



Proposal

SCHACHNE RESIDENCE
13651 CUMING STREET
OMAHA, NEBRASKA 68154

Sales: Lulu Nuno

INSTALL- Schachne Residence (Landscape)
13651 Cuming Street Omaha, Nebraska 68154

Est ID: EST5784710 1.3

Date: Oct-22-2025

Rough Grading	\$2,575.00
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This work area includes the following:

-Reusing left over dirt from site & grading properly around retaining walls to make sure it is built up to correct height.

Finish Grading & Sod	\$10,830.00
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This work area includes the following:

-Moving and grading of excess soil, hauling and disposal of debris in the yard prior to finish grading.

-Installation of sod around entire property.

Sprinkler System Installation	\$4,090.00
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This work area includes the following:

-Installation of new sprinkler system to ensure proper watering throughout the newly installed sod.

-Plumbing is not included.

8 each	RainBird 1" Valve	RainBird 1" Valve
36 Each	RAINBIRD 1804 4" POP-UP SPRAY	RainBird 4" Spray Head
8 each	RainBird 3504 Mid Range Rotor	RainBird 3504 Mid Range Rotor
20 each	RainBird 5004 - 4" Sprinkler Rotor	RainBird 5004 - 4" Sprinkler Rotor
1 ea	SPXFLEX100 RAINBIRD SPX-FLEX SWING PIPE - 100 COIL	
2 ea	Hunter DripLine Pressure Reducer	Hunter DripLine Pressure Reducer
1 each	Hunter HPC-400 Hydrowise 4 station base	Hunter HPC-400 Hydrowise 4 station base
	Controller	Controller
10 EA	HUNTER MP ROTATOR - 8' - 30'	Hunter MP Rotator Nozzle
2	Hunter PCM-300 3 station add on module	Hunter PCM-300 3 station add on module

Front Yard Landscape

\$15,700.00

This work area includes the following:

-Landscaping beds will include trees, flowering shrubs, and perennials. The landscape beds will be constructed using a mixture of topsoil and compost to encourage plant success, tilling, and raking of the beds to ensure proper drainage, and installation of plant material.

-We will install aluminum edging between landscape bed and lawn.

-Drip irrigation will be installed throughout the landscape bed to help ensure proper watering of newly installed plants.

-We install decorative rock as the ground cover for the landscape beds. We will install landscape fabric and set the rock on top of the fabric. Each plant will have a mulch ring around it; this will protect the plant roots and provide proper moisture.

-Pre-emergent will be spread around the landscape bed, this weed control will help prevent germinated weed seedlings from becoming established.

15 Yard	Top Soil Mix - Topsoil Compost Blend	
5 Each	AlUMINUM EDGING - 3000 SERIES - Bronze - 16'	Aluminum Edging
1 Yard	Chocolate Mulch - (mulch around the plants)	
2 Each	Decidous Tree Allowance- 3"	Indigenous
20 Each	Shrub Allowance	Shrub
12 Each	Buxus x 'Green Velvet' Boxwood - #7	Evergreen Shrub
40 Each	Perennial/Grass Allowance	Perennial
1 EA	HUNTER DRIPLINE .6GPH W/CV EACH - 12" X 250'	HUNTER DRIPLINE .6GPH W/CV EACH
0.5 ea	FCMST-61000 SRW 6^ FABRIC STAPLES 11 GA 1000/CTN	
2 Lbs.	Snap Shot Pre Emergent (Per Pound) - Pre Emergent	
850 Sqft	Landscape Fabric	
7 Ton	Decorative Rock Allowance-	

Backyard Landscape along House

\$5,675.00

This work area includes the following:

-We will install aluminum edging between the landscape bed and lawn.

-We install decorative rock as the ground cover for the landscape beds. We will install landscape fabric and set the rock on top of the fabric. Each plant will have a mulch ring around it; this will protect the plant roots and provide proper moisture.

-Pre-emergent will be spread around the landscape bed, this weed control will help prevent germinated weed seedlings from becoming established.

-Only installing plants closest to the garage & covered porch. The remaining portion will just be rock and not plants along the house.

4 Yard	Top Soil Mix - Topsoil Compost Blend	
5 Each	ALUMINUM EDGING - 3000 SERIES - Bronze - 16'	Aluminum Edging
0.2 Yard	Chocolate Mulch - (mulching around plants)	
3 Each	Buxus x 'Green Velvet' Boxwood - #7	Evergreen Shrub
10 Each	Perennial Allowance	Indigenous
0.1 EA	HUNTER DRIPLINE .6GPH W/CV EACH - 12" X 250'	HUNTER DRIPLINE .6GPH W/CV EACH
0.5 ea	FCMST-61000 SRW 6^ FABRIC STAPLES 11 GA 1000/CTN	
2 Lbs.	Snap Shot Pre Emergent (Per Pound) - Pre Emergent	
220 Sqft	Landscape Fabric	
2 Ton	Decorative Rock Allowance-	

Retaining Wall Landscape

\$9,870.00

This work area includes the following:

-Landscaping beds will include flowering shrubs and perennials. The landscape beds will be constructed using a mixture of topsoil and compost to encourage plant success, tilling, and raking of the beds to ensure proper drainage, and installation of plant material.

-We will install aluminum edging between landscape bed and lawn. Drip irrigation will be installed throughout the landscape bed to help ensure proper watering of newly installed plants.

-We install decorative rock as the ground cover for the landscape beds. We will install landscape fabric and set the rock on top of the fabric. Each plant will have a mulch ring around it; this will protect the plant roots and provide proper moisture.

-Pre-emergent will be spread around the landscape bed, this weed control will help prevent germinated weed seedlings from becoming established.

12 Yard	Top Soil Mix - Topsoil Compost Blend	
4 Each	ALUMINUM EDGING - 3000 SERIES - Bronze - 16'	Aluminum Edging
1 Yard	Chocolate Mulch - (mulch around plants)	
11 Each	Shrub Allowance	Indigenous
35 Each	Perennial/Grass Allowance	Indigenous
1 EA	HUNTER DRIPLINE .6GPH W/CV EACH - 12" X 250'	HUNTER DRIPLINE .6GPH W/CV EACH
0.5 ea	FCMST-61000 SRW 6^ FABRIC STAPLES 11 GA 1000/CTN	
2 Lbs.	Snap Shot Pre Emergent (Per Pound) - Pre Emergent	
520 Sqft	Landscape Fabric	

5 Ton

Decorative Rock Allowance-

Eastside Landscape

\$3,370.00

This work area includes the following:

-We will install aluminum edging between the landscape bed and lawn.

-We install decorative rock as the ground cover for the landscape beds. We will install landscape fabric and set the rock on top of the fabric. Each plant will have a mulch ring around it, this will protect the plant roots and provide proper moisture.

-Pre-emergent will be spread around the landscape bed, this weed control will help prevent germinated weed seedlings from becoming established.

-No plants will be installed on the eastside landscape.

1 Yard	Top Soil Mix - Topsoil Compost Blend
5 Each	ALUMINUM EDGING - 3000 SERIES - Bronze - 16' Aluminum Edging
0.3 ea	FCMST-61000 SRW 6^ FABRIC STAPLES 11 GA 1000/CTN - Staples
0.5 Lbs.	Snap Shot Pre Emergent (Per Pound) - Pre Emergent
155 Sqft	Landscape Fabric
1.5 Ton	Decorative Rock Allowance-

Landscape Lighting

\$5,640.00

This work area includes the following:

-Installation of landscaping lighting throughout the landscape beds to provide a sense of security and boost the overall aesthetic appeal, illuminating the best aspects and focal points. 7 pathway lights & 1 uplight pointing at the address numbers.

2 Each	PAIGE DIGITAL LANDSCAPE TIMER - Reams
2 Each	300W Pro-Series Transformer
1.5 Each	12LC71 12-2 WIRE 500 - BROWN LIGHTING WIRE - Reams
7 Each	LED Ninety Degree Path Light- 16261AZT27
1 Each	Uplights Allowance (for address numbers)

Landscape Design Fee**\$1,500.00**

This work area includes:

-Designer time for designing, meeting contractors, site planning, & taking measurements or elevation measurements on site.

1	Design Package	Indigenous		
			Subtotal	\$59,250.00
			Taxes	\$312.01
			Estimate Total	\$59,562.01

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 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:

10/22/2025

Signature Date:

Email: lulun@indigenoussinc.com

Indigenous Landscaping
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68145

P.402 249 4141

www.indigenoussinc.com
lulun@indigenoussinc.com



Proposal

SCHACHNE RESIDENCE
13651 CUMING STREET
OMAHA, NEBRASKA 68154

Sales: Lulu Nuno

INSTALL- Schachne Residence (Hardscapes)
 13651 Cuming Street Omaha, Nebraska 68154

Est ID: EST5709653

Date: Oct-21-2025

Buried Drainage System (Front & Backyard)

\$31,855.00

This work area includes the following:

-Front yard & Backyard Drainage: Connecting the downspouts and installing a 12"x12" drain box inside planter box and having those connecting to a buried 6" drainpipe and that will tie into the nyloplast drains. Front & backyard sump pumps will also be tied into nyloplast drains as well. This will help prevent any pooling near 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 and the two drain boxes in the window wells 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	
3 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	
5 Each	6" Insert TEE Dual Wall fitting - 6" for ADS - Nyloplast	Dual Wall
60 Feet	8" Dual Wall drain Pipe - 8"	Winwater
320 Feet	6" Dual Wall Pipe (Solid) - 6"	
8 Each	6" x 4" Dual Wall WYE - 6"	Dual Wall
10 Each	6" Dual Wall 45 - 6"	Dual Wall
10 ea	6" Drintile Cap	
6 Each	6" Misc. Dual wall Drain tile Fittings - 6"	
0.5 EA	6" PERF DRAIN TILE (100' ROLL)	Drainage Part
3 Tons	1" Clean Limestone - 1" (for french drain)	

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 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.

-Also includes installing undercap lights for step up.

12.5 LF	GS MIRAFL 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 - 8X14X70MM	Bullnose Coping
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 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.

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**\$19,660.00**

This work area includes the following:

-Installing porcelain tile for the covered patio area. Porcelain Tile Selection: Quarziti 2.0- 24"x24" and 12"x24"- Colors in Glacier (for main field) & Mantle (for border)

-McNeil Company will 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 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 EA	Field Pattern- Mirage Porcelain Tile 2.0- Color Glacier- 12"x24"	

26 Each	Field Pattern- Mirage Porcelain Tile Quarziti 2.0- Color Glacier - 24"x24"
26 EA	Border- Mirage Porcelain Tile Quarziti 2.0- Color Mantle - 24"x24"- -
2 Each	Laticrete Permacolor Grout Color

Front yard Retaining Wall

\$12,180.00

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: 8" Diamond Pro (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 PRO 8" STRAIGHT GRANITE - 8" x 18" x 12"	Wall Block
4 EA	DIAMOND PRO 8" SRW- RETURN CORNER- GRANITE* - 8" x 18" x 9"	Return Corner Block
28 Each	VERTICA PRO SMOOTH -COLOR WHITE- CAP - 3" x 18" x 13"	Cap
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	

Driveway Retaining Wall

\$15,040.00

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

5 Ton	Crusher Run Limestone (3/4") -	
40 EA	U START BASE BLOCK - Watkins	Base Blcok
175 EA	DIAMOND PRO 8" STRAIGHT GRANITE - 8" x 18" x 12"	Wall Block
4 EA	DIAMOND PRO 8" SRW- RETURN CORNER- GRANITE** - 8" x 18" x 9"	Return Corner Block
34 Each	VERTICA PRO SMOOTH -COLOR WHITE- CAP - 3" x 18" x 13"	Cap

14 EA	PREMIUM ADHESIVE QUART TUBE - Watkins	Glue for Cap
8 Tons	1" Clean Limestone	Backfill
50 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: 8" 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 PRO 8" STRAIGHT GRANITE - 8" x 18" x 12"	Wall Block
8 EA	DIAMOND PRO 8" SRW- RETURN CORNER- GRANITE - 8" x 18" x 9"	Return Corner Block
28 Each	VERTICA PRO SMOOTH -COLOR WHITE- CAP - 3" x 18" x 13"	Cap
8 EA	PREMIUM ADHESIVE QUART TUBE - Watkins	Glue for Cap
6 Tons	1" Clean Limestone	
42 LF	SD-MIRAFI 135N FABRIC 15' X 360' - 200sqft per 100sqft of wall	

Mini Retaining Wall- Back Corner of House

\$3,875.00

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

1 Ton	Crusher Run Limestone (3/4") - Indigenous Shop	
8 EA	U START BASE BLOCK - Watkins	Base Block
20 EA	DIAMOND PRO 8" STRAIGHT GRANITE - 8" x 18" x 12"	Wall Block
3 EA	DIAMOND PRO 8" SRW- RETURN CORNER- GRANITE - 8" x 18" x 9"	Return Corner Block
7 Each	VERTICA PRO SMOOTH -COLOR WHITE- CAP - 3" x 18" x 13"	Cap

4 EA	PREMIUM ADHESIVE QUART TUBE - Watkins	Glue for Cap
1 Tons	1" Clean Limestone	Backfill
10 LF	SD-MIRAFI 135N FABRIC 15' X 360' - 200sqft per 100sqft of wall	
Subtotal		\$107,555.00
Taxes		\$0.00
Estimate Total		\$107,555.00

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within a two-year period, which is not warrantied but recommended, and is considered normal maintenance to protect the integrity of surface treatment.

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Contractor:



Lulu Nuno

Client:

Signature Date:

10/21/2025

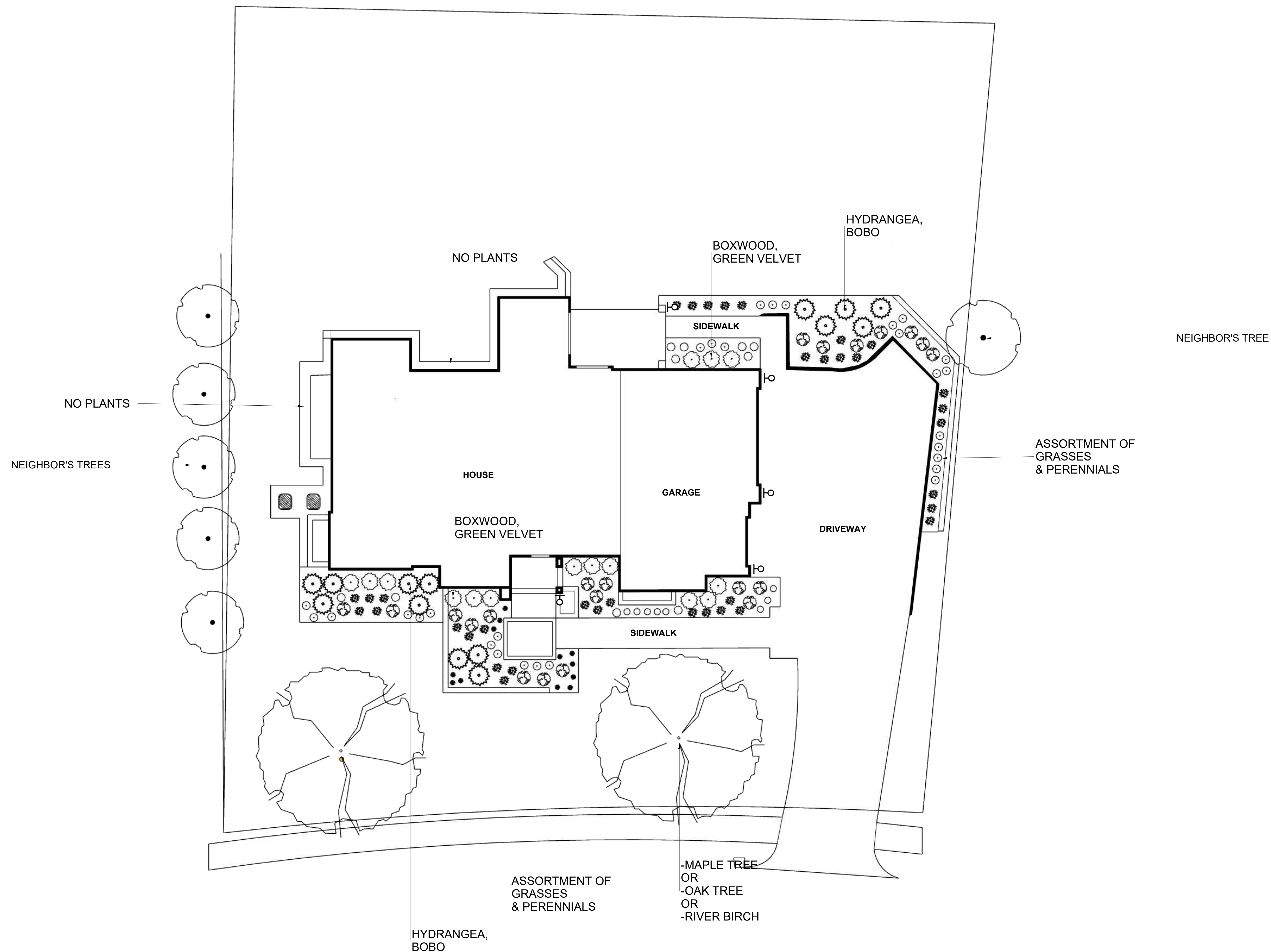
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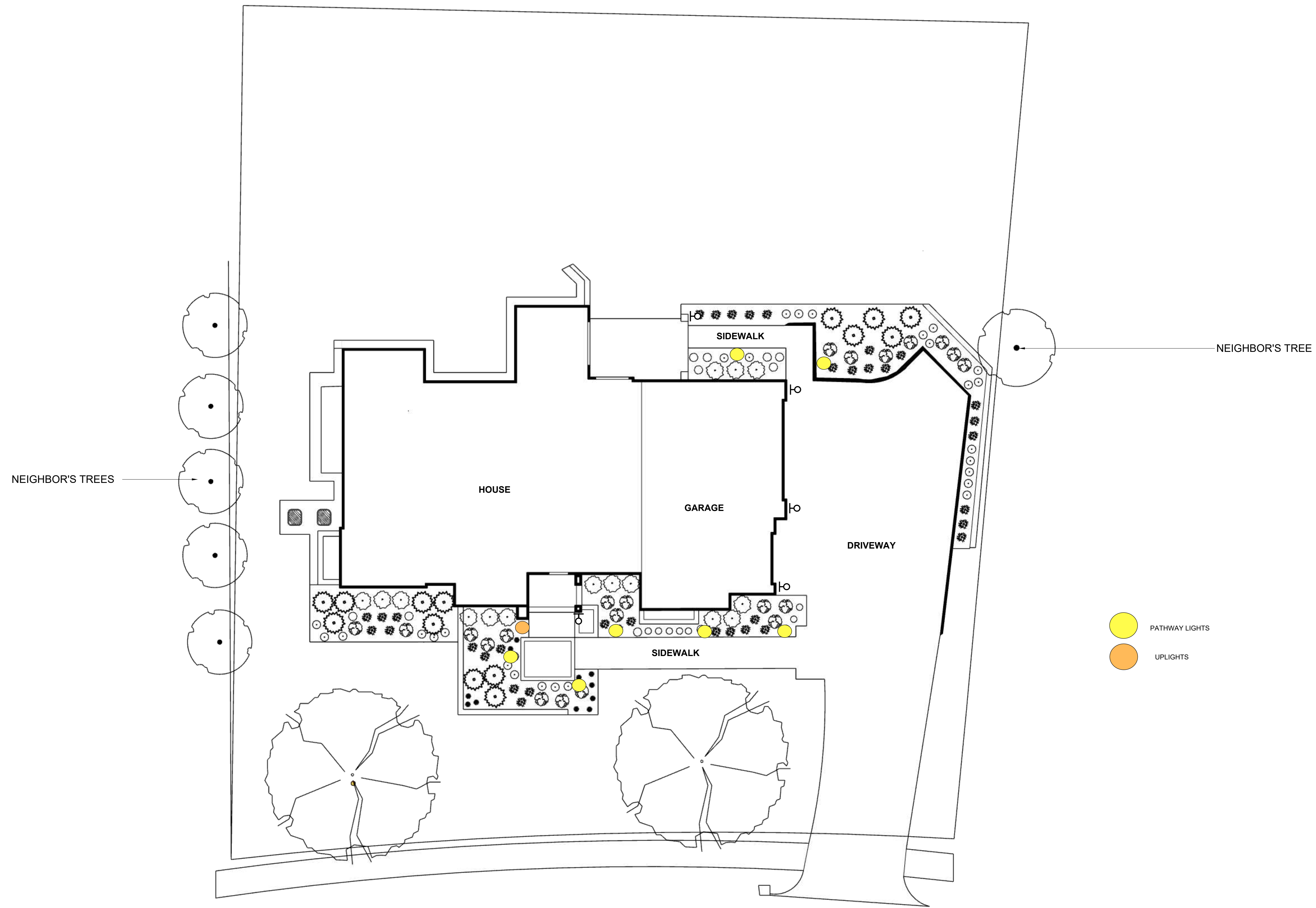
Email: lulun@indigenoussinc.com

Indigenous Landscaping
PO BOX 45788
Omaha, Nebraska
68145

P.402 249 4141

www.indigenoussinc.com
lulun@indigenoussinc.com





LIGHTING PLAN

PROJECT

PROJECT NO.
1.3

ISSUE

DRAWN BY
LULU

