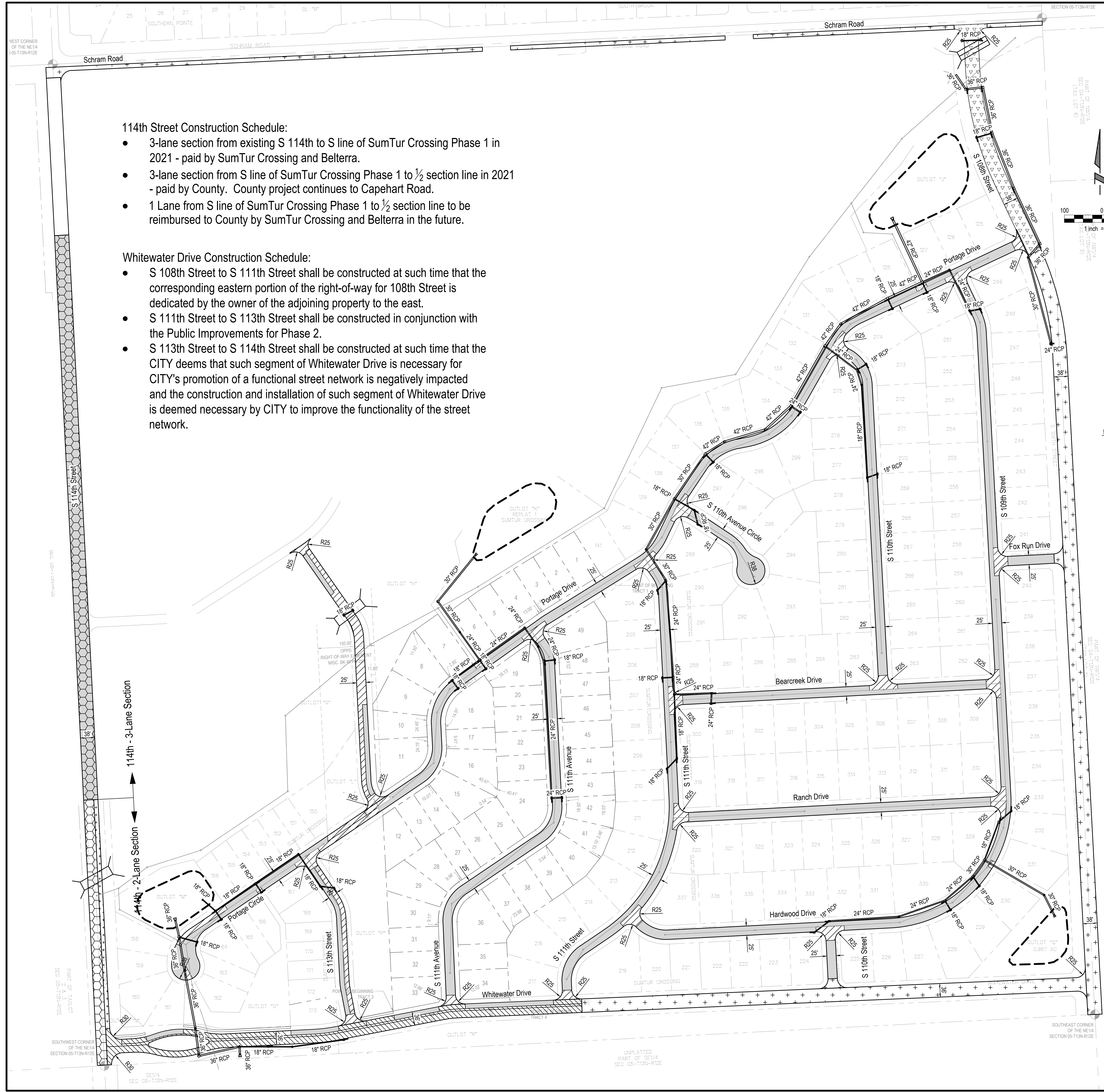
RECITALS

SECTIONS:

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

EXHIBITS:



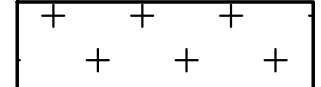


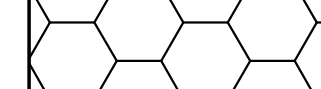
- C-2 Paving and Storm Sewer
- G-2 Source and Use of Funds

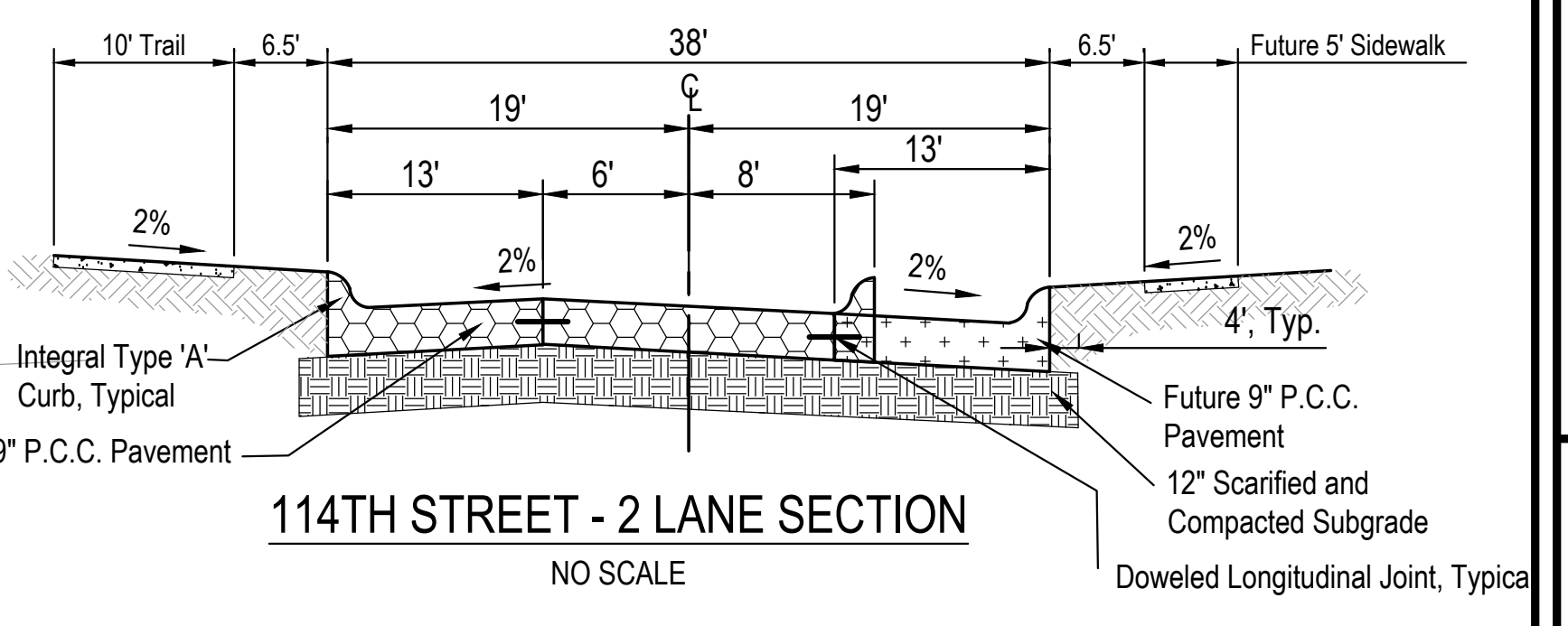
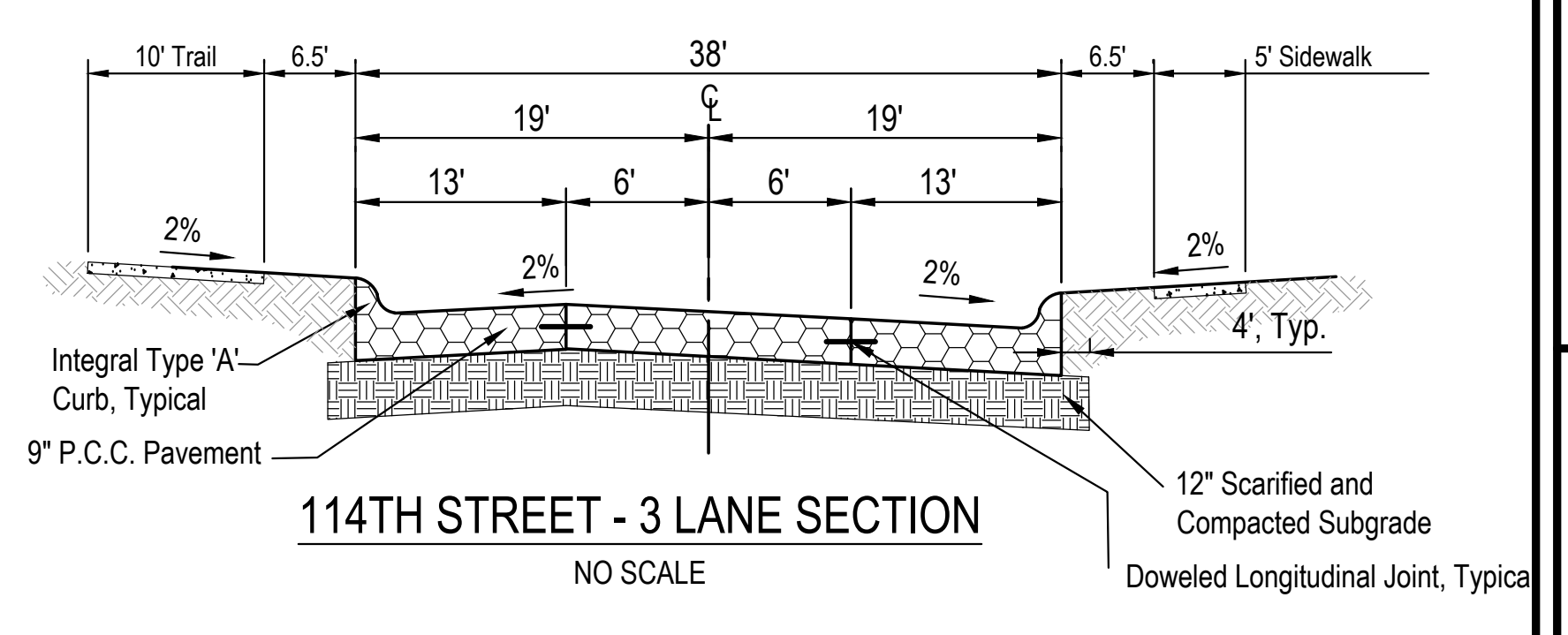
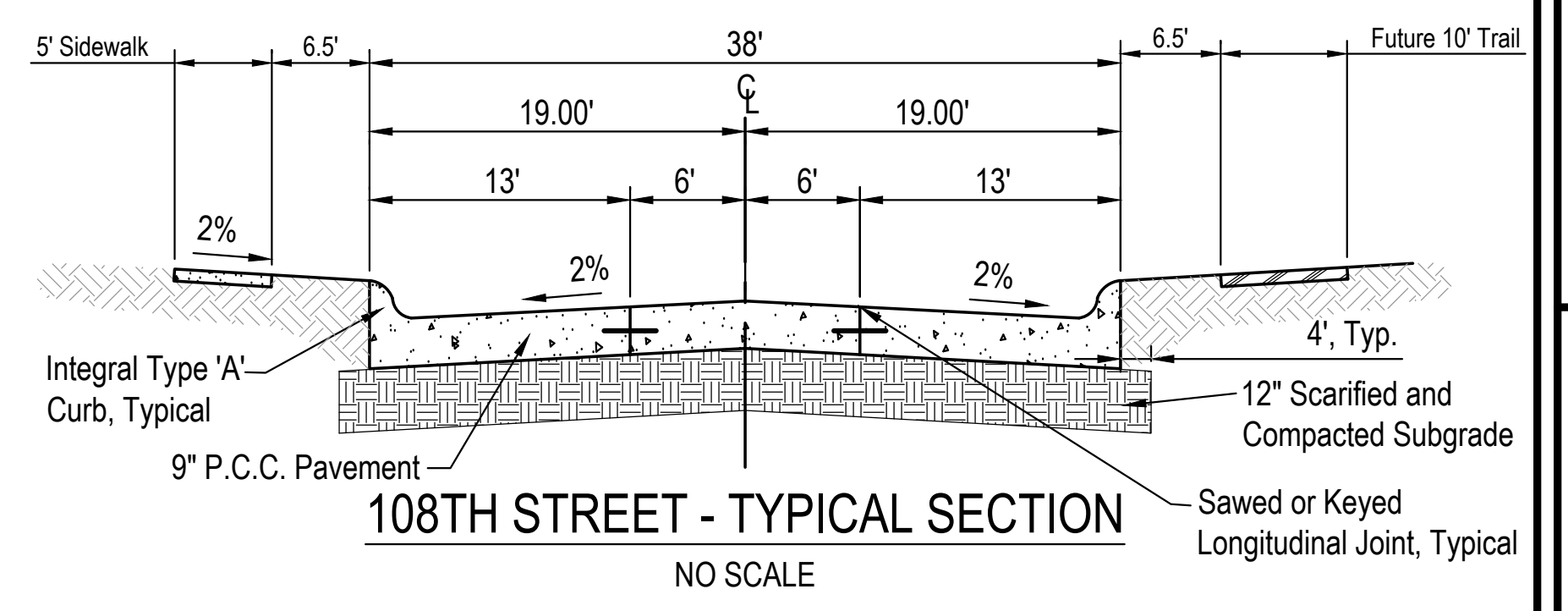
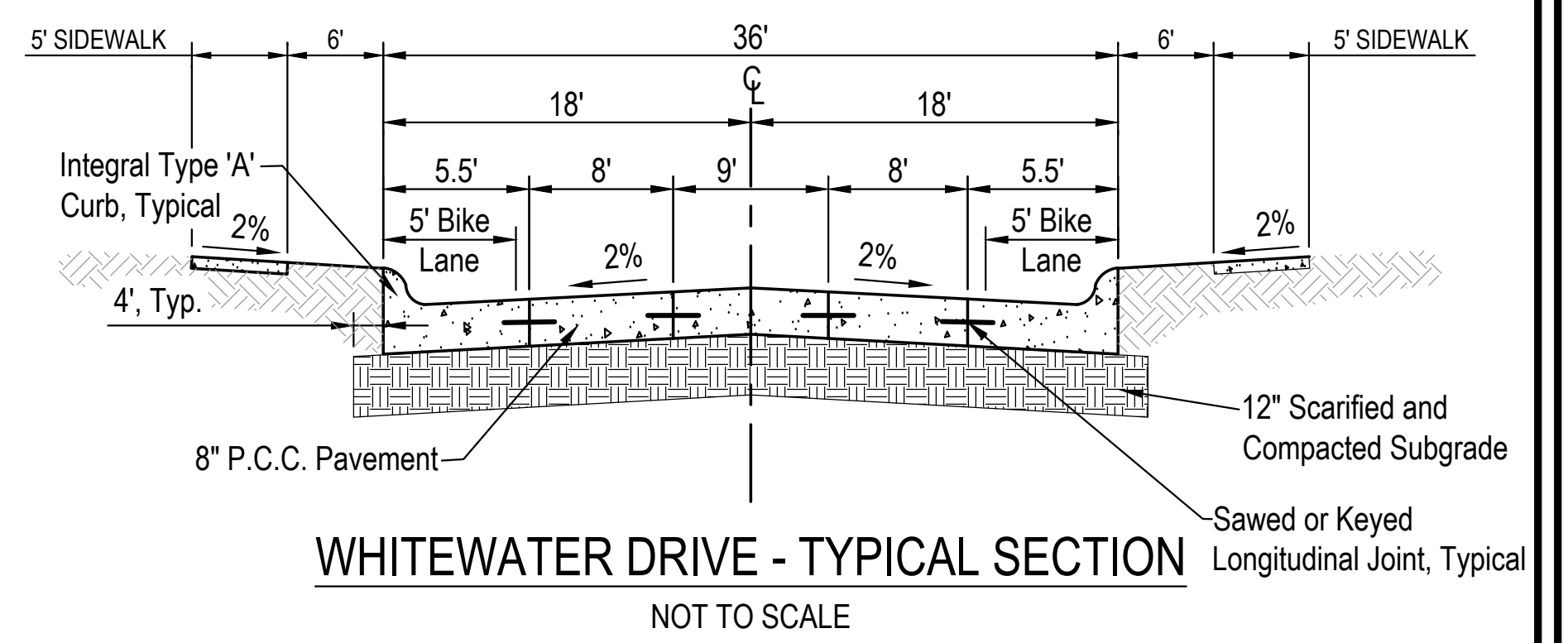
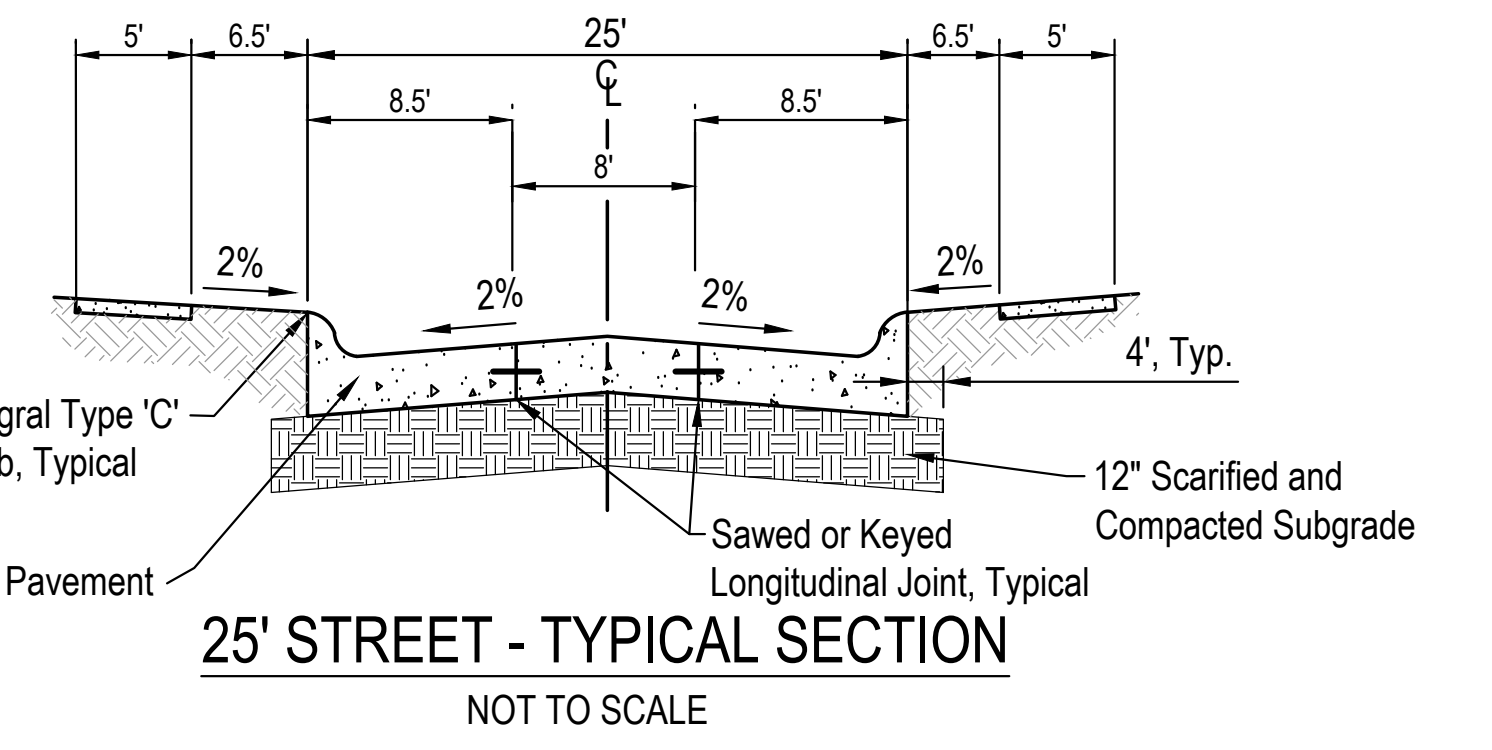
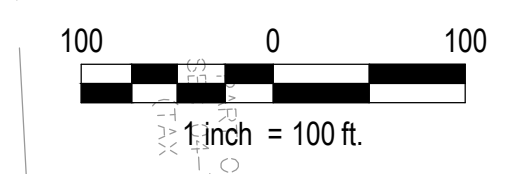


- 114th Street Construction Schedule:**
- 3-lane section from existing S 114th to S line of SumTur Crossing Phase 1 in 2021 - paid by SumTur Crossing and Belterra.
 - 3-lane section from S line of SumTur Crossing Phase 1 to 1/2 section line in 2021 - paid by County. County project continues to Capehart Road.
 - 1 Lane from S line of SumTur Crossing Phase 1 to 1/2 section line to be reimbursed to County by SumTur Crossing and Belterra in the future.

- Whitewater Drive Construction Schedule:**
- S 108th Street to S 111th Street shall be constructed at such time that the corresponding eastern portion of the right-of-way for 108th Street is dedicated by the owner of the adjoining property to the east.
 - S 111th Street to S 113th Street shall be constructed in conjunction with the Public Improvements for Phase 2.
 - S 113th Street to S 114th Street shall be constructed at such time that the CITY deems that such segment of Whitewater Drive is necessary for CITY's promotion of a functional street network is negatively impacted and the construction and installation of such segment of Whitewater Drive is deemed necessary by CITY to improve the functionality of the street network.

LEGEND

-  SPECIALLY ASSESSED PAVEMENT
 -  GENERAL OBLIGATION PAVEMENT
 -  FUTURE PAVEMENT
 -  9" S 108TH STREET
 -  9" S. 114TH STREET BY DISTRICTS
 -  9" S. 114TH STREET BY COUNTY
- BOTH 114TH SECTIONS TO BE CONSTRUCTED AS A SINGLE PROJECT



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E & A CONSULTING GROUP, INC.
Engineering Answers

SUMTUR CROSSING
LOTS 1 THRU 124 AND OUTLOTS "A" THRU "F" INCLUSIVE
SARPY COUNTY, NEBRASKA

EXHIBIT C-2
PAVING AND STORM
SEWER

Revisions	Description	Date
1	AS SHOWN	10/06/2023

Proj No: 230124-01
Date: 10/06/2023
Designed By: JAC
Drawn By: ASE
Scale: AS SHOWN
Sheet: 1 of 1

11/20/2023 3:33 PM K:\Projects\2023\230124\PHASE 1\FINAL\PLAT\EXHIBIT\PAVING AND STORM\EXHIBIT C-2.dwg

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : SUMTUR CROSSING ZONING: SINGLE FAMILY 124 UNITS **LOTS 1-124**
 DEVELOPER: BOYER YOUNG
 AREA (ACRES): 53.005 OUTLOTS 6 LOTS **6.8 AC "A" - "F"**
 JURISDICTION: PAPILLION
 DATE: **02/28/20**
 ESTIMATED BY: WESTERGARD REVISED: ZETTERMAN
 PROJECT NO.: P2016.420.001

SUMTUR CROSSING - TOTAL - PHASE 1 (PREVIOUS PHASE FOR REFERENCE)

ITEM	CONSTRUCT.	TOTAL	PRIVATE or BY OTHERS	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	FUTURE G.O.
SANITARY SEWER (INTERIOR) ³	\$ 600,243	\$ 828,340		\$ 801,113		\$ 27,227	
PAVING (INTERIOR) ³	\$ 1,032,177	\$ 1,424,413		\$ 933,400		\$ 481,173	\$ 9,840
SUNBURST DR CONNECTION TO S 114TH ST (W/ PHASE 2)	\$ 21,735	\$ 29,994		\$ 11,457			\$ 18,537
TRAIL (OUTLOTS "C" & "D")	\$ 57,684	\$ 79,604					\$ 79,604
TRAIL (OUTLOT "A" - PHASE 1, OUTLOT "E" - PHASE 2)	\$ 13,990	\$ 19,306				\$ 10,096	\$ 9,210
WATER (INTERIOR)	\$ 369,250	\$ 509,570		\$ 509,570			
CAPITAL FACILITIES CHARGES	\$ 343,194	\$ 394,680		\$ 276,276		\$ 118,404	
1% ADMINISTRATIVE FEE	\$ 29,144	\$ 34,973		\$ 17,486		\$ 17,486	
OUTLOT "F" LANDSCAPING/BERM FOR HEADLIGHT GLARE	\$ 5,000	\$ 5,000	\$ 5,000				
UNDERGROUND ELECTRICAL	\$ 167,400	\$ 220,968		\$ 220,968		\$ -	
STORM SEWER ³	\$ 834,630	\$ 1,151,790		\$ 29,760		\$ 1,122,030	
TOTALS	\$ 3,438,723	\$ 4,649,338	\$ 5,000	\$ 2,800,030	\$ -	\$ 1,776,416	\$ 117,191

SPECIALS SINGLE FAMILY **\$ 2,800,030**
 PRIVATE/BY OTHERS/FUTURE COST **\$ 5,000**
 TOTAL COST **\$ 2,800,030**
 PER UNIT COST **\$ 22,581**

VALUATION: SINGLE FAMILY	124	EA @	\$ 350,000.00	=	\$43,400,000
				TOTAL	\$43,400,000

DEBT RATIO WITH FUTURE OBLIGATIONS					
G.O. DEBT RATIO (95% VALUATION) =	\$ 1,893,608	/	\$ 41,230,000	=	4.59%

DEBT RATIO WITHOUT FUTURE OBLIGATIONS					
G.O. DEBT RATIO (95% VALUATION) =	\$ 1,776,416	/	\$ 41,230,000	=	4.31%

- NOTES:
- 1) TRAIL IMPROVEMENTS WITHIN OUTLOT "A" WILL BE CONSTRUCTED WITH PHASE 1. TRAIL IMPROVEMENTS WITHIN OUTLOT "E" WILL BE CONSTRUCTED WITH PHASE 2. TRAIL IMPROVEMENTS WITHIN OUTLOTS "C" & "D" WILL BE CONSTRUCTED WHEN THE DISTRICT IS FISCALLY ABLE.
 - 2) S 114TH STREET ABUTTING PHASE 1 WILL BE CONSTRUCTED WITH PHASE 2. CONNECTION TO S 114TH STREET FROM SUNBURST DRIVE WILL NOT BE MADE UNTIL SUCH TIME AS S 114TH STREET HAS BEEN CONSTRUCTED.
 - 3) UPDATED FOR ACTUAL CONSTRUCTED AMOUNT

REVISION LOG:

3/21/17 Changed multiple unit prices to reflect results of recent bid lettings
1) WEST TRAIL CONNECTION TO PUD IN PHASE 2. EAST TRAIL CONNECTION IN PHASE 2. OUTLOT "C" & "D" TRAILS WILL BE COMPLETED WHEN THE DISTRICT IS FISCALLY ABLE
3/21/17 Reduced the contingency from 5% to 2% for the interior improvements
3/21/17 Deleted cost of new pedestrian bridge, will use existing farm creek crossing instead
3/21/17 Deleted "Future Park Fees"
3/21/2017 Raised home price to \$350,000 and used 95% of sale price as valuation
3/21/17 Moved 114th Street improvement costs to Phase 2, Sarpy County lead so shown as straight contribution by Sumtur Crossing
3/21/17 Changed 1/2 of the street along south boundary to be a future reimbursable when the property to the south is developed
3/21/17 Rreduced total lot count to 319 due to 3:1 + 20' creek conflicts
3/21/17 PORTIONS OF G.O. PAVING, STORM SEWER & TRAIL MOVED TO SPECIAL ASSESSMENTS TO REACH 4% G.O. DEBT FOR ENTIRE PROJECT
4/17/17 Deferred 108th Street improvements until White Hamilton parcel is developed
4/17/17 Deferred Schram Road third lane, sidewalk, trail, decorative lights and decorative fencing. Reimburse for obligation of current Schram Road improvements (2 lanes)
5/5/17 Updated for revised submittal lots based upon City Comments and quantity changes
6/19/17 Update for meeting 6/14/17 - moved north section 108th to Phase 2 construction, revised Whitewater timing east of 110th, Updated trails and moved to future, reflected carry cost of reimburse
7/17/17 Updated for City of Papillion comments dated 7/10/2017 - Clarified Whitewater Drive costs, removed 100% valuation debt calcs, added debt calc with future GO
9/11/17 Revised estimate for final plat including original Phase 1 and Villa section from previous Phase 2
10/18/17 Revised per City of Papillion comments, moved Whitewater Costs, updated timing of trail costs, moved timing of S 114th
11/03/17 Added 1% Admin Fee, adjusted unit prices based upon recent bids
12/16/17 Removed area south of channel from Phase 1 final plat.
01/16/2018 Revised to include 3 phases, moving villas to a new 2nd phase and balance to 3rd. S 114th now current expense in phase 2
02/05/2018 Revised per City of Papillion comments dated 02/01/2018
3/22/18 Updated with as bid sanitary, paving and storm sewer numbers
3/22/18 Adjusted Capital Facilities Fees to 30% GO and 70% Special
5/11/18 Adjustments for City Comments dated 4/13/2018
5/22/2018 Updated sheet titles & S 114th Street storm sewer numbers
4/15/2019 - Updated for new phasing and submittal of Phase 2 final plat
6/21/2019 - Revised sanitary sewer numbers to reflect completed contract amount
10/1/2019 - Revised Phase 1 costs to replace sidewalk, ramp and striping costs that were mistakenly removed during the platting process. Adding costs for temporary signage and striping.
2/20/2020 - Double checked Phase 1 costs, found basin cleaning double counted in storm sewer, adjusted costs as needed

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 8" SOLID WALL PVC SANITARY SEWER PIPE	7,015	L.F.	\$ 27.11	\$ 190,176.65
2	CONSTRUCT 6" SOLID WALL PVC SANITARY SEWER PIPE	3,823	L.F.	\$ 30.15	\$ 115,263.45
3	CONSTRUCT 54" I.D. SANITARY MANHOLE (37)	461	V.F.	\$ 445.81	\$ 205,518.41
4	CONSTRUCT 72" I.D. SANITARY SEWER SIPHON (MH1 - MH2)	1	EA	\$ 68,944.81	\$ 68,944.81
5	CONSTRUCT CONCRETE MANHOLE RING RETAINER	2	EA	\$ 305.11	\$ 610.22
6	SEDIMENT BASIN MAINTENANCE (BY OTHERS)	0	L.S.	\$ 10,000.00	\$ -
B	CONSTRUCT PERMANENT STORM SEWER IN BASINS (BY OTHERS)	1	L.S.	\$ 19,729.50	19,730
	MISCELLANEOUS (+0%)	1	L.S.	0%	\$ -
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 600,243.04

NOTES:

1) TOTAL SID COSTS @ 38% -	\$828,340
2) G.O. COSTS	
SEDIMENT BASIN MAINTENANCE	\$0.00
CONSTRUCT PERMANENT STORM SEWER IN BASINS (BY OTHERS)	\$27,227

PROJECT: PAVING (INTERIOR RESIDENTIAL)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	MOBILIZATION	1	LS	5,000.00	\$ 5,000
	BARRICADING	1	LS	2,500.00	\$ 2,500
	CONSTRUCT 7" P.C.C. PAVEMENT WITH INTEGRAL CURB	22,875	SY	35.14	\$ 803,828
	CONSTRUCT 9" P.C.C. PAVEMENT WITH INTEGRAL CURB	663	SY	55.65	\$ 36,896
	EARTHWORK (SUBGRADE PREP)	7,793	CY	3.34	\$ 26,029
	SAWCUT AND REMOVE 2' CURB AND GUTTER	432	LF	10.47	\$ 4,523
	DRILL AND DOWELL 18" NO. 5 BARS, 48" O.C.	109	EA	8.00	\$ 872
	ADJUST MANHOLE TO GRADE	38	EA	252.08	\$ 9,579
	CONSTRUCT CONCRETE HEADER	25	LF	15.19	\$ 380
	CONSTRUCT END OF ROAD MARKERS	3	EA	173.48	\$ 520
	CONSTRUCT PERMANENT STREET SIGN NAMES AND POST	10	EA	763.98	\$ 7,640
	CONSTRUCT PERMANENT TAPE STRIPING, 12" WIDE WHITE	130	LF	6.00	\$ 780
	INSTALL TEMPORARY STREET SIGNS	9	EA	200.00	\$ 1,800
	INSTALL TEMPORARY PAINT STRIPING, 12" WIDE WHITE	130	LF	3.00	\$ 390
	CONSTRUCT 5" PCC SIDEWALK	15,086	SF	5.00	\$ 75,430
	CONSTRUCT DETECTABLE WARNING PANEL	304	SF	20.00	\$ 6,080
	CONSTRUCT SINGLE CURB RAMP	38	EA	750.00	\$ 28,500
	CONSTRUCT 7" STAMPED CONCRETE	734	SF	9.00	\$ 6,606
	INSTALL TRAFFIC CONTROL SIGN	13	EA	635.00	\$ 8,255
	SEDIMENT BASIN MAINTENANCE	1	LS	20,000.00	\$ 20,000
	MISCELLANEOUS (+0%)	1	L.S.	0%	\$ -
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 1,045,610

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$ 1,442,950
2) G.O. ITEMS	
7" PAVING(INTERSECTIONS)	2,020 SY \$ 97,956
7" PAVING(OVERWIDTH)	0 SY \$ -
7" PAVING(OUTLOT FRONTAGE)	3,020 SY \$ 146,449
9" PAVING (INTERSECTIONS)	663 SY \$ 50,916
EARTHWORK	1,901 CY \$ 8,762
INSTALL TEMPORARY STREET SIGNS	10 EA \$ 2,760
INSTALL TEMPORARY PAINT STRIPING, 12" WIDE WHITE	130 LF \$ 538
CONSTRUCT 5" PCC SIDEWALK	15,086 SF \$ 104,093
CONSTRUCT DETECTABLE WARNING PANEL	304 SF \$ 8,390
CONSTRUCT SINGLE CURB RAMP	38 EA \$ 39,330
CONSTRUCT 7" STAMPED CONCRETE	734 SF \$ 9,116
INSTALL TRAFFIC CONTROL SIGN	13 EA \$ 11,392
SEDIMENT BASIN MAINTENANCE	1 LS \$ 20,000
G.O. TOTAL	\$ 499,710

3) FUTURE SUNBURST CONNECTION TO S 114TH STREET	
7" PAVING (INTERSECTION)	146 SY \$ 7,080
7" PAVING (OUTLOT FRONTAGE)	165 SY \$ 8,001
5" PC CONC. WALK ALONG OUTLOT F	626 SF \$ 3,456
5" PC CONC. WALK ALONG ALONG LOT 23 (SPECIALLY ASSESSED)	626 SF \$ 3,456
7" PAVING (SPECIALLY ASSESSED)	165 SY \$ 8,001
G.O. TOTAL	\$ 18,537
SPECIALS	\$ 11,457
TOTAL	\$ 29,994

4) S 114TH STREET BERM	
BERMS	1 LS \$ 3,250
SHRUBS	1 LS \$ 1,750
TOTAL	\$ 5,000

5) FUTURE STRIPING AND SIGNAGE	
INSTALL TEMPORARY STREET SIGNS	10 EA \$ 8,763
INSTALL TEMPORARY PAINT STRIPING, 12" WIDE WHITE	130 LF \$ 1,076
FUTURE G.O. TOTAL	\$ 9,840

PROJECT: TRAIL (OUTLOTS "A", "C", "D", & "E")

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" P.C. CONCRETE TRAIL (10' WIDE)	14,050	SF	\$ 4.00	\$ 56,200
2	EARTHWORK SUBGRADE PREP - TRAIL	530	C.Y.	\$ 3.10	\$ 1,643
3	SINGLE CURB RAMPS - TRAIL	4	EA	\$ 700.00	\$ 2,800
4	CURB RAMP INSERTS (2'X2') - TRAIL	64	SF	\$ 20.00	\$ 1,280
5	MARKINGS FOR PEDESTRIAN CROSSINGS	80	LF	\$ 10.00	\$ 800
6	TRAFFIC CONTROL SIGNS	4	EA	\$ 250.00	\$ 1,000
7	PEDESTRIAN BRIDGE	0	LS	\$ 110,000.00	\$ -
	MISCELLANEOUS (+2%)	1	L.S.	2%	\$ 1,275.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 65,000

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$ 89,700
2) G.O. ITEMS	\$ 89,700
3) OUTLOT E TRAIL CONNECTION TO PHASE 2 (west of Lot 24)	\$ 9,210
4) OUTLOT A TRAIL CONNECTION TO PHASE 2 (between Lots 107 & 108)	\$ 10,096
	\$ 6,674
	\$ 7,316

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	124	LOTS	\$1,350.00	\$ 167,400.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 167,400.00

NOTES:

1) TOTAL DISTRICT COSTS W/ 32% -	\$220,968
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PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN	0	LF	\$ 40.00	\$ -
2	INSTALL 8" WATER MAIN	2,595	LF	\$ 27.00	\$ 70,065.00
1	INSTALL 6" WATER MAIN	5,280	LF	\$ 25.00	\$ 132,000.00
2	FIRE HYDRANT ASSEMBLY (COMPLETE)	15	EA	\$ 2,800.00	\$ 42,000.00
3	8" GATE VALVE AND BOX	16	EA	\$ 800.00	\$ 12,800.00
4	PRESSURE TESTING AND DISINFECTION	1	LS	\$ 6,000.00	\$ 6,000.00
5	JACK / BORE CASING	430	LF	\$ 160.00	\$ 68,800.00
6	LOWER 16" WATER MAIN IN S 114TH RIGHT-OF-WAY AT SUNBURST DRIVE	1	LS	\$ 15,000.00	\$ 15,000.00
7	MISC FITTINGS	1	LS	\$ 5,000.00	\$ 5,000.00
	MISCELLANEOUS (+ 2%)	1	L.S.	5%	\$ 17,584.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 369,250.00

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$509,570
2) G.O. PORTION RESIDENTIAL	
TOTAL	\$0

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	124	LOTS	\$ 2,400.00	\$ 297,600.00
2	OUTLOTS	6.800	ACRES	\$ 6,705.00	\$ 45,594.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 343,194.00

NOTES:

1) TOTAL DISTRICT COST W/ 15% - \$ 394,680

SPECIAL ASSES GENERAL OBLIGATION		
RESIDENTIAL	\$276,276	\$118,404
	\$276,276.0	\$118,404.00

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	MOBILIZATION	1	LS	\$ 15,000.00	\$ 15,000.0
	CONSTRUCT 15" RCP, CLASS III	362	LF	34.81	\$ 12,601.2
	CONSTRUCT 18" RCP, CLASS III	1035	LF	40.60	\$ 42,021.0
	CONSTRUCT 24" RCP, CLASS III	650	LF	52.94	\$ 34,411.0
	CONSTRUCT 30" RCP, CLASS III	90	LF	67.30	\$ 6,057.0
	CONSTRUCT 36" RCP, D0.01=1,350	2265	LF	85.27	\$ 193,136.6
	CONSTRUCT 42" RCP, D0.01=1,350	202	LF	108.87	\$ 21,991.7
	CONSTRUCT 48" RCP, D0.01=1,350	886	LF	143.70	\$ 127,318.2
	CONSTRUCT 54" RCP, D0.01=1,350	673	LF	176.48	\$ 118,771.0
	CONSTRUCT 60" STORM SEWER MANHOLE (6)	46.1	VF	540.31	\$ 24,908.3
	CONSTRUCT 84" STORM SEWER MANHOLE (3)	28.23	VF	850.54	\$ 24,010.7
	CONSTRUCT 96" STORM SEWER MANHOLE (3)	30.96	VF	1,026.37	\$ 31,776.4
	CONSTRUCT CURB INLET, TYPE I	27	EA	2,849.49	\$ 76,936.2
	CONSTRUCT CURB INLET, TYPE III	17	EA	2,849.49	\$ 48,441.3
	CONSTRUCT CURB INLET, TYPE III W/ ADDITIONAL REINFORCEMENT	1	EA	4,348.72	\$ 4,348.7
	CONSTRUCT 48" AREA INLET, TYPE II	1	EA	2,486.90	\$ 2,486.9
	CONSTRUCT 60" AREA INLET, TYPE II	1	EA	3,174.68	\$ 3,174.7
	CONSTRUCT 24" RCP FLARED END SECTION	1	EA	1,653.58	\$ 1,653.6
	CONSTRUCT 42" RCP FLARED END SECTION	1	EA	2,313.68	\$ 2,313.7
	CONSTRUCT 54" RCP FLARED END SECTION	1	EA	2,973.36	\$ 2,973.4
	CONNECT TO EXISTING STORM SEWER	2	LS	902.98	\$ 1,806.0
	CONSTRUCT AREA INLET PROTECTION	2	EA	278.51	\$ 557.0
	CONSTRUCT CONCRETE MANHOLE RING RETAINER	4	EA	295.53	\$ 1,182.1
	EARTHWORK EMBANKMENT - AROUND AREA INLET	10	CY	\$ 37.97	\$ 379.7
	SEDIMENT BASIN MAINTENANCE (BY OTHERS)	1	LS	\$ 20,000.00	\$ 20,000.0
	MISCELLANEOUS (+ 2%)	1	L.S.	2%	\$ 16,366.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 834,630

NOTES:

1) TOTAL DISTRICT COST W/ .38% -	\$1,151,790
Subtract over 48" Pipe Difference	\$29,760
2) GENERAL OBLIGATION	\$1,122,030

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	SUMTUR CROSSING	ZONING:	SINGLE FAMILY	151 UNITS	<i>LOTS 125-41 & 204-337</i>
DEVELOPER:	BOYER YOUNG		TOWN HOMES	23 UNITS	<i>LOTS 151-173</i>
AREA (ACRES):	105.078		REPLAT 2 HOME	49 UNITS	<i>LOTS 1-49 REPLAT 2</i>
JURISDICTION:	PAPILLION		OUTLOTS	12 LOTS	<i>27.3 AC O.L. "G" - "R"</i>
DATE:	08/26/20				
ESTIMATED BY:	WESTERGARD	REVISED:	ZETTERMAN		
PROJECT NO.:	P2016.420.001				

SUMTUR CROSSING - TOTAL - PHASE 2 w/ REPLAT 2

ITEM	CONSTRCT.	TOTAL	PRIVATE or BY OTHERS	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	FUTURE ¹⁰ GEN. OBL.
SANITARY SEWER (INTERIOR)	\$ 1,074,390	\$ 1,482,660		\$ 1,424,921		\$ 57,739	
PAVING (INTERIOR)	\$ 1,598,710	\$ 2,206,220		\$ 1,679,670		\$ 470,980	\$ 55,570
SUNBURST DR CONNECTION TO S 114TH ST (w/ 114th St) ¹¹	\$ 21,735	\$ 29,994					\$ 29,994
PAVING (NEW CROSSING - W/ CULVERT AND STORM)	\$ 91,000	\$ 125,640		\$ 32,250		\$ 93,390	
PAVING (WHITEWATER DR S 114TH ST TO S 111TH ST) ¹	\$ 305,190	\$ 421,170		\$ 53,840	\$ 188,570	\$ 178,760	\$ -
PAVING (WHITEWATER DRIVE EAST OF S 111TH STREET) ²	\$ 353,740	\$ 488,170	\$ 210,290				\$ 277,880
PAVING (S 114TH - SCHRAM TO 1/4 SECTION LINE) ³	\$ 1,850,547	\$ 2,343,067	\$ 1,759,866			\$ 495,358	\$ 87,844
PAVING (108TH STREET - NORTH OF PORTAGE) ⁶	\$ 176,630	\$ 243,860			\$ 121,930	\$ 121,930	
PAVING (108TH STREET - SOUTH OF PORTAGE) ⁷	\$ 750,480	\$ 1,036,120	\$ 664,400				\$ 371,720
PAVING (SCHRAM RD, 3RD LANE 108TH TO 114TH)	\$ 396,267	\$ 467,600					\$ 467,600
PAVING (SCHRAM RD AMENITIES 108TH TO 114TH)	\$ 291,500	\$ 343,970					\$ 343,970
FUTURE SIGNALIZATION ⁸	\$ 440,000	\$ 616,000	\$ 462,000				\$ 154,000
TRAIL (BETWEEN PORTAGE DRIVE & WHITEWATER DRIVE) ⁹	\$ 46,360	\$ 63,980					\$ 63,980
TRAIL (EASTERN CONNECTION PH. 1 to PH. 2) ¹⁰	\$ 159,660	\$ 220,340				\$ 220,340	
TRAIL (WESTERN CONNECTION PH. 1 to PH. 2) ¹⁰	\$ 63,540	\$ 87,690				\$ 87,690	
WATER (INTERIOR)	\$ 721,190	\$ 995,250		\$ 995,250		\$ -	
CAPITAL FACILITIES CHARGES	\$ 718,330	\$ 826,080		\$ 491,000		\$ 335,080	
1% ADMINISTRATIVE REVIEW FEE	\$ 69,268	\$ 83,121		\$ 41,561		\$ 41,561	
UNDERGROUND ELECTRICAL	\$ 301,050	\$ 397,386		\$ 397,386		\$ -	
CULVERTS	\$ 539,530	\$ 744,560	\$ 300,000			\$ 444,560	
STORM SEWER	\$ 885,910	\$ 1,222,560		\$ -	\$ -	\$ 1,222,560	
TOTALS	\$ 10,855,027	\$ 14,445,438	\$ 3,396,556	\$ 5,115,877	\$ 310,500	\$ 3,769,948	\$ 1,852,557
SPECIALS SINGLE FAMILY				<u>\$ 5,115,877</u>			
PRIVATE/BY OTHERS/FUTURE COST			<u>\$ 3,396,556</u>				
TOTAL COST				<u>\$ 5,115,877</u>			
PER UNIT COST				<u>\$ 22,941</u>			

VALUATION:	SINGLE FAMILY	151 S.F. @	\$350,000	=	\$ 52,850,000
	TOWNHOME	23 S.F. @	\$280,000	=	\$ 6,440,000
	REPLAT 2 HOMES	49 S.F. @	\$300,000	=	\$ 14,700,000
					TOTAL \$ 73,990,000
					TOTAL @ 95% \$ 70,290,500
DEBT RATIO WITH NON-REIMBURSABLE G.O. ONLY					
G.O. DEBT RATIO (95% VALUATION)	\$ 3,769,948	/	\$ 70,290,500	=	5.36%

DEBT RATIO WITH NON-REIMBURSABLE G.O. AND FUTURE COSTS INCLUDED:					
G.O. DEBT RATIO (95% VALUATION)	\$ 5,622,505	/	\$ 70,290,500	=	8.00%
CUMULATIVE NON-REIMBURSABLE G.O. EXPENSES ONLY					
G.O. DEBT RATIO (95% VALUATION)	\$ 5,564,901	/	\$ 111,520,500	=	4.99%

CUMULATIVE NON-REIMBURSABLE G.O. EXPENSES COMBINED WITH FUTURE G.O. OBLIGATIONS					
G.O. DEBT RATIO (95% VALUATION)	\$ 7,486,119	/	\$ 111,520,500	=	6.71%

NOTES:

- 1) Phase 2 Whitewater Drive construction will be completed between S 113th Street and S 111th Street with the Phase 2 Public Improvements. Construction from S 114th Street to S 113th Street will be completed at such time as it is ordered by the City pursuant to the terms of the First Amendment to the SumTur Crossing Subdivision Agreement. Reimbursement from future development to the south which will be responsible to construct 5' sidewalk on the south side of the street.
- 2) Whitewater Drive east of S 111th Street to be constructed at the time that S 108th Street is extended to the south property line of SumTur Crossing. Specially assessed portion will be a future G.O. expense to avoid specially assessing an existing homeowner in the future. South property half is shown as By Others
- 3) S 114th Street to be constructed as a 3 lane section from Schram Road to the 1/4 Section Line (south line of SumTur Crossing). Construction is scheduled to occur in 2021. A portion of the overall cost to be paid by SumTur Crossing and Belterra will be paid to Sarpy County at a later date.
- ~~4) Section 2 - S 114th Street to be constructed as a 2-lane urban section to 1/4 section line and 2-lane rural section to Capehart Road will be constructed with Section 1 and includes the culvert construction.~~
- ~~5) S 114th Street 3rd lane along SumTur Crossing to be constructed at such time as traffic counts warrant and will be split between SumTur Crossing and Belterra~~
- 6) Phase 2 to include the construction of S 108th Street from Schram Road to Portage Drive. The cost share for this portion of the road is G.O. of the District, a reimbursable cost to a future development to the east and the City of Papillion is contributing ASIP funds equal to the cost to construct the new internal crossing to the west. These funds are shown in the Culverts section.
- 7) S 108th Street construction south of Portage Drive to be constructed no sooner than development to the east takes place as it is needed for that development. As street is back on the section line, the cost share is split between the two Districts and Sarpy County.
- 8) The future signalization of S 108th Street is shown as a future G.O. cost for SumTur Crossing, equal to 25% of the total cost.
- 9) Trail connection between Portage Drive and Whitewater Drive within Phase 2 to be constructed at such time as the District is able to afford the expense.
- 10) The trails connecting Phases 1 and 2 are to be built with Phase 2.
- 11) Sunburst Drive connection to S 114th Street to be paid for as a G.O. expense to avoid assessing lots for which specials have already been paid or to existing homeowners.

REVISION LOG:

3/21/17 Changed multiple unit prices to reflect results of recent bid lettings

1) WEST TRAIL CONNECTION TO PUD IN PHASE 2. EAST TRAIL CONNECTION IN PHASE 2. OUTLOT "C" & "D" TRAILS WILL BE COMPLETED WHEN THE DISTRICT IS FISCALLY ABLE

3/21/17 Reduced the contingency from 5% to 2% for the interior improvements

3/21/17 Deleted cost of new pedestrian bridge, will use existing farm creek crossing instead

3/21/17 Deleted "Future Park Fees"

3/21/2017 Raised home price to \$350,000 and used 95% of sale price as valuation

3/21/17 Moved 114th Street improvement costs to Phase 2, Sarpy County lead so shown as straight contribution by Sumtur Crossing

3/21/17 Changed 1/2 of the street along south boundary to be a future reimbursable when the property to the south is developed

3/21/17 Reduced total lot count to 319 due to 3:1 + 20' creek conflicts

3/21/17 PORTIONS OF G.O. PAVING, STORM SEWER & TRAIL MOVED TO SPECIAL ASSESSMENTS TO REACH 4% G.O. DEBT FOR ENTIRE PROJECT

4/28/17 Updated for revised submittal lots and quantities

5/5/17 Updated for revised submittal lots based upon City Comments and quantity changes

5/8/17 Updated 108th Street cost share based upon updated information from Sarpy County.

6/19/17 Update for meeting 6/14/17 - moved north section 108th to Phase 2 construction, revised Whitewater timing east of 110th, Updated trails and moved to future, reflected carry cost of reimburse

7/17/17 Updated for City of Papillion comments dated 7/10/2017 - Clarified Whitewater Drive costs, removed 100% valuation debt calcs, added debt calc with future GO, consolidated Schram

Road costs, removed Schram Road amenities on the north side of Schram

9/11/17 Revised estimate for final plat including original Phase 1 and Villa section from previous Phase 2

01/16/2018 Revised to include 3 phases, moving villas to a new 2nd phase and balance to 3rd. S 114th now current expense in phase 2

02/05/2018 Revised per City of Papillion comments dated 02/01/2018

5/11/18 Adjustments for City Comments dated 4/13/2018

5/22/2018 Updated sheet titles & S 114th Street storm sewer numbers

4/15/2019 - Updated for new phasing and submittal of Phase 2 final plat

7/14/2019 - Updated S 114th estimate per changes in work and timing with County, updated sanitary sewer to reflect as bid numbers, additional updates per City Comments

9/13/2019 - Revised ASIP contribution per subdivision agreement, added temporary signage costs

11/01/2019 - Revised box culvert length for S 108th Street based upon updated design

01/14/2020 - Revised references to Ashbury Heights to read Belterra. Revised language for timing of construction on Whitewater Drive.

2/18/2020 - Revised sanitary sewer costs for late design change, updated paving and storm numbers based upon final design, moved permanent striping to future cost, added bike striping to Whitewater Drive replaced S 114th Street cost estimate with latest estimate and cost sharing agreement with Sarpy County. Moved south property share for Whitewater Drive east of S 111th Street to By Others from mistakenly being shown as G.O. Non-Reimbursable. Moved Belterra's S 114th Street share to By Others. Moved future east property share for S 108th Street to By Others to better show District future cost.

2/28/2020 - Moved an additional \$145,000 of the Capital Facilities Charges into Specials from GO non-reimbursable

6/11/2020 - Updated to account for additional 10 stubs for increased lot count, minor change to storm to match lot lines, increased electrical cost and capital facility fees for the additional lots.

8/26/2020 - Final updates for subdivision agreement amendment. Making sure bid prices are in place as well as updating S 114th Street costs per new agreement with the County

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 8" SOLID WALL PVC SANITARY SEWER PIPE	11,010	L.F.	\$ 29.50	\$ 324,795.00
2	CONSTRUCT OVER DEPTH (>15') 8" SOLID WALL PVC SANITARY SEWER PIPE	325	L.F.	\$ 33.83	\$ 10,994.75
3	CONSTRUCT 8" DUCTILE IRON SANITARY SEWER PIPE	615	L.F.	\$ 65.00	\$ 39,975.00
4	CONSTRUCT 6" SOLID WALL PVC SANITARY SEWER PIPE	6,774	L.F.	\$ 30.86	\$ 209,045.64
5	CONSTRUCT 8" DROP MANHOLE CONNECTION	25	V.F.	\$ 199.36	\$ 4,984.00
6	CONSTRUCT SERVICE LINE RISER	45	V.F.	\$ 83.06	\$ 3,737.70
7	CONSTRUCT 54" I.D. ECCENTRIC SANITARY MANHOLE (68)	850	V.F.	\$ 413.20	\$ 351,220.00
8	INSTALL 8" PVC PIPE PLUG	1	EACH	\$ 69.13	\$ 69.13
9	CONSTRUCT CONCRETE MANHOLE RING RETAINER	6	EACH	\$ 382.29	\$ 2,293.74
10	TAP EXISTING MANHOLE (1)	1	EACH	\$ 968.88	\$ 968.88
11	CONSTRUCT 54" I.D. SANITARY MANHOLE OVER EXISTING SANITARY	12	V.F.	\$ 420.46	\$ 5,045.52
12	CONSTRUCT 54" I.D. FLAT TOP SANITARY MANHOLE OVER EXISTING SANITARY	6	V.F.	\$ 700.17	\$ 4,201.02
13	INSTALL EXTERNAL FRAM SEALS	69	EACH	\$ 431.97	\$ 29,805.93
14	EXCAVATION - SILT	1	L.S.	\$ 40,000.00	\$ 40,000.00
	MISCELLANEOUS (+4.6%)	1	L.S.	4.6%	\$ 47,249.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 1,074,390.00

NOTES:

1) TOTAL SID COSTS @ 38% -	\$1,482,660
2) G.O. COSTS	
EXCAVATION - SILT	1 L.S. \$ 57,739
TOTAL	\$57,739.20

PROJECT: PAVING (INTERIOR RESIDENTIAL)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65)	34,219	SY	\$ 38.00	\$ 1,300,322
2	EARTHWORK SUBGRADE PREP - ROADS	11,406	CY	\$ 3.70	\$ 42,203
3	INSTALL TEMPORARY STREET SIGN NAMES ON ROUND POST	18	EA	\$ 175.00	\$ 3,150
4	ADJUST MANHOLE TO GRADE	62	EA	\$ 200.00	\$ 12,400
5	CONSTRUCT CONCRETE HEADER	122	LF	\$ 15.00	\$ 1,830
6	CONSTRUCT END OF ROAD MARKERS	9	EA	\$ 125.00	\$ 1,125
7	CONSTRUCT TYPE 'A' RIP RAP OVER MIRAFI 180N	63	TN	\$ 100.00	\$ 6,300
8	SAWCUT AND REMOVE CONCRETE CURB AND GUTTER	0	LF	\$ 10.00	\$ -
9	INSTALL TEMPORARY PAINT MARKING - 12" WHITE STOP BAR	180	LF	\$ 3.25	\$ 585
10	INSTALL TEMPORARY STOP SIGN R-1-1 ON U-POST	18	EA	\$ 240.00	\$ 4,320
11	5" P.C. CONCRETE SIDEWALK ALONG OUTLOTS	1,210	SF	\$ 5.00	\$ 6,050
12	SINGLE CURB RAMPS	42	EA	\$ 1,300.00	\$ 54,600
13	CURB RAMP INSERTS(2'X2')	336	SF	\$ 15.00	\$ 5,040
14	INSTALL PERMANENT STREET SIGN ON FLUTED POST	20	EA	\$ 635.00	\$ 12,700
15	INSTALL TEMPORARY TRAFFIC CONTROL SIGNS	20	EA	\$ 175.00	\$ 3,500
16	PERMANENT TRAFFIC CONTROL SIGNS	40	EA	\$ 600.00	\$ 24,000
17	FUTURE PERMANENT TAPE STRIPING 12' WHITE	220	LF	\$ 7.50	\$ 1,650
18	EXCAVATION - SILT	1	LS	\$ 42,800.00	\$ 42,800
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 76,129.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 1,598,710

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$ 2,206,220
2) G.O. ITEMS	
7" PAVING(INTERSECTIONS)	3,865 SY \$ 212,815
7" PAVING(OVERWIDTH)	0 SY \$ -
7" PAVING(OUTLOT FRONTAGE)	1,360 SY \$ 74,884
EARTHWORK	1,742 CY \$ 9,338
INSTALL TEMPORARY STREET SIGN NAMES ON ROUND POST	18 EA \$ 4,564
INSTALL TEMPORARY PAINT MARKING - 12" WHITE STOP BAR	180 LF \$ 848
INSTALL TEMPORARY STOP SIGN R-1-1 ON U-POST	18 EA \$ 6,260
5" P.C. CONCRETE SIDEWALK ALONG OUTLOTS	1,210 SF \$ 8,766
SINGLE CURB RAMPS	42 EA \$ 79,115
CURB RAMP INSERTS(2'X2')	336 SF \$ 7,303
INSTALL TEMPORARY TRAFFIC CONTROL SIGNS	20 EA \$ 5,072
EXCAVATION - SILT	1 LS \$ 62,017
G.O. TOTAL	\$ 470,980

5) FUTURE STRIPING AND SIGNAGE	
INSTALL PERMANENT STREET SIGN ON FLUTED POST	20 EACH \$ 18,402
FUTURE PERMANENT TAPE STRIPING 12' WHITE	220 LF \$ 2,391
PERMANENT TRAFFIC CONTROL SIGNS	40 EACH \$ 34,776
FUTURE G.O. TOTAL	\$ 55,570

PROJECT: **PAVING (NEW CROSSING)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CLEARING AND GRUBBING ⁽¹⁾	0	LS	\$ 2,500.00	\$ -----
2	GRADING ⁽¹⁾	0	C.Y.	\$ 4.00	\$ -----
3	SAWCUT AND REMOVE CONCRETE CURB AND GUTTER	75	LF	\$ 10.00	\$ 750
4	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65)	2,123	S.Y.	\$ 38.00	\$ 80,687
5	EARTHWORK SUBGRADE PREP - ROADS	708	C.Y.	\$ 3.70	\$ 2,619
6	INSTALL TEMPORARY STREET SIGN NAMES ON ROUND POST	2	EA	\$ 175.00	\$ 350
7	INSTALL TEMPORARY STOP SIGN R1-1 ON U-POST	2	EA	\$ 240.00	\$ 480
8	INSTALL TEMPORARY PAINT MARKING - 12" WHITE STOP BAR	20	LF	\$ 3.25	\$ 65
9	SEEDING - NDOR TYPE 'B' MIX-IN-PLACE ⁽¹⁾	0	AC	\$ 1,250.00	\$ -----
10	PROVIDE & INSTALL TEMPORARY EROSION CONTROL BLANKET (N.A.G.) ⁽¹⁾	0	SY	\$ 1.50	\$ -----
11	SILT FENCE, IN PLACE ⁽¹⁾	0	LF	\$ 2.50	\$ -----
12	CONSTRUCT BOX CULVERT 8-x8' w/ HEADWALL ⁽¹⁾	0	LF	\$ 1,650.00	\$ -----
13	18" RCP ⁽¹⁾	0	LF	\$ 46.00	\$ -----
14	24" RCP ⁽¹⁾	0	LF	\$ 55.00	\$ -----
15	TYPE I CURB INLET ⁽¹⁾	0	EA	\$ 3,300.00	\$ -----
16	TYPE III CURB INLET ⁽¹⁾	0	EA	\$ 3,300.00	\$ -----
17	RIP RAP APRON ⁽¹⁾	0	TN	\$ 80.00	\$ -----
18	TAP BOX CULVERT ⁽¹⁾	0	EA	\$ 1,000.00	\$ -----
				CONSTRUCTION COST SUBTOTAL =	\$ 84,951.00
				CONTINGENCY/INFLATION (6%) =	\$ 5,098.00
				ESTIMATED PROBABLE CONSTRUCTION COST =	\$ 91,000.00
				ENGINEERING, STAKING & C.M. (17%) =	\$ 15,470.00
				FISCAL, LEGAL & INTEREST (18%) =	\$ 19,165.00
				ESTIMATED PAVEMENT CONSTRUCTION COST =	\$ 125,640.00

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$ 125,640
2) G.O. ITEMS	
7" PAVING(INTERSECTIONS)	190 SY \$ 10,567
7" PAVING(OVERWIDTH)	0 SY \$ -
7" PAVING(OUTLOT FRONTAGE)	1,414 SY \$ 78,613
STREET SIGNS	2 EACH \$ 512
TRAFFIC CONTROL SIGNS	2 EACH \$ 702
MARKINGS FOR PEDESTRIAN CROSSINGS	20 LF \$ 95
G.O. TOTAL	\$ 93,390

PROJECT: **PAVING (WHITEWATER DRIVE S 114TH TO S 111TH)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8" P.C. CONCRETE PAVEMENT W/ INT. CURB (Whitewater Drive 36' Width)	5,188	S.Y.	\$ 44.00	\$ 228,275
2	EARTHWORK SUBGRADE PREP - ROADS	1,729	C.Y.	\$ 3.70	\$ 6,399
3	ADJUST MANHOLE TO GRADE	0	EA	\$ 200.00	\$ -
4	5" PC CONC. WALK ALONG OUTLOT FRONTAGES, NORTH SIDE ONLY (SEE NOTE)	2,330	SF	\$ 5.00	\$ 11,651
9	CONSTRUCT END OF ROAD MARKERS	8	EA	\$ 75.00	\$ 600
5	SINGLE CURB RAMPS	12	EA	\$ 1,300.00	\$ 15,600
8	CURB RAMP INSERTS(2'X2')	96	SF	\$ 15.00	\$ 1,440
6	INSTALL TEMPORARY PAINT MARKING, 12" WHITE	170	LF	\$ 3.25	\$ 553
7	INSTALL TEMPORARY PAINT MARKING, 6" WHITE	2,266	LF	\$ 1.00	\$ 2,266
8	INSTALL TEMPORARY PAINT MARKING BIKE SYMBOL	8	EA	\$ 115.00	\$ 920
9	INSTALL TEMPOARY TRAFFIC CONTROL SIGNS	6	EA	\$ 200.00	\$ 1,200
10	INSTALL TEMPORARY STREET SIGNS	1	EA	\$ 175.00	\$ 175
11	INSTALL PERMANENT TAPE PAVEMENT MARKING, 12" WHITE	170	LF	\$ 7.50	\$ 1,275
12	INSTALL PERMANENT TAPE PAVEMENT MARKING, 6" WHITE	2,266	LF	\$ 5.50	\$ 12,463
13	INSTALL PERMANENT TAPE PAVEMENT MARKING, BIKE SYMBOL	8	EA	\$ 450.00	\$ 3,600
14	INSTALL STREET SIGNS	1	EA	\$ 635.00	\$ 635
15	INSTALL TRAFFIC CONTROL SIGNS	6	EA	\$ 600.00	\$ 3,600
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 14,533
				TOTAL ESTIMATED CONSTRUCTION COST:	\$ 305,190

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$ 421,170
2) NON-REIMBURSABLE G.O. ITEMS - PHASE 2 CONSTRUCTION	
8" PAVING(COLLECTOR OVERWIDTH)	737 SY \$ 46,997
8" PAVING(COLLECTOR INTERECTIONS)	447 SY \$ 28,495
8" PAVING(COLLECTOR OUTLOTS)	598 SY \$ 38,134
EARTHWORK SUBGRADE PREP - ROADS	594 CY \$ 3,185
5" PC CONC. WALK ALONG OUTLOT FRONTAGES, NORTH SIDE ONLY (S	2,330 SF \$ 16,882
SINGLE CURB RAMPS	12 EACH \$ 22,604
CURB RAMP INSERTS(2'X2')	96 SF \$ 2,087
INSTALL TEMPORARY PAINT MARKING, 12" WHITE	170 LF \$ 801
INSTALL TEMPORARY PAINT MARKING, 6" WHITE	1,030 LF \$ 1,492
INSTALL TEMPORARY PAINT MARKING BIKE SYMBOL	4 EA \$ 667
INSTALL TEMPOARY TRAFFIC CONTROL SIGNS	3 EA \$ 869
INSTALL TEMPORARY STREET SIGNS	1 EA \$ 254
INSTALL PERMANENT TAPE PAVEMENT MARKING, 12" WHITE	170 LF \$ 1,847
INSTALL PERMANENT TAPE PAVEMENT MARKING, 6" WHITE	1,030 LF \$ 8,209
INSTALL PERMANENT TAPE PAVEMENT MARKING, BIKE SYMBOL	4 EA \$ 2,608
INSTALL TRAFFIC CONTROL SIGNS	3 EA \$ 2,760

INSTALL STREET SIGNS

1

EA

\$

869

G.O. TOTAL

\$

178,760

3) REIMBURSABLE G.O. ITEMS - PROPERTY TO THE SOUTH					
8" PAVING - SOUTH 1/2 OF STREET	2,594	SY	\$	165,383	
EARTHWORK SUBGRADE PREP - ROADS	865	CY	\$	4,636	
INSTALL TEMPORARY PAINT MARKING, 6" WHITE	1,236	LF	\$	1,791	
INSTALL TEMPORARY PAINT MARKING BIKE SYMBOL	4	EA	\$	667	
INSTALL TEMPORARY TRAFFIC CONTROL SIGNS	3	EA	\$	869	
INSTALL PERMANENT TAPE PAVEMENT MARKING, 6" WHITE	1,236	LF	\$	9,850	
INSTALL PERMANENT TAPE PAVEMENT MARKING, BIKE SYMBOL	4	EA	\$	2,608	
INSTALL TRAFFIC CONTROL SIGNS	3	EA	\$	2,760	
REIMBURSABLE G.O. TOTAL			\$	188,570	
4) SPECIALLY ASSESSED					
SPECIALLY ASSESSED TOTAL			\$	53,840	

Note: Sidewalk on south side of Whitewater to be constructed by future development to the south and is not included in the summation of costs. Sidewalk along the south side of Whitewater does not provide SumTur residents with any needed benefit as there is a sidewalk on the north side and bike lanes on the road itself.

PROJECT: PAVING (WHITEWATER DRIVE S 111TH TO S 108TH)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8" P.C. CONCRETE PAVEMENT W/ INT. CURB (Whitewater Drive 36' Width)	5,509	S.Y.	\$ 45.00	\$ 247,907
2	EARTHWORK SUBGRADE PREP - ROADS	1,836	C.Y.	\$ 6.00	\$ 11,018
3	ADJUST MANHOLE TO GRADE	0	EA	\$ 300.00	\$ -
4	5" PC CONC. WALK, NORTH SIDE ONLY (SEE NOTE)	6,783	SF	\$ 5.00	\$ 33,913
5	SINGLE CURB RAMPS	4	EA	\$ 1,300.00	\$ 5,200
6	MARKINGS FOR PEDESTRIAN CROSSINGS	50	LF	\$ 10.00	\$ 500
7	STOP BARS	10	LF	\$ 5.00	\$ 50
8	INSTALL PERMANENT TAPE MARKINGS, 6" WHITE	2,565	LF	\$ 5.50	\$ 14,108
9	INSTALL PERMANENT TAPE MARKINGS, BIKE SYMBOL	8	EA	\$ 450.00	\$ 3,600
10	CURB RAMP INSERTS(2'X2')	32	SF	\$ 15.00	\$ 480
11	STREET SIGNS	0	EA	\$ 635.00	\$ -
12	TRAFFIC CONTROL SIGNS	8	EA	\$ 600.00	\$ 4,800
	MISCELLANEOUS (+10%)	1	L.S.	10%	\$ 32,158
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 353,740

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$ 488,170
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2) WHITEWATER DRIVE (EAST OF S 110TH STREET - AFTER S 108TH STREET IS CONSTRUCTED)

8" PAVEMENT SPECIALLY ASSESSED	1,280	SY	\$	87,405
EARTHWORK SUBGRADE PREP - ROADS - S.A.	427	CY	\$	3,885
5" SIDEWALK ALONG LOTS	5,253	SF	\$	39,867
8" PAVEMENT G.O. OVERWIDTH	806	SY	\$	55,076
8" PAVEMENT G.O. INTERSECTION	269	SY	\$	18,403
8" PAVEMENT G.O. OUTLOTS	399	SY	\$	27,277
EARTHWORK SUBGRADE PREP - ROADS	492	CY	\$	4,478
5" PC CONC WALKS	1,530	SF	\$	11,613
MARKINGS FOR PEDESTRIAN CROSSINGS	50	LF	\$	759
STOP BARS	10	LF	\$	76
INSTALL PERMANENT TAPE MARKINGS, 6" WHITE	1,245	EACH	\$	10,395
INSTALL PERMANENT TAPE MARKINGS, BIKE SYMBOL	4	EACH	\$	2,732
SINGLE CURB RAMPS	4	EACH	\$	7,894
CURB RAMP INSERTS(2'X2')	32	SF	\$	729
STREET SIGNS	0	EACH	\$	-
TRAFFIC CONTROL SIGNS	8	EACH	\$	7,286

FUTURE G.O. TOTAL \$ 146,710

S.A. TOTAL \$ 131,160 (PAID AS G.O. AS IS A FUTURE PROJECT)

3) REMIBURSABLE G.O. SOUTH OF WHITEWATER - AFTER S 108TH STREET IS CONSTRUCTED

8" P.C. CONCRETE PAVEMENT W/ INT. CURB (Whitewater Drive 36' Width)	2,755	SY	\$	45.00	\$ 123,953
EARTHWORK SUBGRADE PREP - ROADS	918	CY	\$	6.00	\$ 5,509
INSTALL PERMANENT TAPE MARKINGS, 6" WHITE	1,320	LF	\$	5.50	\$ 7,260
INSTALL PERMANENT TAPE MARKINGS, BIKE SYMBOL	4	EA	\$	450.00	\$ 1,800
MISCELLANEOUS (+10%)	1	L.S.		10%	\$ 13,853
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 152,380
TOTAL IMPROVEMENT COST:					\$ 210,290
TOTAL FUTURE BY OTHERS COST:					\$ 210,290

3) COST SPLIT		
SID SPECIALLY ASSESSED COST - TO BE FUTURE G.O.	\$	131,160
SID NON-REIMBURSABLE COST	\$	146,720
REIMBURSABLE COST	\$	210,290
	\$	488,170
	\$	277,874.39

NOTE 2) 3RD LANE FROM CULVERT TO 1/4 SECTION LINE AS A FUTURE REIMBURSEMENT TO THE COUNTY FROM THE DISTRICTS. CONSTRUCTION OF 3RD LANE TO BE COMPLETED WITH THE INITIAL PROJECT.

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	MOBILIZATION	1	LS	\$15,000.00	\$15,000.00
2	CLEARING AND GRUBBING - GENERAL	1	LS	\$5,000.00	\$5,000.00
3	EXCAVATION ON-SITE	275	CY	\$5.00	\$1,375.00
6	REMOVE STRIPING	1,750	LF	\$5.00	\$8,750.00
7	REMOVE GRAVEL SURFACING	1,000	SY	\$3.00	\$3,000.00
8	REMOVE CULVERT PIPE OVER 18" TO 24"	32	LF	\$25.00	\$800.00
13	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65) INTEGRAL CURB	1,049	SY	\$55.00	\$57,695.00
16	CONSTRUCT AGGREGATE BEDDING FOR 18" STORM SEWER PIPE	139	LF	\$5.00	\$695.00
21	CONSTRUCT CURB INLET - TYPE I	3	EA	\$3,500.00	\$10,500.00
22	CONSTRUCT CURB INLET - TYPE III	1	EA	\$3,800.00	\$3,800.00
23	CONSTRUCT 18" RCP, CLASS III	139	LF	\$50.00	\$6,950.00
40	INSTALL PERMANENT PAINT MARKING - 5" WHITE	71	LF	\$2.00	\$141.33
41	INSTALL PERMANENT PAINT MARKING - 5" YELLOW	604	LF	\$2.00	\$1,208.67
45	INSTALL CURB INLET PROTECTION	5	EA	\$300.00	\$1,500.00
46	INSTALL SEEDING - TYPE B (EROSION CONTROL)	1	AC	\$5,500.00	\$2,750.00
48	INSTALL SILT FENCE	676	LF	\$3.00	\$2,029.00

CONSTRUCTION COST SUBTOTAL =	\$ 121,194.00
CONTINGENCY/INFLATION (5%) =	\$ 6,059.70
ESTIMATED PROBABLE CONSTRUCTION COST =	\$ 127,253.70
DESIGN FEE (8.5%) =	\$ 10,816.56
DESIGN FEE (8.5%) =	\$ 10,816.56
FISCAL, LEGAL & INTEREST (SIDS ONLY) (18%) =	\$ 26,799.63
ESTIMATED PAVEMENT CONSTRUCTION COST =	\$ 175,687.00

SUMTUR CROSSING PARTICIPATION	\$ 87,843.50			
BELTERRA PARTICIPATION	\$ 87,843.50			

PROJECT: PAVING (108TH STREET NORTH OF PORTAGE DRIVE - PHASE 2 ONLY)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	PROVIDE TEMPORARY TRAFFIC CONTROL	1	LS	\$ 10.00	\$ 10.00
2	GRADING FOR BOX CULVERT ⁽¹⁾	0	LS	\$ 15,000.00	\$
3	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65)	2,969	SY	\$ 46.00	\$ 136,574.00
4	EARTHWORK (SUBGRADE PREP)	990	CY	\$ 3.70	\$ 3,661.77
5	SAWCUT AND REMOVE CONCRETE CURB AND GUTTER	134	LF	\$ 10.00	\$ 1,340.00
6	INSTALL TIE-BARS	52	EA	\$ 9.50	\$ 494.00
7	STORM SEWER ALLOWANCE ⁽¹⁾	0	LS	\$ 35,000.00	\$
8	TWIN 8x7' BOX CULVERT EXTENSION ⁽¹⁾	0	LF	\$ 1,750.00	\$
9	5' WIDE CONCRETE SIDEWALK ON WEST SIDE OF STREET	2,920	SF	\$ 5.00	\$ 14,600.00
10	INSTALL PERMANENT STREET SIGN NAMES ON FLUTED POST	1	EA	\$ 550.00	\$ 550.00
11	INSTALL PERMANENT STOP SIGN R1-1 ON FLUTED POST	1	EA	\$ 550.00	\$ 550.00
12	INSTALL PERMANENT PREFORMED TAPE MARKING - 5" YELLOW	1264	LF	\$ 6.25	\$ 7,900.00
13	INSTALL PERMANENT PREFORMED TAPE MARKING - 12" WHITE	25	LF	\$ 18.25	\$ 456.25
14	INSTALL PERMANENT PREFORMED TAPE SYMBOL - LEFT TURN ARROW	1	EA	\$ 350.00	\$ 350.00
15	INSTALL PERMANENT PREFORMED TAPE SYMBOL - THRU & RIGHT TURN ARROWS	1	EA	\$ 660.00	\$ 660.00
16	CONSTRUCT END OF ROAD MARKERS	4	EA	\$ 125.00	\$ 500.00
17	CONSTRUCT CONCRETE HEADER	38	LF	\$ 15.00	\$ 570.00
18	SEEDING - NDOR MIX ⁽¹⁾	0	AC	\$ 1,250.00	\$
19	INSTALL TEMPORARY EROSION CONTROL BLANKET ⁽¹⁾	0	SY	\$ 1.75	\$
20	SILT FENCE ⁽¹⁾	0	LF	\$ 2.00	\$

CONSTRUCTION COST SUBTOTAL =	\$ 168,217.00
CONTINGENCY/INFLATION (5%) =	\$ 8,411.00
ESTIMATED PROBABLE CONSTRUCTION COST =	\$ 176,630.00
ESTIMATED R.O.W. ACQUISITION (3.0 ACRES) =	\$ -
ENGINEERING, STAKING & C.M. (17%) =	\$ 30,028.00
FISCAL, LEGAL & INTEREST (18%) =	\$ 37,199.00
ESTIMATED TOTAL PROJECT COST =	\$ 243,860.00

SUMTUR CROSSING PARTICIPATION	\$ 121,930
EAST PROPERTY PARTICIPATION	\$ 121,930
CITY OF PAPILLION ASIP FEES ⁽¹⁾	\$ 300,000

NOTE 1) Culvert work moved to new culvert heading - ASIP contribution is shown in that section

PROJECT: PAVING (108TH STREET SOUTH OF PORTAGE DRIVE- FUTURE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	MOBILIZATION	1	LS	\$ 5,000.00	\$ 5,000.00
2	TRAFFIC CONTROL SIGNS	0	LS	\$ 2,500.00	\$ -
3	CLEARING & GRUBBING	1	LS	\$ 3,500.00	\$ 3,500.00
4	GRADING/SUBGRADE PREPARATION	1	LS	\$ 17,500.00	\$ 17,500.00
5	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65) - 38" WIDE	8,671	SY	\$ 46.00	\$ 398,866.00
6	DRILL & GROUT NO 5 x 18" TIE BARS	25	EA	\$ 9.50	\$ 237.50
7	STORM SEWER ALLOWANCE	1	LS	\$ 50,000.00	\$ 50,000.00
8	TWIN 8'x7' BOX CULVERT EXTENSION	0	LF	\$ 1,750.00	\$ -
9	5' WIDE CONCRETE SIDEWALK ON WEST SIDE OF STREET	10,005	SF	\$ 5.00	\$ 50,025.00
10	10' WIDE CONCRETE TRAIL ON EAST SIDE ONLY	20,535	SF	\$ 5.00	\$ 102,675.00
11	STREET SIGNS	1	EA	\$ 550.00	\$ 550.00
12	TRAFFIC CONTROL SIGNS	1	EA	\$ 550.00	\$ 550.00
13	PERMANENT PAVING MARKINGS	1	LS	\$ 7,000.00	\$ 7,000.00
14	SEEDING - NDOR MIX	2.75	AC	\$ 1,250.00	\$ 3,437.50
15	INSTALL TEMPORARY EROSION CONTROL BLANKET	3,000	SY	\$ 1.75	\$ 5,250.00
16	SILT FENCE	4,000	LF	\$ 2.00	\$ 8,000.00

	CONSTRUCTION COST SUBTOTAL =	\$ 652,591.00
0.15	CONTINGENCY/INFLATION (15%) =	\$ 97,889.00
	ESTIMATED PROBABLE CONSTRUCTION COST =	\$ 750,480.00
	ESTIMATED R.O.W. ACQUISITION (0.0 ACRES) =	\$ -
0.17	ENGINEERING, STAKING & C.M. (17%) =	\$ 127,582.00
0.18	FISCAL, LEGAL & INTEREST (18%) =	\$ 158,052.00
	ESTIMATED TOTAL PROJECT COST =	\$ 1,036,120.00

SUMTUR CROSSING PARTICIPATION (33% Construct, Engineering, CM & ROW + 50% of SID Costs) \$ 371,710
 EAST PROPERTY PARTICIPATION (33% Construct, Engineering, CM & ROW + 50% of SID Costs) \$ 371,710
 SARPY COUNTY PARTICIPATION (33% Construct, Engineering, CM & ROW + 0% of SID Costs) \$ 292,690 \$ 1,036,110

PROJECT: PAVING (SCHRAM ROAD 3RD LANE 108TH TO 114TH - FUTURE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	9' PC CONCRETE PAVEMENT	3340	SY	\$ 49.00	\$ 163,660.00
2	EARTHWORK (SUBGRADE ADJUSTMENT)	1120	CY	\$ 6.00	\$ 6,720.00
3	5' WIDE CONC. SIDEWALK ON SOUTH SIDE OF SCHRAM	11550	SF	\$ 4.00	\$ 46,200.00
4	TRAFIC CONTROL	1	LS	\$ 16,000.00	\$ 16,000.00
5	SEEDING	1	LS	\$ 12,000.00	\$ 12,000.00
5	PAVEMENT MARKINGS	1	LS	\$ 20,000.00	\$ 20,000.00
6	SIGNAGE	1	LS	\$ 5,000.00	\$ 5,000.00
7	STORM SEWER	1	LS	\$ 65,000.00	\$ 65,000.00
8	EROSION CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00

	CONTRIBUTION COST SUBTOTAL =	\$ 344,580.00
	CONTINGENCY/INFLATION (15%) =	\$ 51,687.00
	ESTIMATED PROBABLE CONSTRUCTION COST =	\$ 396,267.00
	FISCAL, LEGAL & INTEREST (18%) =	\$ 71,329.00
	ESTIMATED TOTAL PROJECT COST =	\$ 467,600.00

PROJECT: PAVING (SCHRAM ROAD AMENITIES 108TH TO 114TH - FUTURE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	DECORATIVE FENCE	2500	LF	\$ 85.00	\$ 212,500.00
2	DECORATIVE STREET LIGHTS	21	EA	\$ 2,500.00	\$ 52,500.00

	CONTRIBUTION COST SUBTOTAL =	\$ 265,000.00
	CONTINGENCY/INFLATION (10%) =	\$ 26,500.00
	ESTIMATED PROBABLE CONSTRUCTION COST =	\$ 291,500.00
	FISCAL, LEGAL & INTEREST (18%) =	\$ 52,470.00
	ESTIMATED TOTAL PROJECT COST =	\$ 343,970.00

PROJECT: **TRAIL (BETWEEN PORTAGE DRIVE & WHITEWATER DRIVE)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" P.C. CONCRETE TRAIL (10' WIDE)	5,300	SF	\$ 7.00	\$ 37,100
2	EARTHWORK SUBGRADE PREP - TRAIL	200	C.Y.	\$ 5.00	\$ 1,000
3	SINGLE CURB RAMPS - TRAIL	1	EA	\$ 2,000.00	\$ 2,000
4	CURB RAMP INSERTS (2'X2') - TRAIL	16	SF	\$ 15.00	\$ 240
5	MARKINGS FOR PEDESTRIAN CROSSINGS	60	LF	\$ 10.00	\$ 600
6	TRAFFIC CONTROL SIGNS	2	EA	\$ 600.00	\$ 1,200
	MISCELLANEOUS (+10%)	1	L.S.	10%	\$ 4,214.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 46,360

NOTES:
 1) TOTAL DISTRICT COST W/ 38% - \$ 63,980
 2) G.O. ITEMS \$ 63,980

3) TRAIL BETWEEN PORTAGE DRIVE & WHITEWATER DRIVE IS THE EXTENSION OF THE WEST CONNECTION BETWEEN PHASES 1 & 2 & WILL BE CONSTRUCTED WHEN THE DISTRICT IS ABL

PROJECT: **TRAIL (EASTERN CONNECTION BETWEEN PHASE 1 & PHASE 2)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" P.C. CONCRETE TRAIL (10' WIDE) - PHASE 2	15,500	SF	\$ 7.00	\$ 108,500
2	EARTHWORK SUBGRADE PREP - TRAIL	580	C.Y.	\$ 5.00	\$ 2,900
3	SINGLE CURG RAMPS - TRAIL	1	EA	\$ 2,000.00	\$ 2,000
4	CURB RAMP INSERTS (2'X2') - TRAIL	16	SF	\$ 15.00	\$ 240
5	MARKINGS FOR PEDESTRIAN CROSSINGS	30	LF	\$ 10.00	\$ 300
6	TRAFFIC CONTROL SIGNS	2	EA	\$ 600.00	\$ 1,200
7	MODIFICATIONS TO EXISTING PEDESTRIAN BRIDGE (RAILINGS, SURFACING, ETC.)	1	LS	\$ 30,000.00	\$ 30,000
	MISCELLANEOUS (+10%)	1	L.S.	10%	\$ 14,514.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 159,660

NOTES:
 1) TOTAL DISTRICT COST W/ 38% - \$ 220,340
 2) G.O. ITEMS \$ 220,340

PROJECT: **TRAIL (WESTERN CONNECTION BETWEEN PHASE 1 & PHASE 2)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" P.C. CONCRETE TRAIL (10' WIDE) - PHASE 2	7,276	SF	\$ 7.00	\$ 50,934
2	EARTHWORK SUBGRADE PREP - TRAIL	270	C.Y.	\$ 5.00	\$ 1,350
3	SINGLE CURG RAMPS - TRAIL	3	EA	\$ 2,000.00	\$ 6,000
4	CURB RAMP INSERTS (2'X2') - TRAIL	48	SF	\$ 15.00	\$ 720
5	MARKINGS FOR PEDESTRIAN CROSSINGS	30	LF	\$ 10.00	\$ 300
6	TRAFFIC CONTROL SIGNS	2	EA	\$ 600.00	\$ 1,200
	MISCELLANEOUS (+5%)	1	L.S.	5%	\$ 3,026.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 63,540

NOTES:
 1) TOTAL DISTRICT COST W/ 38% - \$ 87,690
 2) G.O. ITEMS \$ 87,690

PROJECT: **SIGNALIZATION - S 114TH AND SCHRAM AND S 108TH AND SCHRAM - FUTURE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	TRAFFIC SIGNAL S 108TH STREET AND SCHRAM ROAD	1	LS	\$ 200,000.00	\$ 200,000.00
2	TRAFFIC SIGNAL S 114TH STREET AND SCHRAM ROAD	1	LS	\$ 200,000.00	\$ 200,000.00
CONSTRUCTION COST SUBTOTAL =					\$ 400,000.00
CONTINGENCY/INFLATION (10%) =					\$ 40,000.00
ESTIMATED PROBABLE CONSTRUCTION COST =					\$ 440,000.00
SID FEES, TRAFFIC STUDY, ENGINEERING, STAKING & C.M. (40%) =					\$ 176,000.00
ESTIMATED SIGNAL CONSTRUCTION COST =					\$ 616,000.00
	SUMTUR CROSSING PARTICIPATION (25%)	\$ 154,000			
	ENTITIES AT EACH OTHER CORNER OF THE INTERSECTION (25% * 3 = 75%)	\$ 462,000			
		\$ 616,000			

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	223	LOTS	\$1,350.00	\$301,050
TOTAL ESTIMATED CONSTRUCTION COST:					\$301,050

NOTES:

1) TOTAL DISTRICT COSTS W/ 32% -

\$397,386

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	572	LF	\$ 64.95	\$37,151
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	2,825	LF	\$ 39.55	\$111,729
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	8,872	LF	\$ 29.18	\$258,885
4	TUNNEL 12" D.I.P., CL 350 WATER MAIN	84	LF	\$ 138.60	\$11,642
5	TUNNEL 8" D.I.P., CL 350 WATER MAIN	226	LF	\$ 68.20	\$15,413
6	TUNNEL 6" D.I.P., CL 350 WATER MAIN	409	LF	\$ 58.00	\$23,722
7	INSTALL 8" GATE VALVE AND BOX	14	EA	\$ 1,203.00	\$16,842
8	INSTALL 6" GATE VALVE AND BOX	34	EA	\$ 899.00	\$30,566
9	INSTALL 12" X 8" D.I. TEE	1	EA	\$ 645.00	\$645
10	INSTALL 8" X 8" D.I. TEE	1	EA	\$ 510.00	\$510
11	INSTALL 8" X 6" D.I. TEE	6	EA	\$ 506.00	\$3,036
13	INSTALL 8"X6" D.I. REDUCER	1	EA	\$ 164.00	\$164
14	INSTALL 12"X6" D.I. REDUCER	1	EA	\$ 204.00	\$204
15	CONSTRUCT FIRE HYDRANT ASSEMBLY	23	EA	\$ 4,206.00	\$96,738
16	CONSTRUCT END OF MAIN FIRE HYDRANT ASSEMBLY	4	EA	\$ 3,958.00	\$15,832
17	CONNECTION TO EXISTING 24" D.I. MAIN (24"X8" TAPPING SLEEVE & VALVE)	1	LS	\$ 5,178.00	\$5,178
18	CONNECTION TO EXISTING 12" D.I. MAIN (12"X12" D. I. TAPPING SLEEVE)	1	LS	\$ 5,163.00	\$5,163
19	INSTALL TIE-BARS	8	EA	\$ 6.00	\$48
20	CONSTRUCT CURB RETURN	240	SF	\$ 16.00	\$3,840
21	INSTALL 12" GATE VALVE AND BOX	3	EA	\$ 2,096.00	\$6,288
22	12" HDPE HDD BORE, PE4710, DR9	226	LF	\$ 276.56	\$62,503
	MISCELLANEOUS (+2%)				
		1	L.S.	2%	\$ 11,222.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 721,190.00

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$995,250
2) G.O. PORTION RESIDENTIAL - 12" OUTSIDE OF DISTRICT ALONG 108TH	\$0.00
TOTAL	\$0

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	223	LOTS	\$ 2,400.00	\$ 535,200.00
2	OUTLOTS	27.31	ACRES	\$ 6,705.00	\$ 183,120.26

TOTAL ESTIMATED CONSTRUCTION COST: \$ 718,330.00

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$826,080
	SPECIAL ASSESS.GENERAL OBLIGATION
RESIDENTIAL	\$ 491,000 \$ 335,080

PROJECT: CULVERTS

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CLEARING AND GRUBBING	1	LS	\$ 10,010.50	\$ 10,010.50
2	EXCAVATION ON-SITE	4900	CY	\$ 17.70	\$ 86,730.00
3	CHANNEL OVEREXCAVATION AND RECOMPACTION	515	CY	\$ 23.60	\$ 12,154.00
4	STRIP, STOCKPILE AND RESPRESAD TOPSOIL	85	CY	\$ 11.80	\$ 1,003.00
5	RIPRAP (TYPE 'C')	123	TN	\$ 82.60	\$ 10,159.80
6	INSTALL SEEDING-TYPE CHANNEL SEED BLEND	0.25	AC	\$ 4,023.80	\$ 1,005.95
7	INSTALL ROLLED TURF REINFORCEMENT MATTING, TYPE 'C'	775	SY	\$ 4.50	\$ 3,487.50
8	INSTALL SEEDING-TYPE 'B'	0.2	AC	\$ 10,397.50	\$ 2,079.50
9	CONSTRUCT SINGLE 8'-0" x 7'-0" BOX CULVERT	95	LF	\$ 1,080.70	\$ 102,666.50
10	CONSTRUCT TWIN 7'-0" x 8'-0" BOX CULVERT	130	LF	\$ 1,231.70	\$ 160,121.00
11	CONSTRUCT WINGWALLS - SINGLE BOX CULVERT	1	LS	\$ 30,350.20	\$ 30,350.20
12	CONSTRUCT WINGWALLS - TWIN BOX CULVERT	1	LS	\$ 17,685.70	\$ 17,685.70
13	REMOVE EXISTING WINGWALLS AND CONNECT TO TWIN BOX CULVERT	1	LS	\$ 13,347.30	\$ 13,347.30
14	CONSTRUCT 48" CHAIN-LINK FENCE	160	LF	\$ 113.40	\$ 18,144.00
15	ANTI-GRAFFITI COATING	1800	SF	\$ 3.00	\$ 5,400.00
16	REMOVE 36" - 48" CHAIN-LINK FENC	120	LF	\$ 8.60	\$ 1,032.00
17	SOIL SURCHARGE (BY OTHERS)	1	LS	\$ 21,400.00	\$ 21,400.00
18	CONNECT TO EXISTING STORM SEWER	1	EA	\$ 1,962.80	\$ 1,962.80
19	CONNECT STORM SEWER TO BOX CULVERT	3	EA	\$ 1,020.70	\$ 3,062.10
20	CONSTRUCT CURB INLET - TYPE I	2	EA	\$ 5,872.30	\$ 11,744.60
21	CONSTRUCT CURB INLET - TYPE IV	2	EA	\$ 5,872.30	\$ 11,744.60
22	CONSTRUCT 18" RCP, CLASS III	85	LF	\$ 39.30	\$ 3,340.50
	CONSTRUCT 36" RCP, CLASS D0.01=1,350	8	LF	\$ 39.30	\$ 314.40
	MISCELLANEOUS (+2%)				
		1	L.S.	2%	\$ 10,579.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 539,530

NOTES:

1) TOTAL DISTRICT COST W/ .38% -	\$744,560
Subtract over 48" Pipe Difference	\$0

2) GENERAL OBLIGATION

\$744,560

PROJECT: **STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	1856	LF	\$ 46.00	\$ 85,376.00
2	CONSTRUCT 24" RCP, CLASS III	2207	LF	\$ 55.00	\$ 121,385.00
3	CONSTRUCT 30" RCP, CLASS III	694	LF	\$ 72.00	\$ 49,968.00
4	CONSTRUCT 36" RCP, D _{0.01} =1,350	465	LF	\$ 95.00	\$ 44,175.00
5	CONSTRUCT 42" RCP, D _{0.01} =1,350	949	LF	\$ 128.00	\$ 121,472.00
6	CONSTRUCT 54" I.D. STORM MANHOLE (7)	39	VF	\$ 638.00	\$ 24,882.00
7	CONSTRUCT 60" I.D. STORM MANHOLE (8)	53	VF	\$ 667.00	\$ 35,351.00
8	CONSTRUCT 72" I.D. STORM MANHOLE (5)	32	VF	\$ 750.00	\$ 24,000.00
9	CONSTRUCT 84" I.D. STORM MANHOLE (2)	14	EA	\$ 1,350.00	\$ 18,900.00
10	CONSTRUCT CURB INLET - TYPE I	35	VF	\$ 3,400.00	\$ 119,000.00
11	CONSTRUCT CURB INLET - TYPE II	2	EA	\$ 3,550.00	\$ 7,100.00
12	CONSTRUCT CURB INLET - TYPE III	12	EA	\$ 3,650.00	\$ 43,800.00
13	CONSTRUCT CURB INLET WITH ADDITIONAL REINFORCEMENT	2	EA	\$ 4,000.00	\$ 8,000.00
14	CONSTRUCT 18" RC FLARED END SECTION	1	EA	\$ 1,050.00	\$ 1,050.00
15	CONSTRUCT 24" RC FLARED END SECTION	1	EA	\$ 1,300.00	\$ 1,300.00
16	CONSTRUCT 30" RC FLARED END SECTION	1	EA	\$ 1,500.00	\$ 1,500.00
17	CONSTRUCT 36" RC FLARED END SECTION	2	EA	\$ 2,100.00	\$ 4,200.00
18	CONSTRUCT 42" RC FLARED END SECTION	1	EA	\$ 2,550.00	\$ 2,550.00
19	CONSTRUCT CONCRETE RING RETAINER	3	EA	\$ 525.00	\$ 1,575.00
20	CONSTRUCT 18" PIPE PLUG	1	EA	\$ 450.00	\$ 450.00
21	INSTALL RIP RAP - TYPE 'B'	250	TN	\$ 50.00	\$ 12,500.00
22	POST CONSTRUCTION BASIN	4	LS	\$ 35,000.00	\$ 140,000.00
	MISCELLANEOUS (+2%)				
		1	L.S.	2%	\$ 17,371.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 885,910

NOTES:

1) TOTAL DISTRICT COST W/ .38% -	\$1,222,560
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$1,222,560

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	SUMTUR CROSSING	ZONING:	SINGLE FAMILY	275 UNITS	LOTS 1-150 & 174-337 LOTS 151-173 LOTS 1-49 REPL 34.1 AC O.L. "A" - "R"
DEVELOPER:	BOYER YOUNG		TOWN HOMES	23 UNITS	
AREA (ACRES):	158.083		REPLAT 2 HOME:	49 UNITS	
JURISDICTION:	PAPILLION		OUTLOTS	18 LOTS	
DATE:	02/28/20				
ESTIMATED BY:	WESTERGARD	REVISED:	ZETTERMAN		
PROJECT NO.:	P2016.420.001				

SUMTUR CROSSING - TOTAL

ITEM	CONSTRCT.	TOTAL	PRIVATE or BY OTHERS	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB.	FUTURE GEN. OBL.
SANITARY SEWER (INTERIOR)	\$ 1,674,633	\$ 2,311,000	\$ -	\$ 2,226,034	\$ -	\$ 84,966	\$ -
PAVING (INTERIOR)	\$ 2,630,887	\$ 3,630,633	\$ -	\$ 2,613,070	\$ -	\$ 952,153	\$ 65,410
SUNBURST DR CONNECTION TO S 114TH ST (W/ PHASE 2)	\$ 21,735	\$ 29,994	\$ -	\$ 11,457	\$ -	\$ 18,537	\$ -
PAVING (NEW CROSSING - W/ CULVERT AND STORM)	\$ 91,000	\$ 125,640	\$ -	\$ 32,250	\$ -	\$ 93,390	\$ -
PAVING (WHITEWATER DR S 114TH ST TO S 110TH ST) ¹	\$ 305,190	\$ 421,170	\$ -	\$ 53,840	\$ 188,570	\$ 178,760	\$ -
PAVING (WHITEWATER DRIVE EAST OF S 110TH STREET) ²	\$ 353,740	\$ 488,170	\$ 210,290	\$ -	\$ -	\$ -	\$ 277,880
PAVING (S 114TH - SCHRAM TO 1/4 SECTION LINE) ³	\$ 1,850,547	\$ 2,343,067	\$ 1,759,866	\$ -	\$ -	\$ 495,358	\$ 87,844
PAVING (108TH STREET - NORTH OF PORTAGE) ⁶	\$ 176,630	\$ 243,860	\$ -	\$ -	\$ 121,930	\$ 121,930	\$ -
PAVING (108TH STREET - SOUTH OF PORTAGE) ⁷	\$ 750,480	\$ 1,036,120	\$ 664,400	\$ -	\$ -	\$ -	\$ 371,720
PAVING (SCHRAM RD, 3RD LANE 108TH TO 114TH)	\$ 396,267	\$ 467,600	\$ -	\$ -	\$ -	\$ -	\$ 467,600
PAVING (SCHRAM RD AMENITIES 108TH TO 114TH)	\$ 291,500	\$ 343,970	\$ -	\$ -	\$ -	\$ -	\$ 343,970
FUTURE SIGNALIZATION ⁸	\$ 440,000	\$ 616,000	\$ 462,000	\$ -	\$ -	\$ -	\$ 154,000
TRAILS ⁹	\$ 341,234	\$ 470,920	\$ -	\$ -	\$ -	\$ 318,126	\$ 152,794
WATER (INTERIOR)	\$ 1,090,440	\$ 1,504,820	\$ -	\$ 1,504,820	\$ -	\$ -	\$ -
CAPITAL FACILITIES CHARGES	\$ 1,061,524	\$ 1,220,760	\$ -	\$ 767,276	\$ -	\$ 453,484	\$ -
1% ADMINISTRATIVE REVIEW FEE	\$ 98,412	\$ 118,094	\$ -	\$ 59,047	\$ -	\$ 59,047	\$ -
UNDERGROUND ELECTRICAL	\$ 468,450	\$ 618,354	\$ -	\$ 618,354	\$ -	\$ -	\$ -
CULVERTS	\$ 539,530	\$ 744,560	\$ 300,000	\$ -	\$ -	\$ 444,560	\$ -
STORM SEWER	\$ 1,720,540	\$ 2,374,350	\$ -	\$ 29,760	\$ -	\$ 2,344,590	\$ -
TOTALS	\$ 14,302,739	\$ 19,109,082	\$ 3,396,556	\$ 7,915,908	\$ 310,500	\$ 5,564,901	\$ 1,921,218

SPECIALS SINGLE FAMILY PRIVATE/BY OTHERS/FUTURE COST **\$ 3,396,556**
 TOTAL COST **\$ 7,915,908**
 PER UNIT COST **\$ 22,812**

VALUATION :	SINGLE FAMILY	275 S.F. @	\$350,000	=	\$ 96,250,000
	TOWNHOME	23 S.F. @	\$280,000	=	\$ 6,440,000
	REPLAT 2 HOMES	49 S.F. @	\$300,000	=	\$ 14,700,000
			TOTAL		\$ 117,390,000
			TOTAL @ 95%		\$ 111,520,500

DEBT RATIO WITH NON-REIMBURSABLE G.O. ONLY
 G.O. DEBT RATIO (95% VALUATION) \$ 5,564,901 / \$ 111,520,500 = **4.99%**

DEBT RATIO WITH NON-REIMBURSABLE G.O. AND FUTURE COSTS INCLUDED:
 G.O. DEBT RATIO (95% VALUATION) \$ 7,486,119 / \$ 111,520,500 = **6.71%**

NOTES:

- 1) Phase 2 Whitewater Drive construction will be completed between S 113th Street and S 111th Street with the Phase 2 Public Improvements. Construction from S 114th Street to S 113th Street will be completed at such time as it is ordered by the City pursuant to the terms of the First Amendment to the SumTur Crossing Subdivision Agreement. Reimbursement from future development to the south which will be responsible to construct 5' sidewalk on the south side of the street.
- 2) Whitewater Drive east of S 111th Street to be constructed at the time that S 108th Street is extended to the south property line of SumTur Crossing. Specially assessed portion will be a future G.O. expense to avoid specially assessing an existing homeowner in the future. South property half is shown as By Others
- 3) S 114th Street to be constructed as a 3 lane section from Schram Road to the 1/4 Section Line (south line of SumTur Crossing). Construction is scheduled to occur in 2021. A portion of the overall cost to be paid by SumTur Crossing and Belterra will be paid to Sarpy County at a later date.
- 4) ~~Section 2 - S 114th Street to be constructed as a 2 lane urban section to 1/4 section line and 2 lane rural section to Capehart Road will be constructed with Section 1 and includes the culvert construction.~~
- 5) ~~S 114th Street 3rd lane along SumTur Crossing to be constructed at such time as traffic counts warrant and will be split between SumTur Crossing and Belterra~~
- 6) Phase 2 to include the construction of S 108th Street from Schram Road to Portage Drive. The cost share for this portion of the road is G.O. of the District, a reimbursable cost to a future development to the east and the City of Papillion is contributing ASIP funds equal to the cost to construct the new internal crossing to the west. These funds are shown in the Culverts section.
- 7) S 108th Street construction south of Portage Drive to be constructed no sooner than development to the east takes place as it is needed for that development. As street is back on the section line, the cost share is split between the two Districts and Sarpy County.
- 8) The future signalization of S 108th Street is shown as a future G.O. cost for SumTur Crossing, equal to 25% of the total cost.
- 9) Trail connection between Portage Drive and Whitewater Drive within Phase 2 to be constructed at such time as the District is able to afford the expense.

REVISION LOG:

- 3/21/17 Changed multiple unit prices to reflect results of recent bid lettings
- 1) WEST TRAIL CONNECTION TO PUD IN PHASE 2. EAST TRAIL CONNECTION IN PHASE 2. OUTLOT "C" & "D" TRAILS WILL BE COMPLETED WHEN THE DISTRICT IS FISCALLY ABLE
- 3/21/17 Reduced the contingency from 5% to 2% for the interior improvements
- 3/21/17 Deleted cost of new pedestrian bridge, will use existing farm creek crossing instead
- 3/21/17 Deleted "Future Park Fees"
- 3/21/2017 Raised home price to \$350,000 and used 95% of sale price as valuation
- 3/21/17 Moved 114th Street improvement costs to Phase 2, Sarpy County lead so shown as straight contribution by Sumtur Crossing
- 3/21/17 Changed 1/2 of the street along south boundary to be a future reimbursable when the property to the south is developed
- 3/21/17 Reduced total lot count to 319 due to 3:1 + 20' creek conflicts
- 3/21/17 PORTIONS OF G.O. PAVING, STORM SEWER & TRAIL MOVED TO SPECIAL ASSESSMENTS TO REACH 4% G.O. DEBT FOR ENTIRE PROJECT
- 4/28/17 Updated for revised submittal lots and quantities
- 5/5/17 Updated for revised submittal lots based upon City Comments and quantity changes
- 5/8/17 Updated 108th Street cost share based upon updated information from Sarpy County.
- 6/19/17 Update for meeting 6/14/17 - moved north section 108th to Phase 2 construction, revised Whitewater timing east of 110th, Updated trails and moved to future, reflected carry cost of reimburse
- 7/17/17 Updated for City of Papillion comments dated 7/10/2017 - Clarified Whitewater Drive costs, removed 100% valuation debt calcs, added debt calc with future GO, consolidated Schram Road costs, removed Schram Road amenities on the north side of Schram
- 9/11/17 Revised estimate for final plat including original Phase 1 and Villa section from previous Phase 2
- 01/16/2018 Revised to include 3 phases, moving villas to a new 2nd phase and balance to 3rd. S 114th now current expense in phase 2
- 02/05/2018 Revised per City of Papillion comments dated 02/01/2018
- 5/11/18 Adjustments for City Comments dated 4/13/2018
- 5/22/2018 Updated sheet titles & S 114th Street storm sewer numbers
- 4/15/2019 - Updated for new phasing and submittal of Phase 2 final plat
- 7/14/2019 - Updated S 114th estimate per changes in work and timing with County, updated sanitary sewer to reflect as bid numbers, additional updates per City Comments
- 10/1/2019 - Revised Phase 1 costs to replace sidewalk, ramp and striping costs that were mistakenly removed during the platting process. Adding costs for temporary signage and striping.
- 11/01/2019 - Revised box culvert length for S 108th Street based upon updated design
- 01/14/2020 - Revised references to Ashbury Heights to read Belterra. Revised language for timing of construction on Whitewater Drive.
- 02/18/2020 - Revised Phase 1 & 2 cost estimates based upon final design information and other changes as noted on those summaries.
- 2/28/2020 - Moved an additional \$145,000 of the Capital Facilities Charges into Specials from GO non-reimbursable
- 6/11/2020 - Updated to account for additional 10 stubs for increased lot count, minor change to storm to match lot lines, increased electrical cost and capital facility fees for the additional lots.
- 8/26/2020 - Final updates for subdivision agreement amendment. Making sure bid prices are in place as well as updating S 114th Street costs per new agreement with the County