



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
September 24, 2020

Department Housing Authority

Director Approval April Nutt

AGENDA ITEM Consider authorizing the submission of the Kansas Housing Resources Corporation Moderate Income Housing Grant.

SUMMARY RECOMMENDATION To approve and authorize the submission of the Moderate-Income Housing Grant to Kansas Housing Resources Corporation.

BACKGROUND With the completion of the Eisenhower Subdivision, the Independence Housing Authority purchased 7.39 acres for the purpose to construct a new subdivision. Rural housing initiatives still face challenges with the cost to construct versus what new construction will appraise, thus creating a gap preventing developers from coming to rural communities to develop housing. This has been a historical issue and is still prevalent today, thus the purpose for the Independence Housing Authority to continue with new development meeting the community needs.

BUDGET IMPACT The estimated cost to the City for Phase I infrastructure installation would be \$65,380, for water service. All other funds for this development would be paid from the Independence Housing Authority's development account.

SUGGESTED MOTION I make a motion to approve the submission of the Kansas Housing Resources Corporation Moderate Income Housing Grant and authorize the Mayor to sign.

SUPPORTING DOCUMENTS Grant Application.



Instructions for the Moderate Income Housing (MIH) Application : Kansas Housing Resources Corporation (KHRC) encourages this application to be submitted electronically to better facilitate data into a database for application evaluations. Please note that if this application is submitted as a hard copy, KHRC will enter the information into the database. KHRC cannot be responsible of errors when entering the hard copy application data. **To submit:** Please complete this application on excel and save as "MIH20-NameofApplicant-Application" and send as an email attachment to hhishmeh@kshousingcorp.org. Example 1: Anytown, USA would submit the application as "MIH20-Anytown-Application". If an applicant is submitting more than one application for a community, the file should have a number after "Application". Example 2: "MIH20-Anytown-Application1" and "MIH20-Anytown-Application2". Accompanying documents must be sent electronically as PDF documents. If the applicant would like to submit the application as a hard copy, email hhishmeh@kshousingcorp.org for more information.

I. Applicant Information:

Name(s): Cities of Independence and Neodesha Kansas
 Address: 811 West Main/1407 North 8th
 City: Independence/Neodesha State: KS Zip: 67301/66757
 Telephone: 620.332.2536/620.325.2828 Fax: 620.332.2511/620.325.2481
 Primary Contact: April Nutt/Jeri Hammerschmidt Email: apriln@independenceks.gov/jhammerschmidt@neodesha

The primary contact person should be someone that is familiar with the development and application, and can answer questions that arise during the application review.

KS Senate District: 15th/14th KS House District: 11th/13th Congressional District: 2nd
 Have you previously applied for MIH funding? Yes *If no, skip to Section II.*
 What years did you apply? 2012
 Did you receive funding? Yes If yes, please list amount of funding allocated: \$ 60,000.00

II. Type of Development:

How many total units are in your development? 38
 Total Units funded by MIH? 18
 What is the type of the development? *Please select all that apply.*
 Homeownership: x Rental Housing: _____ Infrastructure: x
 Single Family Rental: _____ Multi-Family Rental: _____ Duplexes: _____ Other: _____
 What is the anticipated start date of the development? 2021
 What is the anticipated completion date of the development? 2021

III. Funding Information:

What is the amount of funding being requested? \$400,000
 How will the funds be used? *Please select all that apply.*
 Cost of Infrastructure: x Gap Financing: _____ Down payment: _____
 If other, please describe: _____
 If applying for infrastructure funding, has the applicant considered a Rural Housing Incentive District (RHID)? Yes
 If not, why not? _____
 Narrative: *Please attach a narrative that describe in detail how the funds will be used. Limit 500 words.*

IV. Partnership Information

Name: _____	Federal ID No.: _____	
<i>Identify the ownership structure if it is rental housing.</i>		
General Partner/Managing Member/or Principal(s) Involved:		
Name: _____	Phone: _____	Ownership: _____
Name: _____	Phone: _____	Ownership: _____
Name: _____	Phone: _____	Ownership: _____

V. Development Team Information

<i>Provide the following information if applicable and attach resume for each team member listed.</i>			
Name of Developer: <u>Independence Housing Authority(IHA)//City of Neodesha</u>	Phone: <u>620.332.2536/620.325</u>		
Address: <u>811 West Laurel/1407 North 8th</u>	City, State, Zip: <u>Independence/Neodesha, KS</u>		
Name of Principal: <u>Same as Developer</u>	Phone: _____		
Address: _____	City, State, Zip: _____		
Name of Contractor: <u>Independence Housing Authority/Unknown</u>	Phone: _____		
Address: _____	City, State, Zip: _____		
Name of Management Company: _____	Phone: _____		
Address: _____	City, State, Zip: _____		
Name of Consultant: <u>TranSystems Shawn Turner</u>	Phone: <u>620.331.3999</u>		
Address: <u>115 South 6th</u>	City, State, Zip: <u>Independence, KS 67301</u>		
Name of Architect: <u>Heckman, King, & Bruening Architects</u>	Phone: <u>620.331.6171</u>		
Address: <u>107 1/2 North Penn</u>	City, State, Zip: <u>Independence, KS 67301</u>		

Have any members of the development team previously received MIH funding? Yes
 If yes, please list the name of member and year funded. IHA thru MG County Grant \$60,000 in 2012

Disclosure of Relationship: Applicants must disclose any current or former KHRC employees acting as a consultant or interested party. Current KHRC employees cannot receive a financial gain from the funding of a project received through KHRC for a period of two years after his/her employment ends.

Are of any of the above parties or additional interested parties a current or former employee of KHRC? No
 If yes, who? _____
 If yes, please describe their involvement in the project: _____

By completing this application, the applicant is agreeing to KHRC's Disclosure of Relationship clause and must comply by verifying the project does not create financial gain for the current KHRC employee. The applicant should submit the proper information when requesting disbursement of funds to show compliance.

VI. Additional Development Information:

Construction Type: <i>Please select all that apply.</i>			
New Construction: <u>x</u>	Historic Rehabilitation: _____	Acquisition & Rehabilitation: _____	
Rehabilitation: _____	Infrastructure: _____	Homeowner Assistance: _____	
<i>If other, please describe:</i> _____			
Project Type: <i>Please select all that apply.</i>			
Row House/Townhouse: _____	Detached Single Family: <u>x</u>	Detached Multi-Family: _____	
Garden Apartments: _____	Elevator: _____	Stories: _____	Slab on Grade: <u>x</u>
Crawl Space: <u>x</u>	Partial Basement: _____	Full Basement: _____	
<i>If other, please describe:</i> _____			
Total Development Costs:	\$ _____ -	<i>Prefilled from Total Development Costs in Section X.</i>	

Is the site properly zoned for the proposed development? Yes

Are all the utilities presently available to the site? _____

The following information must be included with application. Select "yes" when attached. Not applicable for down payment assistance.

Proof of Site Control: Yes

Proper Zoning or Application for Proper Zoning: Yes

Sketch Plan: Yes

Legal Description of Site: Yes

Will the development provide a ERI rating of 75 or less? Yes

Will the development exceed 2012 IECC? Yes

VII. Source of Funds (Construction & Permanent Financing):

Construction: List individually the source of construction financing.

Please attach proof of funding source with the application.

Source of Funds:	<u>Independence Housing Authority Development Fu</u>	Amount of Funds:	<u>\$ 525,000.00</u>
Contact Name:	<u>April Nutt</u>	Phone:	<u>620.332.2536</u>
Source of Funds:	<u>City of Neodesha</u>	Amount of Funds:	<u>Bond Funds</u>
Contact Name:	<u>Jeri Hammerschidt</u>	Phone:	<u>620.325.2828</u>
Source of Funds:	_____	Amount of Funds:	_____
Contact Name:	_____	Phone:	_____
Source of Funds:	_____	Amount of Funds:	_____
Contact Name:	_____	Phone:	_____
Source of Funds:	_____	Amount of Funds:	_____
Contact Name:	_____	Phone:	_____

Total Construction Funds: \$ 525,000.00

Permanent Financing: List total source of funds for the development at closing. Do not include construction finance.

Please attach proof of funding source with the application.

Name of Lender or Source of Funds:	Amount of Funds:	Annual Debt Service:	Interest Rate of Loan Period:	Amortization Period:	Term of Loan:

Total Permanent Funds (Must equal total development costs): \$ -

Total Annual Debt Service: \$ -

VIII. Leveraging:

Show all funding leveraged by MIH funds.

Loans: _____

City/County Funds: _____

Tax Rebates through NRP: _____

Other State or Federal Funds: _____

Other Funds (i.e., Employer Contributions, Private Investments, etc.): *Please describe below.*

Type: _____	Amount: _____
Type: _____	Amount: _____
Type: _____	Amount: _____

Type: _____ Amount: _____
 Type: _____ Amount: _____
 Type: _____ Amount: _____
 Type: _____ Amount: _____

IX. Projected Income:

Rental					
Unit Type:	No. of Units	Monthly Rent Per Unit:	Total Tennant Paid Rent:	Gross Rent Per Unit:	Square Feet Per Unit:
BR					

Total No. of Units:		Total monthly rental income:	
Other Income Type:		Other Income Amount:	
Less Vacancy Allowance:		Total Less Vacancy Allow:	
What is the estimated annual percentage?		Total Monthly Income:	
Increase in projected income:		Multiplied by 12 (Annualized):	

Total: \$ -

Homeownership

Down payment Cost:	
Estimated Sale Price:	
Monthly Housing Cost:	
Mortgage:	
Utilities:	
Monthly Interest:	

X. Annual Expense Information:

Not applicable for homeownership proposals.

Administrative		Operating		Maintenance	
Advertising	\$ -	Elevator		Decorating	
Management	\$ -	Fuel (Heating & Hot Water)		Repairs	
Legal/Partnership		Lighting & Misc. Power		Exterminating	
Accounting/Audit		Gas		Ground Expense	
Other		Trash Removal		Other	
Other		Payroll, including taxes		Other	
Other		Insurance		Other	

Total Admin. Cost: \$ - Total Operating Cost: \$ - Total Maint. Cost: \$ -

Total Real Estate Taxes:	
Annual Replacement Reserve for Units:	
Estimated Percentage of Increase in Annual Expenses:	
Total Annual Operating Expense:	\$ -



Development Cost: List total Development Costs.

Not applicable for down payment only proposals.

Itemized Cost	Development Cost
To Purchase Land and Buildings:	
Land	\$ -
Existing Structures	\$ -
Demolition	\$ -
Other (specify)	\$ -
Total	\$ -
For Site Work:	
Site Work	\$ -
Off-Site Improvement	\$ -
Total	\$ -
For Rehabilitation & New Construction	
New Building	\$ -
Rehabilitation	\$ -
Accessory Building	\$ -
General Requirements	\$ -
Contractor Overhead	\$ -
Contractor Profit	\$ -
Building Permit Fee	\$ -
Total	\$ -
For Contingency:	
Construction Contingency	\$ -
Other (specify)	\$ -
Total	\$ -
For Architectural & Engineering Fees:	
Architect Fee - Design	\$ -
Architect Fee - Supervision	\$ -
Real Estate Attorney	\$ -
Consultant or Processing Agent	\$ -
Property/Survey Fee	\$ -
Engineering Fees	\$ -
Other (specify)	\$ -
Other (specify)	\$ -
Total	\$ -
For Interim Costs:	
Construction Insurance	\$ -
Construction Interest	\$ -
Construction Loan Origination Fee	\$ -
Construction Loan Credit Enhancement	\$ -
Taxes	\$ -
Total	\$ -
For Financing Fees and Expenses	
Bond Premium	\$ -
Credit Report	\$ -
Permanent Loan Origination Fee	\$ -
Permanent Loan Credit Enhancement	\$ -
Cost of Iss./Underwrites Discount	\$ -
Title and Recording	\$ -
Counsel's Fee	\$ -
Cost Certification Fee	\$ -
Other (specify)	\$ -

Total	\$	-
For Soft Costs:		
Property Appraisal (Feasibility) Market Study	\$	-
Environmental Report	\$	-
Rent-Up Consultants Other	\$	-
Total	\$	-
For Developer's Fees		
Developer's Overhead	\$	-
Developer's Fees	\$	-
Other (specify)	\$	-
Total	\$	-
For Development Reserves:		
Rent-Up Reserve Operating Reserve Other	\$	-
Other (specify)	\$	-
Total	\$	-
Total Development Costs	\$	-

XII. Job Creation and Economic Development

Please provide documentation to support each answer unless marked unknown.

Number of jobs created in the last two years: 101/9

Submit letters from employers that have created the jobs as verification.

Independence: 3 of the top 5 employers reported the following; Employer 1: (50), Employer 2:(16), Employer 3: (35)

Neodesha: 3 of the top 3 employers reported the following; Employer 1: (0), Employer 2: (2), Employer 3: (7)

Number of jobs expected to be created in the next two years: Unknown/57

Submit letters from employers that will create the jobs as verification.

Independence: 3 of top 5 employers reported the following; Employer 1: Current nation wide company growth will have a local impact on job growth. Employer 2: Anticipated job growth prior to pandemic, currently delayed with timeline still to be determined. Employer 4: Anticipated expansion prior to pandemic, that expansion is currently unknown. Montgomery County: A Montgomery County existing business may have the opportunity of creating potentially 200 new jobs within Montgomery County. An announcement is anticipated by the end of the year. Neodesha: 3 of top 3 employers reported the following; Employer 1: (50), Employer 2: (2), Employer 3: (5).

Number of jobs available but not filled due to a lack of housing: Unknown

Submit letters from employers that have unfilled openings as verification.

Most employers have stated that the lack of quality housing in all price ranges has been a challenge for recruiting desired applicants. Independence: Employer 1 and Employer 2: #'s unknown, but it has been a factor in preferred employees turning positions in Independence down. Employer 1 in Neodesha stated that they lose 50% of their selected candidates due to relocation concerns.

Number of employees living in the community but in substandard or inadequate housing: Unknown

Submit letters from employers that have created the jobs as verification.

Independence: 5 of top 5 employers reported unknown, but do feel that Independence housing stock is old and efforts need to be made to improve housing stock. The Montgomery County Appraisers Office reported, as of March 2020, Independence has 3590 single family homes. 40% (1438) of these homes are rated below average. Neodesha: 3 of top 3 employers reported: Employer 2: They reported 30 staff members were living in substandard housing.

Number of employees not living in the community due to lack of adequate housing: Unknown

Submit letters from employers that have created the jobs as verification.

Independence: 5 of top 5 employers reported unknown or would not provide specific numbers. Employer 1: Is aware some employees live outside the Independence area, as well as some live outside the State. Some of these employees would live in the Independence area, but housing was a major deciding factor in their choice to live elsewhere. Employer 2 and Employer 4: Is aware of employees living outside the Montgomery County area as housing was a deciding factor. Neodesha: 3 of the top 3 employers reported the following: Employer 1: 217 of our 635 employees live outside Neodesha area. Employer 2: 49 employees live outside Neodesha. Employers 3: 3 live outside Neodesha.

The applicant hereby makes application to Kansas Housing Resources Corporation for the Moderate Income Housing in the amount of:	\$ 400,000.00
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The Applicant agrees that KHRC shall not be held responsible or liable for representations made to the undersigned, or its investors, relating to the KHRC MIH. Therefore, the undersigned Applicant assumes all the risk of damages, losses, costs, and expenses related thereto, and further agrees to indemnify and hold harmless KHRC against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature, that KHRC may hereinafter suffer, incur or pay arising out of the use of the information concerning the MIH on the above referenced development.

Applicant Name (Print)

Applicant Signature

Date

The grant funds requested will be used for providing public infrastructure to serve 18 building lots, for the purpose to construct 18 single family homes. This is a collaborative grant request for the cities of Independence and Neodesha. In southeast Kansas we are looking at ways we can work together to reach our goals. The grant funds requested totals \$400,000.

The total estimated project cost to construct the infrastructure is \$1,709,297.50; \$912,445 for Independence's 20 lots and \$796,852.50 for Neodesha's 18 lots. The Independence project has 3 phases with the following cost estimates: Phase I \$440,121, Phase II \$181,359.50, and Phase III \$290,964.50. The Neodesha project has 2 phases with the following cost estimates: Phase I \$421,396 and Phase II \$374,816.50. The intent for this project is to request \$400,000 for 2020 and \$400,000 for 2021 with each community receiving \$200,000 each year to complete all phases.

In the past we have been advised that the single most limiting factor affecting our ability to meet the housing needs of the Cities is the cost to Cities or private developers for constructing public infrastructure. The cost of public infrastructure adds \$40,000 to \$45,000 per lot to the cost of homes. This increased cost makes it difficult to construct and sell affordable workforce housing. Infrastructure costs not only impact developers, but also potential home buyers. As we are well aware, another challenge facing the construction of homes in rural America is the gap between what it costs to construct and what the homes will appraise. This gap prevents the development of new homes and communities need assistance in closing this gap. The Moderate-Income Grant funds would assist in closing that gap.

Independence has seen success when partnering with Kansas Housing Resources Corporation (KHRC) and using KHRC funding to fill that gap, as the Eisenhower Subdivision was awarded SB 417 funds following the 2007 flood. This partnership has been a huge success. Of the 28 homes in the Eisenhower Subdivision; 20 were sold to young families; 5 to retirees; 13 to people who moved into Independence; and 17 were first time home buyers. We wish to repeat this program and partnership.

In Neodesha, with the establishment of the "Neodesha Promise Scholarship Program" in 2020, a program designed to financially support and enhance Neodesha students' preparation for successfully completing their chosen post-secondary education pathway, the community is expecting and already seeing growth in the 2020 enrollment. One of the program requirements to be eligible for the scholarship program is the student must live within the City limits of Neodesha.

With the increase in Economic Development inquiries that both communities are seeing a corresponding increase in housing questions and concerns. Independence and Neodesha are determined to address this issue with the development of new subdivisions. With KHRC's Moderate-Income Housing Grant, City funding, and local support, we believe the partnership between the two communities and KHRC will be successful in developing two new subdivisions and providing needed new housing.

Total Project Estimated Costs

Project	Phase I	Phase II	Phase III	Total	Lots	Units
Independence Development	\$ 440,121.00	\$ 181,359.50	\$ 290,964.50	\$ 912,445.00	20	20
Neodesha Development	\$ 421,936.00	\$ 374,816.50		\$ 796,752.50	18	18
Total	\$ 862,057.00	\$ 556,176.00	\$ 290,964.50	\$ 1,709,197.50	38	38

Total Project Estimated Costs Phase I

Project	Phase I	Total	Lots	Units
Independence Development	\$ 440,121.00	\$ 440,121.00	9	9
Neodesha Development	\$ 421,936.00	\$ 421,936.00	9	9
Total	\$ 862,057.00	\$ 862,057.00	18	18

The table below reflects the financing between KHRC and the Cities

Estimated Project Financing

Project Phase I	KHRC	Force Account*	Cash Match	Total	Lots	Units
Independence Development	\$ 200,000.00	\$ 65,380.00	\$ 174,741.00	\$ 440,121.00	9	9
Neodesha Development	\$ 200,000.00	\$ 73,865.00	\$ 148,071.00	\$ 421,936.00	9	9
Total	\$ 400,000.00	\$ 139,245.00	\$ 322,812.00	\$ 862,057.00	18	18

*Force Accounty Work-Installation of water & gas lines utilizing City crews, equipment and materials.

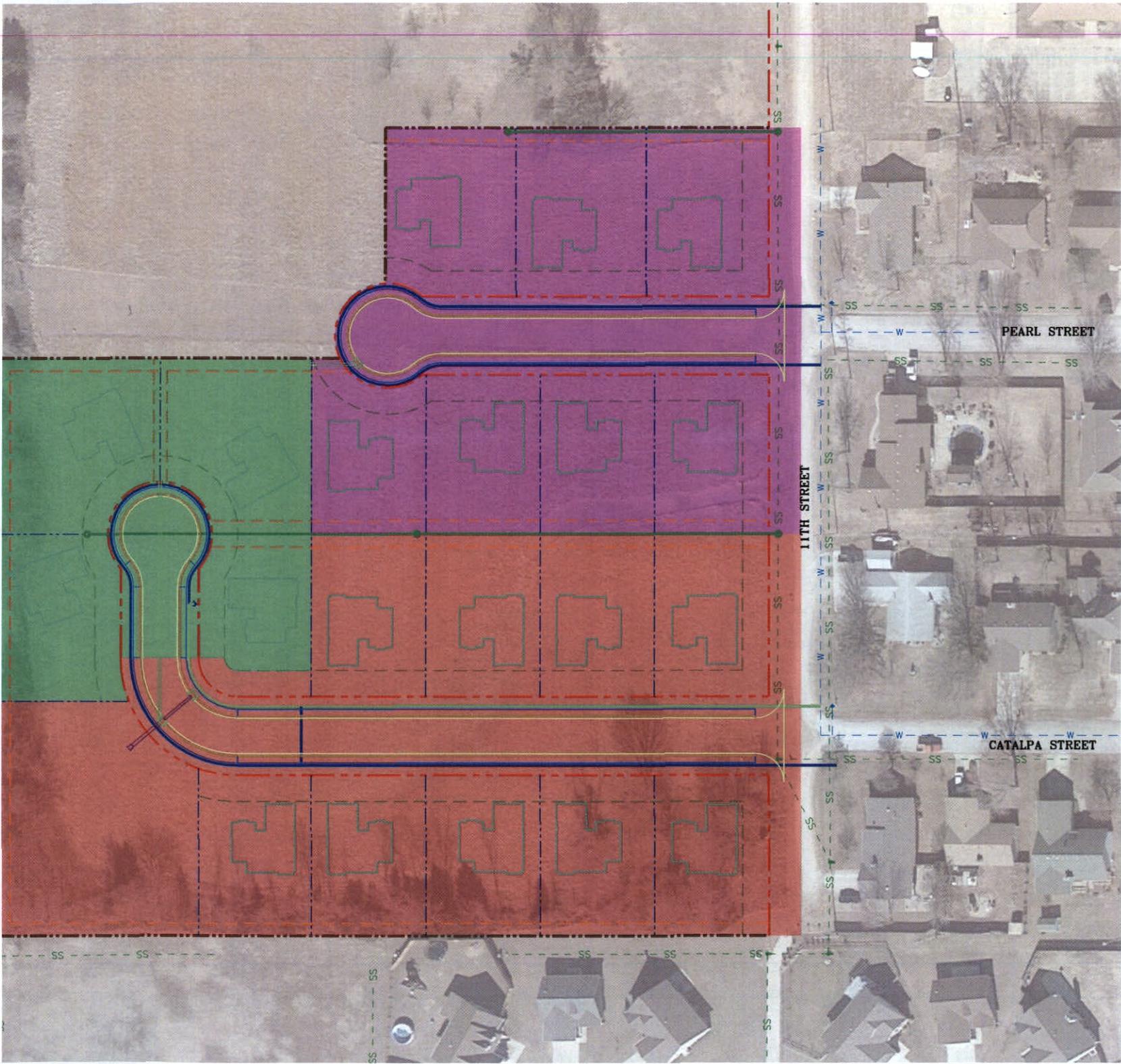
Summarized below are the Cities matching funds by source. You will note that based on approval of request the total Cities match will be 64%.

Cities Match if Grant Request Approved

Total Project Costs	\$ 862,057.00	Cities Cash Matching Funds	\$ 322,812.00
		Force Account--Labor/Equipment	\$ 139,245.00
		**Value of Land	\$ 85,000.00
		Total Cities Match	\$ 547,057.00
		% Cities Match	64%

**Land costs are excluded from the estimated project cost tables.

0 50
SCALE
1" = 50'



PHAS



PHAS



PHAS

**Opinion of Probable Construction Cost
City of Independence
Catalpa Sub Division
PHASE I**

ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$1,500.00	1	\$ 1,500.00
2	Mobilization	LSUM	\$10,000.00	1	\$ 10,000.00
3	Clearing & Grubbing	LSUM	\$16,000.00	1	\$ 16,000.00
4	Common Excavation	C.Y.	\$20.00	250	\$ 5,000.00
5	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	1113	\$ 5,565.00
6	Asphalt Pavement 6"	Ton	\$90.00	546	\$ 49,140.00
7	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	1032	\$ 25,800.00
8	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	1889	\$ 28,335.00
9	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
10	Sidewalk Const. (4")(AE)	S.Y.	\$45.00	543	\$ 24,435.00
11	Storm Sewer (18")(RCP)	L.F.	\$60.00	28	\$ 1,680.00
12	Storm Sewer (24")(RCP)	L.F.	\$80.00	28	\$ 2,240.00
13	End Section (24")(RC)	EA.	\$750.00	1	\$ 750.00
14	Storm Sewer (24")(HDPE)	EA.	\$45.00	60	\$ 2,700.00
15	Curb Inlet, junction box (6'x4')	EA.	\$8,000.00	2	\$ 16,000.00
16	Reinforced Concrete Manhole (4' DIA.)	EA.	\$8,000.00	2	\$ 16,000.00
17	8' Sanitary Sewer	L.F.	\$60.00	275	\$ 16,500.00
18	Sewer connection	EA.	\$2,000.00	9	\$ 18,000.00
19	Fire Hydrant Set	EA.	\$5,000.00	1	\$ 5,000.00
20	2" Water line and Fittings	L.F.	\$20.00	475	\$ 9,500.00
21	6" Water Line and Fittings	L.F.	\$60.00	548	\$ 32,880.00
22	Water Meter and connection	EA.	\$2,000.00	9	\$ 18,000.00
23	Traffic Control	LSUM	\$1,000.00	1	\$ 1,000.00
24	City License	LSUM	\$50.00	1	\$ 50.00
25	Temporary Seeding	LSUM	\$1,500.00	1	\$ 1,500.00
26	Seeding	LSUM	\$2,500.00	1	\$ 2,500.00

Subtotal =	\$	310,110.00
Contingency (10%) =	\$	31,011.00
Survey (Platting)	\$	35,000.00
Engineering Design	\$	34,000.00
Engineering Inspection	\$	30,000.00
Total	\$	440,121.00

**Opinion of Probable Construction Cost
City of Independence
Catalpa Sub Division
PHASE II**

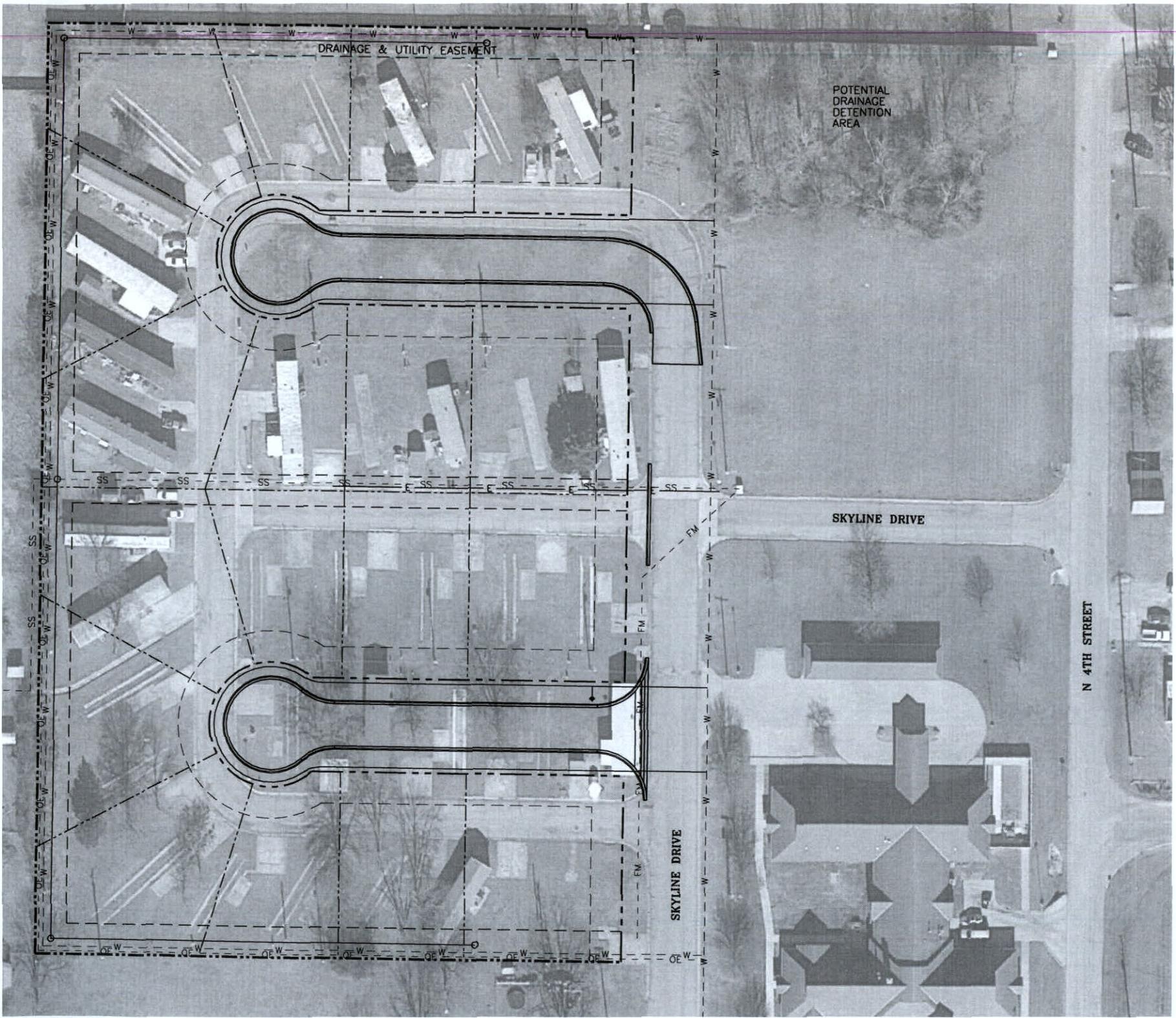
ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$1,000.00	1	\$ 1,000.00
2	Mobilization	LSUM	\$2,000.00	1	\$ 2,000.00
3	Clearing & Grubbing	LSUM	\$25,000.00	1	\$ 25,000.00
4	Common Excavation	C.Y.	\$20.00	75	\$ 1,500.00
5	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	296	\$ 1,480.00
6	Asphalt Pavement 6"	Ton	\$90.00	175	\$ 15,750.00
7	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	238	\$ 5,950.00
8	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	597	\$ 8,955.00
9	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
10	Sidewalk Const. (4")(AE)	S.Y.	\$45.00	168	\$ 7,560.00
11	Storm Sewer (18")(RCP)	L.F.	\$60.00	28	\$ 1,680.00
12	Storm Sewer (24")(RCP)	L.F.	\$80.00	28	\$ 2,240.00
13	End Section (24")(RC)	EA.	\$750.00	1	\$ 750.00
14	Storm Sewer (24")(HDPE)	EA.	\$45.00	211	\$ 9,495.00
15	Curb Inlet, junction box (6'x4')	EA.	\$8,000.00	1	\$ 8,000.00
16	Reinforced Concrete Manhole (4' DIA.)	EA.	\$8,000.00	1	\$ 8,000.00
17	8' Sanitary Sewer	L.F.	\$60.00	260	\$ 15,600.00
18	Sewer connection	EA.	\$2,000.00	4	\$ 8,000.00
19	2" Water line and Fittings	L.F.	\$20.00	455	\$ 9,100.00
20	Water Meter and connection	EA.	\$2,000.00	4	\$ 8,000.00
21	Traffic Control	LSUM	\$500.00	1	\$ 500.00
22	City License	LSUM	\$50.00	1	\$ 50.00
23	Temporary Seeding	LSUM	\$500.00	1	\$ 500.00
24	Seeding	LSUM	\$1,000.00	1	\$ 1,000.00

Subtotal = \$ 142,145.00
 Contingency (10%) = \$ 14,214.50
 Engineering Design \$ 11,000.00
 Engineering Inspection \$ 14,000.00
Total \$ 181,359.50

**Opinion of Probable Construction Cost
City of Independence
Catalpa Sub Division
PHASE III**

ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$1,000.00	1	\$ 1,000.00
2	Mobilization	LSUM	\$7,000.00	1	\$ 7,000.00
3	Clearing & Grubbing	LSUM	\$25,000.00	1	\$ 25,000.00
4	Common Excavation	C.Y.	\$20.00	175	\$ 3,500.00
5	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	729	\$ 3,645.00
6	Asphalt Pavement 6"	Ton	\$90.00	401	\$ 36,090.00
7	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	662	\$ 16,550.00
8	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	1372	\$ 20,580.00
9	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
10	Sidewalk Const. (4")(AE)	S.Y.	\$45.00	373	\$ 16,785.00
11	Storm Sewer (18")(RCP)	L.F.	\$60.00	149	\$ 8,940.00
12	Curb Inlet, junction box (6'x4')	EA.	\$8,000.00	1	\$ 8,000.00
13	Reinforced Concrete Manhole (4' DIA.)	EA.	\$8,000.00	2	\$ 16,000.00
14	8' Sanitary Sewer	L.F.	\$60.00	205	\$ 12,300.00
15	Sewer connection	EA.	\$2,000.00	7	\$ 14,000.00
16	2" Water line and Fittings	L.F.	\$20.00	786	\$ 15,720.00
17	Water Meter and connection	EA.	\$2,000.00	7	\$ 14,000.00
18	Traffic Control	LSUM	\$1,000.00	1	\$ 1,000.00
19	City License	LSUM	\$50.00	1	\$ 50.00
20	Temporary Seeding	LSUM	\$1,000.00	1	\$ 1,000.00
21	Seeding	LSUM	\$1,500.00	1	\$ 1,500.00

Subtotal =	\$	222,695.00
Contingency (10%) =	\$	22,269.50
Engineering Design	\$	22,000.00
Engineering Inspection	\$	24,000.00
Total	\$	290,964.50



DRAINAGE & UTILITY EASEMENT

POTENTIAL
DRAINAGE
DETENTION
AREA

SKYLINE DRIVE

SKYLINE DRIVE

N 4TH STREET

0 40
SCALE
1" = 40'

**Opinion of Probable Construction Cost
City of Neodesha
Skyline Sub Division
Phase II (South Cul-De-Sac)**

ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$3,500.00	1	\$ 3,500.00
2	Mobilization	LSUM	\$10,000.00	1	\$ 10,000.00
3	Clearing & Grubbing	LSUM	\$5,000.00	1	\$ 5,000.00
4	Rock Excavation	C.Y.	\$30.00	759	\$ 22,770.00
5	Common Excavation	C.Y.	\$20.00	500	\$ 10,000.00
6	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	4167	\$ 20,835.00
7	Asphalt Pavement 6"	Ton	\$90.00	326	\$ 29,340.00
8	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	615	\$ 15,375.00
9	Concrete Valley Gutter (8" Uniform)(AE)	S.Y.	\$100.00	55	\$ 5,500.00
10	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	1189	\$ 17,835.00
11	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
12	Reinforced Concrete Manhole (4' DIA.)	EA.	\$5,000.00	2	\$ 10,000.00
13	8' Sanitary Sewer	L.F.	\$60.00	567	\$ 34,020.00
14	Sanitary Sewer Cleanout & Tap	EA.	\$2,000.00	9	\$ 18,000.00
15	2" Water line and Fittings	L.F.	\$25.00	603	\$ 15,075.00
16	6" Water line and Fittings	L.F.	\$40.00	81	\$ 3,240.00
17	Water Meter & Tap	EA.	\$2,000.00	9	\$ 18,000.00
18	Fire Hydrant Set	EA.	\$5,000.00	1	\$ 5,000.00
19	3" Ploy Gas Line and Fittings	L.F.	\$30.00	698	\$ 20,940.00
20	Gas Meter & Tap	EA.	\$2,000.00	9	\$ 18,000.00
21	Traffic Control	LSUM	\$1,000.00	1	\$ 1,000.00
22	City License	LSUM	\$50.00	1	\$ 50.00
23	Temporary Seeding	LSUM	\$1,500.00	1	\$ 1,500.00
24	Seeding	LSUM	\$3,000.00	1	\$ 3,000.00

Subtotal = \$ 288,015.00
 Contingency (10%) = \$ 28,801.50
Design \$ 28,000.00
Construction Inspection \$ 30,000.00
Total \$ 374,816.50

**Opinion of Probable Construction Cost
 City of Neodesha
 Skyline Sub Division
 Phase I (North Cul-De-Sac)**

ITEM NO.	PARTICIPATING BID ITEM	UNIT	UNIT BID PRICE	QUANTITY	COST
1	Contractor Construction Staking	LSUM	\$3,500.00	1	\$ 3,500.00
2	Mobilization	LSUM	\$10,000.00	1	\$ 10,000.00
3	Clearing & Grubbing	LSUM	\$5,000.00	1	\$ 5,000.00
4	Rock Excavation	C.Y.	\$30.00	955	\$ 28,650.00
5	Common Excavation	C.Y.	\$20.00	500	\$ 10,000.00
6	Compaction of Earthwork (Type AA)(MR-0-5)	C.Y.	\$5.00	4161	\$ 20,805.00
7	Asphalt Pavement 6"	Ton	\$90.00	393	\$ 35,370.00
8	Curb & Gutter (Combined)(AE)	L.F.	\$25.00	822	\$ 20,550.00
9	Aggregate Base (AB-3)(6")	S.Y.	\$15.00	1401	\$ 21,015.00
10	Water (Aggregate Base)(Set Price)	MGAL	\$35.00	1	\$ 35.00
11	Reinforced Concrete Manhole (4' DIA.)	EA.	\$5,000.00	3	\$ 15,000.00
12	8' Sanitary Sewer	L.F.	\$60.00	557	\$ 33,420.00
13	Sanitary Sewer Cleanout & Tap	EA.	\$2,000.00	9	\$ 18,000.00
14	2" Water line and Fittings	L.F.	\$25.00	677	\$ 16,925.00
15	Water Meter & Tap	EA.	\$2,000.00	9	\$ 18,000.00
16	3" Ploy Gas Line and Fittings	L.F.	\$30.00	698	\$ 20,940.00
17	Gas Meter & Tap	EA.	\$2,000.00	9	\$ 18,000.00
18	Traffic Control	LSUM	\$2,000.00	1	\$ 2,000.00
19	City License	LSUM	\$50.00	1	\$ 50.00
20	Temporary Seeding	LSUM	\$1,500.00	1	\$ 1,500.00
21	Seeding	LSUM	\$3,000.00	1	\$ 3,000.00

Subtotal =	\$	301,760.00
Contingency (10%) =	\$	30,176.00
Survey	\$	25,000.00
Engineering Design	\$	30,000.00
Construction Inspection	\$	35,000.00
Estimated Total	\$	421,936.00