MEMORANDUM

TO: Programs, Projects and Operations Subcommittee

SUBJECT: Little Papio Channel Project – Former Union Pacific Railroad Bridge G-18 Removal Project Bids

DATE: January 31, 2008

FROM: Martin P. Cleveland, Construction Engineer

On January 31, 2008, bids were opened for the referenced project, located near 64th and Spring Street in Omaha, NE. This location is near the southeast corner of Former Chili Greens Golf Course (see attached map). The bridge is owned by the District and is being removed to reduce flood impacts (causes a 2.5 ft. flood level back water effect) eliminate debris catching hazard of bridge piers and “attractive nuisance” liability of an abandoned bridge (see attached photos). City of Omaha Parks staff have been contacted about possible reuse as a trail bridge and they have indicated no interest or need for this bridge. Also, typically, due to lead paint concerns and difficulty moving the bridge, etc., it is usually less expensive to install a new pedestrian bridge than to restore an existing bridge.

The project consists of removing all substructures (pilings) and super structure (steel stringers, deck) from the site. Pilings will be removed to 2 feet below ground level and holes back filled with soil, as per Nebraska Department of Roads standards. All bridge components will become the property of the contractor.

A bid summary is attached for your consideration. The apparent low bidder is McC, L.L.C., with a bid of $38,556.00.

This work will be funded via Project Maintenance General Contract work (Account 0103124479) and as of January 10, 2008, there is $1,280,294.55 left in this account.

It is Management’s recommendation that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute a contract for Former Union Pacific Railroad Bridge G-18 Removal Project with McC, L.L.C. for their total bid of $38,556.00.
## Summary of Bid Proposals

**Project:** Former Union Pacific Railroad Bridge No. G-18 Removal (located near 64th and Spring Street over Little Papio Creek)  
NRD Project No. 532 Reach 7-5

**Opening Date:** January 31, 2008  
**Opening Time:** 2:00 p.m.

<table>
<thead>
<tr>
<th>Bidder Name</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>McC, LLC</td>
<td>Midwest Dumpers, Inc.</td>
<td>Valley Corp.</td>
<td>Anderson Excavating</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Removal of Former UPRR Bridge G-18</th>
<th>Total Cost</th>
<th>Total Cost</th>
<th>Total Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$38,556.00*</td>
<td>$64,000.00</td>
<td>$73,450.00</td>
<td>$75,500.00</td>
<td></td>
</tr>
</tbody>
</table>

| Bid Bond (Yes or No) | Yes | Yes | Yes | Yes | Yes |

* Management Recommendation

10308 PW:pb file 532 Reach 7-5
Former Union Pacific Railroad Bridge G-18 over Little Papio Creek
Looking East From Keystone Trail
NOTES:
MARCH 2, 2006 SURVEY
BRIDGE IS LOCATED IN NE ¼ OF SECTION 36, T15N, R12E, DOUGLAS COUNTY NEBRASKA - NEAR 66th & SPRING ST. IN OMAHA. THERE ARE 4 NORTH SIDE TIMBER PILE SETS, & 3 SOUTH SIDE TIMBER PILE SETS SUPPORTING THE SUPER STRUCTURE.
BILL OF SALE

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest to Union Pacific Railroad Company, a Utah corporation, and Chicago and North Western Railway Company ("Seller") for and in consideration of One Dollar ($1.00) and other valuable consideration does hereby sell, transfer and deliver to PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, ("Buyer"), its successors and assigns, the following described personal property, to wit:

One railroad bridge No. G-18 (the "Bridge") located along abandoned line in NE1/4 of Section 36, T15N, R12E near 64th and Spring Streets in Omaha, Douglas County, Nebraska in the general location shown on the print dated March 22, 2006, marked Exhibit A, attached hereto and hereby made a part hereof.

SELLER MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE BRIDGE, INCLUDING, WITHOUT LIMITATION, AS TO MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. IT IS AGREED THAT BUYER IS PURCHASING THE BRIDGE IN AN "AS IS" AND "WHERE IS" CONDITION WITH ALL FAULTS. ADDITIONALLY, BUYER ACKNOWLEDGES THAT IT HAS INSPECTED THE BRIDGE AND THAT IT IS RELYING ON ITS OWN INVESTIGATION IN DETERMINING THE CONDITION OF THE BRIDGE AND IF THE BRIDGE CONTAINS ANY ASBESTOS AND/OR LEAD.

BUYER, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES, RELEASES, REMISES, ACQUITS AND FOREVER DISCHARGES SELLER, ITS AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS AND ASSIGNS, OF AND FROM ANY AND ALL CLAIMS, SUITS, ACTIONS, CAUSES OF ACTION, DEMANDS, RIGHTS, DAMAGES, COSTS, EXPENSES, PENALTIES, FINES OR COMPENSATION WHATSOEVER, DIRECT OR INDIRECT, WHICH BUYER NOW HAS OR WHICH BUYER MAY HAVE IN THE FUTURE ON ACCOUNT OF OR IN ANY WAY ARISING OUT OF OR IN CONNECTION WITH THE KNOWN OR UNKNOWN PHYSICAL OR ENVIRONMENTAL CONDITION OF THE BRIDGE.
IN WITNESS WHEREOF, the Seller and Buyer have each duly executed this instrument as of the 14th day of April, 2006.

UNION PACIFIC RAILROAD COMPANY

By ____________________________

Title: Assistant Vice President - Real Estate

PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT

By ____________________________

Title: Assistant General Manager
NOTE: BEFORE YOU BEGIN ANY WORK, SEE AGREEMENT FOR FIBER OPTIC PROVISION.

EXHIBIT "A"
UNION PACIFIC RAILROAD COMPANY
OMAHA, DOUGLAS COUNTY, NE
Abandoned former C&NW line
between Irvington, NE and So. Omaha

BILL OF SALE TO PAPIO NRD

REAL ESTATE DEPARTMENT
OMAHA, NE Date: 3/22/2006
Folder: 2379-52

* LEGEND *

Bridge G-18........ Noted on print
Abandoned R/W Outlined...........