



# Proposal

**SCHACHNE RESIDENCE**  
**13651 CUMING STREET**  
**OMAHA, NEBRASKA 68154**

**Sales:** Lulu Nuno

**INSTALL- Schachne Residence**  
 13651 Cuming Street Omaha, Nebraska 68154

**Est ID:** EST5548251 1.1

**Date:** Jul-14-2025

## Buried Drainage System

**\$30,470.00**

This work area includes the following:

-Front yard & Backyard Drainage: Connecting the downspouts to a buried drainpipe using miter drain fittings for a clean transition. The pipe will run underground through the lawn and daylight at a lower point in the front yard, allowing water to be discharged safely away from the foundation.

-Eastside Drainage: Installation of 2- 18" Nyloplast Drains on the east side of the property & connecting it to the storm sewer. In between the nyloplast drains we will install a french drain. We will also connect the two downspouts, the two drain boxes in the window wells, and the front & backyard sumps pump to the nyloplast drains. This will help prevent any pooling near the foundation.

|          |                                                                       |  |                                                       |
|----------|-----------------------------------------------------------------------|--|-------------------------------------------------------|
| 4 Tons   | 3/4" CRUSHER RUN - 3/4" to backfill & Compact around Nyloplast basins |  |                                                       |
| 2 Each   | 12" x 12" Drain Box                                                   |  |                                                       |
| 2 Each   | Nyloplast 18" Drain Basin -                                           |  | Nyloplast 15" x 10' Drain Basin with Pedestrian Grate |
| 2 Each   | Nyloplast 8" Concrete Insert Tee for ADS - Concrete pipe              |  |                                                       |
| 4 Each   | 6" Insert TEE Dual Wall fitting - 6" for ADS - Nyloplast              |  | Dual Wall                                             |
| 25 Feet  | 8" Dual Wall drain Pipe - 8" (40')                                    |  | Winwater                                              |
| 40 Feet  | 6" Dual Wall Pipe (Solid) - 6"                                        |  |                                                       |
| 4 Each   | 6" x 4" Dual Wall WYE - 6"                                            |  | Dual Wall                                             |
| 0.5 EA   | 6" PERF DRAIN TILE (100' ROLL)                                        |  | Drainage Part                                         |
| 3 Tons   | 1" Clean Limestone - 1" (for french drain)                            |  |                                                       |
| 7 EA     | 2" X 3" X 4" DOWN SPOUT ADAPTER                                       |  | Drainage Part                                         |
| 10 Each  | 4" ADS WT HXH 90 Elbow - 4"                                           |  | 4" Dual wall 90' Elbow                                |
| 280 Feet | 4" Dual Wall Pipe (Solid) - 20' - 4" x 20'                            |  | Dual Wall                                             |

|          |                                                                     |                                      |
|----------|---------------------------------------------------------------------|--------------------------------------|
| 5 Each   | Miter Drain - 4"                                                    |                                      |
| 8 Each   | 4" Misc. Dual wall Drain tile Fittings - 4"                         |                                      |
| 1 Each   | Soap & Mop (Drainage Lubricant) - 1 Gallon                          | Soap & Mop (Drainage Lubricant)      |
| 1 Each   | Locate Tape (Storm Sewer) - 3" x 1000'                              | Locate Tape (Storm Sewer) 3" x 1000' |
| 6 Each   | 86080 KING PIPE WRAP TAPE                                           |                                      |
| 100 Sqft | Landscape Fabric for french drain                                   |                                      |
| 0.1 ea   | FCMST-61000 SRW 6^ FABRIC STAPLES<br>11 GA 1000/CTN                 |                                      |
| 1 Ton    | Standard River Rock - The rock place - 3/4" - 1 1/2" (Window Wells) | Decorative Rock                      |
| 1 Ton    | 2" - 4" RIVER ROCK - 2" - 4" (Window Wells)                         | Decorative Rock                      |

## Front Stoop Pavers

**\$7,780.00**

This work area includes the following:

-Installing pavers for front stoop area. Paver selection: Vantage- Color in Intention (beige) for main field & Grand Crest Bullnose- Color in Reflection (black) for border.

-McNeil Company will provide & pour concrete.

-Once concrete is poured and dried out, we can begin by base prepping before the pavers are set. Base prepping includes adding a layer of 500xt fabric on top of the concrete, once that is set we can add 1" sand directly on top of fabric and we will make sure that the sand is screeded properly.

-Once sand screeding is set, we can begin installing & cutting pavers directly on top of the sand. Pavers are then compacted with a plate tamper to settle the pavers into the bedding sand and create a flat, level surface.

-We will finish up by sweeping polymeric sand into the joints to lock the pavers together and create a durable surface.

-Installation of undercap lights for the step up.

|          |                                                                           |                               |
|----------|---------------------------------------------------------------------------|-------------------------------|
| 12.5 LF  | GS MIRAFI 500X FABRIC 12.5' X 432'                                        | Fabric                        |
| 1 Tn     | C-33 Leveling Sand (Indigenous Shop) - 1Indigenous Shop                   |                               |
| 2 Each   | Laticrete 254 Platinum Thinset - 50 lbs.                                  | (50) lbs bag modified thinset |
| 99.6 SF  | VANTAGE INTENTION- 3 PC COMBO - 4"x 8"x 70mm, 8"x 8"x 70mm, 8"x 12"x 70mm | Paver                         |
| 20 EA    | GRAND CREST BULLNOSE REFLECTION - Bullnose Coping 8X14X70MM               |                               |
| 0.1 Each | 12LC71 12-2 WIRE 500 - BROWN LIGHTING WIRE                                | Landscape lighting wire       |
| 3 Each   | 15745GRY27 KICHLER 3 LED WITH BRACKET (undercap lights)                   |                               |

**Front Walk Paver Medallion****\$7,315.00**

This work area includes the following:

-Installing pavers for front stoop area. Paver selection: Vantage- Color in Intention (beige) for main field & Vantage- Color in Reflection (black) for border.

-McNeil Company provide & pour concrete.

-Once concrete is poured and dried out, we can begin by base prepping before the pavers are set. Base prepping includes adding a layer of 500xt fabric on top of the concrete, once that is set we can add 1" sand directly on top of fabric and we will make sure that the sand is screeded properly.

-Once sand screeding is set, we can begin installing & cutting pavers directly on top of the sand. Pavers are then compacted with a plate tamper to settle the pavers into the bedding sand and create a flat, level surface.

-We will finish up by sweeping polymeric sand into the joints to lock the pavers together and create a durable surface.

|         |                                                                            |                               |
|---------|----------------------------------------------------------------------------|-------------------------------|
| 60 EA   | 3/8" X10" SPIKES                                                           |                               |
| 6 EA    | PAVE EDGE RIGID 7'                                                         |                               |
| 12.5 LF | GS MIRAFI 500X FABRIC 12.5' X 432'                                         | Fabric                        |
| 1 Tn    | C-33 Leveling Sand (Indigenous Shop) -                                     | Indigenous Shop               |
| 1 Each  | Laticrete 254 Platinum Thinset - 50 lbs.                                   | (50) lbs bag modified thinset |
| 99.6 SF | VANTAGE INTENTION- 3 PC COMBO - 4"x 8"x 70mm, 8"x 8"x 70mm, 8"x 12"x 70mm  | Paver                         |
| 99.6 SF | VANTAGE REFLECTION- 3PC COMBOS - 4"x 8"x 70mm, 8"x 8"x 70mm, 8"x 12"x 70mm | Paver                         |
| 2 EA    | TECHNISEAL HP NEXT GEL- PRARIE GREY -                                      | Polymeric Sand                |

**Covered Mirage Tile Patio****\$19,260.00**

This work area includes the following:

-Installing porcelain tile for the covered patio area. Porcelain Tile Selection: Quarziti 2.0- 24"x24"- Colors in Glacier (for main field) & Mantle (for border)

-McNeil Company provide & pour concrete.

-Once concrete is poured and dried out, we can begin by base prepping before porcelain tiles are set. Base prepping includes spreading a layer of hydro ban.

-Once the hydro ban is installed and dried out, we can begin by installing the thinset and porcelain tile.

-We will finish up by adding a colored grout and cleaning up the tile.

|          |                                                             |  |
|----------|-------------------------------------------------------------|--|
| 2.5 Each | Laticrete Hydro Ban Commercial Unit -                       |  |
| 8 Each   | Laticrete 254 Platinum Thinset - 50 lbs.                    |  |
| 51 Each  | Mirage Porcelain Tile Quarziti 2.0- Color Glacier - 24"x24" |  |

|        |                                                             |
|--------|-------------------------------------------------------------|
| 26 EA  | Mirage Porcelain Tile Quarziti 2.0- Color Mantle - 24"x24"- |
| 2 Each | Laticrete Permacolor Grout Color                            |

|                                  |                    |
|----------------------------------|--------------------|
| <b>Front yard Retaining Wall</b> | <b>\$12,180.00</b> |
|----------------------------------|--------------------|

This work area includes the following:

-We will excavate the soil in the backyard as shown on the site plan.

-We will install & compact a 6" layer of crusher base material.

-Retaining wall block Selection is: 6" Diamond (straight cut)- Color in Granite & Cap Selection is: Vertica Pro Smooth- Color in White.

|         |                                                                 |                     |
|---------|-----------------------------------------------------------------|---------------------|
| 5 Ton   | Crusher Run Limestone (3/4") - Indigenous Shop                  |                     |
| 33 EA   | U START BASE BLOCK - Watkins                                    | Base Block          |
| 136 EA  | DIAMOND 10D STONECUT GRANITE - 6" Wall Block x 17.75" x 10"     |                     |
| 4 EA    | DIAMOND 10D 6" SRW- return corner- Color Granite- 6" x 18" x 9" | Return Corner Block |
| 28 Each | VERTICA PRO SMOOTH -COLOR WHITE- Cap CAP - 3" x 18" x 13"       |                     |
| 8 EA    | PREMIUM ADHESIVE QUART TUBE - Watkins                           | Glue for Cap        |
| 7 Tons  | 1" Clean Limestone                                              | Backfill            |
| 40 LF   | SD-MIRAFI 135N FABRIC 15' X 360' - 200sqft per 100sqft of wall  |                     |

|                                 |                    |
|---------------------------------|--------------------|
| <b>Backyard Retaining Walls</b> | <b>\$25,090.00</b> |
|---------------------------------|--------------------|

This work area includes the following:

-We will excavate the soil in the backyard as shown on the site plan.

-We will install & compact a 6" layer of crusher base material.

-Retaining wall block Selection is: 6" Diamond (straight cut)- Color in Granite & Cap Selection is: Vertica Pro Smooth- Color in White.

|         |                                                                 |                     |
|---------|-----------------------------------------------------------------|---------------------|
| 11 Ton  | Crusher Run Limestone (3/4") - Indigenous Shop                  |                     |
| 88 EA   | U START BASE BLOCK - Watkins                                    | Base Block          |
| 300 EA  | DIAMOND 10D STONECUT GRANITE - 6" Wall Block x 17.75" x 10"     |                     |
| 16 EA   | DIAMOND 10D 6" SRW- return corner- Color Granite- 6" x 18" x 9" | Return Corner Block |
| 75 Each | VERTICA PRO SMOOTH -COLOR WHITE- Cap CAP - 3" x 18" x 13"       |                     |
| 30 EA   | PREMIUM ADHESIVE QUART TUBE - Watkins                           | Glue for Cap        |

|         |                                                                |               |
|---------|----------------------------------------------------------------|---------------|
| 20 Tons | 1" Clean Limestone                                             | Backfill      |
| 110 LF  | SD-MIRAFI 135N FABRIC 15' X 360' - 200sqft per 100sqft of wall |               |
| 1 EA    | 4" PERF DRAIN TILE (100' ROLL)                                 | Drainage Part |

### Window Well Retaining Walls

**\$9,850.00**

This work area includes the following:

-We will excavate the soil in the backyard as shown on the site plan.

-We will install & compact a 6" layer of crusher base material.

-Retaining wall block Selection is: 6" Diamond (straight cut)- Color in Granite & Cap Selection is: Vertica Pro Smooth- Color in White.

|         |                                                                 |                     |
|---------|-----------------------------------------------------------------|---------------------|
| 5 Ton   | Crusher Run Limestone (3/4") - Indigenous Shop                  |                     |
| 34 EA   | U START BASE BLOCK - Watkins                                    | Base Block          |
| 60 EA   | DIAMOND 10D STONECUT GRANITE - 6" Wall Block x 17.75" x 10"t    |                     |
| 8 EA    | DIAMOND 10D 6" SRW- return corner- Color Granite- 6" x 18" x 9" | Return Corner Block |
| 28 Each | VERTICA PRO SMOOTH -COLOR WHITE- Cap CAP - 3" x 18" x 13"       |                     |
| 8 EA    | PREMIUM ADHESIVE QUART TUBE - Watkins                           | Glue for Cap        |
| 6 Tons  | 1" Clean Limestone                                              | Backfill            |
| 42 LF   | SD-MIRAFI 135N FABRIC 15' X 360' - 200sqft per 100sqft of wall  |                     |

|                       |                     |
|-----------------------|---------------------|
| <b>Subtotal</b>       | <b>\$111,945.00</b> |
| <b>Taxes</b>          | <b>\$0.00</b>       |
| <b>Estimate Total</b> | <b>\$111,945.00</b> |

1) A one-year (1) one-time replacement warranty exists for all plant material covered under a perennial bed maintenance (PBM) contract through Indigenous Landscaping. No plant material shall have any such warranty if not covered under a PBM contract. It is the owners' sole responsibility to ensure adequate watering and maintenance of all plant material occurs after installation, and during the warranty period. While every effort is made to locate suppliers for the plants listed above, it should be noted that specific plant selections, numbers, and sizes mentioned above are subject to substitution without notice should stock become unavailable, in which case the most suitable substitution will be made by an Indigenous Landscaping representative.

2) A one-year (1) warranty exists on all workmanship performed by Indigenous Landscaping provided that proper maintenance procedures are practiced by the owner during the warranty period.

3) Indigenous Landscaping is not responsible for any damages resulting in natural material changes such as staining, discoloring, efflorescence, cracking, chipping, changes in shape that may occur on wood, poured-in-place concrete, precast concrete, asphalt, natural stone, concrete pavers or brick after installation. Indigenous Landscaping is also not responsible for any damages caused by de-icing salts or any other products applied to natural stone or concrete products.

4) Owner agrees to allow Indigenous Landscaping to photograph the project site at times, before, during, and after the completion of the project for purposes of documentation and promotion. Prior notification will be given.

5) Although Indigenous Landscaping will attempt to avoid all unnecessary delays with respect to landscape construction, the owner hereby acknowledges that Indigenous Landscaping is not responsible for circumstances beyond our control including adverse weather, availability or late delivery of materials, strikes, or failure of sub-contractors hired by the owner to complete other necessary work prior to project start.

6) Indigenous Landscaping is not responsible for any and all unforeseen costs that may occur during the landscape construction process. This includes excavation of hidden rocks, tree trunks, foundations, wells, septic tanks or vandalism. These items will be considered extras to the contract and will be brought to the owners' attention immediately.

7) Indigenous Landscaping is responsible for contacting all local public utility companies with respect to (Telephone, Cable, Gas, Water, Etc.) Any private utilities, including septic and well systems, shall be the sole responsibility of the owner to identify and mark as needed. Indigenous Landscaping is not responsible for any claims for damages caused to private utilities and work relating to property line locations.

8) The owner acknowledges that there may be a slight variation in color between the color samples shown and the actual color of the material installed due to manufacturing times or natural processes. If the contracted material pattern, color, or sizing changes at the request of owner and requires re-ordering or return of material, there will be a restocking charge equal to 30% of the material value.

9) Indigenous Landscaping is not responsible for damage to existing automatic irrigation systems or lighting systems unless covered in the scope of work for the project.

10) Indigenous Landscaping shall be entitled to compensation for services performed and material purchased up to the point of notification if owner chooses to terminate this contract or abandon project at any state of completion over the duration of contracted work.

11) Any minor cracking from shifting or settlement for poured-in-place plain, patterned, or exposed aggregate reinforced concrete is not warrantied. A differential shifting of plus or minus one inch in one direction from the true line is common. Any touch-ups or repairs are considered a service item and billable. Patterned and exposed aggregate concrete requires resealing within a two-year period, which is not warrantied but recommended, and is considered normal maintenance to protect the integrity of surface treatment.

12) Warranty work will not be completed until all contract payments are paid in full.

13) Any deviation from the payment plan could result in Indigenous Landscaping halting the work until payments are up to date.

14) Owner is responsible for maintaining a watering schedule for newly installed sod. Indigenous Landscaping does not replace or warranty sod.

**Contractor:**



Lulu Nuno

**Client:**

**Signature Date:**

07/14/2025

**Signature Date:**

**Email:** lulun@indigenoussinc.com

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