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**SECOND AMENDMENT  
TO  
NORTH SHORE COMMERCIAL  
SUBDIVISION AGREEMENT**

This Second Amendment to the North Shore Commercial Subdivision Agreement (hereinafter “Second Amendment”), which is made this \_\_\_\_\_ day of \_\_\_\_\_, 2020 (“Effective Date”) by and between **B. H. I DEVELOPMENT, INC.**, a Nebraska corporation, and **WOODLAND HOME, INC.**, a Nebraska corporation, (hereinafter collectively referred to as “DEVELOPER”), **SANITARY AND IMPROVEMENT DISTRICT NO. 316 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as “DISTRICT”), and the **CITY OF PAPIILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as “CITY”), amends and modifies the North Shore Commercial Subdivision Agreement approved by the Papillion City Council via Resolution No. R17-0128 on July 5, 2017 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2017-18171 as modified by the First Amendment approved by the Papillion City Council via Resolution No. R19-0151 on August 6, 2019 and filed and recorded with the Sarpy County Register of Deeds as Instrument No. 2019-22820 (hereinafter collectively referred to as the “Agreement”).

**RECITALS**

DEVELOPER, DISTRICT, and CITY entered into a subdivision agreement (the “Original Subdivision Agreement”), dated July 5, 2017, with respect to Lots 1 through 72, inclusive, and Outlots A through G of North Shore Commercial (“North Shore Commercial”); and

DEVELOPER, DISTRICT, and CITY entered into the First Amendment to acknowledge the platting of North Shore Commercial Replat 1, identify the Public Improvements required for North Shore Commercial Replat 1, modify the phases for which Public Improvements are to be constructed, and to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements and the extent to which the contemplated Public Improvements shall specifically benefit property in the Development Area, and adjacent thereto, and to what extent the Cost of the same shall be specially assessed; and

The Parties wish to modify the Source and Use of Funds exhibit with respect to the Sanitary Sewer and Storm Sewer, Paving, and Water Section II costs.

**NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:**

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Agreement as modified or amended by this 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 Lots 1 – 71, inclusive, and Outlots A – G, inclusive, North Shore Commercial and Lots 1 through, inclusive, and Outlots A and B, inclusive of North Shore Commercial Replat 1.
4. Exhibit Modifications. The Agreement exhibits are hereby rescinded, modified, and/or added as follows:
  - A. Exhibit F-1, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit F-2, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
5. No Other Amendment. Except as specifically modified or amended by this Second Amendment, the Agreement shall remain in full force and effect.
6. Binding Effect. This Second Amendment shall be binding upon the Parties hereto, their respective successors, and assigns.

*(Signatures on following pages.)*

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

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Nicole L. Brown, City Clerk

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David P. Black, Mayor

SEAL:

SANITARY AND IMPROVEMENT DISTRICT  
NO. 316 OF SARPY COUNTY, NEBRASKA

By \_\_\_\_\_  
Gerald L. Torczon, Chairman

STATE OF NEBRASKA     )  
  )     ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Chairman of Sanitary and Improvement District No. 316 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public

B.H.I. Development, Inc., a Nebraska corporation

By \_\_\_\_\_  
Gerald L. Torczon, President

STATE OF NEBRASKA     )  
  )     ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, President of B.H.I. Development, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public

Woodland Homes, Inc., a Nebraska corporation

By \_\_\_\_\_  
Gerald L. Torczon, President

STATE OF NEBRASKA     )  
  )     ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, President of Woodland Homes, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public

**SUBDIVISION AGREEMENT AMENDMENT  
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**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT : NORTHSHORE COMMERCIAL REPLAT ONE ZONING: RESIDENTIAL 70 UNITS  
 DEVELOPER: BHI COMMERCIAL CHURCH (TAX EXEMPT)  
 AREA (ACRES): 53.49  
 JURISDICTION: PAPIILLION  
 DATE: 08/13/20  
 ESTIMATED BY: WESTERGARD  
 PROJECT NO.: P2014.202.001

**NORTH SHORE COMMERCIAL ALL PHASES**

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER & STORM SEWER - PHASE I	1,276,424	1,835,519		646,333	384,212	804,974
PAVING & SIDEWALKS - PRIVATE FOR PHASE I	0	0		0		0
WATER - PHASE I	177,253	252,087		252,087		0
CAP. FAC. CHARGES - PHASE I -INCLUDES CHURCH AND COMM. LOT	447,612	503,379		251,689		251,689
UNDERGROUND ELECTRICAL - PHASE I	94,500	125,034		125,034		0
SANITARY SEWER - REPLAT ONE	91,899	128,659		128,659		0
PAVING - REPLAT ONE	547,953	767,135		364,042		403,093
126TH SIDEWALK (EAST SIDE OF 126TH STREET) REPLAT ONE	25,650	35,910				35,910
WATER - REPLAT ONE	171,901	240,661		240,661		0
CAPITAL FACILITIES CHARGES - PREVIOUSLY PAID FOR REPLAT ONE	0	0		0		0
UNDERGROUND ELECTRICAL - REPLAT ONE	23,163	30,575		30,575		0
STORM SEWER - REPLAT ONE	141,352	197,892		0		197,892
SANITARY SEWER - PHASE THREE	52,850	73,990		73,990		0
PAVING & SIDEWALKS - PHASE THREE	164,400	230,160		140,530		89,630
WATER - PHASE THREE	35,500	49,700		49,700		0
CAPITAL FACILITIES CHARGES - PREVIOUSLY PAID FOR FINAL PHAS	0	0		0		0
UNDERGROUND ELECTRICAL - PHASE THREE	62,396	82,362		82,362		0
STORM SEWER - PHASE THREE	109,450	153,230		0		153,230
BASIN AREA TRAIL	49,025	68,635				68,635
HIGHWAY 370 TRAIL / PARK IMPROVEMENTS	100,000	115,000				
LINCOLN ROAD REIMBURSEMENT	272,270	313,111				
<b>TOTALS</b>	<b>3,843,598</b>	<b>\$5,203,039</b>	<b>\$0</b>	<b>\$2,385,662</b>	<b>\$384,212</b>	<b>\$ 2,005,053</b>

PER SF UNIT **\$ 13,970**  
 ASSESSMENT TO CHURCH **\$ 45,580**  
 ASSESSMENT TO COMMERCIAL & APARTMENTS **\$ 1,362,153**

NOTES:

VALUATION:	SINGLE FAM.	70 UNITS			
	REPLAT 1	116,600 SF BLDG.@	\$125	=	\$14,575,000
	FINAL PHASE	54,000 SF BLDG.@	\$125	=	\$6,750,000
	FINAL PHASE	120 MULT FAMILY.	\$100,000	=	\$12,000,000
					<b>\$59,575,000</b>

G.O. DEBT RATIO (90% VALUATION) = \$2,005,053 / \$ 53,617,500 = **3.74%**

Revision Log:

- 11/16/2018 Revised paving quantities for dual lanes on roundabout for east leg
- 11/16/2018 Revised paving quantities for temporary turnaround at end of Street "B"
- 2/6/2019 Final Phase: Added Hwy 370 Trail contribution and Lincoln Road Reimbursement as a "Future General Obligation"; Added Basin Trail costs
- 2/6/2019 Revised 7" paving quantity, matches total off street parking quantity
- 3/11/2019 No revisions
- 4/8/2019 No revisions
- 3/20/2020 Updated Replat One Sanitary & Storm with contract quantities and unit prices; updated Replat One Paving quantities and costs based on Resolution
- 3/20/2020 Added separate section for 126th Street sidewalks; added Phase 1 Lot 72 assessments in Replat One and Final Phase
- 8/13/2020 Updated with Replat One Paving Sect II and Water Section II contract quantities and costs.



## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	NORTHSHORE COMMERCIAL REPLAT ONE	ZONING:	RESIDENTIAL	70 UNITS
DEVELOPER:	BHI		COMMERCIAL	CHURCH (TAX EXEMPT)
AREA (ACRES):	17.429			
JURISDICTION:	PAPILLION			
DATE:	08/13/20			
ESTIMATED BY:	WESTERGARD	<b>NOTE: COSTS FROM SPECIALS ASSESSMENTS</b>		
PROJECT NO.:	P2014.202.001			

### NORTH SHORE COMMERCIAL PHASE ONE (RES. + CHURCH)

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER & STORM SEWER	1,276,424	1,835,519		646,333	384,212	804,974
PAVING & SIDEWALKS - PRIVATE FOR PHASE I	0	0		0		0
WATER	177,253	252,087		252,087		0
CAP. FACILITIES CHARGES -INCLUDES CHURCH AND COMM. LOTS	447,612	503,379		251,689		251,689
UNDERGROUND ELECTRICAL	94,500	125,034		125,034		0
<b>TOTALS</b>	1,995,789	\$2,716,019	\$0	\$1,275,143	\$384,212	\$ 1,056,663

PER SF UNIT	<b>\$ 15,768</b>
ASSESSMENT TO CHURCH	<b>\$ 45,580</b>
ASSESSMENT TO LOT 72	<b>\$ 125,817</b>

NOTES:

VALUATION:	COMMERCIAL	0 SF BLDG.@	\$125	=	\$0
	SINGLE FAM.	70 UNITS	\$375,000	=	\$26,250,000
				TOTAL	\$ 26,250,000
G.O. DEBT RATIO (90% VALUATION) =	\$1,056,663	/	\$ 23,625,000	=	<b>4.47%</b>

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT :	NORTHSHORE COMMERCIAL REPLAT ONE	ZONING:	COMMERCIAL	1,104,997 SF LAND
DEVELOPER:	BHI			116,600 SF BUILDINGS
AREA (ACRES):	23.9			
JURISDICTION:	PAPILLION			
DATE:	08/13/20			
ESTIMATED BY:	DCW			
PROJECT NO.:	P2014.202.001			

**NORTH SHORE COMMERCIAL PHASE TWO (LOTS 1-5 OF REPLAT ONE)**

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER	91,899	128,659		128,659		0
PAVING	547,953	767,135		364,042		403,093
126TH SIDEWALK (EAST SIDE OF 126TH STREET)	25,650	35,910				35,910
WATER	171,901	240,661		240,661		0
CAPITAL FACILITIES CHARGES - PREVIOUSLY PAID	0	0		0		0
UNDERGROUND ELECTRICAL	23,163	30,575		30,575		0
STORM SEWER	141,352	197,892		0		197,892
PROPORTIONAL LOT 72 ASSESSMENTS (FROM PHASE 1)				35,758		
<b>TOTALS</b>	<b>1,001,918</b>	<b>\$1,400,832</b>	<b>\$0</b>	<b>\$799,695</b>	<b>\$0</b>	<b>\$ 636,895</b>

PER SF LAND COMMERCIAL

**\$ 0.72**

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION: COMMERCIAL 116,600 SF BLDG.@ \$125 = \$14,575,000

TOTAL \$ 14,575,000

4) G.O. DEBT RATIO (90% VALUATION) = \$636,895 / \$ 13,117,500 = **4.86%**

5) ASSESSMENTS

LOT	ACRES	PERCENTAGE AREA	SPECIAL ASSESSMENT
LOT 1, REPLAT 1	0.760	11.95%	\$95,531
LOT 2, REPLAT 1	1.677	26.36%	\$210,797
LOT 3, REPLAT 1	1.955	30.73%	\$245,741
LOT 4, REPLAT 1	0.748	11.76%	\$94,023
LOT 5, REPLAT 1	1.222	19.21%	\$153,604
TOTAL LOTS 1-5, REPLAT 1	6.362	100.00%	\$799,695
LOT 6, REPLAT 1	12.664		
LOT 7, REPLAT 1	3.359		
TOTAL LOTS 1-7, REPLAT 1	22.385		

**EXHIBIT "F-2"**

PROJECT: <b>SANITARY SEWER</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	1,833	L.F.	28.00	51,324
2	54 IN. I.D. SANITARY MANHOLE (9) -	105	V.F.	355.00	37,275
3	CONNECT TO EXISTING 8" SANITARY SEWER STUB	1	EA	525.00	525
4	CONSTRUCT 8" PIPE PLUG	1	EA	75.00	75
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	2,700
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$91,899</b>

NOTES: QUANTITIES AND BID PRICES ARE FROM SANITARY & STORM SECTION II CONTRACT.

1) TOTAL SID COSTS @ 40% -	\$128,659
2) G.O. COSTS	
<b>TOTAL</b>	<b>\$0.00</b>

PROJECT: <b>PAVING</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Remove Pavement	200	SY	\$15.50	\$3,100
2	Sawcut - Full Depth	256	LF	\$7.40	\$1,894
3	Construct 9" Concrete Pavement (Type L65) w/ Integral Curb	4,714	SY	62.15	292,975
4	Construct 7" Concrete Pavement (Type L65) w/ Integral Curb	3,119	SY	51.80	161,564
5	Subgrade Preparation	2,611	CY	5.35	13,969
6	Construct 9" Combination Curb & Gutter	100	LF	27.00	2,700
7	Construct 6" PCC Median Surfacing	816	SF	6.90	\$5,630
8	Construct 5" PCC Sidewalk	128	SF	6.34	\$812
9	Tie Bars	63	EA	9.32	\$587
10	Construct End of Road Marker	14	EA	141.00	\$1,974
11	Construct Concrete Header	114	LF	9.87	\$1,125
12	Adjust Manhole to Grade	16	EA	653.00	\$10,448
13	Install Street Name Sign	4	EA	128.00	\$512
14	Install Traffic Control Sign	7	EA	139.00	\$973
15	Install City of Papillion Breakaway Sign Pole System	7	EA	835.00	\$5,845
16	Install Temporary Paint Marking – 4" White	2,928	LF	0.89	\$2,606
17	Install Temporary Paint Marking – 4" Yellow	124	LF	2.78	\$345
18	Install Temporary Paint Marking – 12" White	22	LF	5.57	\$123
19	Install Temporary Paint Marking – 24" White	188	LF	6.68	\$1,256
20	Install Temporary Paint Marking Symbol – Type Directional Arrow	3	EA	111.00	\$333
21	Construct Curb Inlet - Type I	2	EA	4085.00	\$8,170
22	Construct Curb Inlet - Type III	2	EA	4085.00	\$8,170
23	Construct Type B Rip Rap	85	TN	80.50	\$6,843
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	16,000
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$547,953</b>

NOTES: QUANTITIES AND BID PRICES ARE FROM PAVING SECTION II CONTRACT. CURB INLETS AND RIP RAP ARE IN THE PAVING CONTRACT.

1) TOTAL DISTRICT COST W/ 40% -	\$767,135
2) G.O. ITEMS	
7" PAVING (OVERWIDTH FOR PARKING)	3,250 SY \$242,761
9" PAVING (INTERSECTIONS)	1,170 SY \$104,856
EARTHWORK FOR GO PAVING	1,336 CY \$10,307
SIDEWALK (IN ROUND-ABOUT)	128 SF \$1,170
TRAFFIC CONTROL SIGNS	7 EA \$1,403
STREET NAME SIGNS	4 EA \$738
BREAKAWAY SIGN POLE SYSTEM	7 EA \$8,428
CONSTRUCT CURB INLET - TYPE I	2 EA \$11,781
CONSTRUCT CURB INLET - TYPE III	2 EA \$11,781
CONSTRUCTR TYPE B RIP RAP	85 TN \$9,867
<b>G.O. TOTAL</b>	<b>\$403,093</b>

SPECIAL ASSESSMENT ITEMS	\$364,042
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**PROJECT: 126TH STREET SIDEWALKS**

**EXHIBIT "F-2"**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PCC SIDEWALK (EAST SIDE OF 126TH STREET)	5,700	LF	\$4.50	\$25,650
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	1,300
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$25,650</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$35,910

2) ALL G.O.

**PROJECT: ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE COMM/OFFICE/RETAIL	6.47	ACRES	\$3,580.00	\$23,163
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$23,163</b>

NOTES:

1) TOTAL DISTRICT COSTS W/ 32% - \$30,575

**PROJECT: WATER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Construct 8" DIP CI 350 Water Main	1,708	LF	\$54.50	\$93,086
2	Bore 8" DIP CI 350 Water Main	294	LF	\$85.00	\$24,990
3	Install 8" Gate Valve and Box	10	EA	\$1,275.00	\$12,750
4	Install 12" Gate Valve and Box	3	EA	\$2,250.00	\$6,750
5	Install 8" x 8" Tee	3	EA	\$575.00	\$1,725
6	Construct Fire Hydrant Assembly	1	EA	\$4,375.00	\$4,375
7	Construct End of Main Hydrant	3	EA	\$3,875.00	\$11,625
8	Connection To Existing Main (Live Tap)	2	EA	\$5,800.00	\$11,600
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	5,000
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$171,901</b>

NOTES: QUANTITIES AND BID PRICES ARE FROM WATER SECTION II CONTRACT.

1) TOTAL DISTRICT COST W/ 40% - \$240,661

**PROJECT: STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	18" RCP	186	LF	47.00	8,742
2	24" RCP	375	LF	56.00	21,000
3	30" RCP	867	LF	64.75	56,138
4	36" RCP	71	LF	78.50	5,574
5	36" RC FLARED END SECTION	1	EA	1675.00	1,675
6	PIPE COUPLERS	9	EA	125.00	1,125
7	60" STORM MANHOLE (6)	61	VF	448.00	27,328
8	72" STORM MANHOLE (2)	23	VF	515.00	11,845
9	18" PIPE PLUG	5	EA	525.00	2,625
10	24" PIPE PLUG	1	EA	575.00	575
11	30" PIPE PLUG	1	EA	625.00	625
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	4,100
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$141,352</b>

NOTES: QUANTITIES AND PRICES ARE FROM SANITARY & STORM SECT II CONTRACT. CURB INLETS ARE IN THE PAVING CONTRACT.

1) TOTAL DISTRICT COST W/ 40% - \$197,892

2) 100% GENERAL OBLIGATION \$197,892

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT :	NORTHSHORE COMMERCIAL REPLAT ONE	ZONING:	COMMERCIAL	759,207 SF LAND
DEVELOPER:	BHI			54,000 SF BUILDINGS
AREA (ACRES):	17.429			120.00 APARTMENTS
JURISDICTION:	PAPILLION			
DATE:	08/13/20			
ESTIMATED BY:	WESTERGARD			
PROJECT NO.:	P2014.202.001			

**NORTH SHORE COMMERCIAL PHASE THREE (LOT 6 & 7 OF REPLAT ONE)**

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER	52,850	73,990		73,990		0
PAVING & SIDEWALKS	164,400	230,160		140,530		89,630
WATER	35,500	49,700		49,700		0
CAPITAL FACILITIES CHARGES - PREVIOUSLY PAID	0	0		0		0
UNDERGROUND ELECTRICAL	62,396	82,362		82,362		0
STORM SEWER	109,450	153,230		0		153,230
BASIN AREA TRAIL	49,025	68,635				68,635
HIGHWAY 370 TRAIL / PARK IMPROVEMENTS	100,000	115,000				
LINCOLN ROAD REIMBURSEMENT	272,270	313,111				
PROPORTIONAL LOT 72 ASSESSMENTS (FROM PHASE 1)				90,059		
<b>TOTALS</b>	<b>845,891</b>	<b>\$1,086,188</b>	<b>\$0</b>	<b>\$436,641</b>	<b>\$0</b>	<b>\$ 311,495</b>

PER SF LAND COMMERCIAL **\$ 0.58**

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES
- 3) VALUATION:

COMMERCIAL	54,000 SF BLDG.@	\$125	=	\$6,750,000
APARTMENTS	120 UNITS	\$100,000	=	\$12,000,000
			TOTAL	\$ 18,750,000
- 4) G.O. DEBT RATIO (90% VALUATION) = \$311,495 / \$ 16,875,000 = **1.85%**

5) ASSESSMENTS

LOT	ACRES	PERCENTAGE AREA	SPECIAL ASSESSMENT
LOT 6, REPLAT 1	12.664	79.04%	\$345,105
LOT 7, REPLAT 1	3.359	20.96%	\$91,536
<b>TOTAL LOTS 6-7, REPLAT 1</b>	<b>16.023</b>	<b>100.00%</b>	<b>\$436,641</b>

PROJECT: <b>SANITARY SEWER</b>		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
NO.	ITEM				
1	8 INCH SANITARY SEWER PIPE	750	L.F.	30.00	22,500
2	6 INCH SANITARY SEWER PIPE	150	L.F.	28.00	4,200
3	54 IN. I.D. SANITARY MANHOLE (4) -	50	V.F.	475.00	23,750
4	CRUSHED ROCK BEDDING	30	TON	30.00	900
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	1,500
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$52,850</b>

NOTES:

1) TOTAL SID COSTS @ 40% -	\$73,990
2) G.O. COSTS	
TOTAL	\$0.00

PROJECT: **PAVING & SIDEWALKS**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	1,100	S.Y.	\$40.00	\$44,000
2	9" P.C. CONCRETE PAVEMENT W/ INT. CURB	2,200	S.Y.	\$50.00	\$110,000
3	EARTHWORK	1,100	C.Y.	3.50	3,850
5	ADJUST MANHOLE TO GRADE	5	EA	250.00	1,250
6	STREET SIGNS	2	EA	250.00	500
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	4,800
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$164,400</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$230,160
2) G.O. ITEMS	
7" PAVING(OVERWIDTH FOR PARKING)	1,100 SY \$63,448
9" PAVING(INTERSECTIONS)	320 SY \$23,072
EARTHWORK FOR GO PAVING	473 CY \$2,389
STREET SIGNS	2 EACH \$721
G.O. TOTAL	\$89,630
SPECIAL ASSESSMENT ASSESSMENT	\$140,530

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE COMM/OFFICE/RETAIL	17.43	ACRES	\$3,580.00	\$62,396
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$62,396</b>

NOTES:

1) TOTAL DISTRICT COSTS W/ 32% -	\$82,362
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PROJECT: **WATER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 8" WATER MAIN	750	LF	\$28.00	\$21,000
2	FIRE HYDRANT ASSEMBLY (COMPLETE)	2	EA	\$3,500.00	\$7,000
3	8" GATE VALVE AND BOX	2	EA	\$1,000.00	\$2,000
4	PRESSURE TESTING AND DISINFECTION	1	LS	\$2,000.00	\$2,000
5	MISC FITTINGS	1	LS	\$3,500.00	\$3,500
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	1,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$35,500

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$49,700

PROJECT: **STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	18" RCP	300	LF	50.00	15,000
2	24" RCP	350	LF	70.00	24,500
3	30" RCP	250	LF	95.00	23,750
4	60" STORM MANHOLE	35	VF	600.00	21,000
5	CURB INLETS	10	EA	2000.00	20,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	5,200
TOTAL ESTIMATED CONSTRUCTION COST:					\$109,450

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$153,230

2) 100% GENERAL OBLIGATION \$153,230

PROJECT: **BASIN AREA TRAIL**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK	2,000	CY	\$5.00	\$10,000
2	CONCRETE TRAIL (8' WIDTH)	8,250	SF	4.50	37,125
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	1,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$49,025

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$68,635

2) 100% GENERAL OBLIGATION \$68,635