

S.I.D. Cost Estimate

Springview
0125139.01-003
SID NO.: 387
12/8/2025

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable	Private
GRADING	140,000	CY	\$525,000.00	\$525,000.00	\$0.00	\$0.00	\$0.00	\$525,000.00
SANITARY SEWER								
Interior	5,255	LF	\$904,700.00	\$1,271,000.00	\$120,700.00	\$1,150,300.00	\$0.00	
Outfall	885	LF	\$77,700.00	\$109,200.00	\$105,100.00	\$4,100.00	\$0.00	
Connection Fees	94	Lots	\$723,600.00	\$833,300.00	\$833,300.00	\$0.00	\$0.00	
STORM SEWER	2,310	LF	\$367,000.00	\$511,400.00	\$511,400.00	\$0.00	\$0.00	
PAVING								
Minor	19,575	SY	\$1,310,886.50	\$1,811,591.15	\$621,700.00	\$1,189,891.15	\$0.00	
Collector	0	SY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Major	7,200	SY	\$1,814,200.00	\$2,609,800.00	\$869,900.00	\$0.00	\$1,739,900.00	
SIDEWALKS	1,670	SF	\$99,800.00	\$139,100.00	\$139,100.00	\$0.00	\$0.00	
PARKS								
Acquisition			\$32,400.00	\$32,400.00	\$0.00	\$0.00	\$0.00	\$32,400.00
WATER								
Interior	6,100	LF	\$659,400.00	\$911,300.00	\$0.00	\$911,300.00	\$0.00	
Off-Site	0	LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
POWER	94	Lots	\$198,900.00	\$270,400.00	\$0.00	\$219,640.00	\$50,760.00	
PLAN REVIEW FEE	1	%	\$52,336.40	\$57,399.94	\$57,399.94	\$0.00	\$0.00	
Total			\$6,765,922.90	\$9,081,891.10	\$3,258,599.94	\$3,475,231.15	\$1,790,660.00	\$557,400.00
Specials per Lot			\$37,000.00					

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Home
(Includes Land Value) =

Average market Value Per Duplex Home
(Includes Land Value) =

Commercial Land Value per square foot =

Commercial Building Value per square foot =

Apartment Land per square foot =

Apartment Building per square foot =

ASSESSABLE VALUATION


Residential Home	<input type="text" value="94"/>	Units =	\$650,000.00 =	\$61,100,000.00
Apartment Home	<input type="text"/>	Units =	\$0.00 =	\$0.00
Commercial Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Commercial Building	<input type="text"/>	SF =	\$0.00 =	\$0.00
Apartment Land	<input type="text"/>	AC =	\$0.00 =	\$0.00
Apartment Building	<input type="text"/>	Units =	\$0.00 =	\$0.00

Total 100% Valuation = \$61,100,000.00

Total 95% Valuation = \$58,045,000.00

DEBT RATIO =

GRADING

 **Assumptions/Comments:**
Op #1- 84k CY, Op #2- 140k CY

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	GRADING	140,000	CY	\$3.00	\$420,000.00
	CONTINGENCY	25	%	\$420,000.00	\$105,000.00
Estimated Construction Costs:					\$525,000.00

SANITARY SEWER - INTERIOR**Assumptions/Comments:**

Quantity Bump and 10% contingency

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	MOBILIZATION/DEMOBILIZATION	1	LS	\$10,000.00	\$10,000.00
2	CLEARING AND GRUBBING - GENERAL	1	LS	\$15,000.00	\$15,000.00
3	EXPLORATORY EXCAVATION	15	HR	\$500.00	\$7,500.00
4	CONSTRUCT 6" SANITARY SEWER PIPE	4,325	LF	\$26.00	\$112,450.00
5	CONSTRUCT 8" SANITARY SEWER PIPE	5,255	LF	\$31.00	\$162,905.00
6	CONSTRUCT 6" PIPE BEDDING	4,325	LF	\$9.00	\$38,925.00
7	CONSTRUCT 8" PIPE BEDDING	5,255	LF	\$10.00	\$52,550.00
8	CONSTRUCT 54" I.D. SANITARY MANHOLE (23 EA)	350	VF	\$525.00	\$183,750.00
9	CONSTRUCT 54" I.D. SANITARY MANHOLE GREATER THAN 20' (2 EA)	45	VF	\$850.00	\$38,250.00
10	CONSTRUCT 6" X 8" WYE	68	EA	\$225.00	\$15,300.00
11	CONSTRUCT 6" MANHOLE STUBOUT	26	EA	\$120.00	\$3,120.00
12	CONSTRUCT 6" SANITARY SERVICE RISER (29 EA)	120	VF	\$50.00	\$6,000.00
13	CONSTRUCT EXTERNAL 8" DIAMETER DROP CONNECTION (4 EA)	30	VF	\$100.00	\$3,000.00
14	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	4,270	VF-LF	\$30.00	\$128,100.00
15	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	200	CY	\$50.00	\$10,000.00
16	CONSTRUCT FOUNDATION ROCK FOR TRENCH STABILIZATION	100	CY	\$110.00	\$11,000.00
17	INSTALL GEOTEXTILE FABRIC	1,000	SY	\$5.00	\$5,000.00
18	INSTALL SEEDING - TYPE TEMPORARY	2	AC	\$600.00	\$1,200.00
19	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	5,255	LF	\$3.50	\$18,392.50
	CONTINGENCY	10	%	\$822,442.50	\$82,244.25

Estimated Construction Costs:

\$904,686.75

Estimated Soft Costs

20.00%	Engineering Design and Construction Administration:	\$180,937.35
2.00%	Geotechnical and Testing:	\$18,093.74
5.00%	Legal:	\$55,185.89
2.50%	Fiscal:	\$28,972.59
7.00%	Interest:	\$83,151.34
12	Duration (Months)	

Total Estimated Soft Costs:40% \$366,340.91**Total Estimated Costs:****\$1,271,027.66**

SANITARY SEWER - OUTFALL**Assumptions/Comments:**

Quantity Bump and 10% contingency

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	REMOVE EXISTING TREES	1	LS	\$10,000.00	\$10,000.00
2	CONSTRUCT 8" SANITARY SEWER PIPE	885	LF	\$38.00	\$33,630.00
3	CONSTRUCT 8" PIPE BEDDING	885	LF	\$10.00	\$8,850.00
4	CONSTRUCT 54" I.D. SANITARY MANHOLE (1 EA)	11	VF	\$525.00	\$5,775.00
5	CONSTRUCT MANHOLE RING COLLAR	3	EA	\$600.00	\$1,800.00
6	INSTALL EXTERNAL FRAME SEAL ON SANITARY SEWER MANHOLE	3	EA	\$500.00	\$1,500.00
7	CONSTRUCT 8" CONNECTION TO EXISTING STRUCTURE	2	EA	\$3,000.00	\$6,000.00
8	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	885	LF	\$3.50	\$3,097.50
	CONTINGENCY	10%		\$70,652.50	\$7,065.25

Estimated Construction Costs:

\$77,717.75

Estimated Soft Costs

20.00%	Engineering Design and Construction Administration:	\$15,543.55
2.00%	Geotechnical and Testing:	\$1,554.36
5.00%	Legal:	\$4,740.78
2.50%	Fiscal:	\$2,488.91
7.00%	Interest:	\$7,143.17
12	Duration (Months)	

Total Estimated Soft Costs:40% \$31,470.77**Total Estimated Costs:****\$109,188.52****SANITARY SEWER - CONNECTION FEES****Assumptions/Comments:**

Connection fees of 3500 not applicable for now per Springfield

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	SPRINGFIELD CONNECTION FEES	0	0	\$3,500.00	\$0.00
2	SARPY COUNTY WASTEWATER AGENCY CONNECTION FEES	24.1	AC	\$29,984.00	\$723,633.86

Estimated Construction Costs:

\$723,633.86

Estimated Soft Costs

5.00%	Legal:	\$36,181.69
2.50%	Fiscal:	\$18,995.39
7.00%	Interest:	\$54,516.77
12	Duration (Months)	

Total Estimated Soft Costs:15% \$109,693.85**Total Estimated Costs:****\$833,327.70**

SANITARY SEWER - INTERIOR G.O.

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1.	MOBILIZATION/DEMOBILIZATION	1	LS	\$10,000.00	\$10,000.00
	CLEARING AND GRUBBING - GENERAL	1	LS	\$15,000.00	\$15,000.00
	EXPLORATORY EXCAVATION	15	HR	\$500.00	\$7,500.00
	CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	\$26.00	\$0.00
	CONSTRUCT 8" SANITARY SEWER PIPE	0	LF	\$31.00	\$0.00
	CONSTRUCT 6" PIPE BEDDING	0	LF	\$9.00	\$0.00
	CONSTRUCT 8" PIPE BEDDING	0	LF	\$10.00	\$0.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE (23 EA)	0	VF	\$525.00	\$0.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE GREATER THAN 20' (2 EA)	0	VF	\$850.00	\$0.00
	CONSTRUCT 6" X 8" WYE	0	EA	\$225.00	\$0.00
	CONSTRUCT 6" MANHOLE STUBOUT	0	EA	\$120.00	\$0.00
	CONSTRUCT 6" SANITARY SERVICE RISER (29 EA)	0	VF	\$50.00	\$0.00
	CONSTRUCT EXTERNAL 8" DIAMETER DROP CONNECTION (4 EA)	0	VF	\$100.00	\$0.00
	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	\$30.00	\$0.00
	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	200	CY	\$50.00	\$10,000.00
	CONSTRUCT FOUNDATION ROCK FOR TRENCH STABILIZATION	100	CY	\$110.00	\$11,000.00
	INSTALL GEOTEXTILE FABRIC	1,000	SY	\$5.00	\$5,000.00
	INSTALL SEEDING - TYPE TEMPORARY	2	AC	\$600.00	\$1,200.00
	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	5,255	LF	\$3.50	\$18,392.50
	CONTINGENCY	10	%	\$78,092.50	\$7,809.25

Estimated Construction Costs:

\$85,901.75

Estimated Soft Costs

	Engineering Design and	
20.00%	Construction Administration:	\$17,180.35
2.00%	Geotechnical and Testing:	\$1,718.04
5.00%	Legal:	\$5,240.01
2.50%	Fiscal:	\$2,751.00
7.00%	Interest:	\$7,895.38
12	Duration (Months)	

Total Estimated Soft Costs:40% \$34,784.78**Total Estimated Costs:****\$120,686.53**

SANITARY SEWER - OUTFALL G.O.**Assumptions/Comments:**

All outfall is GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
2 .	CONSTRUCT 8" SANITARY SEWER PIPE	885	LF	\$38.00	\$33,630.00
3 .	CONSTRUCT 8" PIPE BEDDING	885	LF	\$10.00	\$8,850.00
4 .	CONSTRUCT 54" I.D. SANITARY MANHOLE (1 EA)	11	VF	\$525.00	\$5,775.00
5 .	CONSTRUCT MANHOLE RING COLLAR	3	EA	\$600.00	\$1,800.00
6 .	INSTALL EXTERNAL FRAME SEAL ON SANITARY SEWER MANHOLE	3	EA	\$500.00	\$1,500.00
7 .	CONSTRUCT 8" CONNECTION TO EXISTING STRUCTURE	2	EA	\$3,000.00	\$6,000.00
8 .	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	885	LF	\$3.50	\$3,097.50
	CONTINGENCY	20%	0	\$70,652.50	\$14,130.50

Estimated Construction Costs: \$74,783.00

Estimated Soft Costs

20.00%	Engineering Design and Construction Administration:	\$14,956.60
2.00%	Geotechnical and Testing:	\$1,495.66
5.00%	Legal:	\$4,561.76
2.50%	Fiscal:	\$2,394.93
7.00%	Interest:	\$6,873.44
12	Duration (Months)	

Total Estimated Soft Costs: 40% \$30,282.38

Total Estimated Costs: \$105,065.38

SANITARY SEWER - CONNECTION FEES G.O.**Assumptions/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	TOTAL AGENCY COSTS GO PER BLUESTEM	1	LS	\$833,327.70	\$833,327.70

Estimated Construction Costs: \$833,327.70

STORM SEWER**Assumptions/Comments:**

↪ Bump Quantities and 10% contingency

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	GENERAL GRADING AND SHAPING	1	LS	\$2,500.00	\$2,500.00
2 .	CONSTRUCT 18" RCP, CLASS III	1,070	LF	\$46.00	\$49,220.00
3 .	CONSTRUCT 24" RCP, CLASS III	770	LF	\$65.00	\$50,050.00
4 .	CONSTRUCT 30" RCP, CLASS III	410	LF	\$85.00	\$34,850.00
5 .	CONSTRUCT 36" RCP, D(0.01) = 3,000	60	LF	\$110.00	\$6,600.00
6 .	CONSTRUCT 18" PIPE BEDDING	1,070	LF	\$12.00	\$12,840.00
7 .	CONSTRUCT 24" PIPE BEDDING	770	LF	\$15.00	\$11,550.00
8 .	CONSTRUCT 30" PIPE BEDDING	410	LF	\$20.00	\$8,200.00
9 .	CONSTRUCT 36" PIPE BEDDING	60	LF	\$25.00	\$1,500.00
10 .	CONSTRUCT 18" RC FLARED END SECTION	2	EA	\$3,000.00	\$6,000.00
11 .	CONSTRUCT 24" RC FLARED END SECTION	2	EA	\$3,500.00	\$7,000.00
12 .	CONSTRUCT 36" RC FLARED END SECTION	1	EA	\$4,500.00	\$4,500.00
13 .	CONSTRUCT 54" I.D. STORM MANHOLE (2 EA)	13	VF	\$1,000.00	\$13,000.00
14 .	CONSTRUCT 60" I.D. STORM MANHOLE (2 EA)	14	VF	\$1,150.00	\$16,100.00
15 .	CONSTRUCT 72" I.D. STORM MANHOLE (1 EA)	7	VF	\$1,500.00	\$10,500.00
16 .	CONSTRUCT 54" I.D. TYPE II AREA INLET (4 EA)	20	VF	\$1,000.00	\$20,000.00
17 .	CONSTRUCT MANHOLE RING COLLAR	2	EA	\$650.00	\$1,300.00
18 .	INSTALL EXTERNAL FRAME SEAL ON STORM SEWER MANHOLE	2	EA	\$550.00	\$1,100.00
19 .	CONSTRUCT TYPE A RIP-RAP	180	TN	\$100.00	\$18,000.00
20 .	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	150	CY	\$70.00	\$10,500.00
21 .	CONSTRUCT FOUNDATION ROCK FOR TRENCH STABILIZATION	50	CY	\$120.00	\$6,000.00
22 .	INSTALL GEOTEXTILE FABRIC	1,000	SY	\$4.00	\$4,000.00
23 .	INSTALL BIAXIAL GEOTEXTILE GRID	500	SY	\$5.00	\$2,500.00
24 .	SEEDING - TYPE TEMPORARY	3	AC	\$500.00	\$1,500.00
25 .	INSTALL SILT FENCE	1,000	LF	\$3.00	\$3,000.00
26 .	CLEANOUT SILT FENCE	1,000	LF	\$1.50	\$1,500.00
27 .	REMOVE SILT FENCE	1,000	LF	\$1.00	\$1,000.00
28 .	CLEANOUT SEDIMENT BASIN	3,240	CY	\$4.50	\$14,580.00
29 .	INSTALL CONSTRUCTION ENTRANCE	100	TN	\$50.00	\$5,000.00
30 .	PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,310	LF	\$4.00	\$9,240.00
	CONTINGENCY	10%		\$333,630.00	\$33,363.00

Estimated Construction Costs: \$366,993.00

Estimated Soft Costs

	Engineering Design and	
20.00%	Construction Administration:	\$73,398.60
1.00%	Geotechnical and Testing:	\$3,669.93
5.00%	Legal:	\$22,203.08
2.50%	Fiscal:	\$11,656.62
7.00%	Interest:	\$33,454.49
12	Duration (Months)	

Total Estimated Soft Costs: 39% \$144,382.71

Total Estimated Costs: \$511,375.71

STORM SEWER G.O.

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	GENERAL GRADING AND SHAPING	1	LS	\$2,500.00	\$2,500.00
2	CONSTRUCT 18" RCP, CLASS III	1,070	LF	\$46.00	\$49,220.00
3	CONSTRUCT 24" RCP, CLASS III	770	LF	\$65.00	\$50,050.00
4	CONSTRUCT 30" RCP, CLASS III	410	LF	\$85.00	\$34,850.00
5	CONSTRUCT 36" RCP, D(0.01) = 3,000	60	LF	\$110.00	\$6,600.00
6	CONSTRUCT 18" PIPE BEDDING	1,070	LF	\$12.00	\$12,840.00
7	CONSTRUCT 24" PIPE BEDDING	770	LF	\$15.00	\$11,550.00
8	CONSTRUCT 30" PIPE BEDDING	410	LF	\$20.00	\$8,200.00
9	CONSTRUCT 36" PIPE BEDDING	60	LF	\$25.00	\$1,500.00
10	CONSTRUCT 18" RC FLARED END SECTION	2	EA	\$3,000.00	\$6,000.00
11	CONSTRUCT 24" RC FLARED END SECTION	2	EA	\$3,500.00	\$7,000.00
12	CONSTRUCT 36" RC FLARED END SECTION	1	EA	\$4,500.00	\$4,500.00
13	CONSTRUCT 54" I.D. STORM MANHOLE (2 EA)	13	VF	\$1,000.00	\$13,000.00
14	CONSTRUCT 60" I.D. STORM MANHOLE (2 EA)	14	VF	\$1,150.00	\$16,100.00
15	CONSTRUCT 72" I.D. STORM MANHOLE (1 EA)	7	VF	\$1,500.00	\$10,500.00
16	CONSTRUCT 54" I.D. TYPE II AREA INLET (4 EA)	20	VF	\$1,000.00	\$20,000.00
17	CONSTRUCT MANHOLE RING COLLAR	2	EA	\$650.00	\$1,300.00
18	INSTALL EXTERNAL FRAME SEAL ON STORM SEWER MANHOLE	2	EA	\$550.00	\$1,100.00
19	CONSTRUCT TYPE A RIP-RAP	180	TN	\$100.00	\$18,000.00
20	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	150	CY	\$70.00	\$10,500.00
21	CONSTRUCT FOUNDATION ROCK FOR TRENCH STABILIZATION	50	CY	\$120.00	\$6,000.00
22	INSTALL GEOTEXTILE FABRIC	1,000	SY	\$4.00	\$4,000.00
23	INSTALL BIAXIAL GEOTEXTILE GRID	500	SY	\$5.00	\$2,500.00
24	SEEDING - TYPE TEMPORARY	3	AC	\$500.00	\$1,500.00
25	INSTALL SILT FENCE	1,000	LF	\$3.00	\$3,000.00
26	CLEANOUT SILT FENCE	1,000	LF	\$1.50	\$1,500.00
27	REMOVE SILT FENCE	1,000	LF	\$1.00	\$1,000.00
28	CLEANOUT SEDIMENT BASIN	3,240	CY	\$4.50	\$14,580.00
29	INSTALL CONSTRUCTION ENTRANCE	100	TN	\$50.00	\$5,000.00
30	PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,310	LF	\$4.00	\$9,240.00
	CONTINGENCY	10%		\$333,630.00	\$33,363.00

Estimated Construction Costs: \$366,993.00

Estimated Soft Costs

20.00%	Engineering Design and	
1.00%	Construction Administration:	\$73,398.60
5.00%	Geotechnical and Testing:	\$3,669.93
2.50%	Legal:	\$22,203.08
7.00%	Fiscal:	\$11,656.62
	Interest:	\$33,454.49
12	Duration (Months)	

Total Estimated Soft Costs: 39% \$144,382.71

Total Estimated Costs: \$511,375.71

PAVING MINOR

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	REMOVE PAVEMENT	55	SY	\$13.00	\$715.00
2 .	REMOVE SIGN	8	EA	\$40.00	\$320.00
3 .	INSTALL TRAFFIC POSTS AND SIGN	4	EA	\$300.00	\$1,200.00
4 .	CONSTRUCT 7" CONCRETE PAVEMENT (TYPE OPW 3500)	19,575	SY	\$52.00	\$1,017,900.00
5 .	COMMON EARTH EXCAVATION	6,530	CY	\$4.50	\$29,385.00
6 .	CONSTRUCT THICKENED EDGE	60	LF	\$12.00	\$720.00
7 .	DRILL AND EPOXY #5 X 18" TIE BARS AT 36" CENTERS	20	EA	\$10.00	\$200.00
8 .	CONSTRUCT 6" PCC TEMPORARY TURNAROUND	65	SY	\$50.00	\$3,250.00
9 .	CONSTRUCT CURB INLET - TYPE I	10	EA	\$4,900.00	\$49,000.00
10 .	CONSTRUCT CURB INLET - TYPE III	6	EA	\$5,300.00	\$31,800.00
11 .	ADJUST SANITARY SEWER MANHOLE TO GRADE	25	EA	\$205.00	\$5,125.00
12 .	ADJUST STORM SEWER MANHOLE TO GRADE	3	EA	\$205.00	\$615.00
13 .	INSTALL EXTERNAL FRAME SEAL ON SANITARY MANHOLE	25	EA	\$450.00	\$11,250.00
14 .	INSTALL EXTERNAL FRAME SEAL ON STORM MANHOLE	3	EA	\$450.00	\$1,350.00
15 .	CLEAN SANITARY SEWER PIPE	5,255	LF	\$1.00	\$5,255.00
16 .	INSTALL SEEDING - TYPE TEMPORARY	5	AC	\$450.00	\$2,250.00
17 .	INSTALL MULCHING	5	AC	\$550.00	\$2,750.00
18 .	INSTALL ROLLED EROSION CONTROL, TYPE II	500	SY	\$1.40	\$700.00
19 .	INSTALL SILT FENCE	500	LF	\$3.00	\$1,500.00
20 .	CLEANOUT SILT FENCE	250	LF	\$1.50	\$375.00
21 .	REMOVE SILT FENCE	500	LF	\$1.00	\$500.00
22 .	CLEANOUT SEDIMENT BASIN	3,240	CY	\$4.50	\$14,580.00
23 .	CONSTRUCT TEMPORARY GRAVEL ENTRANCE ROAD	65	CY	\$80.00	\$5,200.00
24 .	PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,310	LF	\$2.50	\$5,775.00
	CONTINGENCY	10%		\$1,191,715.00	\$119,171.50

Estimated Construction Costs:

\$1,310,886.50

Estimated Soft Costs

	Engineering Design and	
20.00%	Construction Administration:	\$262,177.30
2.00%	Geotechnical and Testing:	\$26,217.73
5.00%	Legal:	\$79,964.08
2.50%	Fiscal:	\$41,981.14
7.00%	Interest:	\$90,364.40
	9 Duration (Months)	

Total Estimated Soft Costs:38% \$500,704.65**Total Estimated Costs:****\$1,811,591.15**

PAVING MINOR G.O.

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	REMOVE PAVEMENT	55 SY		\$13.00	\$715.00
2	REMOVE SIGN	8 EA		\$40.00	\$320.00
3	INSTALL TRAFFIC POSTS AND SIGN	4 EA		\$300.00	\$1,200.00
4	CONSTRUCT 7" CONCRETE PAVEMENT (TYPE OPW 3500)	4,945 SY		\$52.00	\$257,140.00
5	COMMON EARTH EXCAVATION	1,650 CY		\$4.50	\$7,425.00
6	CONSTRUCT THICKENED EDGE	60 LF		\$12.00	\$720.00
7	DRILL AND EPOXY #5 X 18" TIE BARS AT 36" CENTERS	20 EA		\$10.00	\$200.00
8	CONSTRUCT 6" PCC TEMPORARY TURNAROUND	65 SY		\$50.00	\$3,250.00
9	CONSTRUCT CURB INLET - TYPE I	10 EA		\$4,900.00	\$49,000.00
10	CONSTRUCT CURB INLET - TYPE III	6 EA		\$5,300.00	\$31,800.00
11	ADJUST SANITARY SEWER MANHOLE TO GRADE	25 EA		\$205.00	\$5,125.00
12	ADJUST STORM SEWER MANHOLE TO GRADE	3 EA		\$205.00	\$615.00
13	INSTALL EXTERNAL FRAME SEAL ON SANITARY MANHOLE	25 EA		\$450.00	\$11,250.00
14	INSTALL EXTERNAL FRAME SEAL ON STORM MANHOLE	3 EA		\$450.00	\$1,350.00
15	CLEAN SANITARY SEWER PIPE	5,255 LF		\$1.00	\$5,255.00
16	INSTALL SEEDING - TYPE TEMPORARY	5 AC		\$450.00	\$2,250.00
17	INSTALL MULCHING	5 AC		\$550.00	\$2,750.00
18	INSTALL ROLLED EROSION CONTROL, TYPE II	500 SY		\$1.40	\$700.00
19	INSTALL SILT FENCE	500 LF		\$3.00	\$1,500.00
20	CLEANOUT SILT FENCE	250 LF		\$1.50	\$375.00
21	REMOVE SILT FENCE	500 LF		\$1.00	\$500.00
22	CLEANOUT SEDIMENT BASIN	3,240 CY		\$4.50	\$14,580.00
23	CONSTRUCT TEMPORARY GRAVEL ENTRANCE ROAD	65 CY		\$80.00	\$5,200.00
24	PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,310 LF		\$2.50	\$5,775.00
	CONTINGENCY	10%		\$408,995.00	\$40,899.50

Estimated Construction Costs:

\$449,894.50

Estimated Soft Costs

	Engineering Design and	
20.00%	Construction Administration:	\$89,978.90
2.00%	Geotechnical and Testing:	\$8,997.89
5.00%	Legal:	\$27,443.56
2.50%	Fiscal:	\$14,407.87
7.00%	Interest:	\$31,012.94
9	Duration (Months)	

Total Estimated Soft Costs:38% \$171,841.17**Total Estimated Costs:**\$621,735.67

PAVING MAJOR

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	MOBILIZATION	1	LS	\$50,000.00	\$50,000.00
2 .	CLEARING AND GRUBBING GENERAL	1	LS	\$55,000.00	\$55,000.00
3 .	EXCAVATION ON SITE	18,000	CY	\$10.00	\$180,000.00
4 .	EMBANKMENT - BORROW	3,500	CY	\$15.00	\$52,500.00
5 .	EXPLORATORY EXCAVATION	50	HR	\$500.00	\$25,000.00
6 .	UNSUITABLE MATERIAL	100	CY	\$50.00	\$5,000.00
7 .	CONSTRUCT 36" RCP, CLASS III	150	LF	\$150.00	\$22,500.00
8 .	CONSTRUCT 36" R.C. FLARED END SECTION	2	EA	\$5,000.00	\$10,000.00
9 .	CONSTRUCT TYPE 'B' RIP-RAP	100	TN	\$120.00	\$12,000.00
10 .	CONSTRUCT 9" DOWELED CONCRETE PAVEMENT, TYPE OPW 3500	7,200	SY	\$105.00	\$756,000.00
11 .	CONSTRUCT 6" AGGREGATE BASE COURSE	7,200	SY	\$12.00	\$86,400.00
12 .	CONSTRUCT 6" AGGREGATE SURFACE COURSE	1,100	SY	\$14.00	\$15,400.00
13 .	INSTALL PERMANENT PAINT MARKING, 5"	10,000	LF	\$8.00	\$80,000.00
14 .	INSTALL ROLLED EROSION CONTROL, TYPE II WITH SEEDING - TYPE B	13,000	SY	\$4.00	\$52,000.00
15 .	POWER POLE RELOCATION	1	LS	\$100,000.00	\$100,000.00
	TEMPORARY TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000.00
	CONTINGENCY	20%		\$1,511,800.00	\$302,360.00

Estimated Construction Costs:

\$1,814,160.00

Estimated Soft Costs

25.00%	Engineering Design and	
	Construction Administration:	\$453,540.00
2.00%	Geotechnical and Testing:	\$36,283.20
5.00%	Legal:	\$115,199.16
2.50%	Fiscal:	\$60,479.56
7.00%	Interest:	\$130,182.25
9	Duration (Months)	

Total Estimated Soft Costs:44% \$795,684.17**Total Estimated Costs:****\$2,609,844.17**

*See Paving Major G.O. for Reimbursables

PAVING MAJOR G.O.

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	MOBILIZATION	1	LS	\$50,000.00	\$50,000.00
2 .	CLEARING AND GRUBBING GENERAL	1	LS	\$55,000.00	\$55,000.00
3 .	EXCAVATION ON SITE	18,000	CY	\$10.00	\$180,000.00
4 .	EMBANKMENT - BORROW	3,500	CY	\$15.00	\$52,500.00
5 .	EXPLORATORY EXCAVATION	50	HR	\$500.00	\$25,000.00
6 .	UNSUITABLE MATERIAL	100	CY	\$50.00	\$5,000.00
7 .	CONSTRUCT 36" RCP, CLASS III	150	LF	\$150.00	\$22,500.00
8 .	CONSTRUCT 36" R.C. FLARED END SECTION	2	EA	\$5,000.00	\$10,000.00
9 .	CONSTRUCT TYPE 'B' RIP-RAP	100	TN	\$120.00	\$12,000.00
10 .	CONSTRUCT 9" DOWELED CONCRETE PAVEMENT, TYPE OPW 3500	7,200	SY	\$105.00	\$756,000.00
11 .	CONSTRUCT 6" AGGREGATE BASE COURSE	7,200	SY	\$12.00	\$86,400.00
12 .	CONSTRUCT 6" AGGREGATE SURFACE COURSE	1,100	SY	\$14.00	\$15,400.00
13 .	INSTALL PERMANENT PAINT MARKING, 5"	10,000	LF	\$8.00	\$80,000.00
14 .	INSTALL ROLLED EROSION CONTROL, TYPE II WITH SEEDING - TYPE B	13,000	SY	\$4.00	\$52,000.00
15 .	POWER POLE RELOCATION	1	LS	\$100,000.00	\$100,000.00
15 .	TEMPORARY TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000.00
.	CONTINGENCY	20%		\$1,511,800.00	\$302,360.00

Estimated Construction Costs:

\$1,814,160.00

Estimated Soft Costs

	Engineering Design and	
25.00%	Construction Administration:	\$453,540.00
2.00%	Geotechnical and Testing:	\$36,283.20
5.00%	Legal:	\$115,199.16
2.50%	Fiscal:	\$60,479.56
7.00%	Interest:	\$130,182.25
	9 Duration (Months)	

Total Estimated Soft Costs:44% \$795,684.17**Total Estimated Costs:**\$2,609,844.17**Reimbursable from Sarpy County:**\$869,948.06**Reimbursable from Adjacent Property Owner:**\$869,948.06**Total Estimated SID Costs:**\$869,948.06

SIDEWALKS

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CLEARING AND GRUBBING - GENERAL	1	LS	\$2,000.00	\$2,000.00
2	CONSTRUCT 4" PCC SIDEWALK	1,670	SF	\$5.00	\$8,350.00
3	CONSTRUCT 6" PCC SIDEWALK	5,420	SF	\$7.00	\$37,940.00
4	CONSTRUCT 7" PCC CURB RAMP	1,350	SF	<u>\$12.00</u>	\$16,200.00
5	CONSTRUCT 7" IMPRINTED PCC SURFACE	160	SF	\$11.00	\$1,760.00
6	CONSTRUCT DETECTABLE WARNING PANEL	480	SF	\$34.00	\$16,320.00
7	COMMON EARTH EXCAVATION - SIDEWALK	263	CY	\$8.00	\$2,100.80
8	ADJUST UTILITY VALVE TO GRADE	5	EA	\$100.00	\$500.00
9	ADJUST UTILITY MANHOLE TO GRADE	2	EA	\$450.00	\$900.00
10	INSTALL SEEDING - TYPE A	475	SY	\$0.50	\$237.50
11	INSTALL ROLLED EROSION CONTROL, TYPE II	475	SY	\$1.00	\$475.00
	CONTINGENCY	15%		\$86,783.30	\$13,017.50

Estimated Construction Costs: \$99,800.80

Estimated Soft Costs

Engineering Design and	
20.00% Construction Administration:	\$19,960.16
1.00% Geotechnical and Testing:	\$998.01
5.00% Legal:	\$6,037.95
2.50% Fiscal:	\$3,169.92
7.00% Interest:	<u>\$9,097.68</u>
12 Duration (Months)	

Total Estimated Soft Costs: 39% \$39,263.72

Total Estimated Costs: **\$139,064.51**

SIDEWALKS G.O.

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING - GENERAL	1	LS	\$2,000.00	\$2,000.00
2 .	CONSTRUCT 4" PCC SIDEWALK	1,670	SF	\$5.00	\$8,350.00
3 .	CONSTRUCT 6" PCC SIDEWALK	5,420	SF	\$7.00	\$37,940.00
4 .	CONSTRUCT 7" PCC CURB RAMP	1,350	SF	\$12.00	\$16,200.00
5 .	CONSTRUCT 7" IMPRINTED PCC SURFACE	160	SF	\$11.00	\$1,760.00
6 .	CONSTRUCT DETECTABLE WARNING PANEL	480	SF	\$34.00	\$16,320.00
7 .	COMMON EARTH EXCAVATION - SIDEWALK	263	CY	\$8.00	\$2,100.80
8 .	ADJUST UTILITY VALVE TO GRADE	5	EA	\$100.00	\$500.00
9 .	ADJUST UTILITY MANHOLE TO GRADE	2	EA	\$450.00	\$900.00
10 .	INSTALL SEEDING - TYPE A	475	SY	\$0.50	\$237.50
11 .	INSTALL ROLLED EROSION CONTROL, TYPE II	475	SY	\$1.00	\$475.00
0 .	CONTINGENCY	15%		\$86,783.30	\$13,017.50

Estimated Construction Costs: \$99,800.80

Estimated Soft Costs

	Engineering Design and	
20.00%	Construction Administration:	\$19,960.16
1.00%	Geotechnical and Testing:	\$998.01
5.00%	Legal:	\$6,037.95
2.50%	Fiscal:	\$3,169.92
7.00%	Interest:	\$9,097.68
12	Duration (Months)	

Total Estimated Soft Costs: 39% \$39,263.72

Total Estimated Costs: \$139,064.51

PARKS AQUISITION

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	PARK FEE (0.04 ACRES PER LOT)	3.76	AC	\$30,000.00	\$112,800.00
2	LESS CREDIT FOR PARK ACQUISITION HARD COSTS	-2.68	AC	\$30,000.00	-\$80,392.56

Estimated Construction Costs: \$32,407.44

Estimated Soft Costs**Engineering Design and**

0.00% **Construction Administration:** \$0.00

0.00% **Legal:** \$0.00

0.00% **Fiscal:** \$0.00

0.00% **Interest:** \$0.00

6 **Duration (Months)**

Total Estimated Soft Costs: 0% \$0.00

Total Estimated Costs: **\$32,407.44**

WATER INTERIOR

Assumptions/Comments:



	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	EXPLORATORY EXCAVATION	10	HR	\$300.00	\$3,000.00
2	CONSTRUCT 6" D.I.P.	480	LF	\$55.00	\$26,400.00
3	CONSTRUCT 8" D.I.P.	5,620	LF	\$60.00	\$337,200.00
4	CONSTRUCT 8" CONNECTION TO EXISTING MAIN	2	EA	\$4,000.00	\$8,000.00
5	CONSTRUCT TYPE 1 HYDRANT, GATE VALVE AND TEE ASSEMBLY	13	EA	\$7,000.00	\$91,000.00
6	CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY	5	EA	\$7,500.00	\$37,500.00
7	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	\$875.00	\$1,750.00
8	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA	\$900.00	\$4,500.00
9	CONSTRUCT 8"x8" M.J. CROSS ASSEMBLY	2	EA	\$900.00	\$1,800.00
10	CONSTRUCT 6" M.J. GATE VALVE AND BOX	2	EA	\$2,000.00	\$4,000.00
11	CONSTRUCT 8" M.J. GATE VALVE AND BOX	27	EA	\$2,300.00	\$62,100.00
12	CONSTRUCT 6" VERTICAL BEND WITH BACKING BLOCK	3	EA	\$800.00	\$2,400.00
13	CONSTRUCT 8" VERTICAL BEND WITH BACKING BLOCK	4	EA	\$1,000.00	\$4,000.00
14	CONSTRUCT 6" HORIZONTAL BEND WITH BACKING BLOCK	4	EA	\$450.00	\$1,800.00
15	CONSTRUCT 8" HORIZONTAL BEND WITH BACKING BLOCK	5	EA	\$500.00	\$2,500.00
16	CONSTRUCT CHLORINE TUBE	2	EA	\$3,000.00	\$6,000.00
17	CONSTRUCT SAMPLE TAP	4	EA	\$600.00	\$2,400.00
18	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	\$800.00	\$800.00
19	CONSTRUCT SILT FENCE	500	LF	\$3.80	\$1,900.00
20	CLEANOUT SILT FENCE	100	LF	\$2.00	\$200.00
21	REMOVE SILT FENCE	100	LF	\$2.00	\$200.00
	CONTINGENCY	10		\$599,450.00	\$59,945.00

Estimated Construction Costs:

\$659,395.00

Estimated Soft Costs

20.00%	Engineering Design and	
	Construction Administration:	\$131,879.00
2.00%	Geotechnical and Testing:	\$13,187.90
5.00%	Legal:	\$40,223.10
2.50%	Fiscal:	\$21,117.12
7.00%	Interest:	\$45,454.61
9	Duration (Months)	

Total Estimated Soft Costs:38% \$251,861.73**Total Estimated Costs:****\$911,256.73**

POWER

Assumptions/Comments:



Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1 .	DEVELOPER INSTALLED DUCT	94	EA	\$1,840.00	\$172,960.00
	CONTINGENCY	15%		\$172,960.00	\$25,944.00
Estimated Construction Costs:					\$198,904.00
Estimated Soft Costs					
Engineering Design and					
20.00%	Construction Administration:				\$39,780.80
5.00%	Legal:				\$11,934.24
2.50%	Fiscal:				\$6,265.48
7.00%	Interest:				\$13,486.44
9	Duration (Months)				
Total Estimated Soft Costs:					36% \$71,466.95
Total Estimated Costs:					\$270,370.95
OPPD Estimated Reimbursement:				\$540.00 /Lot	\$50,760.00

Plan Review Fee

Assumptions/Comments:



Bid Item Description		Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR	\$904,686.75	1.00%	\$9,046.87
2 .	SANITARY SEWER - OUTFALL	\$77,717.75	1.00%	\$777.18
3 .	STORM SEWER	\$366,993.00	1.00%	\$3,669.93
4 .	PAVING MINOR	\$1,310,886.50	1.00%	\$13,108.87
5 .		0	1.00%	\$0.00
6 .	PAVING MAJOR	\$1,814,160.00	1.00%	\$18,141.60
7 .	SIDEWALKS	\$99,800.80	1.00%	\$998.01
8 .		0	1.00%	\$0.00
9 .	WATER INTERIOR	\$659,395.00	1.00%	\$6,593.95
10 .		0	1.00%	\$0.00

Estimated Construction Costs: \$52,336.40

Estimated Soft Costs

2.50% **Fiscal:** \$1,308.41

7.00% **Interest:** \$3,755.14

12 **Duration (Months)**

Total Estimated Soft Costs: ### \$5,063.55

Total Estimated Costs: **\$57,399.94**

	SANITARY SEWER			STORM SEWER	PAVING		PAVING MAJOR	
	<u>ESTIMATED SOFT COSTS</u>				<u>ESTIMATED SOFT COSTS</u>			<u>ESTIMATED SOFT COSTS</u>
	INTERIOR	OFFSITE	CONNECTION FEES		MINOR	COLLECTOR		
ENGINEERING DESIGN AND CONSTRUCTION ADMIN.	20.00%	20.00%	N/A	20.00%	20.00%	0.00%	25.00%	
GEOTECHNICAL AND TESTING	2.00%	2.00%	N/A	1.00%	2.00%	2.00%	2.00%	
LEGAL	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
FISCAL	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
INTEREST	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	
DURATION (MONTHS)	12	12	12	12	9	9	9	

PLAN REVIEW FEE

1.00%

☒ Water Design by LRA☐ Water Design by MUD

	SIDEWALKS		PARKS		WATER - LRA		WATER - MUD	
	<u>ESTIMATED SOFT COSTS</u>		<u>ESTIMATED SOFT COSTS</u>		<u>ESTIMATED SOFT COSTS</u>		<u>ESTIMATED SOFT COSTS</u>	
			IMPROVEMENTS	ACQUISITION	INTEROR	OFFSITE		
ENGINEERING DESIGN AND CONSTRUCTION ADMIN.	20.00%		20.00%	1.50%	20.00%	20.00%	0.00%	0.00%
GEOTECHNICAL AND TESTING	1.00%		1.00%	N/A	2.00%	2.00%	N/A	N/A
LEGAL	5.00%		5.00%	5.00%	5.00%	5.00%	0.00%	0.00%
FISCAL	2.50%		2.50%	2.50%	2.50%	2.50%	0.00%	0.00%
INTEREST	7.00%		7.00%	7.00%	7.00%	7.00%	0.00%	0.00%
DURATION (MONTHS)	12		9	6	9	9	9	9

	POWER	UTILITY RELOCATION
	<u>ESTIMATED SOFT COSTS</u>	<u>ESTIMATED SOFT COSTS</u>
ENGINEERING DESIGN AND CONSTRUCTION ADMIN.	20.00%	20.00%
GEOTECHNICAL AND TESTING	N/A	N/A
LEGAL	5.00%	5.00%
FISCAL	2.50%	2.50%
INTEREST	7.00%	7.00%
DURATION (MONTHS)	9	12