

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	\$0.00
Outfall	885	LF	\$77,700.00	\$109,200.00	\$105,100.00	\$4,100.00	\$0.00	\$0.00
Connection Fees	94	Lots	\$723,600.00	\$833,300.00	\$833,300.00	\$0.00	\$0.00	\$0.00
STORM SEWER	2,310	LF	\$367,000.00	\$511,400.00	\$511,400.00	\$0.00	\$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	\$0.00
Collector	0	SY	\$0.00	\$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	\$0.00
SIDEWALKS	1,670	SF	\$99,800.00	\$139,100.00	\$139,100.00	\$0.00	\$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	\$0.00
Off-Site	0	LF	\$0.00	\$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	\$0.00
PLAN REVIEW FEE	1	%	\$52,336.40	\$57,399.94	\$57,399.94	\$0.00	\$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 = \$650,000.00
(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 = 94 Units = \$650,000.00 = \$61,100,000.00

Apartment Home = Units = \$0.00 = \$0.00

Commercial Land = AC = \$0.00 = \$0.00

Commercial Building = SF = \$0.00 = \$0.00

Apartment Land = AC = \$0.00 = \$0.00

Apartment Building = Units = \$0.00 = \$0.00

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

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

DEBT RATIO = 5.61%

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

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

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

Engineering Design and	Construction Administration:	\$14,956.60
20.00% Geotechnical and Testing:		\$1,495.66
2.00% Legal:		\$4,561.76
5.00% 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

Engineering Design and Construction Administration:	\$73,398.60
20.00% Geotechnical and Testing:	\$3,669.93
1.00% Legal:	\$22,203.08
5.00% Fiscal:	\$11,656.62
2.50% 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 Construction Administration:	\$262,177.30
20.00% Geotechnical and Testing:	\$26,217.73
2.00% Legal:	\$79,964.08
5.00% 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 Construction Administration:	\$89,978.90
20.00% Geotechnical and Testing:	\$8,997.89
2.00% Legal:	\$27,443.56
5.00% Fiscal:	\$14,407.87
2.50% Interest:	\$31,012.94
9 Duration (Months)	<hr/>

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
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:
2.00%	Geotechnical and Testing:
5.00%	Legal:
2.50%	Fiscal:
7.00%	Interest:
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:
2.00%	Geotechnical and Testing:
5.00%	Legal:
2.50%	Fiscal:
7.00%	Interest:
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	\$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
	CONTINGENCY		15%	\$86,783.30	\$13,017.50

Estimated Construction Costs:

\$99,800.80

Estimated Soft Costs

Engineering Design and Construction Administration:	\$19,960.16
20.00% Geotechnical and Testing:	\$998.01
1.00% Legal:	\$6,037.95
5.00% 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**

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 Construction Administration:	\$19,960.16
20.00% Geotechnical and Testing:	\$998.01
1.00% Legal:	\$6,037.95
5.00% 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)	<hr/>

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

Engineering Design and Construction Administration:	\$131,879.00
20.00% 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)	<hr/>

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 Construction Administration:	\$39,780.80
20.00% Legal:	\$11,934.24
5.00% Fiscal:	\$6,265.48
2.50% Interest:	\$13,486.44
7.00% 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	\$0.00	1.00%
6 .	PAVING MAJOR	\$1,814,160.00	1.00%	\$18,141.60
7 .	SIDEWALKS	\$99,800.80	1.00%	\$998.01
8 .		0	\$0.00	1.00%
9 .	WATER INTERIOR	\$659,395.00	1.00%	\$6,593.95
10 .		0	\$0.00	1.00%

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	
	ESTIMATED SOFT COSTS			ESTIMATED SOFT COSTS		ESTIMATED SOFT COSTS		ESTIMATED SOFT COSTS	
	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%
	2.00%	2.00%	N/A		1.00%	2.00%	2.00%		2.00%
	5.00%	5.00%	5.00%		5.00%	5.00%	5.00%		5.00%
	2.50%	2.50%	2.50%		2.50%	2.50%	2.50%		2.50%
	7.00%	7.00%	7.00%		7.00%	7.00%	7.00%		7.00%
	12	12	12		12	9	9		9

PLAN REVIEW FEE Water Design by LRA Water Design by MUD

	SIDEWALKS		PARKS		WATER - LRA		WATER - MUD	
	ESTIMATED SOFT COSTS		ESTIMATED SOFT COSTS		ESTIMATED SOFT COSTS		ESTIMATED SOFT COSTS	
	IMPROVEMENTS	ACQUISITION	INTERIOR	OFFSITE	INTERIOR	OFFSITE	INTERIOR	OFFSITE
ENGINEERING DESIGN AND CONSTRUCTION ADMIN.	20.00%	20.00%	20.00%	1.50%	20.00%	20.00%	0.00%	0.00%
	1.00%	1.00%	1.00%	N/A	2.00%	2.00%	N/A	N/A
	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	0.00%	0.00%
	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	0.00%	0.00%
	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	0.00%	0.00%
	12	9	9	6	9	9	9	9

	POWER		UTILITY RELOCATION	
	ESTIMATED SOFT COSTS		ESTIMATED SOFT COSTS	
	INTERIOR	OFFSITE	INTERIOR	OFFSITE
ENGINEERING DESIGN AND CONSTRUCTION ADMIN.	20.00%	20.00%		
	N/A	N/A		
	5.00%	5.00%		
	2.50%	2.50%		
	7.00%	7.00%		
	9	12		