

Name of Addition

Springfield Industrial

SID # 382

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Proposed Improvements			General Obligation	Special Assessed	Financing Reimbursable	Private
	Quantity	Construction Cost	Total Cost				
Storm Sewer							
Storm Sewer	6,150 LF	\$1,471,100	\$2,023,500	\$2,023,500			
PCSM Acquisition	9.2 AC.	\$295,100	\$354,100	\$354,100 ¹⁰			
Sanitary Sewer							
SCCWWA Sewer Fees	61 AC.	\$1,829,100	\$2,170,200	\$2,170,200 ⁶			
Outfall (With Easements)	5,710 LF	\$1,845,800	\$2,597,000	\$2,597,000		\$2,285,400 ³	
Interior	1,670 LF	\$200,200	\$281,700		\$281,700		
Paving							
Exterior (Fairview Rd)	3,570 SY	\$481,400	\$677,300	\$677,300 ⁵			
Interior (150th St)	10,870 SY	\$1,342,300	\$1,888,600	\$516,750	\$1,371,850	\$516,750 ⁴	
Exterior Private (153rd St)	1,360 SY	\$169,600	\$238,700				\$238,700 ⁸
City Review Fee	1 LS	\$74,700	\$74,700	\$74,700			
Springfield ASIP Fee	78.5 AC.	\$78,500	\$94,200	\$47,100 ⁹			
ADA Ramps and SID Sidewalks	1 LS	\$66,500	\$93,600	\$93,600			
Water							
Interior (in ROWs)	5,480 LF	\$949,500	\$1,335,900		\$1,335,900	\$400,800 ⁸	
Pioneer Main Fee	1 LS	\$468,000	\$561,600	\$561,600			
Exterior							
Electricity (Backbone in ROWs)	61 AC.	\$512,400	\$721,000		\$721,000		
Gas (Exterior Main Extension)	8,600 LF	\$600,000	\$720,000	\$720,000			
Gas (Interior)							
Total		<u>\$10,384,200</u>	<u>\$13,832,100</u>	<u>\$9,835,850</u>	<u>\$3,710,450</u>	<u>\$3,202,950</u>	<u>\$238,700</u>

¹ Total cost includes engineering fees and administrative fees² Attach a statement of assumptions as basis for preliminary projections.³ Outfall services 696 acres and proposed project uses 80 acres of service; therefore, 88% of outfall shall be reimbursed by future connections to outfall built by SID 382.⁴ The eastern half of 150th St shall be reimbursed by adjacent properties upon future development.⁵ Includes widening Fairview Rd to three lanes along the frontage of Springfield Industrial, constructing left turn lanes at both 150th St and 153rd St, then tapering back down to existing two lanes.⁶ 100% of SCCWWA Sewer Fees shall be paid by the SID as a General Obligation expense (50% required at recording of final plat, 50% required at building permit).⁷ 50% of the water main in 150th St shall be reimbursed by future development on east, and 50% of the water main in 153rd shall be reimbursed future development on the west⁸ 153rd Street access and street stub shall be paid for privately by developer (including all easements and grading).⁹ Springfield ASIP Fee is calculated at \$1,000 per development acre (50% shall be paid at final plat, remainder to be paid at building permit).¹⁰ SID 382 shall purchase permanent regional detention basin outlot from Developer (at same purchase price of overall land purchase).

G.O. Debt Less Reimbursement
 Valuation
 Debt Ratio

\$ 6,632,900
 \$ 114,000,000
 5.82%

Date October 6, 2025

PRELIMINARY COST ESTIMATE

White Lotus Industrial

TD2 NO: 1570-104

DATE: 106-25

SID: 386

Total = 78.5 acres

Residential = acres

ROW = acres

ITEM OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
SANITARY SEWER				
8-inch Stub San. Swr. w/ Crushed Rock Bedding	LF	100	\$58.00	\$5,800.00
8-inch Main Line San. Swr. w/ Crushed Rock Bedding	LF	1570	\$58.00	\$91,060.00
Directional Bore 8" PVC	LF	0	\$160.00	\$0.00
18-inch O.D. Welded Steel Casing	LF	0	\$150.00	\$0.00
Bore and Jack 18-inch O.D. Welded Steel Casing	LF	0	\$600.00	\$0.00
Wyes or Slants	EA	4	\$250.00	\$1,000.00
54" I.D. Sanitary Sewer Manhole	VF	60	\$700.00	\$42,000.00
Standard Ring & Cover	EA	4	\$1,200.00	\$4,800.00
Tap Existing Manhole/Stub	EA	0	\$2,000.00	\$0.00
Crushed Rock, Unstable Trench	TON	500	\$80.00	\$40,000.00
Geotextile Fabric, Unstable Trench	SY	1000	\$6.00	\$6,000.00
Lift Station w/ Backup Generator	LS	0	\$400,000.00	\$0.00
4" PVC DR 14 Force Main w/ Tracer Wire	LF	0	\$38.00	\$0.00
Subtotal (5% Contingency)				\$200,193.00
Engineering Fees, 21%				\$42,040.53
Legal Fees, 5%				\$10,009.65
Warrant Interest, 1 Yrs. @ 8%				\$16,015.44
Subtotal				\$268,258.62
Warrant Fee, 5%				\$13,412.93
Total				\$281,671.55
SANITARY SEWER OUTFALL				
Mobilization	LS	1.00	\$50,000.00	\$50,000.00
Directional Bore PVC Siphon (10")	LF	320	\$150.00	\$48,000.00
12-inch San. Swr. w/ Crushed Rock Bedding	LF	1830	\$95.00	\$173,850.00
15-inch San. Swr. w/ Crushed Rock Bedding	LF	3560	\$105.00	\$373,800.00
Bore and Jack 18-inch O.D. Welded Steel Casing	LF	270	\$620.00	\$167,400.00
54" I.D. Sanitary Sewer Manhole	VF	290	\$700.00	\$203,000.00
Standard Ring & Cover	EA	19	\$1,000.00	\$19,000.00
Tap Existing Manhole/Stub	EA	1	\$5,000.00	\$5,000.00
84" Siphon Outlet Manhole	EA	1	\$60,000.00	\$60,000.00
84" Siphon Inlet Manhole	EA	1	\$60,000.00	\$60,000.00
Directional Bore 15" PVC Sewer Siphon Pipe	LF		\$100.00	\$0.00
Dewatering, If necessary	LS	1	\$50,000.00	\$50,000.00
Crushed Rock, Unstable Trench	TON	1000	\$80.00	\$80,000.00
Geotextile Fabric, Unstable Trench	SY	2000	\$6.00	\$12,000.00
Seeding/Matting	SY	62900	\$2.00	\$125,800.00
Geotech Report	LS	1	\$20,000.00	\$20,000.00
Topographic Survey	LS	1	\$20,000.00	\$20,000.00
Permanent Easement	ACRE	4.00	\$50,000.00	\$200,000.00
Temporary Easement	ACRE	9.00	\$10,000.00	\$90,000.00
Subtotal (5% Contingency)				\$1,845,742.50
Engineering Fees, 21%				\$387,605.93
Legal Fees, 5%				\$92,287.13
Warrant Interest, 1 Yrs. @ 8%				\$147,659.40

Subtotal	\$2,473,294.95
Warrant Fee, 5%	\$123,664.75
Total	\$2,596,959.70

PAVEMENT, MINOR (PRIVATE)

Mobilizaton	LS	0.20	\$250,000.00	\$50,000.00
6-inch Median Pavement	SY	0		\$0.00
7-inch PCC Pavement	SY	0	\$55.00	\$0.00
9-inch PCC Pavement	SY	1360	\$82.00	\$111,520.00
Common Excavation	CY	0	\$10.00	\$0.00
5" Wide (White) Striping	LF	0	\$5.50	\$0.00
5" Wide (Yellow) Striping	LF	0	\$5.50	\$0.00
12" Wide (White) Striping	LF	0	\$14.00	\$0.00
Preformed Pavement Marking Symbol	EA	0	\$1,000.00	\$0.00
Adjust Manhole	EA	0	\$300.00	\$0.00
Street Signs	EA	0	\$300.00	\$0.00

Subtotal (5% Contingency)				\$169,596.00
Engineering Fees, 21%				\$35,615.16
Legal Fees, 5%				\$8,479.80
Warrant Interest, 1 Yrs. @ 8%				\$13,567.68
Subtotal				\$227,258.64
Warrant Fee, 5%				\$11,362.93
Total				\$238,621.57

PAVEMENT, MINOR (SPECIAL ASSESS)

Mobilizaton	LS	1.00	\$200,000.00	\$200,000.00
7-inch PCC Pavement	SY	0	\$55.00	\$0.00
9-inch PCC Pavement	SY	4620	\$82.00	\$378,840.00
Common Excavation	CY	0	\$10.00	\$0.00
5" Wide (White) Striping	LF	0	\$5.50	\$0.00
5" Wide (Yellow) Striping	LF	0	\$5.50	\$0.00
12" Wide (White) Striping	LF	0	\$14.00	\$0.00
Preformed Pavement Marking Symbol	EA	0	\$1,000.00	\$0.00
Adjust Manhole	EA	0	\$300.00	\$0.00
Street Signs	EA	0	\$300.00	\$0.00

Subtotal (5% Contingency)				\$607,782.00
Engineering Fees, 21%				\$127,634.22
Legal Fees, 5%				\$30,389.10
Warrant Interest, 1 Yrs. @ 8%				\$48,622.56
Subtotal				\$814,427.88
Warrant Fee, 5%				\$40,721.39
Total				\$855,149.27

PAVEMENT, MINOR (GENERAL OBLIGATION)

Mobilizaton	LS	1	\$100,000.00	\$100,000.00
6-inch Median Pavement	SY	0	\$70.00	\$0.00
7-inch PCC Pavement	SY	0	\$55.00	\$0.00
9-inch PCC Pavement	SY	6250	\$82.00	\$512,500.00
Common Excavation	CY	5000	\$8.00	\$40,000.00
Adjust Manhole	EA	15	\$1,000.00	\$15,000.00
5" Wide (White) Striping	LF	3000	\$8.00	\$24,000.00
5" Wide (Yellow) Striping	LF	0	\$8.00	\$0.00
12" Wide (White) Striping	LF	0	\$14.00	\$0.00
Preformed Pavement Marking Symbol	EA	5	\$1,000.00	\$5,000.00
Pavement Removal	SY	0	\$30.00	\$0.00
Street Signs	EA	6	\$500.00	\$3,000.00

Subtotal (5% Contingency)				\$734,475.00
Engineering Fees, 21%				\$154,239.75
Legal Fees, 5%				\$36,723.75
Warrant Interest, 1 Yrs. @ 8%				\$58,758.00
Subtotal				\$984,196.50
Warrant Fee, 5%				\$49,209.83
Total				\$1,033,406.33

PAVEMENT, MAJOR (Fairview Road)

Traffic Control and Mobilization	LS	1	\$20,000.00	\$20,000.00
Pavement Removal	SY	2250	\$15.00	\$33,750.00
6-inch Median Pavement	SY	0	\$40.00	\$0.00
7-inch PCC Pavement	SY	0	\$45.00	\$0.00
9-inch PCC Pavement	SY	3570	\$70.00	\$249,900.00
Common Excavation	CY	2500	\$5.00	\$12,500.00
Adjust Manhole	EA	5	\$300.00	\$1,500.00
5" Wide (White) Striping	LF	2020	\$10.00	\$20,200.00
5" Wide (Yellow) Striping	LF	0	\$5.50	\$0.00
12" Wide (White) Striping	LF	0	\$14.00	\$0.00
Curb Inlets	EA	0	\$3,500.00	\$0.00
Seeding and Matting, Erosion Items	LS	1	\$80,555.56	\$80,600.00
30-inch RCP Storm Sewer	LF	200	\$200.00	\$40,000.00

Subtotal (5% Contingency)				\$481,372.50
Engineering Fees, 21%				\$101,088.23
Legal Fees, 5%				\$24,068.63
Warrant Interest, 1 Yrs. @ 8%				\$38,509.80
Subtotal				\$645,039.15
Warrant Fee, 5%				\$32,251.96
Total				\$677,291.11

TRAFFIC SIGNALS (GENERAL OBLIGATION)

Traffic Light Improvements	EA	0	\$500,000.00	\$0.00

Subtotal (5% Contingency)				\$0.00
Engineering Fees, 21%				\$0.00
Legal Fees, 5%				\$0.00
Warrant Interest, 1 Yrs. @ 8%				\$0.00
Subtotal				\$0.00
Warrant Fee, 5%				\$0.00
Total				\$0.00

WATER INTERIOR

Interior Water Mains	L.F.	5480.0	\$150.00	\$822,000.00
Interior Water Mains Master Fee	AC			\$0.00
Connection Charges	LS			\$0.00

Subtotal (5% Contingency)				\$863,100.00
Engineering Fees, 21%				\$181,251.00
Legal Fees, 5%				\$43,155.00
Warrant Interest, 1 Yrs. @ 8%				\$69,048.00
Subtotal				\$1,156,554.00
Warrant Fee, 5%				\$57,827.70
Total				\$1,214,381.70

WATER PIONEER MAIN FEE

Pioneer Main Fee	LF		\$160.00	\$0.00
Connection Charge	LS	0.0		\$0.00

Subtotal (0% Contingency)				\$0.00
Engineering Fees, 0%				\$0.00
Legal Fees, 5%				\$0.00
Warrant Interest, 1 Yrs. @ 8%				\$0.00
Subtotal				\$0.00
Warrant Fee, 5%				\$0.00
Total				\$0.00

WATER EXTERIOR

Exterior Water Mains	LF	0.0	\$150.00	\$0.00
Connection Charges	LS			\$0.00

Subtotal (5% Contingency)				\$0.00
Engineering Fees, 21%				\$0.00
Legal Fees, 5%				\$0.00
Warrant Interest, 1 Yrs. @ 8%				\$0.00
Subtotal				\$0.00
Warrant Fee, 5%				\$0.00
Total				\$0.00

GAS				
Total				\$0.00

Subtotal (0% Contingency)				\$0.00
Engineering Fees, 3%				\$0.00
Legal Fees, 5%				\$0.00
Warrant Interest, 1 Yrs. @ 8%				\$0.00
Subtotal				\$0.00
Warrant Fee, 5%				\$0.00
Total				\$0.00

POWER

Single Family Lots	EA	0	\$1,500.00	\$0.00
Comm/Industrial Backbone	AC	61	\$8,000.00	\$488,000.00

Subtotal (5% Contingency)				\$512,400.00
Engineering Fees, 21%				\$107,604.00
Legal Fees, 5%				\$25,620.00
Warrant Interest, 1 Yrs. @ 8%				\$40,992.00
Subtotal				\$686,616.00
Warrant Fee, 5%				\$34,330.80
Total				\$720,946.80

STORM SEWER (GENERAL OBLIGATION)

15-inch RCP Storm Sewer	LF	100	\$60.00	\$6,000.00
18-inch RCP Storm Sewer	LF	170	\$70.00	\$11,900.00
24-inch RCP Storm Sewer	LF	660	\$85.00	\$56,100.00
30-inch RCP Storm Sewer	LF	1500	\$100.00	\$150,000.00
36-inch RCP Storm Sewer	LF	500	\$160.00	\$80,000.00
42-inch RCP Storm Sewer	LF	1430	\$200.00	\$286,000.00
48-inch RCP Storm Sewer	LF	1320	\$250.00	\$330,000.00
54-inch RCP Storm Sewer	LF	470	\$300.00	\$141,000.00
60-inch RCP Storm Sewer	LF	0	\$400.00	\$0.00
72-inch RCP Storm Sewer	LF	0	\$400.00	\$0.00
84-inch RCP Storm Sewer	LF	0	\$500.00	\$0.00
Storm Manhole, 54-inch I.D.	EA	2	\$10,000.00	\$20,000.00
Storm Manhole, 60-inch I.D.	EA	1	\$12,000.00	\$12,000.00
Storm Manhole, 72-inch I.D.	EA	3	\$15,000.00	\$45,000.00
Storm Manhole, 84-inch I.D.	EA	1	\$16,000.00	\$16,000.00
Storm Manhole, 96-inch I.D.	EA	1	\$18,000.00	\$18,000.00

Storm Manhole, 108-inch I.D.	EA	1	\$20,000.00	\$20,000.00
Standard Ring and Cover	EA	8	\$1,000.00	\$8,000.00
Curb Inlets	EA	16	\$6,000.00	\$96,000.00
Grate Inlet	EA	2	\$6,000.00	\$12,000.00
Flared End Sections	EA	3	\$6,000.00	\$18,000.00
10' X 4' Box Culvert w/ Wingwalls	LF	0	\$3,000.00	\$0.00
Rip Rap	TON	100	\$100.00	\$10,000.00
Embankment for Box Culvert	CY	0	\$12.00	\$0.00
Culvert Tree Clearing	LS	0	\$10,000.00	\$0.00
Temporary 48" CMP for Culvert Surcharge	LF	0	\$200.00	\$0.00
Sediment Basin Cleanout	CY	5000	\$5.00	\$25,000.00
PCSMP Outlet	EA	1	\$40,000.00	\$40,000.00
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Subtotal (5% Contingency)				\$1,471,050.00
Engineering Fees, 18%				\$264,789.00
Legal Fees, 5%				\$73,552.50
Warrant Interest, 1 Yrs. @ 8%				\$117,684.00
Subtotal				\$1,927,075.50
Warrant Fee, 5%				\$96,353.78
Total				\$2,023,429.28

SIDEWALK (GENERAL OBLIGATION)

6" P.C.C. Sidewalk Pavement	SY	867	\$50.00	\$43,333.33
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Subtotal (5% Contingency)				\$45,500.00
Engineering Fees, 21%				\$9,555.00
Legal Fees, 5%				\$2,275.00
Warrant Interest, 1 Yrs. @ 8%				\$3,640.00
Subtotal				\$60,970.00
Warrant Fee, 5%				\$3,048.50
Total				\$64,018.50

RAMPS (GENERAL OBLIGATION)

Handicap Ramps	EA	8	\$2,500.00	\$20,000.00
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Subtotal (5% Contingency)				\$21,000.00
Engineering Fees, 21%				\$4,410.00
Legal Fees, 5%				\$1,050.00
Warrant Interest, 1 Yrs. @ 8%				\$1,680.00
Subtotal				\$28,140.00
Warrant Fee, 5%				\$1,407.00
Total				\$29,547.00

PCSMP

Land Acquisition	AC	9.22	32,000.00	295,040.00
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Subtotal				295,040.00
Fees, 20%				59,008.00
Total				354,048.00

ROW

Land Acquisition	AC	0.00	75,000.00	0.00
Subtotal				0.00
Fees, 20%				0.00
Total				0.00
SEWER FEES				
Pioneer Main Fee	AC	61.0	\$29,984.00	\$1,829,024.00
Connection Charge	LS			\$0.00
Subtotal (0% Contingency)				\$1,829,024.00
Engineering Fees, 0%				\$0.00
Legal Fees, 5%				\$91,451.20
Warrant Interest, 1 Yrs. @ 8%				\$146,321.92
Subtotal				\$2,066,797.12
Warrant Fee, 5%				\$103,339.86
Total				\$2,170,136.98