



## LOWER PLATTE SOUTH natural resources district

3125 Portia Street | P.O. Box 83581 • Lincoln, Nebraska 68501-3581

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### Memorandum

**Date:** March 12, 2026  
**To:** Urban Subcommittee  
**From:** Drew Bullett, Projects Coordinator  
**Subject:** Urban Subcommittee Meeting Minutes – March 2026

The Urban Subcommittee met on March 11, 2026, at the NRD Office, at 5:30 pm. Subcommittee members participating included committee chair David Landis, Gary Aldridge, Melissa Baker, Chuck Hassebrook, Christine Lamberty, Larry Ruth, and Susan Seacrest. Others participating included NRD staff David Potter, Bryce Jensen, Craig Matulka, Alex Lautenschlager, and Drew Bullett. Troy Weatherby from the Beaver Lake Association and Connor Kelly from Houston Engineering were also in attendance. Subcommittee member Stephanie Matejka was absent. Director Landis called the meeting to order at 5:30 pm. The Subcommittee took action on four items. A quorum was present for the meeting.

#### **A. Consideration of Community Assistance Program Application from Beaver Lake Association for Culvert Replacement Project [ACTION]–**

Craig Matulka, Stormwater & Watershed Specialist, provided background information on the Beaver Lake Association (BLA) Culvert repair project. Last year, BLA used the Community Assistance Program (CAP) for designing the project. The design has been completed, the project was put out to bid, and a contractor (MC Wells) has been selected. BLA is requesting cost-share assistance through the CAP Program for 50% of the total eligible costs of the project. Houston Engineering, who designed the project, went through the bid line items, sorting out specific costs associated with stormwater-related issues. The contract price awarded was \$827,958.00, with \$397,878.00 considered as eligible under the CAP policy. Therefore, the BLA request is for \$198,939.00 of NRD funds. This amount is under the set limit and has met all requirements to be considered for staff approval. Staff and members with BLA/Houston answered questions involving other projects with the BLA dam.

**It was moved by Lamberty, seconded by Hassebrook, and approved (7 yes and 0 no) by the Urban Subcommittee to recommend that the Board of Directors approve the Community Assistance Program Application from Beaver Lake Association for the Culvert Replacement Project, not to exceed \$198,939.00.**

**Motion Passed: 7-0**

#### **B. Consideration of Deadmans Run Creek Channel Liner Repair at Vine Street [ACTION]–**

Drew Bullett, Projects Coordinator, gave background information on the above-identified project. Annual inspections are conducted by maintenance staff on the Deadmans Run channel. For the past few years, the liner at Vine Street has worsened significantly, warranting repairs. Staff discussed the process for repairing a channel liner and the obstacles a contractor faces. As a result, it is difficult to find contractors to complete the work. Of

the 11 contractors contacted, MC Wells was the only one to submit a bid (\$34,862.00). Staff answered questions regarding the trail, budget, and advertising for bids.

- Work Type: Construction
- Budget: Included in FY26 Budget
- Funding: NRD
- Amount: \$34,862.00
- Start: Upon Board Approval/March 2026
- Completion: June 30, 2026
- Delays: Weather
- Permits: City of Lincoln ROW
- Access: No Concerns
- Payers, Players, & Partners: NRD, MC Wells
- Deliverables: Repaired Channel Liner

**It was moved by Hassebrook, seconded by Baker, and approved (7 yes and 0 no) by the Urban Subcommittee to recommend that the Board of Directors approve the bid from MC Wells for Deadmans Run Creek Channel Repair at Vine Street for \$34,862.00.**

**Motion Passed: 7-0**

**C. Consideration of Antelope Creek Channel Liner Repair at South 27<sup>th</sup> and Capital Parkway [ACTION]–**

Bullett discussed the Antelope Creek Channel liner repair at South 27<sup>th</sup> and Capital Parkway. Similar to the Deadmans Run liner noted above, this liner was also deemed necessary to be repaired. The same process was used for bidding, and MC Wells was the only contractor to bid on the project for the price of \$24,950.00. Staff answered questions about the budget.

- Work Type: Construction
- Budget: Included in FY26 Budget
- Funding: NRD
- Amount: \$24,950.00
- Start: Upon Board Approval/March 2026
- Completion: June 30, 2026
- Delays: Weather
- Permits: City of Lincoln ROW
- Access: No Concerns
- Payers, Players, & Partners: NRD, MC Wells
- Deliverables: Repaired Channel Liner

**It was moved by Hassebrook, seconded by Lamberty, and approved (7 yes and 0 no) by the Urban Subcommittee to recommend that the Board of Directors approve the bid from MC Wells for Antelope Creek Channel Liner Repair at South 27<sup>th</sup> and Capital Parkway for \$24,950.00.**

**Motion Passed: 7-0**

**D. Consideration of a Release of Easement at West A Street and Salt Creek [ACTION]–**

Bryce Jensen, Land & Flood Control Operations Coordinator, provided background information on a permanent access easement the district received in 2006. This easement was used for access to the left bank of the Salt Creek levee north of West A Street. Staff would go through the parking lot gate over a culvert and ramp to access the

levee. By an agreement with the railroad, in 2024, the district engineered and constructed a new roadway to the levee, making it more accessible for the operation and maintenance duties. The culvert and ramp access associated with the 2006 easement were removed by the district, making this route no longer accessible. Now that the staff has a new, improved driveway and can no longer use the original access, it is requested to permanently release the 2006 easement. Questions and discussion followed on releasement of the easement.

**It was moved by Hassebrook, seconded by Seacrest, and approved (6 yes and Aldridge voting no) by the Urban Subcommittee to recommend that the Board of Directors approve the release of an easement over a portion Lot 92, Irregular Tracts located in the SE 1/4, Section 27, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.**

**Motion Passed: 6-1**

**Update:**

An update was given by Jensen on the Union Pacific bridge over Salt Creek that recently collapsed. It has been repaired and mitigation work to the levee is needed.

Adjourn: 6:30

Enclosures.

cc: Bob Andersen, Corey Wasserburger



# Beaver Lake Association

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13 February 2026

Craig Matulka, Stormwater/Watershed Specialist

Lower Platte South NRD

3125 Portia Street

Lincoln, NE 68521

Re: LSPNRD Community Assistance Program Application for Beaver Lake Culvert Project

Dear Craig:

The Beaver Lake Association (Cass County, NE) has completed final design and letting of a culvert replacement project for a culvert on the southwest corner of the lake/community that crosses Beaver Lake Blvd. and we are requesting assistance from the LPSNRD as outlined in your Community Assistance Program (CAP.) We have retained Houston Engineering (HEI) from the study and final design phase to assist us with construction observation.

We believe our project is a good match for your CAP based on the following:

**Description of the Problem** – The aged twin-CMP culvert failed after some recent runoff events and this road is a significant transportation route in our community. The failure created a “sinkhole” in the road embankment that represented a safety challenge for vehicles and pedestrians. That sinkhole was immediately filled, thereby blocking a portion of the culvert and increasing flood risk in the immediate area by filling in some of the culvert conveyance capabilities. A photo log of the damaged culvert area, before and after the emergency repair are attached.

**Proposed Solution** – HEI has performed a hydraulic assessment of the area to restore the culvert’s drainage function, which requires the removal of the aged CMP culverts and replacing them with a reinforced concrete box culvert. This also requires minor re-routing of local water, sewer and fiber optic utilities. The culvert resides within a delineated Cass County floodplain, and therefore, FEMA and Cass County requirements related to floodplain development were considered in the modeling effort.

**Benefits of Proposed Solution** – the preferred alternative meets the project’s goals of restoring a safe and passable drainageway through our community. The solution also meets FEMA requirements related to floodplain development. Minor re-grading of the roadway profile above the culvert has been assessed as well as replacement of the failing twin 96” culverts with a reinforced box culvert configuration that has greater capacity. The properties adjacent to the project that are currently in the delineated floodplain will have reduced flood water surface elevations, thereby reducing overall flood risk.

**Estimated Schedule** – The final design was completed in December 2025 and letting and bid opening took in February 2026, with a goal to issue a notice to proceed to the selected contractor, MC Wells Inc, in March 2026 with construction starting that same month. The construction timeframe is estimated to be completed in July of 2026. The project may extend into the 2027 budget fiscal year based on this schedule, however the construction contract is structured to favor an earlier completion.

**Other Participants in the Project** – BLA is a private community, and the culvert is located entirely within our jurisdiction. Other project participants include the utilities and homeowners affected by the project.

**Project Costs** – The cost for construction is included along with a breakdown of the professional fees associated with construction observation and previous project costs and funding to date.

An attached spreadsheet identifies the total cost of the project and itemization of the costs that we believe are suitable for cost share through CAP. The costs excluded from the request for matching funds are related to: roadway, water and sewer utilities, riprap erosion protection, and items not specifically related to stormwater management.

Based on the above, we hope that the LPSNRD sees the value in this project and the value to the public in general. Based on the CAP’s available funding, we anticipate the following expenses in the NRD’s Fiscal Year 2026 based on previously awarded cost share and contractor bid received, the project costs are:

| <u>Project Phase</u>       | <u>Total Cost</u> | <u>BLA Costs</u> | <u>Requested NRD Costs</u> |
|----------------------------|-------------------|------------------|----------------------------|
| Pre-Application Assessment | \$40,096          | \$40,096         | \$0                        |
| Final Design/Permitting    | \$72,242          | \$36,121         | \$36,121*                  |
| Construction/CO            | \$907,296         | \$708,357        | \$198,939                  |

\*Previously awarded cost share

Given the above, BLA is respectfully requesting a total financial assistance through LPSNRD’s CAP totaling 50% of all costs of construction related to stormwater and drainage management, stabilization of the stream grade, and professional construction observation (CO) costs, or \$198,939 for Fiscal Year 2026.

Thank you in advance for reviewing this request. Please do not hesitate to contact me at 402.235.2241 or [troyweatherby91@hotmail.com](mailto:troyweatherby91@hotmail.com) or Connor Kelley at HEI who is authorized to assist on our behalf if you have any technical questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Weatherby", with a long horizontal line extending to the right.

Troy Weatherby

Managing Director, BLA

**BEAVER LAKE PHOTO LOG**

**PHOTOS:**



Photo 1: Upstream end of south culvert failure.



Photo 2: Closeup of sinkhole in road embankment above south culvert.



Photo 3: Closeup of south culvert failure from Beaver Lake Boulevard

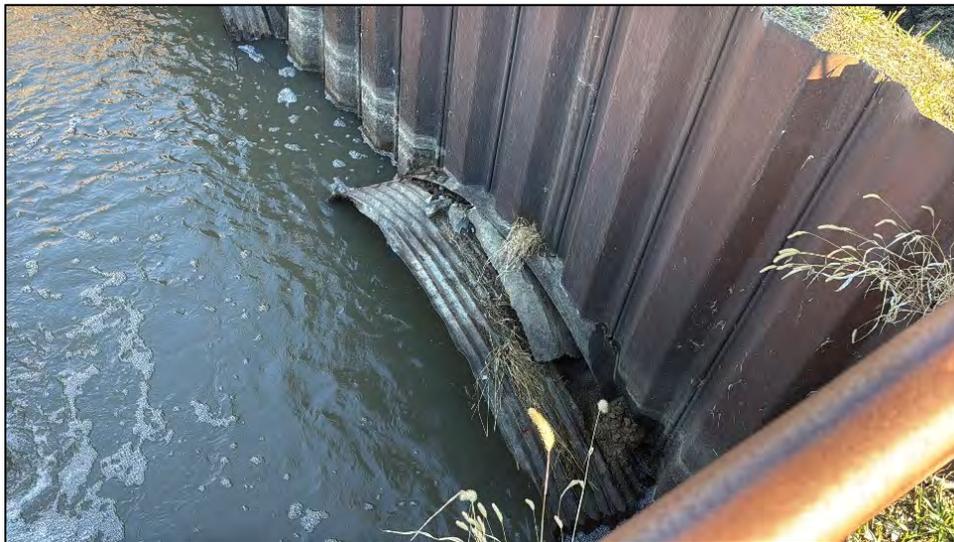


Photo 4: Closeup of upstream end of south culvert. The culvert is submerged by Beaver Lake permanent pool, limiting visibility of the crushed section of 96" corrugated metal pipe.



Photo 5: Upstream end of south culvert after sinkhole was filled during temporary emergency repair. The crushed section of pipe remains in place.



Photo 6: Closeup of upstream end of culverts after temporary emergency repair, with the right (south) culvert showing some deformation at the sheetpile headwall.



Photo 7: Beaver Lake Boulevard embankment above culvert backfilled in temporary emergency repair



Photo 8: Overall Photo Log Site Legend



Pre-Project Inundation Boundary Versus Proposed Inundation Depth Boundary

## NOTICE OF AWARD

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Date of Issuance: 19 February, 2026

Owner: Beaver Lake Association

Owner's Contract No.:

Engineer: Houston Engineering

Engineer's Project No.: 12383-0005

Project: Beaver Lake Blvd Culvert  
Replacement Project

Contract Name: n/a

Bidder: MC Wells Contracting

Bidder's Address: 15823 Cottonwood St, Omaha, NE 68136

### TO BIDDER:

You are notified that Owner has accepted your Bid dated 3 February 2026 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

All work described in the construction documents for the Beaver Lake Blvd Culvert Replacement Project.

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The Contract Price of the awarded Contract is: **\$827,958.00**

One unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award or has been transmitted or made available to Bidder electronically.

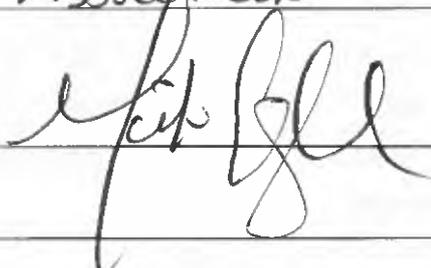
a set of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of this Notice of Award:

1. Deliver to Owner 2 counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security (performance and payment bonds), insurance documentation (summary of requirements is attached to this Notice of Award), and a current IRS W-9 form.
3. Other conditions precedent (if any): None

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: BEAVER LAKE Association  
Authorized Signature  
By: Mike Longford   
Title: President

Copy: Houston Engineering (Connor Kelley, P.E. – Project Engineer)

## CONTRACTOR'S LIABILITY INSURANCE

A. Contractor agrees to purchase and maintain during the life of this contract the following types of insurance:

|  |                            |
|--|----------------------------|
| General Liability                              | \$1,000,000 Per Occurrence |
| General Aggregate                              | \$2,000,000                |
| Products - Comp/OPS Aggregate                  | \$2,000,000                |
| Personal and Advertising Injury                | \$1,000,000                |
| Fire Damage (any one fire)                     | \$50,000                   |
| Medical Expense (any one person)               | \$10,000                   |
| Automobile Liability                           | \$1,000,000                |
| Worker's Compensation and Employer's Liability | \$50,000                   |
| Statutory Limits                               | \$1,000,000 Per Occurrence |
| Umbrella                                       | \$2,000,000                |

B. Contractor agrees to indemnify, defend and hold harmless **Beaver Lake Association** for bodily injury, personal injury and property damage caused out of or in connection with their work to the extent the loss or damage is caused by them or their Subcontractor. Further, the Contractor agrees to waive its rights of subrogation from its insurance carrier in relation to any loss or damage.

Beaver Lake Blvd Culvert Replacement

Beaver Lake

Bid Date: 3 February 2026

Bid Opening: 2:00 PM

| Item No                           | Description   | Unit | Quantity | LPSNRD CAP Request |               | EOPCC          |                      | MC Wells       |                        |
|-----------------------------------|---|------|----------|--------------------|---------------|----------------|----------------------|----------------|------------------------|
|                                   |   |      |          | Included Item      | 50% Match     | Unit Price     | Price                | Bid Unit Price | Bid Price <sup>1</sup> |
| 1                                 | MOBILIZATION  | LS   | 1        |                    |               | \$ 71,000.00   | \$ 71,000.00         | \$ 50,000.00   | \$ 50,000.00           |
| 2                                 | HANDLING OF WATER   | LS   | 1        |                    |               | \$ 30,000.00   | \$ 30,000.00         | \$ 10,000.00   | \$ 10,000.00           |
| 3                                 | TEMPORARY TRAFFIC CONTROL   | LS   | 1        |                    |               | \$ 5,000.00    | \$ 5,000.00          | \$ 4,000.00    | \$ 4,000.00            |
| 4                                 | SWPPP (EROSION CONTROL)   | LS   | 1        |                    |               | \$ 5,000.00    | \$ 5,000.00          | \$ 3,000.00    | \$ 3,000.00            |
| 5                                 | REMOVE, STOCKPILE AND REPLACE EXISTING RIPRAP                     | TN   | 20       |                    |               | \$ 200.00      | \$ 4,000.00          | \$ 100.00      | \$ 2,000.00            |
| 6                                 | STABILIZED CONSTRUCTION ENTRANCE                                  | EA   | 2        |                    |               | \$ 6,000.00    | \$ 12,000.00         | \$ 2,500.00    | \$ 5,000.00            |
| 7                                 | STRIP, STOCKPILE AND REPLACE 6" TOPSOIL AND GRAVEL SURFACING      | SY   | 2520     |                    |               | \$ 5.00        | \$ 12,600.00         | \$ 17.00       | \$ 42,840.00           |
| 8                                 | REMOVE ASPHALT SURFACING AND BASE COURSE UP TO 13"                | SY   | 947      |                    |               | \$ 10.00       | \$ 9,470.00          | \$ 20.00       | \$ 18,940.00           |
| 9                                 | INSTALL PZ22 SHEET PILE   | SF   | 1056     | \$ 52,800.00       | \$ 26,400.00  | \$ 40.00       | \$ 42,240.00         | \$ 50.00       | \$ 52,800.00           |
| 10                                | INSTALL 1" MINUS AGGREGATE  | CY   | 273      |                    |               | \$ 70.00       | \$ 19,110.00         | \$ 75.00       | \$ 20,475.00           |
| 11                                | PLACE 3' THICK SOUTH DAKOTA CLASS "D" RIPRAP                      | TN   | 241      |                    |               | \$ 120.00      | \$ 28,920.00         | \$ 125.00      | \$ 30,125.00           |
| 12                                | PLACE NEBRASKA DOT TYPE "A" RIPRAP                                | TN   | 62       |                    |               | \$ 120.00      | \$ 7,440.00          | \$ 98.00       | \$ 6,076.00            |
| 13                                | REMOVE AND HAUL OFF 96" CMP                                       | LF   | 155      |                    |               | \$ 80.00       | \$ 12,400.00         | \$ 100.00      | \$ 15,500.00           |
| 14                                | REMOVE EXISTING SHEET PILE, SHEET PILE WEIR AND GUARDRAIL         | LS   | 1        |                    |               | \$ 5,000.00    | \$ 5,000.00          | \$ 15,000.00   | \$ 15,000.00           |
| 15                                | EXCAVATION  | CY   | 2538     |                    |               | \$ 10.00       | \$ 25,380.00         | \$ 12.00       | \$ 30,456.00           |
| 16                                | BACKFILL  | CY   | 2191     |                    |               | \$ 20.00       | \$ 43,820.00         | \$ 18.00       | \$ 39,438.00           |
| 17                                | REMOVE 8" SANITARY SEWER TRUSS PIPE                               | LF   | 163      |                    |               | \$ 25.00       | \$ 4,075.00          | \$ 20.00       | \$ 3,260.00            |
| 18                                | INSTALL 8" SANITARY SEWER PIPE PLUG                               | EA   | 1        |                    |               | \$ 250.00      | \$ 250.00            | \$ 500.00      | \$ 500.00              |
| 19                                | INSTALL 8" PVC SANITARY SEWER PIPE                                | LF   | 87       |                    |               | \$ 80.00       | \$ 6,960.00          | \$ 100.00      | \$ 8,700.00            |
| 20                                | INSTALL 8" PVC SANITARY SEWER PIPE IN 16" DIP ENCASEMENT PIPE     | LF   | 76       |                    |               | \$ 200.00      | \$ 15,200.00         | \$ 250.00      | \$ 19,000.00           |
| 21                                | REMOVE EXISTING EXTERNAL DROP CONNECTION                          | EA   | 1        |                    |               | \$ 500.00      | \$ 500.00            | \$ 2,000.00    | \$ 2,000.00            |
| 22                                | TAP EXISTING MANHOLE  | EA   | 1        |                    |               | \$ 2,000.00    | \$ 2,000.00          | \$ 2,500.00    | \$ 2,500.00            |
| 23                                | INSTALL 48" I.D. SANITARY SEWER MANHOLE                           | VF   | 10       |                    |               | \$ 400.00      | \$ 4,000.00          | \$ 600.00      | \$ 6,000.00            |
| 24                                | INSTALL 8" DIAMETER EXTERNAL DROP CONNECTION                      | VF   | 5        |                    |               | \$ 350.00      | \$ 1,750.00          | \$ 320.00      | \$ 1,600.00            |
| 25                                | INSTALL EXTERNAL FRAME SEAL ON SANITARY SEWER MANHOLE             | EA   | 1        |                    |               | \$ 500.00      | \$ 500.00            | \$ 1,000.00    | \$ 1,000.00            |
| 26                                | PLACE COARSE AGGREGATE STABILIZATION LAYER                        | CY   | 108      |                    |               | \$ 90.00       | \$ 9,720.00          | \$ 75.00       | \$ 8,100.00            |
| 27                                | PLACE AGGREGATE BEDDING FOR TYPE "F1" SANITARY SEWER CONSTRUCTION | CY   | 3        |                    |               | \$ 90.00       | \$ 270.00            | \$ 200.00      | \$ 600.00              |
| 28                                | ADJUST MANHOLE RIM TO GRADE                                       | EA   | 1        |                    |               | \$ 400.00      | \$ 400.00            | \$ 1,000.00    | \$ 1,000.00            |
| 29                                | INSTALL 42" GUARD RAIL  | LS   | 1        |                    |               | \$ 2,000.00    | \$ 2,000.00          | \$ 16,000.00   | \$ 16,000.00           |
| 30                                | PLACE 2' THICK NEBRASKA DOT TYPE "B" RIPRAP                       | TN   | 98       |                    |               | \$ 120.00      | \$ 11,760.00         | \$ 130.00      | \$ 12,740.00           |
| 31                                | REMOVE EXISTING 4" WATER MAIN                                     | LF   | 108      |                    |               | \$ 20.00       | \$ 2,160.00          | \$ 50.00       | \$ 5,400.00            |
| 32                                | INSTALL 4" WATER MAIN   | LF   | 57       |                    |               | \$ 50.00       | \$ 2,850.00          | \$ 75.00       | \$ 4,275.00            |
| 33                                | INSTALL 4" WATER MAIN IN 8" DIP ENCASEMENT PIPE                   | LF   | 56       |                    |               | \$ 150.00      | \$ 8,400.00          | \$ 175.00      | \$ 9,800.00            |
| 34                                | INSTALL 45 DEGREE VERTICAL BEND WITH THRUST BLOCK                 | EA   | 4        |                    |               | \$ 1,500.00    | \$ 6,000.00          | \$ 800.00      | \$ 3,200.00            |
| 35                                | REMOVE 30" CMP  | LF   | 96       | \$ 2,880.00        | \$ 1,440.00   | \$ 30.00       | \$ 2,880.00          | \$ 30.00       | \$ 2,880.00            |
| 36                                | REMOVE 30" CMP FLARED END SECTION                                 | EA   | 1        | \$ 500.00          | \$ 250.00     | \$ 300.00      | \$ 300.00            | \$ 500.00      | \$ 500.00              |
| 37                                | REMOVE 15" HDPE   | LF   | 86       | \$ 1,720.00        | \$ 860.00     | \$ 15.00       | \$ 1,290.00          | \$ 20.00       | \$ 1,720.00            |
| 38                                | REMOVE EXISTING DRAIN BASIN                                       | EA   | 1        | \$ 1,500.00        | \$ 750.00     | \$ 300.00      | \$ 300.00            | \$ 1,500.00    | \$ 1,500.00            |
| 39                                | INSTALL 24" NYLOPLAST DRAIN BASIN WITH GRATE                      | EA   | 1        | \$ 3,500.00        | \$ 1,750.00   | \$ 1,000.00    | \$ 1,000.00          | \$ 3,500.00    | \$ 3,500.00            |
| 40                                | INSTALL 36" RCP CULVERT   | LF   | 96       | \$ 12,000.00       | \$ 6,000.00   | \$ 150.00      | \$ 14,400.00         | \$ 125.00      | \$ 12,000.00           |
| 41                                | INSTALL 36" RC FLARED END SECTION                                 | EA   | 2        | \$ 5,000.00        | \$ 2,500.00   | \$ 1,500.00    | \$ 3,000.00          | \$ 2,500.00    | \$ 5,000.00            |
| 42                                | INSTALL 15" HDPE STORM SEWER                                      | LF   | 86       | \$ 3,440.00        | \$ 1,720.00   | \$ 50.00       | \$ 4,300.00          | \$ 40.00       | \$ 3,440.00            |
| 43                                | ROADWAY PROFILE AND EARTHEN BERM GRADING                          | CY   | 288      |                    |               | \$ 30.00       | \$ 8,640.00          | \$ 20.00       | \$ 5,760.00            |
| 44                                | 8" AGGREGATE BASE COURSE  | SY   | 947      |                    |               | \$ 26.00       | \$ 24,622.00         | \$ 15.00       | \$ 14,205.00           |
| 45                                | 3" TYPE 3 ASPHALTIC CONCRETE BASE LIFT                            | SY   | 947      |                    |               | \$ 15.00       | \$ 14,205.00         | \$ 26.00       | \$ 24,622.00           |
| 46                                | 2" TYPE 2 ASPHALTIC CONCRETE SURFACE COURSE                       | SY   | 947      |                    |               | \$ 11.00       | \$ 10,417.00         | \$ 18.00       | \$ 17,046.00           |
| 47                                | INSTALL 4" GEOWEB   | SY   | 721      |                    |               | \$ 20.00       | \$ 14,420.00         | \$ 60.00       | \$ 43,260.00           |
| 48                                | SEEDING   | AC   | 0.50     |                    |               | \$ 3,000.00    | \$ 1,500.00          | \$ 12,000.00   | \$ 6,000.00            |
| 49                                | CONSTRUCT TRIPLE 10' X 5' REINFORCED BOX CULVERT (CAST IN PLACE)  | LF   | 72       | \$ 205,200.00      | \$ 102,600.00 | \$ 2,750.00    | \$ 198,000.00        | \$ 2,850.00    | \$ 205,200.00          |
| 50                                | CONSTRUCT BOX CULVERT INLET STRUCTURE (CAST IN PLACE)             | EA   | 1        | \$ 15,000.00       | \$ 7,500.00   | \$ 30,000.00   | \$ 30,000.00         | \$ 15,000.00   | \$ 15,000.00           |
| 51                                | CONSTRUCT BOX CULVERT OUTLET STRUCTURE (CAST IN PLACE)            | EA   | 1        | \$ 15,000.00       | \$ 7,500.00   | \$ 27,500.00   | \$ 27,500.00         | \$ 15,000.00   | \$ 15,000.00           |
| 52                                | CONSTRUCT TRIPLE 10' X 5' REINFORCED BOX CULVERT (PRECAST)        | LF   | 72       |                    |               | \$ 2,750.00    | \$ 198,000.00        | \$ 4,000.00    | \$ 288,000.00          |
| 53                                | CONSTRUCT BOX CULVERT INLET STRUCTURE (PRECAST)                   | EA   | 1        |                    |               | \$ 30,000.00   | \$ 30,000.00         | \$ 15,000.00   | \$ 15,000.00           |
| 54                                | CONSTRUCT BOX CULVERT OUTLET STRUCTURE (PRECAST)                  | EA   | 1        |                    |               | \$ 27,500.00   | \$ 27,500.00         | \$ 15,000.00   | \$ 15,000.00           |
| Base Bid Subtotal                 |   |      |          |                    |               | <b>Base</b>    | <b>\$ 513,449.00</b> | <b>Base</b>    | <b>\$ 592,758.00</b>   |
| Bid Alternative 1 Subtotal        |   |      |          |                    |               | <b>Alt 1</b>   | <b>\$ 255,500.00</b> | <b>Alt 1</b>   | <b>\$ 235,200.00</b>   |
| Bid Alternative 2 Subtotal        |   |      |          |                    |               | <b>Alt 2</b>   | <b>\$ 255,500.00</b> | <b>Alt 2</b>   | <b>\$ 318,000.00</b>   |
| <b>Base + Alternative 1 Total</b> |   |      |          |                    |               | <b>Total 1</b> | <b>\$ 768,949.00</b> | <b>Total 1</b> | <b>\$ 827,958.00</b>   |
| <b>Base + Alternative 2 Total</b> |   |      |          |                    |               | <b>Total 2</b> | <b>\$ 768,949.00</b> | <b>Total 2</b> | <b>\$ 910,758.00</b>   |
| LPSNRD CAP Request                |   |      | Subtotal | \$ 318,540.00      | \$ 159,270.00 |                |                      |                |                        |
|                                   |   |      | CO Fees  | \$ 79,338.00       | \$ 39,669.00  |                |                      |                |                        |
|                                   |   |      | Total    | \$ 397,878.00      | \$ 198,939.00 |                |                      |                |                        |

Selected

**Task and Fee Spreadsheet, Attachment 1**  
**Beaver Lake Boulevard Culvert Final Design and CO**  
**HEI Project No. R012383-0005**  
**2-Mar-26**

|   |  | Principal<br>Engr<br>Sotak<br>\$296 | Permitting<br>Kaufman<br>\$260 | Proj. Engr<br>Kelley<br>\$237 | Geotech<br>Engr<br>Miller<br>\$227 | Assistant<br>Engr EI<br>(Varies)<br>\$183 | HEI<br>Expenses | Total            |
|---|--|-------------------------------------|--------------------------------|-------------------------------|------------------------------------|---|-----------------|------------------|
| <b>Tasks</b>                                |  |                                     |                                |                               |                                    |   |                 |                  |
| <b>Task 1</b>                               | <b>Project Management</b>  |                                     |                                |                               |                                    |   |                 |                  |
| 1.1   | Contract Administration/Invoicing                                      | 2                                   |                                | 6                             |                                    |   |                 |                  |
| 1.2   | Final Design Review Meeting with Client                                | 2                                   |                                | 2                             |                                    |   | \$60            |                  |
| <b>Project Management Task Total</b>        |  | \$1,184                             | \$0                            | \$1,896                       | \$0                                | \$0                                       | \$60            | \$3,140          |
| <b>Task 2</b>                               | <b>Site Investigation<sup>1</sup></b>                                  |                                     |                                |                               |                                    |   |                 |                  |
| 2.1   | Limited Geotechnical Investigation                                     |                                     |                                |                               | 6                                  |   | \$7,500         |                  |
| <b>Site Investigation Task Total</b>        |  | \$0                                 | \$0                            | \$0                           | \$1,362                            | \$0                                       | \$7,500         | \$8,862          |
| <b>Task 3</b>                               | <b>Final Design</b>  |                                     |                                |                               |                                    |   |                 |                  |
| 3.1   | Finalization of H&H Technical Memorandum                               | 1                                   |                                | 4                             |                                    | 20  |                 |                  |
| 3.2   | Geotechnical Memorandum  |                                     |                                |                               | 16                                 |   |                 |                  |
| 3.3   | Construction Documents, Specifications and Bid Documents               | 4                                   |                                | 16                            | 4                                  | 24  |                 |                  |
|   | a. SS Design (Gravity)   |                                     |                                | 2                             |                                    | 16  |                 |                  |
|   | b. Roadway Lowering RG and FG Design                                   |                                     |                                | 4                             |                                    | 8   |                 |                  |
|   | c. Sheet Pile/Weir Design  |                                     |                                |                               | 8                                  | 8   |                 |                  |
|   | d. Box Culvert Design  |                                     |                                |                               | 16                                 | 40  |                 |                  |
|   | e. Utilities Design/Coordination                                       | 2                                   |                                | 2                             |                                    | 8   |                 |                  |
|   | Finalization of Quantities and Costs                                   | 2                                   |                                | 4                             |                                    | 4   |                 |                  |
| <b>Final Design Task Total</b>              |  | \$2,664                             | \$0                            | \$7,584                       | \$9,988                            | \$23,424                                  | \$0             | \$43,660         |
| <b>Task 4</b>                               | <b>Permitting</b>  |                                     |                                |                               |                                    |   |                 |                  |
| 4.1   | Waters of the US Delineation and Reporting <sup>2</sup>                |                                     | 6                              |                               |                                    | 16  |                 |                  |
| 4.2   | Preparation and Submittal of Section 404 Permit Documents <sup>3</sup> |                                     | 16                             |                               |                                    | 12  |                 |                  |
| 4.3   | Floodplain Development Permitting                                      |                                     |                                | 8                             |                                    | 8   |                 |                  |
| 4.4   | Coordination with USACE  | 1                                   | 8                              |                               |                                    |   |                 |                  |
| <b>Permitting Task Total</b>                |  | \$296                               | \$7,800                        | \$1,896                       | \$0                                | \$6,588                                   | \$0             | \$16,580         |
| <b>Task 5</b>                               | <b>Construction Coordination</b>                                       |                                     |                                |                               |                                    |   |                 |                  |
| 5.1   | Pre-Bid Coordination and Meeting                                       | 3                                   |                                | 3                             |                                    | 8   | \$60            |                  |
| 5.2   | Project Bidding  | 3                                   |                                | 3                             |                                    |   |                 |                  |
| 5.3   | Pre-Construction Meeting   | 3                                   |                                | 3                             |                                    | 3   | \$60            |                  |
| 5.4   | Construction Observation <sup>4</sup>                                  |                                     |                                |                               |                                    | 64  | \$480           |                  |
| 5.5   | Construction Reporting   |                                     |                                |                               |                                    | 16  |                 |                  |
| 5.6   | Final Walkthrough  | 3                                   |                                | 3                             |                                    | 3   | \$60            |                  |
| <b>Construction Coordination Task Total</b> |  | \$3,552                             | \$0                            | \$2,844                       | \$0                                | \$17,202                                  | \$660           | \$24,258         |
| Subtotal Hours                              |  | 26                                  | 30                             | 60                            | 50                                 | 258                                       |                 |                  |
| Subtotal Costs                              |  | \$7,696                             | \$7,800                        | \$14,220                      | \$11,350                           | \$47,214                                  | \$8,220         | \$96,500         |
| <b>Amendment 1</b>                          |  |                                     |                                |                               |                                    |   |                 |                  |
| 5.4   | Construction Observation <sup>5</sup>                                  |                                     |                                | 40                            |                                    | 184                                       | \$1,680         |                  |
| 5.5   | Construction Reporting   |                                     |                                |                               |                                    | 56  |                 |                  |
| <b>Amendment Total</b>                      |  | \$0                                 | \$0                            | \$9,480                       | \$0                                | \$43,920                                  | \$1,680         | \$55,080         |
| <b>Amended Contract Total</b>               |  |                                     |                                |                               |                                    |   |                 | <b>\$151,580</b> |

**Assumptions**

- Does not include survey of easement limits or preparatoin of easement documents for work on private property.
- If required for Section 404 permit. Does not include field assessment for threatened and endangered species or cultural resources.
- Assumes design fits within limitations of a USACE nationwide permit and no mitigation is required.
- Assumes 4 weeks of construction and observer being present 20% of the time.
- Assumes up to additional 14 weeks (18 total weeks) of construction and observer being present 20% of the time.



# LOWER PLATTE SOUTH natural resources district

3125 Portia Street | P.O. Box 83581 • Lincoln, Nebraska 68501-3581  
P: 402.476.2729 • F: 402.476.6454 | [www.lpsnrd.org](http://www.lpsnrd.org)

## Memorandum

**Date:** March 6, 2026

**From:** Alex Lautenschlager, Operations and Maintenance Technician

**Subject:** Deadman’s Run Channel Liner Repair Vine St.

This project consists of removal and replacement of broken creek liner on Deadman’s Run Just south of Vine St and East of N. Cotner and West of 66<sup>th</sup> St. The area to be removed and replaced is just south of Vine St. The project returns channel flow to pre-existing conditions.

District Staff reached out to several contractors and received one quote,

MC Wells Contracting LLC: \$34,862

CR-Menn Concrete:

Concrete Lincoln NE:

CL Construction LLC:

Gana Excavating and Trucking:

Wiota Concrete LLC:

New Era Construction and Concrete:

Lincoln Concrete Specialists

Midlands Contracting:

Myers Construction:

Valley Corp General Contractors:

Staff recommends the quote from MC Wells Contracting for thirty-four thousand, eight hundred and sixty two dollars. This was the only quote received and this contractor has done satisfactory work in the past.



15823 Cottonwood Street  
Omaha, NE 68136  
402.659.6618

March 10, 2026

Project Name: Lower Platte South NRD – Misc. Repairs

Project Location: Lincoln, NE – various locations

Mr. Lautenschlager:

We are pleased to quote the following: MC Wells Contracting proposes to provide the labor, materials, equipment, and supervision to perform work related to the repairs as outlined below.

Antelope Creek Repair East of the Zoo – 1 Lump Sum of \$24,950

- Includes mobilizing to site
- Includes traffic control as necessary for temporary single lane closures along roadway during non-peak hours
- Includes removal and haul off of deteriorated concrete in channel
- Includes supply and placement of new concrete to provide smooth transition from sound concrete channel lining to existing native stone
- Water handling to facilitate work in channel
- Seeding and matting to restore work area

Vine Street Repair near Cotner Blvd – 1 Lump Sum of \$34,862

- Includes mobilizing to site
- Includes traffic control as necessary for temporary single lane closures along roadway during non-peak hours
- Includes removal and haul off of deteriorated concrete along bank and in channel
- Includes new earth fill embankment to allow for proper grade of new concrete
- Includes supply and placement of new concrete to match existing sound concrete
- Water handling to facilitate work in channel
- Seeding and matting to restore work area

~~Scour Repairs – \$9500 per location~~

- ~~• Includes mobilizing to site~~
- ~~• Includes up to two side dump loads of import of new earth fill embankment. Any additional fill required at \$500 per truckload.~~



15823 Cottonwood Street  
Omaha, NE 68136  
402.659.6618

- Seeding and matting erosion control / restoration up to 300 SY. Any additional seeding and matting required at \$5 per SY
- **Does Not Include Traffic Control**
- Any traffic control necessary to be provided by NRD or MC Wells can coordinate with a local traffic control company of the NRD's choosing on a cost plus basis

Assumptions related to the work:

- Antelope Creek and Vine Street Repairs to be completed prior to July 1, 2026.
- Scour repair pricing good through December 31, 2026 or until frost inhibits good soil compaction, whichever occurs first.
- Pricing does not include sales tax
- Pricing does not include bonding, but bonding is available for an additional 2.5%
- Permits, if any, are the responsibility of the owner

Exclusions / Requirements Work:

- Traffic control at scour locations is excluded
- Third party testing or inspections are excluded
- Any scope not specifically included is excluded

Thank you for the opportunity to quote this work.

Sincerely,

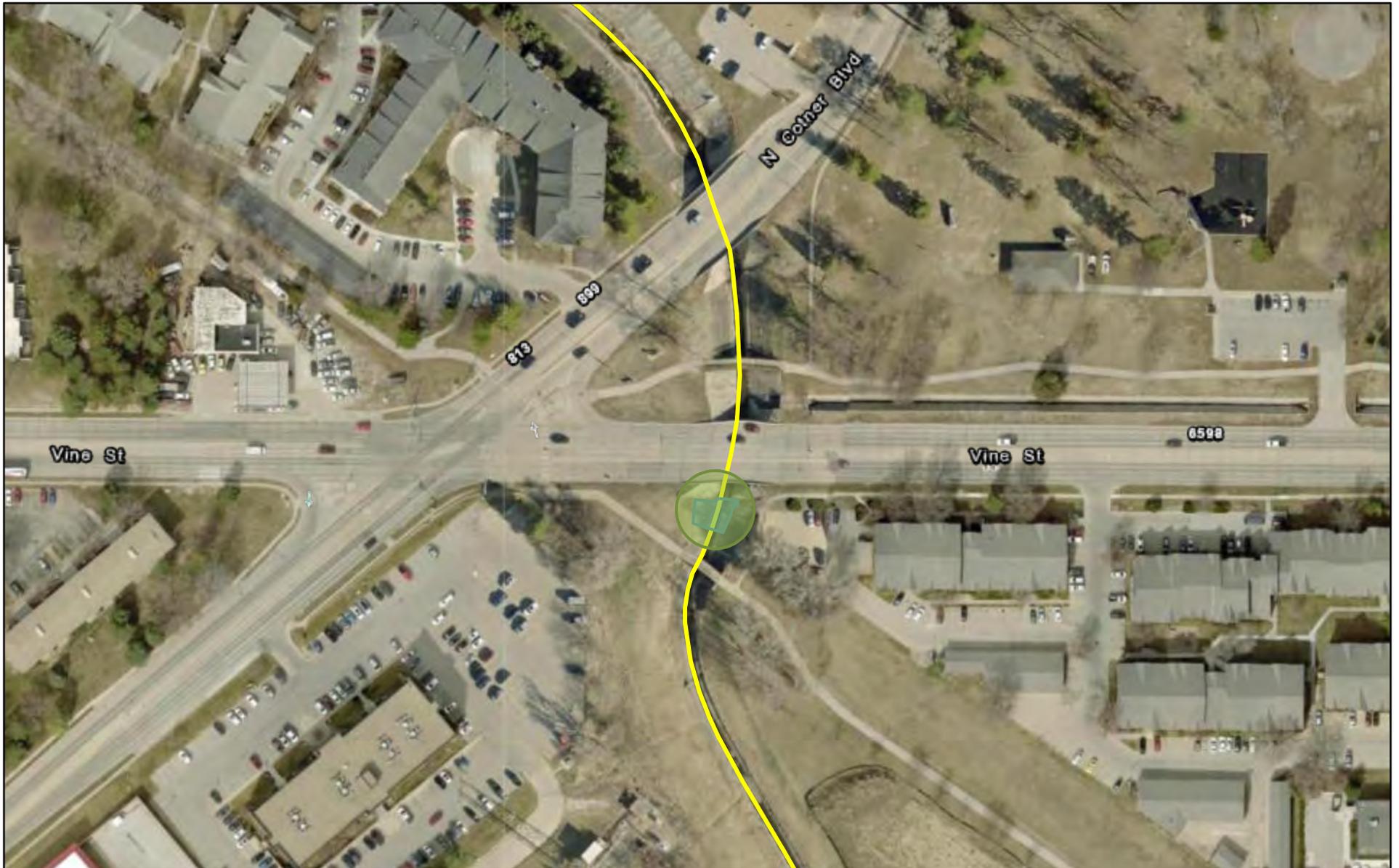
Quoted by MC Wells

Joe McTaggart

Accepted by Client

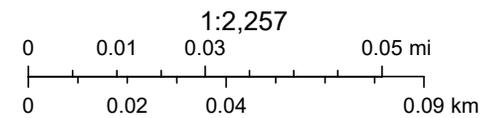
Signature \_\_\_\_\_ Date 3/10/2026 Title: Owner

# Vine St. Liner Replacement Map Expanded



3/6/2026, 9:58:34 AM

-  Streambank Stabilization Project area
-  LPSNRD Boundary



Esri, HERE, iPC, Eagleview, Microsoft, Vantor

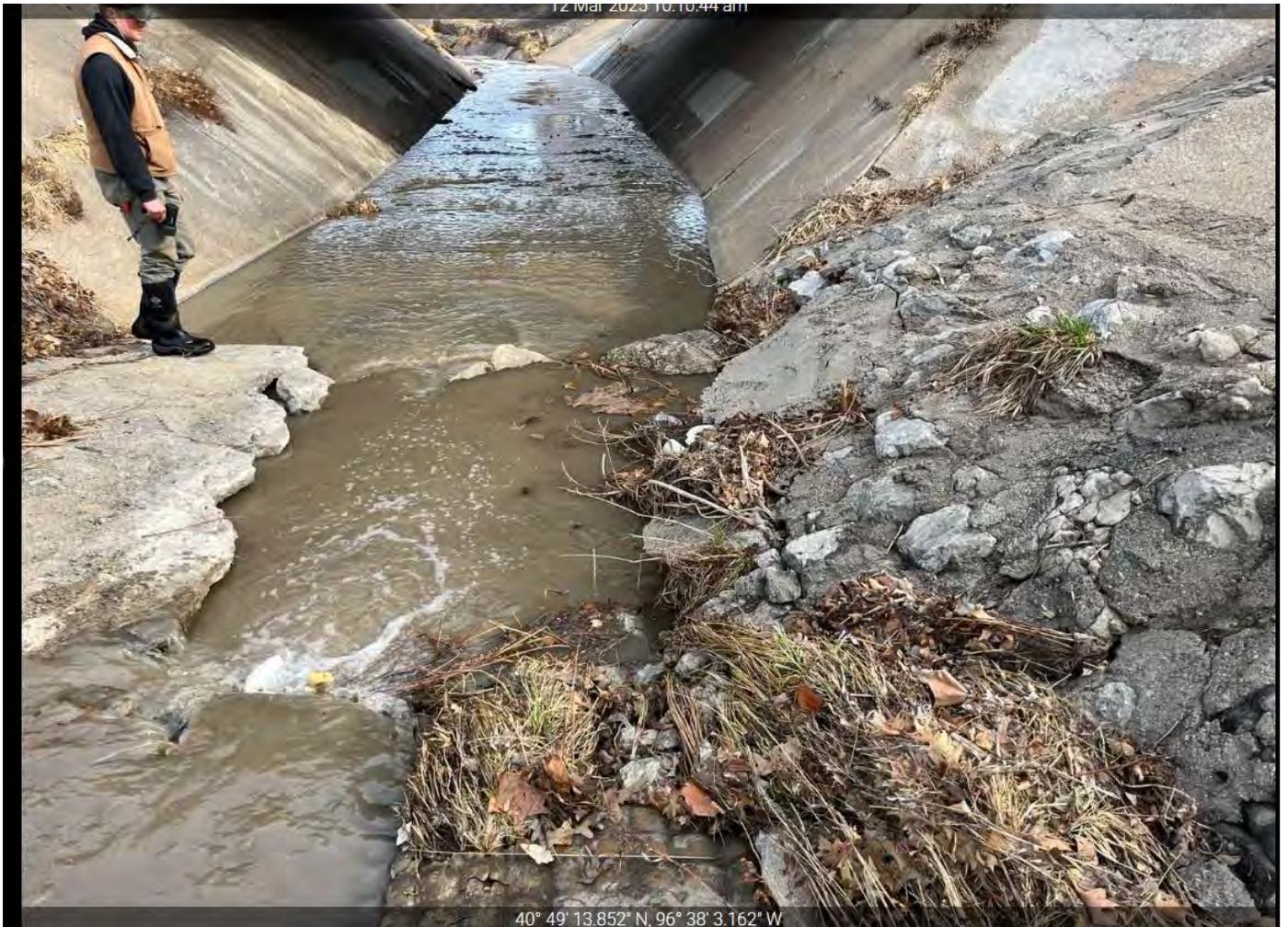


40° 49' 13.858" N, 96° 38' 3.155" W

12 Mar 2025 10:10:41 am



40° 49' 13.857" N, 96° 38' 3.15" W





## LOWER PLATTE SOUTH natural resources district

3125 Portia Street | P.O. Box 83581 • Lincoln, Nebraska 68501-3581  
P: 402.476.2729 • F: 402.476.6454 | [www.lpsnrd.org](http://www.lpsnrd.org)

### Memorandum

**Date:** March 6, 2026

**From:** Alex Lautenschlager, Operations and Maintenance Technician

**Subject:** Antelope Creek Channel Liner Repair Limestone site

This project consists of removal and replacement of broken creek liner on Antelope Creek between A St. and 27<sup>th</sup> St., just north of the Lincoln Children's Zoo and South of Normal Blvd. The area to be removed and replaced is just East of the Limestone outcropping. The project returns channel flow to pre-existing conditions.

District Staff reached out to several contractors and received one quote,

MC Wells Contracting LLC: \$24,950

CR-Menn Concrete:

Concrete Lincoln NE:

CL Construction LLC:

Gana Excavating and Trucking:

Wiota Concrete LLC:

New Era Construction and Concrete:

Lincoln Concrete Specialists

Midlands Contracting:

Myers Construction:

Valley Corp General Contractors:

Staff recommends the quote from MC Wells Contracting for twenty-four thousand, nine hundred fifty dollars. This was the only quote received and this contractor has done satisfactory work in the past.



15823 Cottonwood Street  
Omaha, NE 68136  
402.659.6618

March 10, 2026

Project Name: Lower Platte South NRD – Misc. Repairs

Project Location: Lincoln, NE – various locations

Mr. Lautenschlager:

We are pleased to quote the following: MC Wells Contracting proposes to provide the labor, materials, equipment, and supervision to perform work related to the repairs as outlined below.

**Antelope Creek Repair East of the Zoo – 1 Lump Sum of \$24,950**

- Includes mobilizing to site
- Includes traffic control as necessary for temporary single lane closures along roadway during non-peak hours
- Includes removal and haul off of deteriorated concrete in channel
- Includes supply and placement of new concrete to provide smooth transition from sound concrete channel lining to existing native stone
- Water handling to facilitate work in channel
- Seeding and matting to restore work area

**Vine Street Repair near Cotner Blvd – 1 Lump Sum of \$34,862**

- Includes mobilizing to site
- Includes traffic control as necessary for temporary single lane closures along roadway during non-peak hours
- Includes removal and haul off of deteriorated concrete along bank and in channel
- Includes new earth fill embankment to allow for proper grade of new concrete
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~~Scour Repairs – \$9500 per location~~

- ~~• Includes mobilizing to site~~
- ~~• Includes up to two side dump loads of import of new earth fill embankment. Any additional fill required at \$500 per truckload.~~



15823 Cottonwood Street  
Omaha, NE 68136  
402.659.6618

- Seeding and matting erosion control / restoration up to 300 SY. Any additional seeding and matting required at \$5 per SY
- **Does Not Include Traffic Control**
- Any traffic control necessary to be provided by NRD or MC Wells can coordinate with a local traffic control company of the NRD's choosing on a cost plus basis

Assumptions related to the work:

- Antelope Creek and Vine Street Repairs to be completed prior to July 1, 2026.
- Scour repair pricing good through December 31, 2026 or until frost inhibits good soil compaction, whichever occurs first.
- Pricing does not include sales tax
- Pricing does not include bonding, but bonding is available for an additional 2.5%
- Permits, if any, are the responsibility of the owner

Exclusions / Requirements Work:

- Traffic control at scour locations is excluded
- Third party testing or inspections are excluded
- Any scope not specifically included is excluded

Thank you for the opportunity to quote this work.

Sincerely,

Quoted by MC Wells

Joe McTaggart

Accepted by Client

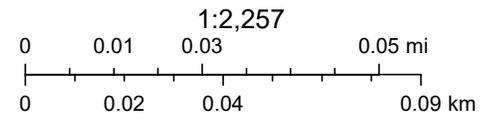
Signature \_\_\_\_\_ Date 3/10/2026 Title: Owner

# Limestone Site Area Expanded



3/6/2026, 9:49:12 AM

-  Streambank Stabilization Project area
-  LPSNRD Boundary



Esri, HERE, iPC, Eagleview, Microsoft, Vantor



## **RELEASE OF EASEMENT**

THIS RELEASE of easement is given by the Lower Platte South Natural Resources District, a political subdivision of the State of Nebraska (“Grantor”), to W & D Investments, LLC, (“Grantee”).

On March 22, 2006, Robert Stephens and Janet Stephens, husband and wife, and Michael Smith and Chrisenda Smith, a/k/a Chris Smith, husband and wife, as Grantors, granted and conveyed to the Lower Platte South Natural Resources District, as Grantee, a perpetual easement over and upon the real estate located in Lancaster County, Nebraska, particularly described as follows:

A Part of Lot 92, Irregular Tracts located in the SE 1/4, Section 27, Township 10 North, Range 6 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, more particularly described as a 15-foot wide permanent access easement along and inside of the south and southeast property lines from the driveway to Salt Creek levee, as shown on Exhibit “A” attached hereto and incorporated herein by this reference.

In 2024, the culvert and ramp access to Salt Creek levee on the above-described easement area was removed by the Lower Platte South Natural Resources District. The Lower Platte South Natural Resources District no longer requires the above-described easement and desires to release such easement interest to the benefit of the present owner of the real estate that is subject to the easement.

In consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, the Grantor, Lower Platte South Natural Resources District, hereby terminates said easement and releases unto the Grantee, W & D Investments, LLC, as present owner of the real estate, Grantor’s interest in the above-described easement.

IN WITNESS WHEREOF, Grantor has executed this release of easement on  
March \_\_\_\_, 2026.

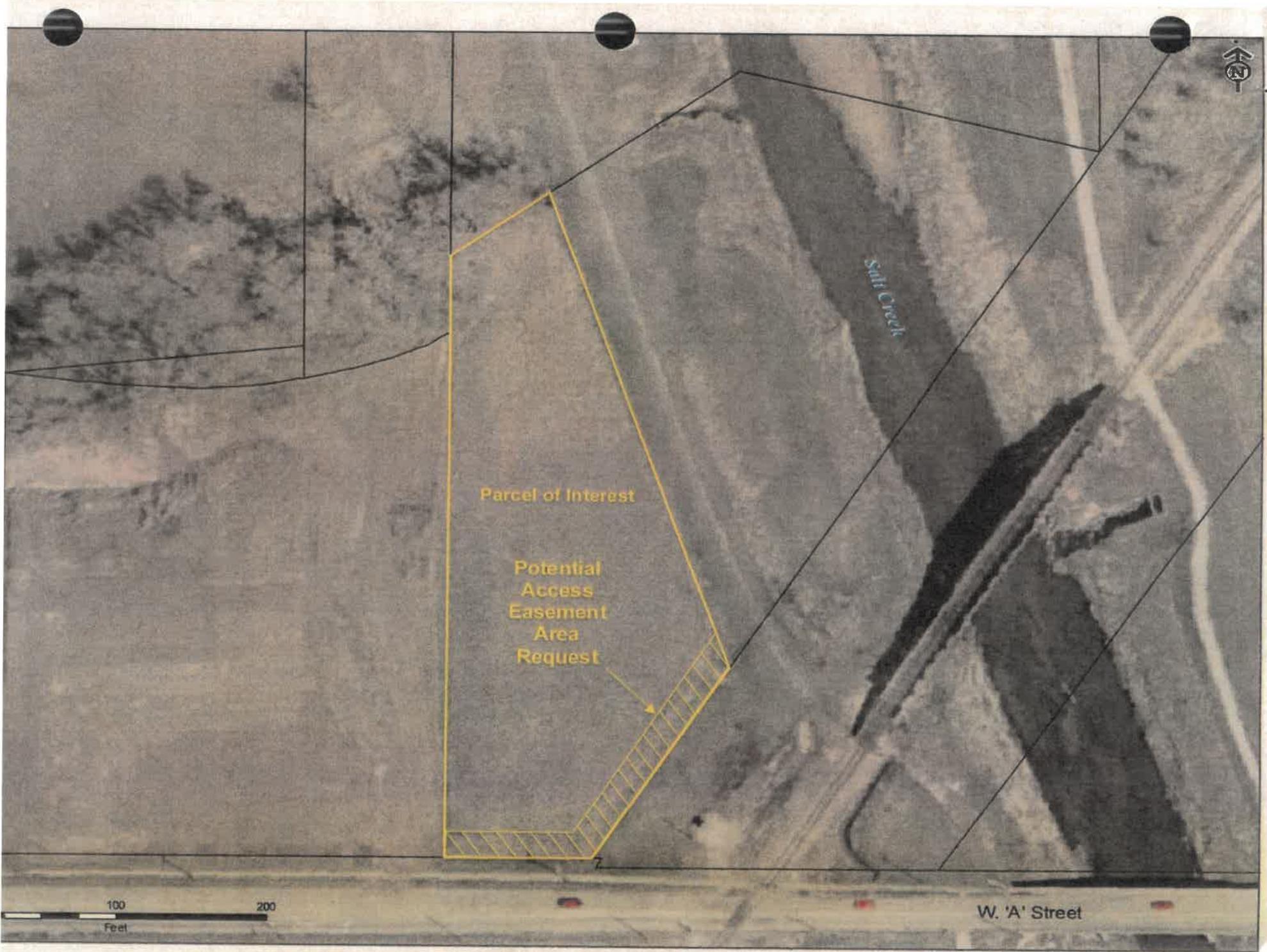
LOWER PLATTE SOUTH NATURAL  
RESOURCES DISTRICT, a political subdivision of  
the State of Nebraska, Grantor.

By: \_\_\_\_\_  
David Potter, General Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me on March \_\_\_\_, 2026, by  
David Potter, General Manager of the Lower Platter South Natural Resources District on behalf  
of said District.

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

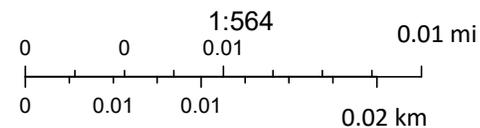


# Salt Creek Access at West A St.



3/11/2026, 7:27:11 AM

- Land Rights NRD
- Easement
- Agreement
- Parcels
- Counties (Ipsnrd)
- Sections (PLSS)



Esri, HERE, iPC, Eagleview, Lancaster County, NE GIS, Lincoln, NE/  
Lancaster, NE, Microsoft, Vantor

Web AppBuilder for ArcGIS

The original data was clipped from the Nebraska Section Corner Boundaries shapefile downloaded from the Nebraska Department of Natural Resources. | gWorks, Cass County GIS, Lancaster County Assessor/Register of Deeds Office | Digitized Deeds and