

City of Las Cruces[®]

PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 12 Ordinance/Resolution# 15-205

For Meeting of _____
(Ordinance First Reading Date)

For Meeting of April 20, 2015
(Adoption Date)

Please check box that applies to this item:

QUASI JUDICIAL LEGISLATIVE ADMINISTRATIVE

TITLE: A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT (AGREEMENT) BETWEEN THE CITY OF LAS CRUCES AND SIERRA NORTE LAND HOLDINGS, LLC TO ESTABLISH A VOLUNTARY ASSESSMENT DISTRICT FOR THE CONSTRUCTION OF SONOMA RANCH BOULEVARD FROM SIERRA VENTANA AVENUE TO APPROXIMATELY ONE-HALF MILE NORTH OF ARROYO ROAD; ARROYO ROAD FROM RED HAWK GOLF ROAD TO SONOMA RANCH BOULEVARD; APPROXIMATELY ONE AND ONE-HALF MILES OF RED HAWK GOLF ROAD; APPROXIMATELY TWO-THIRDS OF A MILE OF PEACHTREE HILLS ROAD; ASSOCIATED UTILITIES INCLUDING SANITARY SEWER INFRASTRUCTURE; AND A REGIONAL DRAINAGE SYSTEM FOR PRE-DEVELOPMENT FLOWS ONLY.

PURPOSE(S) OF ACTION:

Approve an Agreement to establish a Voluntary Assessment District.

COUNCIL DISTRICT: ALL		
<u>Drafter/Staff Contact:</u> Loretta M. Reyes	<u>Department/Section:</u> Public Works/ Administration	<u>Phone:</u> 528-3125
<u>City Manager Signature:</u> 		

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces (City) has been approached by Sierra Norte Land Holdings, LLC (Sierra Norte) with a proposal to establish a Voluntary Assessment District (VAD), through a development agreement (See Exhibit "A"), to build major roads, sanitary sewer, and drainage infrastructure for the Metro Verde area. The purpose of the VAD is to provide a funding mechanism to construct Sonoma Ranch Boulevard from Sierra Ventana Avenue to approximately one-half mile north of Arroyo Road; Arroyo Road from Red Hawk Golf Road to Sonoma Ranch Boulevard; approximately one and one-half miles of Red Hawk Golf Road; approximately two-thirds of a mile of Peachtree Hills Road; associated utilities including sanitary sewer infrastructure; and a regional drainage system for pre-development flows only; hereinafter

referred to as the "Project". The schedule of construction of this infrastructure will be determined jointly by the City and Sierra Norte.

City staff and Sierra Norte representatives worked together to develop the VAD Agreement. The VAD terms include an accelerated repayment schedule and an escrow payment of \$350,000. Moreover, the 1.0% interest surcharge payable to the City is projected to generate approximately \$500,000 in revenue to the City during the life of the VAD. Furthermore, the Agreement is written such that the City will obtain financing to pay for this infrastructure and Sierra Norte will repay the City as outlined in the development agreement.

The proposed Agreement provides that Sierra Norte will be responsible for one-hundred (100) percent of the Project cost (currently estimated to be \$12,038,731.62) including design and construction. Sierra Norte shall guarantee the Project cost by a municipal first lien in favor of the City in the amount shown on Exhibit "A" for the assessed property and filed in the office of the Dona Ana County Clerk. Additionally, the lienholder of any of the assessed property shown on Exhibit "A" must consent in writing to the municipal lien.

On February 9, 2015, City staff made a presentation to the Las Cruces City Council (City Council) to describe the VAD process and the next steps in the process. Additionally, Sierra Norte representatives presented the VAD Agreement and their proposal. Staff requested City Council direction on whether or not to proceed with the VAD and the associated funding necessary to pay for the infrastructure. The consensus was to move forward and explore funding possibilities and bring the agreement and the proposed funding option back to City Council for their consideration and approval.

The City's Treasurer explored loan and bond financing along with interest rates and issuance scenarios. The City will use its best effort to obtain bond financing for the project through the issuance of two bond issues. Sierra Norte will pay one-hundred (100) percent of the bond issuance costs that the City will obtain to finance the infrastructure under both bonds.

SUPPORT INFORMATION:

1. Resolution.
2. Exhibit "A", Agreement.

SOURCE OF FUNDING:

Is this action already budgeted? N/A		
	Yes	<input type="checkbox"/> See fund summary below
	No	<input type="checkbox"/> If No, then check one below:
	Budget Adjustment Attached	<input type="checkbox"/> Expense reallocated from: _____
		<input type="checkbox"/> Proposed funding is from a new revenue source (i.e. grant; see details below)
	<input type="checkbox"/> Proposed funding is from fund balance in the _____ Fund.	
Does this action create any revenue? N/A		
	Yes	<input type="checkbox"/> Funds will be deposited into this fund: _____ in the amount of \$ _____ for FY _____.
	No	<input type="checkbox"/> There is no new revenue generated by this action.

BUDGET NARRATIVE

N/A

FUND EXPENDITURE SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Voluntary Assessment District development agreement between the City of Las Cruces and Sierra Norte Land Holdings, LLC for the construction of Sonoma Ranch Boulevard from Sierra Ventana Avenue to approximately one-half mile north of Arroyo Road; Arroyo Road from Red Hawk Golf Road to Sonoma Ranch Boulevard; approximately one and one-half miles of Red Hawk Golf Road; approximately two-thirds of a mile of Peachtree Hills Road; associated utilities including sanitary sewer infrastructure; and a regional drainage system for pre-development flows only.
2. Vote "No"; this will not approve the Voluntary Assessment District development agreement between the City of Las Cruces and Sierra Norte Land Holdings, LLC.
3. Vote to "Amend"; this could delay the approval of the Voluntary Assessment District development agreement between the City of Las Cruces and Sierra Norte Land Holdings and require direction and specific amendments from the City Council.
4. Vote to "Table"; this will delay the approval of the Voluntary Assessment District development agreement between the City of Las Cruces and Sierra Norte Land Holdings, LLC. City staff will require direction from the City Council on how to proceed.

REFERENCE INFORMATION:

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. N/A

RESOLUTION NO. 15-205

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT (AGREEMENT) BETWEEN THE CITY OF LAS CRUCES AND SIERRA NORTE LAND HOLDINGS, LLC TO ESTABLISH A VOLUNTARY ASSESSMENT DISTRICT FOR THE CONSTRUCTION OF SONOMA RANCH BOULEVARD FROM SIERRA VENTANA AVENUE TO APPROXIMATELY ONE-HALF MILE NORTH OF ARROYO ROAD; ARROYO ROAD FROM RED HAWK GOLF ROAD TO SONOMA RANCH BOULEVARD; APPROXIMATELY ONE AND ONE-HALF MILES OF RED HAWK GOLF ROAD; APPROXIMATELY TWO-THIRDS OF A MILE OF PEACHTREE HILLS ROAD; ASSOCIATED UTILITIES INCLUDING SANITARY SEWER INFRASTRUCTURE; AND A REGIONAL DRAINAGE SYSTEM FOR PRE-DEVELOPMENT FLOWS ONLY.

The City Council is informed that:

WHEREAS, the City of Las Cruces (City) has been approached by Sierra Norte Land Holdings, LLC (Sierra Norte) with a proposal to establish a Voluntary Assessment District (VAD), through a development agreement, to build major roads, sanitary sewer, and drainage infrastructure for the Metro Verde area; and

WHEREAS, the purpose of the VAD is to provide a funding mechanism to construct Sonoma Ranch Boulevard from Sierra Ventana Avenue to approximately one-half mile north of Arroyo Road; Arroyo Road from Red Hawk Golf Road to Sonoma Ranch Boulevard; approximately one and one-half miles of Red Hawk Golf Road; approximately two-thirds of a mile of Peachtree Hills Road; associated utilities including sanitary sewer infrastructure; and a regional drainage system for pre-development flows only; hereinafter referred to as the "Project"; and

WHEREAS, the proposed VAD provides that Sierra Norte will be responsible for one-hundred (100) percent of the Project cost (currently estimated to be \$12,038,731.62), including design and construction; and

WHEREAS, Sierra Norte shall guarantee the Project cost by a municipal first lien in favor of the City in the amount shown on Exhibit "A" for the assessed property and

filed in the office of the Dona Ana County Clerk. Additionally the lienholder of any of the assessed property, if any, must consent in writing to the municipal lien; and

WHEREAS, the City will use its best effort to obtain bond financing for the Project through the issuance of two bonds. Sierra Norte will pay one-hundred (100) percent of the bond issuance costs that the City will obtain to finance the infrastructure under both bonds.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the Voluntary Assessment District development agreement between the City of Las Cruces and Sierra Norte Land Holdings, LLC for the construction of Sonoma Ranch Boulevard from Sierra Ventana Avenue to approximately one-half mile north of Arroyo Road; Arroyo Road from Red Hawk Golf Road to Sonoma Ranch Boulevard; approximately one and one-half miles of Red Hawk Golf Road; approximately two-thirds of a mile of Peachtree Hills Road; associated utilities including sanitary sewer infrastructure; and a regional drainage system for pre-development flows only, as outlined in Exhibit "A", attached hereto and made part of this resolution, is hereby approved.

(II)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____, 20____.

APPROVED:

Mayor

ATTEST:

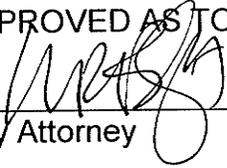
City Clerk

(SEAL)

Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:



City Attorney

VOTE:

Mayor Miyagishima: _____

Councillor Silva: _____

Councillor Smith: _____

Councillor Pedroza: _____

Councillor Small: _____

Councillor Sorg: _____

Councillor Levatino: _____

AGREEMENT FOR CONSTRUCTION OF SONOMA RANCH BOULEVARD FROM SIERRA VENTANA AVENUE TO APPROXIMATELY ONE-THIRD MILE NORTH OF ARROYO ROAD; ARROYO ROAD FROM RED HAWK GOLF ROAD TO SONOMA RANCH BOULEVARD; APPROXIMATELY ONE AND ONE-HALF MILES OF RED HAWK GOLF ROAD; APPROXIMATELY TWO-THIRDS OF A MILE OF PEACHTREE HILLS ROAD; ASSOCIATED UTILITIES INCLUDING SANITARY SEWER INFRASTRUCTURE; AND A REGIONAL DRAINAGE SYSTEM.

This Agreement is entered into on this _____ day of _____, 2015, by and between the CITY OF LAS CRUCES, ("City"), a New Mexico municipal corporation, and both Sierra Norte Development, Inc., a New Mexico corporation, and Sierra Norte Land Holdings, LLC, a New Mexico Limited Liability Company ("Sierra Norte").

BACKGROUND

1. The purpose of this Agreement is to provide a funding mechanism to construct Sonoma Ranch Boulevard from Sierra Ventana Avenue to approximately one-third mile north of Arroyo Road; Arroyo Road from Red Hawk Golf Road to Sonoma Ranch Boulevard; approximately one and one-half miles of Red Hawk Golf Road; approximately two-thirds of a mile of Peachtree Hills Road; associated utilities including sanitary sewer infrastructure; and a regional drainage system for pre-development flows only; hereinafter referred to as the "Project". The schedule of construction of the Project shall be determined jointly by the City and Sierra Norte.
2. Sierra Norte is the owner of Sonoma Ranch Boulevard (excluding a section of approximately one mile owned by the State of New Mexico Land Office and currently dedicated to the City of Las Cruces), Arroyo Road, Peachtree Hills Road, and Red Hawk Golf Road described previously as the "Project". Sierra Norte is also the current owner of or authorized agent of all of the adjacent property ("Assessed Property") subject to the assessment provided for in this Agreement. The Assessed Property consists of approximately 1,500 acres and is shown in Exhibit "3".
3. Sonoma Ranch Boulevard, Arroyo Road, and Peachtree Hills Road are arterial roadways currently included as part of the Mesilla Valley Metropolitan Planning Organization Major Thoroughfare Plan.
4. There are public safety, transportation, and development needs that will be addressed by the construction of these roadways and related improvements. Specific public benefits of the Project include the implementation of the "complete streets" concept as outlined in the City of Las Cruces Strategic Plan, increased safety for school routes (roads to nearby schools currently lack sidewalks, bike lanes and street lights), construction of drainage infrastructure to address pre-development flow only, building major road infrastructure in a consistent cross-section all at one time and avoiding piecemeal construction, implementation of Smart Growth principles, and location of an elementary school site within

Metro Verde South in cooperation with the City and the Las Cruces Public School District. Sierra Norte has expressed an interest in proceeding with the construction of the Project at this time.

5. The City agrees to have all improvements that are a part of the Project to be completed in the most cost-efficient manner possible. The Project may be constructed in several individual projects that should be phased and structured to provide maximum opportunity for local contractors to participate in the bidding process.
6. The City will make a good faith effort to obtain funding for the Project. The City intends to obtain financing through the issuance of bonds.

CONDITIONS

NOW, THEREFORE, in consideration of the mutual obligations contained in the Agreement, the City and Sierra Norte agree as follows:

1. The Project improvements shall be within the areas described in Item 1 above, which are more fully described on the attached site plan, labeled Exhibit "1".
2. Sierra Norte shall complete and provide, to the City, at its sole expense, plans and specifications including bidding documents in standard City format necessary for procurement for the Project. The final construction plans shall be in compliance with all applicable City design and development standards including but not limited to roadway cross sections, and natural gas lines. Roadway cross sections approved by the Las Cruces City Council for the Metro Verde Planned Unit Development may be included in the Project. The City shall determine and have sole discretion as to the definition and interpretation of applicable standards as well as final approval of plans and specifications.
3. The City shall use its best effort to obtain bond financing for the Project through the issuance of two bonds. Sierra Norte shall pay 100 percent of the bond issuance costs that the City will obtain to finance the Project. Those estimated bond issuance costs are \$80,000 for the first bond and \$80,000 for the second bond. The bond issuance costs shall be added to the principal amount of the Project.
4. The Project cost shall be allocated equally to the Assessed Property acreage. The per-acre assessment shall be calculated by dividing the initial principal balance by the initial number of assessed acres and multiplying that number by 1.5. The assessment will be applied to property shown on Exhibit "3" consisting of approximately 1500 acres.
5. Exhibit "2", attached hereto, reflects the estimated total costs of \$12,038,731.62 for construction of the Project. The project will be divided into two sub-projects, each sub-project funded by a separate bond issuance. These costs shall be adjusted to reflect actual construction costs upon completion of the Project. In accordance with the terms described herein, Sierra Norte shall pay the City the sum designated on Exhibit "2", after adjustment to reflect actual construction cost, so that the City can meet the terms of the bonds without cost to the City. After award of the construction bid and contract for each sub-project, the City shall furnish Sierra Norte an amended Exhibit "2" reflecting the bid award prices and

the probable allocation to the Assessed Property. Change order costs, if any, and related costs shall be added or deleted from the preliminary costs in Exhibit "2". If the bid amount for the Project comes in at a price in excess of 10 percent over the estimated costs in Exhibit "2", both parties may agree to proceed with that part of the Project, or either party may request that that part of the Project be rebid.

6. (a) The City shall be responsible for all procurement and project management activities including but not limited to bidding, awarding of projects, inspection, testing, labor requirements, payments to contractors, and preparation of documents necessary to take change orders forward for the appropriate approval(s). The Project shall be a City project with all permit fees waived. Both City and Sierra Norte recognize that the City may be required to obtain non-city inspectors and material testing to ensure timely completion of the projects. The costs of such non-city inspectors and material testing shall be included in the project costs shown in Exhibit "2".

(b) Sierra Norte's Engineer of Record, whose name and address shall be on file with the City's Public Works Department at all times, shall be responsible to answer any questions that arise during construction of each phase of the Project, and shall provide any required design or re-design for field changes or change orders, and shall do so in a timely manner so as not to delay any phase of the Project.

7. The nature of the improvements detailed in Exhibits "1" and "2" shall include sub grade, base course, curb and gutter, hot mix asphalt paving, sidewalks, multi-use transportation facilities, drainage improvements for pre-development flows only, lighting, sanitary sewer and low pressure gas infrastructure, certain specified utilities with mutually agreed upon stub-outs to the Assessed Property, irrigation and landscaping in medians and between sidewalks and curbs. The Project shall include the construction of a high-pressure gas line in Sonoma Ranch Boulevard. The gas line shall be paid for in its entirety by the City of Las Cruces Utilities Department and shall not be included in the bond financing. The Project shall not include any water lines. Any water lines that Sierra Norte wants to build in any roadway that is part of the Project shall be built by Sierra Norte at its sole expense prior to construction of the roadway. All work shall be built according to City standards and shall be inspected and tested by the City during construction. The assessment shall include costs for construction of all improvements, change orders, contingency, and applicable NMGRT.
8. The per acre assessment on each tract, or tracts, as the case may be, shall be paid to the City for each tract as shown in Exhibit "3", at such time as properties are sold, exchanged, assigned, transferred, subdivided or developed as the case may be, whichever occurs first. The transfer of the Assessed Property between Sierra Norte Land Holdings, LLC and Sierra Norte Development, Inc. shall be exempt from any payment to the City but any other transfer to any other party shall trigger the obligation to pay the assessment. No Final Plat of Assessed Property shall be filed prior to payment of the appropriate assessment to the City.
9. Sierra Norte shall guarantee the Project cost by a municipal first lien in favor of the City in the amount shown on Exhibit "2" for the Assessed Property and filed in the office of the Dona Ana County Clerk. Additionally the lienholder of any of the assessed property shown on Exhibit "3", if any, must consent in writing to the municipal lien.

10. Upon payment of the appropriate assessment to the City by Sierra Norte, the City shall execute a partial release of lien for that part of the Assessed Property. Said payment shall include principal and accrued simple interest, if any. The minimum size of each partial release must be at least one acre unless otherwise approved by the City.
11. Partial release of lien shall be requested by Sierra Norte and shall be directed to the City of Las Cruces, Office of the City Manager, P.O. Box 20000, Las Cruces, New Mexico 88004.
12. In accordance with financing provisions mutually agreed to by the parties, Sierra Norte shall make a minimum principal reduction payment every year, with the amount of said payment to be determined by the final amount and term of the bond financing. If complete payment has not been made by Sierra Norte at the scheduled payment of principal reduction and interest payments, then the entire remaining principal plus accrued interest shall be due and payable at that time with interest to be at the statutory rate until paid in full. Additionally, all remaining assessed property may be foreclosed upon with all costs and reasonable attorney fees to be paid by Sierra Norte.
13. Sierra Norte shall make all principal reduction and interest payments as determined and scheduled by the bond issuers. Additionally, Sierra Norte shall make principal payments prior to completion of the Project as Assessed Properties are sold, exchanged, assigned, transferred, subdivided, developed, or included in a final plat that Sierra Norte wishes to record; such payments will be referred to as Early Payments. Such Early Payments, as well as other principal payments made by Sierra Norte outside the schedule of minimum principal reduction payments, shall be credited towards the next regularly scheduled principal reduction payment.
 - (b) Sierra Norte shall place \$ 350,000 in escrow upon successful bond sale or loan to ensure partial future principal and interest payments.
 - (c) Sierra Norte shall pay accrued interest either monthly, quarterly, or annually, as directed and billed by the City.
14. The interest rate charged to Sierra Norte shall be 1.0% (0.01) above the cost to the City for the bonds issued for the Project. Interest charged to Sierra Norte shall accrue when the City starts paying interest on the bonds issued for the Project.
15. If this Agreement is given to an attorney for enforcement of any provision, the party subject to any judgment by the Court shall be liable for reasonable attorney's fees and court costs to the prevailing party.
16. This Agreement contains the entire agreement between the parties and supersedes any and all other Agreements and understandings, oral or written, whether previous to the execution hereof, or contemporaneous herewith.
17. Changes to this Agreement are not binding unless made in writing and signed by both parties.

18. This Agreement shall be recorded with the Dona Ana County Clerk and is binding upon and inures to the benefit of the successors and/or assigns of the parties. Sierra Norte shall not assign or transfer in any way any interest Sierra Norte may have in this Agreement, without express written consent of the City, which shall not be unreasonably withheld.
19. If any part of this Agreement is held to be invalid or unenforceable, such holding shall not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS Agreement as of the data and year first above written.

CITY OF LAS CRUCES

By: _____
Ken D. Miyagishima, Mayor

APPROVED AS TO FORM:

CITY ATTORNEY

State of New Mexico)
)ss
County of Dona Ana)

The foregoing Agreement was acknowledged before me on this ____ day of _____, 2015, by Ken D. Miyagishima, Mayor of the city of Las Cruces, on behalf of the City of Las Cruces, a New Mexico municipal corporation.

My Commission Expires: _____

Notary Public

SIERRA NORTE LAND HOLDINGS, LLC

By: _____
Royal Jones, Managing Member

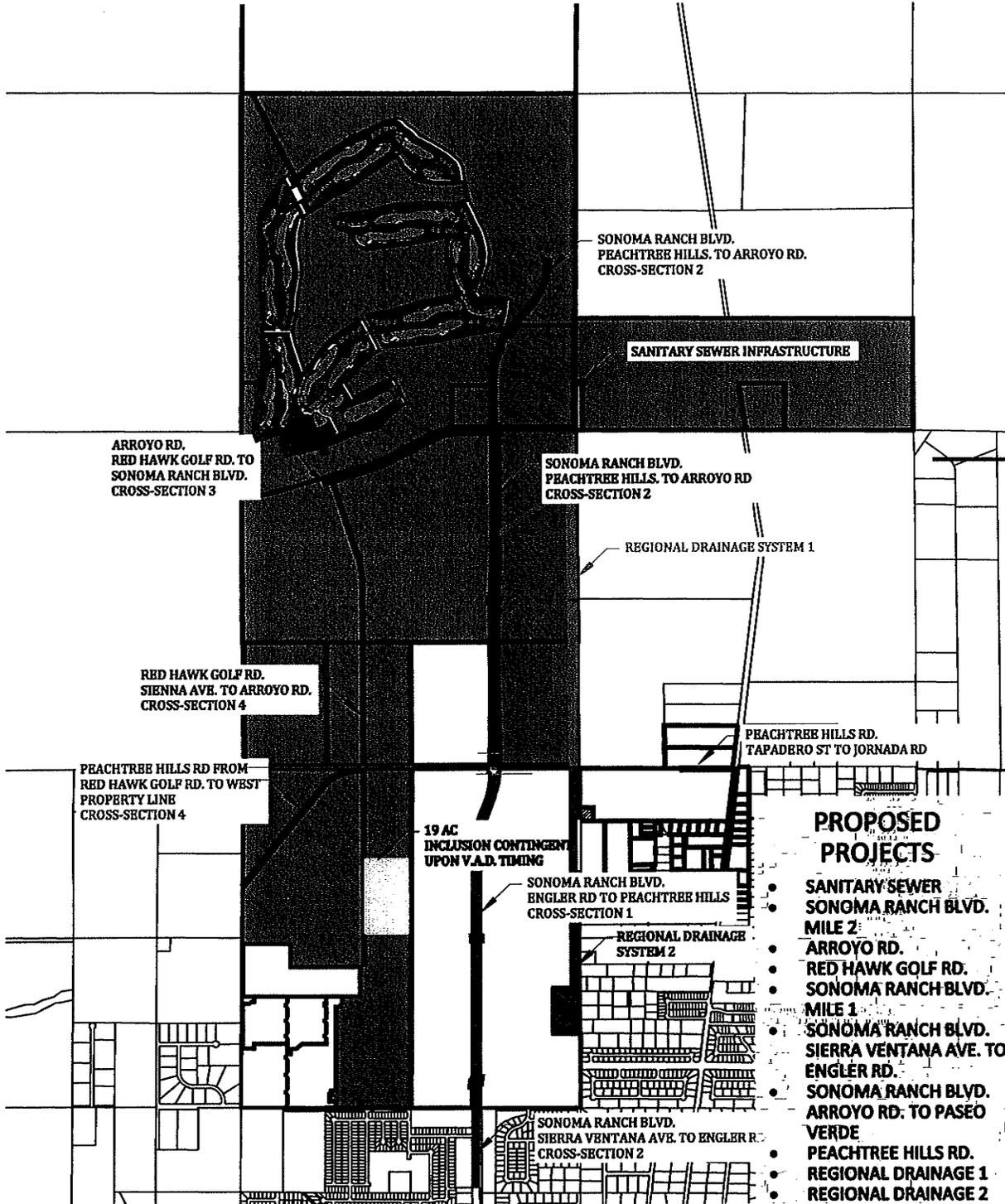
State of New Mexico)
)ss
County of Dona Ana)

The foregoing Agreement was acknowledged before me on this ____ day of _____, 2015, by Royal Jones, Managing Member of Sierra Norte Land Holdings, LLC, a New Mexico Limited Liability Company.

My Commission Expires: _____

Notary Public

EXHIBIT 1



PROPOSED PROJECTS

- SANITARY SEWER
- SONOMA RANCH BLVD.
- MILE 2
- ARROYO RD.
- RED HAWK GOLF RD.
- SONOMA RANCH BLVD.
- MILE 1
- SONOMA RANCH BLVD.
- SIENNA VENTANA AVE. TO ENGLER RD.
- SONOMA RANCH BLVD.
- ARROYO RD. TO PASEO VERDE
- PEACHTREE HILLS RD.
- REGIONAL DRAINAGE 1
- REGIONAL DRAINAGE 2

METRO VERDE V.A.D. PROPOSED IMPROVEMENTS

EXHIBIT 2

Metro Verde PUD
 Metro Verde Infrastructure Agreement 2015

Phase 1

	PROJECT	COST	NMGRT	TOTAL	ENGINEERING (NOT FINANCED)
1	Sanitary Sewer Infrastructure	\$684,117.00	\$56,867.23	\$740,984.23	\$62,094.04
2	Sonoma Ranch Blvd Mile 2: Peachtree to Arroyo	\$2,689,786.00	\$223,588.46	\$2,913,374.46	\$22,774.32
3	Arroyo Rd: Red Hawk to Jomada Blvd	\$1,757,168.73	\$146,064.65	\$1,903,233.39	\$210,880.25
4	Red Hawk Golf Road: North Boundary of Metro Verde South Phase 1E to Arroyo Rd.	\$1,313,828.92	\$109,212.03	\$1,423,040.95	\$157,659.47
5	Regional Drainage Phase 1	\$100,000.00	\$8,312.50	\$108,312.50	\$12,000.00
	Phase 1 Totals	\$6,544,900.65	\$544,044.87	\$7,088,945.52	\$745,368.08

Phase 2

	PROJECT	COST	NMGRT	TOTAL	ENGINEERING (NOT FINANCED)
1	Sonoma Ranch Blvd Mile 1: Engler to Peachtree	\$2,015,623.02	\$167,548.66	\$2,183,171.68	\$241,874.76
2	Sonoma Ranch Blvd: Sierra Norte Heights to Engler	\$141,750.47	\$11,783.01	\$153,533.48	\$17,010.06
3	Sonoma Ranch Blvd Arroyo Rd. to Paseo Verde	\$810,833.32	\$67,400.52	\$878,233.84	\$97,300.00
4	Peachtree Hills Rd: Red Hawk Golf Rd. to West Boundary	\$1,186,745.06	\$98,648.18	\$1,285,393.24	\$142,469.41
5	Peachtree Hills Rd: Tapadero St. to Jomada Rd.	\$214,960.28	\$17,868.57	\$232,828.85	\$25,795.23
6	Regional Drainage Phase 2	\$200,000.00	\$16,625.00	\$216,625.00	\$24,000.00
	Phase 2 Totals	\$4,569,912.15	\$379,873.95	\$4,949,786.10	\$548,359.45
	Grand Totals	\$11,114,812.80	\$923,918.81	\$12,038,731.62	\$1,333,777.53

1. SANITARY SEWER INFRASTRUCTURE					
ENGINEER'S ESTIMATE					
ROADWAY ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE
LS1	LIFT STATION	1	LS	\$365,000.00	\$365,000.00
LS2	ROCK WALLS / GATES	1	LS	\$10,000.00	\$10,000.00
LS3	ENTRANCE ROAD GRADING	1100	CY	\$3.00	\$3,300.00
LS4	ENTRANCE ROAD BASE COURSE	1200	SY	\$7.00	\$8,400.00
LS5	1/14" GAS SERVICE LINE	760	LF	\$9.00	\$6,840.00
LS6	2" WATER SERVICE LINE	750	LF	\$10.00	\$7,500.00
LS8	SEWER MANHOLE	13	EA	\$6,000.00	\$78,000.00
LS9	10" FORCE MAIN	7500	LF	\$23.00	\$172,500.00
LIFT STATION, OFFSITE SEWER, AND FOCE MAIN ESTIMATE TOTAL					\$651,540.00

TOTAL BASE ESTIMATE AMOUNT: SEWER INFRASTRUCTURE	651,540.00
5% CONTINGENCY	32,577.00
SUBTOTAL	684,117.00
NM GROSS RECEIPTS TAX 8.3125%	56,867.23
TOTAL COST WITH CONTINGENCY	740,984.23

2. Sonoma Ranch Blvd Mile 2: Peachtree to Arroyo
ENGINEER'S ESTIMATE

ROADWAY ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE
SR1	Excavation, Complete	30,673	CY	\$ 2.36	\$ 72,388
SR2	12" Subgrade Preparation	22,726	SY	\$ 2.78	\$ 63,177
SR3	10.5" Base Course, Type I; CIP	22,726	SY	\$ 8.68	\$ 197,257
SR4	Prime Coat; CIP	22,726	SY	\$ 1.20	\$ 27,271
SR5	Tack Coat; CIP	22,726	SY	\$ 0.50	\$ 11,363
SR6	4" Thick (2 lifts) HMAC, Type B; CIP	22,726	SY	\$ 16.41	\$ 372,925
SR7	Standard Curb & Gutter Type A; CIP	9,202	LF	\$ 12.09	\$ 111,252
SR8	Median Curb & Gutter Type K; CIP	7,906	LF	\$ 12.09	\$ 95,584
SR12	Storm Water Pollution Prevention Plan/Management	1	LS	\$ 15,000.00	\$ 7,500
SR13	Traffic Control Plan; CIP	1	LS	\$ 20,000.00	\$ 10,000
SR14	Construction Staking; CIP	1	LS	\$ 80,000.00	\$ 40,000
SR15	Permanent Signing & Striping; CIP	1	LS	\$ 7,000.00	\$ 3,500
SR16	6" Concrete Pedestrian Crossing at Roundabout; CIP	1,568	SF	\$ 4.57	\$ 7,163
SR17	4" Sidewalk; CIP	37,425	SF	\$ 3.33	\$ 124,825
SR18	Multi-Use Path, 2" Asphalt, 4" Base Course; CIP	5,472	SY	\$ 13.50	\$ 73,872
SR19	Concrete Apron for Roundabout; CIP	4,247	SF	\$ 5.00	\$ 21,236
SR22	Geogrid; CIP	22,726	SY	\$ 4.38	\$ 99,538
SR23	Stamped and Colored Concrete for Ramps; CIP	300	SF	\$ 6.00	\$ 1,800
SR24	Refl Pref Pl Pave Markings and Striping for Roundabouts; CIP	0	LS	\$ 5,000.00	\$ 1,650
SR25	Refl Painted Markings; CIP	38,896	LF	\$ 0.15	\$ 5,834
SONOMA RANCH BLVD ROADWAY ESTIMATE TOTAL					\$ 1,347,935

ROADWAY ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE
SR20	Landscape; CIP	296,546	SF	\$ 0.64	\$ 189,789
SR21	Irrigation; CIP	298,046	SF	\$ 0.20	\$ 59,609
SONOMA RANCH BLVD LANDSCAPE ESTIMATE TOTAL					\$ 249,398

LIGHT ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
SL1	Rigid Electrical Conduit 1-1/2" W/PULL STRING; CIP	7,650	LF	\$ 8.53	\$ 65,255
SL2	Single Conductor; CIP	15,300	LF	\$ 1.85	\$ 28,305
SL3	Light Pole Foundation, 35' Pole; CIP	39	EA	\$ 632.49	\$ 24,667
SL4	Street Light Pole, 35' H; CIP	39	EA	\$ 3,089.27	\$ 120,482
SL5	Dual Lum Fixture w/ Cut-off Optics, 480V/250W HPS; CIP	39	EA	\$ 418.96	\$ 16,339
SL6	Lighting Service Meter/Cabinet; CIP	1	EA	\$ 6,336.63	\$ 6,337
SL7	Standard Electrical Pullbox w/Concrete Collar; CIP	6	EA	\$ 403.04	\$ 2,418
SONOMA RANCH BLVD LIGHT LOT TOTAL					\$ 263,802

Note: This cost estimate is based on preliminary drawings not construction drawings. The final costs will vary.

STORM DRAIN ESTIMATE LOT:		EST.	UNITS	UNIT PRICE	TOTAL PRICE
ESTIMATE ITEM NO.	ITEM DESCRIPTION				
SD1	18" CMP Pipe Arch; CIP	403	LF	\$ 39.55	\$ 15,919
SD1.5	24" CMP; CIP	963	LF	\$ 53.53	\$ 51,545
SD2	36" CMP Pipe Arch; CIP	1,683	LF	\$ 67.50	\$ 113,603
SD2.5	30" CMP PIPE	0	LF	\$ 60.51	\$ -
SD3	42" CMP Pipe Arch; CIP	540	LF	\$ 126.00	\$ 68,040
SD4	18" CMP Pipe Arch End Section; CIP	2	EA	\$ 500.00	\$ 999
SD4.5	24" CMP END SECTION	4	EA	\$ 625.00	\$ 2,500
SD5	36" CMP Pipe Arch End Section; CIP	14	EA	\$ 750.00	\$ 10,500
SD5.5	30" CMP END SECTION	0	EA	\$ 700.00	\$ -
SD6	42" CMP Pipe Arch End Section; CIP	4	EA	\$ 1,000.00	\$ 4,000
SD7	30" Basins (2'-5"); CIP	13	EA	\$ 5,000.00	\$ 65,000
SD8	30" x 12" Tee; CIP	3	EA	\$ 500.00	\$ 1,500
SD9	12" HOPE Pipe; CIP	0	LF	\$ 30.00	\$ -
SD11	2' x 3' Steel Bar Grate and Frame; CIP	13	EA	\$ 2,000.00	\$ 26,000
SD12	Concrete Apron and Curb; CIP	13	EA	\$ 2,000.00	\$ 26,000
SD13	12" Hinged Grate; CIP	3	EA	\$ 5,000.00	\$ 15,000
SD14	6' Diameter Storm Drain Manhole; CIP	2	EA	\$ 2,600.00	\$ 5,200
SONOMA RANCH BLVD STORM DRAIN LOT TOTAL					\$ 405,805

DRAINAGE STRUCTURE ESTIMATE LOT:		EST.	UNITS	UNIT PRICE	TOTAL PRICE
ESTIMATE ITEM NO.	ITEM DESCRIPTION				
DS1	Type L Loose Rock Rip-Rap; CIP	1,250	CY	\$ 79.69	\$ 99,613
DS2	6" Mortar Rock Rundown; CIP	600	SF	\$ 40.00	\$ 24,000
DS3	Type M Loose Rock Rip-Rap; CIP	75	CY	\$ 119.54	\$ 8,965
SONOMA RANCH BLVD STORM DRAIN LOT TOTAL					\$ 132,578

GAS UTILITIES ESTIMATE LOT:		EST.	UNITS	UNIT PRICE	TOTAL PRICE
ESTIMATE ITEM NO.	ITEM DESCRIPTION				
G1	4" PE LP Gas Pipe; CIP	6,200	LF	\$ 12.26	\$ 76,006
G2	2" PE LP Gas Pipe; CIP	200	LF	\$ 9.55	\$ 1,910
G5	Connection to existing live pipe	1	EA	\$ 2,000.00	\$ 2,000
G6	Connection to existing pipeline	1	EA	\$ 750.00	\$ 750
G11	4" PE Gas Valve w/ Box; CIP	9	EA	\$ 462.30	\$ 4,161
G12	2" PE Gas Valve w/ Box; CIP	2	EA	\$ 450.00	\$ 900
G14	4" Gas Cap; CIP	5	EA	\$ 37.33	\$ 187
G15	2" Gas Cap; CIP	2	EA	\$ 33.03	\$ 66
G27	Exploration Time; Complete	2	HR	\$ 30.00	\$ 60
SONOMA RANCH BLVD GAS LOT TOTAL					\$ 86,039

Note: This cost estimate is based on preliminary drawings not construction drawings. The final costs will vary.

UPDASonoma PEACHTREE TO ARROYO

3/3/11

SEWER UTILITIES ESTIMATE LOT:		EST.	UNITS	UNIT PRICE	TOTAL PRICE
ESTIMATE ITEM NO.	ITEM DESCRIPTION				
S1	15" SDR-35 PVC sewer line (12'-15' deep)	1,104	LF	\$ 56.00	\$ 61,824
S2	4' DIA manhole (12'-15' deep) CIP	3	EA	\$ 4,606.34	\$ 13,819
S7	Connection to existing sewer, CIP	1	EA	\$ 500.00	\$ 500
SONOMA RANCH BLVD SEWER LOT TOTAL					\$ 76,143
TOTAL BASE ESTIMATE AMOUNT: SONOMA RANCH BLVD.			\$		2,561,701
5% CONTINGENCY			\$		128,085
SUBTOTAL			\$		2,689,786
NM GROSS RECEIPTS TAX 8.3125%			\$		223,588
TOTAL COST WITH CONTINGENCY				\$	2,913,375

Note: This cost estimate is based on preliminary drawings not construction drawings. The final costs will vary.

3. Arroyo Rd: Red Hawk to Jornada Blvd.
ENGINEER'S ESTIMATE

ROADWAY ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
SR1	Excavation, Complete	19,000	CY	\$ 2.36	\$ 44,840
SR2	12' Subgrade Preparation	8,102	SY	\$ 2.78	\$ 22,524
SR3	10.5' Base Course, Type I; CIP	8,102	SY	\$ 8.68	\$ 70,325
SR4	Prime Coat, CIP	8,102	SY	\$ 1.20	\$ 9,722
SR5	Tack Coat, CIP	8,102	SY	\$ 0.50	\$ 4,051
SR6	4" Thick (2 Lifts) HMAC, Type B; CIP	8,102	SY	\$ 16.41	\$ 132,954
SR7	Standard Curb & Gutter Type A; CIP	5,840	LF	\$ 12.09	\$ 70,606
SR8	Median Curb & Gutter Type K; CIP	4,380	LF	\$ 12.09	\$ 52,954
SR12	Storm Water Pollution Prevention Plan/Management	1	LS	\$ 5,000.00	\$ 5,000
SR13	Traffic Control Plan; CIP	1	LS	\$ 7,000.00	\$ 7,000
SR14	Construction Staking; CIP	1	LS	\$ 17,000.00	\$ 17,000
SR15	Permanent Signing & Striping; CIP	1	LS	\$ 1,500.00	\$ 1,500
SR17	4" Sidewalk; CIP	17,520	SF	\$ 3.33	\$ 58,342
SR18	Multi-Use Path, 2" Asphalt, 4" Base Course; CIP	3,244	SY	\$ 13.50	\$ 43,794
SR24	Refl Pref Pl Pave Markings and Striping for Roundabouts; CIP	1	LS	\$ 750.00	\$ 750
SR25	Refl Painted Markings; CIP	12,400	LF	\$ 0.15	\$ 1,860
	ARROYO ROADWAY ESTIMATE TOTAL			\$	\$ 543,222
SR20	Landscape; CIP	243,061	SF	\$ 0.64	\$ 155,559
SR21	Irrigation; CIP	243,061	SF	\$ 0.20	\$ 48,612
	ARROYO LANDSCAPE ESTIMATE TOTAL			\$	\$ 204,171

STORM DRAIN ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
SD1	18" CMP Pipe Arch; CIP	238	LF	\$ 39.55	\$ 9,413
SD1.5	24" CMP; CIP	255	LF	\$ 53.53	\$ 13,649
SD2	36" CMP Pipe Arch; CIP	1,058	LF	\$ 67.50	\$ 71,415
SD2.5	30" CMP PIPE	300	LF	\$ 60.51	\$ 18,154
SD3	42" CMP Pipe Arch; CIP	220	LF	\$ 126.00	\$ 27,720
SD3.5	48" CMP	300	LF	\$ 160.00	\$ 48,000
SD4.5	24" CMP END SECTION	5	EA	\$ 625.00	\$ 3,188
SD5.5	30" CMP END SECTION	2	EA	\$ 700.00	\$ 1,190
SD7	30" Basins (2'-5'); CIP	8	EA	\$ 5,000.00	\$ 40,000
SD11	2' x 3' Steel Bar Grate and Frame; CIP	8	EA	\$ 2,000.00	\$ 16,000
SD12	Concrete Apron and Curb; CIP	8	EA	\$ 2,000.00	\$ 16,000
SD14	6' Diameter Storm Drain Manhole; CIP	6	EA	\$ 2,600.00	\$ 15,600
	ARROYO RD STORM DRAIN LOT TOTAL			\$	\$ 280,328

Note: This cost estimate is based on preliminary drawings not construction drawings. The final costs will vary.

UPDATE Arroyo Road

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LIGHT ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
SL1	Rigid Electrical Conduit 1-1/2" W/PULL STRING; CIP	5,800	LF	\$ 8.53	\$ 49,474
SL2	Single Conductor; CIP	5,800	LF	\$ 1.50	\$ 8,700
SL3	Light Pole Foundation, 35' Pole; CIP	17	EA	\$ 632.49	\$ 10,752
SL4	Street Light Pole, 35' H; CIP	17	EA	\$ 3,089.27	\$ 52,518
SL5	Dual Lum Fixture w/ Cut-off Optics, 480V250W HPS; CIP	34	EA	\$ 418.96	\$ 14,245
ARROYO ROAD LIGHT LOT TOTAL					\$ 135,689

GAS UTILITIES ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
G1	4" PE LP Gas Pipe; CIP	3,000	LF	\$ 12.26	\$ 36,780
G2	2" PE LP Gas Pipe; CIP	274	LF	\$ 9.55	\$ 2,614
G6	Connection to existing pipeline	2	EA	\$ 750.00	\$ 1,275
G11	4" PE Gas Valve w/ Box; CIP	3	EA	\$ 482.30	\$ 1,572
G12	2" PE Gas Valve w/ Box; CIP	5	EA	\$ 450.00	\$ 2,295
G14	4" Gas Cap; CIP	3	EA	\$ 37.33	\$ 127
G15	2" Gas Cap; CIP	10	EA	\$ 33.03	\$ 337
G27	Exploration Time; Complete	3	HR	\$ 30.00	\$ 102
ARROYO ROAD GAS LOT TOTAL					\$ 45,101

SEWER UTILITIES ESTIMATE LOT:					
ESTIMATE ITEM	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
S1	12" SDR-35 PVC sewer line (12'-15' deep)	3,830	LF	\$ 24.57	\$ 94,106
S2	4" DIA manhole (12'-15' deep) CIP	9	EA	\$ 4,606.34	\$ 39,154
S3	12" SDR-35 PVC sewer line (15'-18' deep)	255	LF	\$ 39.16	\$ 9,986
S4	4" DIA manhole (15'-18' deep)	2	EA	\$ 6,053.48	\$ 10,291
S5	12" SDR-35 PVC sewer line (8'-12' deep)	3,223	LF	\$ 56.33	\$ 181,563
S6	4" DIA manhole (8'-12' deep)	10	EA	\$ 2,718.75	\$ 27,731
S7	Connection to existing sewer; CIP	3	EA	\$ 500.00	\$ 1,700
S8	10" C-900 Force Main	3,320	LF	\$ 30.00	\$ 99,603
S9	10" Megalug Joint Restraint O.A.E. for Force Main	2	EA	\$ 500.00	\$ 850
ARROYO ROAD SEWER LOT TOTAL					\$ 464,983

TOTAL BASE ESTIMATE AMOUNT: ARROYO ROAD	\$	1,673,494
5% CONTINGENCY	\$	83,675
SUBTOTAL	\$	1,757,169
NM GROSS RECEIPTS TAX 8.3125%	\$	146,065
TOTAL COST WITH CONTINGENCY	\$	1,903,233

Note: This cost estimate is based on preliminary drawings not construction drawings. The final costs will vary.

**4. RED HAWK GOLF ROAD NORTH BOUNDARY OF METRO VERDE SOUTH PHASE 1E TO ARROYO RD.
ENGINEER'S ESTIMATE**

ROADWAY ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE
R1	Cut to Fill	15,200	CY	\$ 3.00	\$ 45,600
R2	12" Subgrade Preparation	7,730	SY	\$ 2.78	\$ 21,489
R3	6" Base Course, Type I; CIP	7,730	SY	\$ 8.68	\$ 67,096
R4	Prime Coat; CIP	7,730	SY	\$ 1.20	\$ 9,276
R5	2" HMAc	7,730	SY	\$ 13.00	\$ 100,490
R6	Standard Curb & Gutter Type A; CIP	15,500	LF	\$ 12.09	\$ 187,395
R7	Storm Water Pollution Prevention Plan/Management	1	LS	\$ 7,500.00	\$ 4,500
R8	Traffic Control Plan; CIP	1	LS	\$ 11,500.00	\$ 7,500
R9	Construction Staking; CIP	1	LS	\$ 27,000.00	\$ 18,750
R10	Mobilization	1	LS	\$ 7,000.00	\$ 3,750
R11	Permanent Signing & Striping; CIP	1	LS	\$ 12,500.00	\$ 5,250
R12	Stamped and Colored Concrete for Ramps; CIP	600	SF	\$ 6.00	\$ 3,600
R13	Sidewalk	39,900	SF	\$ 3.50	\$ 139,650
	RED HAWK GOLF ROAD ROADWAY ESTIMATE TOTAL				\$ 614,347

GAS UTILITIES ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
G2	2" PE LP Gas Pipe; CIP	7,800	LF	\$ 9.55	\$ 74,490
G5	Connection to existing live pipe	1	EA	\$ 2,000.00	\$ 2,000
G15	2" Gas Cap; CIP	2	EA	\$ 33.03	\$ 66
G27	Exploration Time; Complete	2	HR	\$ 30.00	\$ 60
	RED HAWK GOLD ROAD GAS LOT TOTAL				\$ 76,616

ROADWAY ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE
L1	Landscape; CIP	115,000	SF	\$ 0.64	\$ 73,600
L2	Irrigation; CIP	115,000	SF	\$ 0.20	\$ 23,000
	RED HAWK GOLF ROAD LANSCAPE ESTIMATE TOTAL				\$ 96,600

LIGHT ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
SL1	Rigid Electrical Conduit 1-1/2" W/PULL STRING; CIP	15,500	LF	\$ 8.53	\$ 132,215
SL2	Single Conductor; CIP	31,000	LF	\$ 1.85	\$ 57,350
SL3	Light Pole Foundation, 35' Pole; CIP	40	EA	\$ 632.49	\$ 25,300
SL4	Street Light Pole, 35' H; CIP	40	EA	\$ 3,089.27	\$ 123,571
SL5	Lum Fixture w/ Cut-off Optics, 480V/250W HPS; CIP	40	EA	\$ 418.96	\$ 16,758
SL7	Standard Electrical Pullbox w/Concrete Collar; CIP	12	EA	\$ 403.04	\$ 4,836
	RED HAWK GOLF ROAD LIGHT LOT TOTAL				\$ 360,030

STORM DRAIN ESTIMATE LOT:

ESTIMATE ITEM	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
SD2	36" CMP Pipe Arch, CIP	500	LF	\$ 67.50	\$ 33,750
	RED HAWK GOLF ROAD STORM DRAIN STRUCTURES LOT TOTAL				\$ 33,750

DRAINAGE STRUCTURE ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
DS1	Type L Loose Rock Rip-Rap; CIP RED HAWK GOLF ROAD STORM DRAIN LOT TOTAL	250	CY	\$ 79.69	\$ 19,923
					\$ 69,923
TOTAL BASE ESTIMATE AMOUNT: RED HAWK GOLF ROAD.				\$	1,251,266
6% CONTINGENCY				\$	62,563
SUBTOTAL				\$	1,313,829
NM GROSS RECEIPTS TAX 8.3125%				\$	109,212
TOTAL COST WITH CONTINGENCY				\$	1,423,041

5. REGIONAL DRAINAGE SYSTEM 1

ITEM	DESCRIPTION	UNIT	AVERAGE	QNTY	PRICE
1	CLEAR & GRUB	AC	\$600.00	15	\$9,000.00
2	EARTHWORK	CY	\$2.00	43119	\$86,238.00
					TOTAL 95,238
					5% CONTINGENCY 4,762
					SUBTOTAL 100,000
					NMGRT @8.3125% 8,312
					TOTAL WITH CONTINGENCY 108,312

P2 1. SONOMA RANCH BLVD MILE 1: ENGLER RD TO PEACHTREE HILLS
ENGINEER'S ESTIMATE

ROADWAY ESTIMATE LOT:						
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE	
SR1	Excavation, Complete	32,000	CY	\$ 2.36	\$	75,520
SR2	12" Subgrade Preparation	11,440	SY	\$ 2.78	\$	31,803
SR3	10.5" Base Course, Type I; CIP	11,440	SY	\$ 8.68	\$	99,299
SR4	Prime Coat; CIP	11,440	SY	\$ 1.20	\$	13,728
SR5	Tack Coat; CIP	19,466	SY	\$ 0.50	\$	9,733
SR6	4" Thick (2 lifts) HMAc, Type B; CIP	11,440	SY	\$ 16.41	\$	187,730
SR6.5	2" THICK HMAc, TYPE B	16,426	SY	\$ 9.00	\$	147,834
SR7	Standard Curb & Gutter Type A; CIP	9,202	LF	\$ 12.09	\$	111,252
SR8	Median Curb & Gutter Type K; CIP	7,906	LF	\$ 12.09	\$	95,584
SR9	Rem. & Replace Curb & Gutter; Complete	150	LF	\$ 3.50	\$	525
SR11	3" Pavement Patch	150	SY	\$ 18.00	\$	2,700
SR12	Storm Water Pollution Prevention Plan/Management	1	LS	\$ 15,000.00	\$	7,500
SR13	Traffic Control Plan; CIP	1	LS	\$ 20,000.00	\$	10,000
SR14	Construction Staking; CIP	1	LS	\$ 80,000.00	\$	40,000
SR15	Permanent Signing & Striping; CIP	1	LS	\$ 7,000.00	\$	3,500
SR16	6" Concrete Pedestrian Crossing at Roundabout; CIP	3,168	SF	\$ 4.57	\$	14,479
SR17	4" Sidewalk; CIP	37,425	SF	\$ 3.33	\$	124,625
SR18	Multi-Use Path, 2" Asphalt, 4" Base Course; CIP	5,472	SY	\$ 13.50	\$	73,872
SR19	Concrete Apron for Roundabout; CIP	8,584	SF	\$ 5.00	\$	42,921
SR23	Stamped and Colored Concrete for Ramps; CIP	300	SF	\$ 6.00	\$	1,800
SR24	Refl Pref Pl Pav Markings and Striping for Roundabouts; CIP	1	LS	\$ 5,000.00	\$	3,335
SR25	Refl Painted Markings; CIP	38,896	LF	\$ 0.15	\$	5,834
SONOMA RANCH BLVD ROADWAY ESTIMATE TOTAL					\$	1,103,575

ROADWAY ESTIMATE LOT:						
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE	
SR20	Landscape; CIP	296,546	SF	\$ 0.64	\$	189,789
SR21	Irrigation; CIP	298,046	SF	\$ 0.20	\$	59,609
SONOMA RANCH BLVD LANDSCAPE ESTIMATE TOTAL					\$	249,399

LIGHT ESTIMATE LOT:						
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE	
SL1	Rigid Electrical Conduit 1-1/2" W/PULL STRING; CIP	7,650	LF	\$ 8.53	\$	65,255
SL2	Single Conductor; CIP	15,300	LF	\$ 1.85	\$	28,305
SL3	Light Pole Foundation, 35' Pole; CIP	39	EA	\$ 632.49	\$	24,667
SL4	Street Light Pole, 35' H; CIP	39	EA	\$ 3,089.27	\$	120,482
SL5	Dual Lum Fixture w/ Cut-off Optics, 480V/250W HPS; CIP	39	EA	\$ 418.96	\$	16,339
SL6	Lighting Service Meter/Cabinet; CIP	1	EA	\$ 6,336.63	\$	6,337
SL7	Standard Electrical Pullbox w/Concrete Collar; CIP	6	EA	\$ 403.04	\$	2,418
SONOMA RANCH BLVD LIGHT LOT TOTAL					\$	263,802

STORM DRAIN ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
SD1	18" CMP Pipe Arch; CIP	403	LF	\$ 39.55	\$ 15,919
SD1.5	24" CMP; CIP	963	LF	\$ 53.53	\$ 51,545
SD2	36" CMP Pipe Arch; CIP	0	LF	\$ 67.50	\$ -
SD2.5	30" CMP PIPE	1,239	LF	\$ 60.51	\$ 74,975
SD3	42" CMP Pipe Arch; CIP	0	LF	\$ 126.00	\$ -
SD4	18" CMP Pipe Arch End Section; CIP	4	EA	\$ 500.00	\$ 2,001
SD4.5	24" CMP END SECTION	5	EA	\$ 625.00	\$ 3,125
SD5	36" CMP Pipe Arch End Section; CIP	0	EA	\$ 750.00	\$ -
SD5.5	30" CMP END SECTION	3	EA	\$ 700.00	\$ 2,100
SD6	42" CMP Pipe Arch End Section; CIP	0	EA	\$ 1,000.00	\$ -
SD7	30" Basins (2'-5"); CIP	13	EA	\$ 5,000.00	\$ 65,000
SD8	30" x 12" Tee; CIP	4	EA	\$ 500.00	\$ 2,000
SD9	12" HDPE Pipe; CIP	40	LF	\$ 30.00	\$ 1,200
SD11	2' x 3' Steel Bar Grate and Frame; CIP	13	EA	\$ 2,000.00	\$ 26,000
SD12	Concrete Apron and Curb; CIP	13	EA	\$ 2,000.00	\$ 26,000
SD13	12" Hinged Grate; CIP	4	EA	\$ 5,000.00	\$ 20,000
SD14	6' Diameter Storm Drain Manhole; CIP	5	EA	\$ 2,600.00	\$ 13,000
	SONOMA RANCH BLVD STORM DRAIN LOT TOTAL				\$ 302,864

DRAINAGE STRUCTURE ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
DS1	Type L Loose Rock Rip-Rap; CIP	125	CY	\$ 79.69	\$ 9,961
DS2	6" Mortar Rock Rundown; CIP	600	SF	\$ 40.00	\$ 24,000
DS3	Type M Loose Rock Rip-Rap; CIP	75	CY	\$ 119.54	\$ 8,965
	SONOMA RANCH BLVD STORM DRAIN LOT TOTAL				\$ 42,926

GAS UTILITIES ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
G1	4" PE LP Gas Pipe; CIP	6,200	LF	\$ 12.26	\$ 76,006
G2	2" PE LP Gas Pipe; CIP	200	LF	\$ 9.55	\$ 1,910
G5	Connection to existing live pipe	1	EA	\$ 2,000.00	\$ 2,000
G6	Connection to existing pipeline	1	EA	\$ 750.00	\$ 750
G11	4" PE Gas Valve w/ Box; CIP	8	EA	\$ 462.30	\$ 3,698
G12	2" PE Gas Valve w/ Box; CIP	2	EA	\$ 450.00	\$ 900
G14	4" Gas Cap; CIP	4	EA	\$ 37.33	\$ 149
G15	2" Gas Cap; CIP	1	EA	\$ 33.03	\$ 33
G27	Exploration Time; Complete	2	HR	\$ 30.00	\$ 60
SONOMA RANCH BLVD GAS LOT TOTAL					\$ 85,507

SEWER UTILITIES ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
S1	15" SDR-35 PVC sewer line (12'-15' deep)	0	LF	\$ 26.57	\$ -
S2	4' DIA manhole (12'-15' deep) CIP	0	EA	\$ 4,606.34	\$ -
S7	Connection to existing sewer; CIP	0	EA	\$ 500.00	\$ -
S8	10" C-900 Force Main	0	LF	\$ 30.00	\$ -
S9	10" Megatug Joint Restraint O.A.E. for Force Main	0	EA	\$ 500.00	\$ -
SONOMA RANCH BLVD SEWER LOT TOTAL					\$ -

TOTAL BASE ESTIMATE AMOUNT: SONOMA RANCH BLVD. ENGLER TO PEACHTREE HILLS \$ 1,919,641

5% CONTINGENCY \$ 95,982

SUBTOTAL \$ 2,015,623

NM GROSS RECEIPTS TAX 8.3125% \$ 167,549

TOTAL COST WITH CONTINGENCY \$ 2,183,172

UPDATE SRB-snh to engler

3/3/11

P2 2. SONOMA RANCH BLVD: SIERRRA NORTE HEIGHTS TO ENGLER RD.
ENGINEER'S ESTIMATE

ROADWAY ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE
SR2	12" Subgrade Preparation	900	SY	\$ 2.78	\$ 2,502
SR3	10.5" Base Course, Type I; CIP	900	SY	\$ 8.68	\$ 7,812
SR4	Prime Coat; CIP	900	SY	\$ 1.20	\$ 1,080
SR5	Tack Coat; CIP	900	SY	\$ 0.50	\$ 450
SR6	4" Thick (2 lifts) HMAC, Type B; CIP	900	SY	\$ 16.41	\$ 14,769
SR7	Standard Curb & Gutter Type A; CIP	2,900	LF	\$ 12.09	\$ 35,061
SR12	Storm Water Pollution Prevention Plan/Management	1	LS	\$ 2,000.00	\$ 2,000
SR13	Traffic Control Plan; CIP	1	LS	\$ 2,000.00	\$ 2,000
SR14	Construction Staking; CIP	1	LS	\$ 1,000.00	\$ 1,000
SR15	Permanent Signing & Striping; CIP	1	LS	\$ 600.00	\$ 600
SR17	4" Sidewalk; CIP	3,815	SF	\$ 3.33	\$ 12,702
SR18	Multi-Use Path, 2" Asphalt, 4" Base Course; CIP	1,244	SY	\$ 13.50	\$ 16,800
SR20	Landscape; CIP	14,000	SF	\$ 0.64	\$ 8,960
SR21	Irrigation; CIP	14,000	SF	\$ 0.20	\$ 2,800
				\$	\$ 108,536
LIGHT ESTIMATE LOT:					
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
SL1	Rigid Electrical Conduit 1-1/2" W/PULL STRING; CIP	1,400	LF	\$ 8.53	\$ 11,942
SL2	Single Conductor; CIP	1,400	LF	\$ 1.50	\$ 2,100
SL3	Light Pole Foundation, 35' Pole; CIP	3	EA	\$ 632.49	\$ 1,897
SL4	Street Light Pole, 35' H; CIP	3	EA	\$ 3,089.27	\$ 9,268
SL5	Dual Lum Fixture w/ Cut-off Optics, 480V/250W HPS; CIP	3	EA	\$ 418.96	\$ 1,257
				\$	\$ 26,464
TOTAL BASE ESTIMATE AMOUNT: SONOMA RANCH BLVD NORTH OF ARROYO ROAD			\$		135,000
5% CONTINGENCY			\$		6,750
SUBTOTAL			\$		141,750
NM GROSS RECEIPTS TAX 8.3125%			\$		11,783
TOTAL COST WITH CONTINGENCY				\$	153,533

Note: This cost estimate is based on preliminary drawings not construction drawings. The final costs will vary.

**P2 3. SONOMA RANCH BLVD: ARROYO RD TO PASEO VERDE
ENGINEER'S ESTIMATE**

ROADWAY ESTIMATE LOT:						
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE	
SR1	Excavation, Complete	14,500	CY	\$ 2.36	\$	34,220
SR2	12" Subgrade Preparation	8,549	SY	\$ 2.78	\$	23,766
SR3	10.5" Base Course, Type I; CIP	8,549	SY	\$ 8.68	\$	74,204
SR4	Prime Coat; CIP	8,549	SY	\$ 1.20	\$	10,259
SR5	Tack Coat; CIP	8,549	SY	\$ 0.50	\$	4,274
SR6	4" Thick (2 lifts) HMAC, Type B; CIP	8,549	SY	\$ 16.41	\$	140,286
SR7	Standard Curb & Gutter Type A; CIP	4,357	LF	\$ 12.09	\$	52,674
SR8	Median Curb & Gutter Type K; CIP	3,757	LF	\$ 12.09	\$	45,420
SR12	Storm Water Pollution Prevention Plan/Management	1	LS	\$ 10,000.00	\$	10,000
SR13	Traffic Control Plan; CIP	1	LS	\$ 7,000.00	\$	7,000
SR14	Construction Staking; CIP	1	LS	\$ 36,000.00	\$	36,000
SR15	Permanent Signing & Striping; CIP	1	LS	\$ 3,000.00	\$	3,000
SR16	6" Concrete Pedestrian Crossing at Roundabout; CIP	1,421	SF	\$ 4.57	\$	6,493
SR17	4" Sidewalk; CIP	11,330	SF	\$ 3.33	\$	37,729
SR18	Multi-Use Path, 2" Asphalt, 4" Base Course; CIP	2,430	SY	\$ 13.50	\$	32,805
SR19	Concrete Apron for Roundabout; CIP	2,752	SF	\$ 5.00	\$	13,760
SR23	Stamped and Colored Concrete for Ramps; CIP	760	SF	\$ 6.00	\$	4,560
SR24	Refl Pref Pl Pave Markings and Striping for Roundabouts;CIP	1	LS	\$ 3,000.00	\$	2,400
SR25	Refl Painted Markings; CIP	12,840	LF	\$ 0.15	\$	1,926
SONOMA RANCH BLVD NORTH OF ARROYO ROADWAY ESTIMATE TOTAL					\$	540,774
SR20	Landscape; CIP	132,314	SF	\$ 0.64	\$	84,681
SR21	Irrigation; CIP	132,314	SF	\$ 0.20	\$	26,463
SONOMA RANCH BLVD NORTH OF ARROYO LANDSCAPE ESTIMATE TOTAL					\$	111,143

LIGHT ESTIMATE LOT:						
ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE	
SL1	Rigid Electrical Conduit 1-1/2" W/PULL STRING; CIP	4,298	LF	\$ 8.53	\$	36,685
SL2	Single Conductor; CIP	4,298	LF	\$ 1.50	\$	6,448
SL3	Light Pole Foundation, 35' Pole; CIP	7	EA	\$ 632.49	\$	4,554
SL4	Street Light Pole, 35' H; CIP	7	EA	\$ 3,089.27	\$	22,243
SL5	Dual Lum Fixture w/ Cut-off Optics, 480V/250W HPS; CIP	14	EA	\$ 418.96	\$	6,033
SL6	Lighting Service Meter/Cabinet; CIP	1	EA	\$ 6,336.63	\$	6,337
SL7	Standard Electrical Pullbox w/Concrete Collar; CIP	6	EA	\$ 403.04	\$	2,579
SONOMA RANCH BLVD NORTH OF ARROYO ROAD LIGHT LOT TOTAL					\$	84,859

Note: This cost estimate is based on preliminary drawings not construction drawings. The final costs will vary.

UPDATE SRB-Arroyo TO HOLE 3 (2)

3/3/11

GAS UTILITIES ESTIMATE LOT:

ESTIMATE ITEM NO.	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
G1	4" PE LP Gas Pipe; CIP	1,089	LF	\$ 12.26	\$ 13,349
G2	2" PE LP Gas Pipe; CIP	14	LF	\$ 9.55	\$ 134
G6	Connection to existing pipeline	0	EA	\$ 750.00	\$ 300
G11	4" PE Gas Valve w/ Box; CIP	1	EA	\$ 462.30	\$ 555
G12	2" PE Gas Valve w/ Box; CIP	1	EA	\$ 450.00	\$ 450
G14	4" Gas Cap; CIP	4	EA	\$ 37.33	\$ 134
G15	2" Gas Cap; CIP	1	EA	\$ 33.03	\$ 33
G27	Exploration Time; Complete	1	HR	\$ 30.00	\$ 24
SONOMA RANCH BLVD NORTH OF ARROYO ROAD GAS LOT TOTAL					\$ 14,979

SEWER UTILITIES ESTIMATE LOT:

ESTIMATE ITEM	ITEM DESCRIPTION	EST.	UNITS	UNIT PRICE	TOTAL PRICE
S3	12" SDR-35 PVC sewer line (15'-18' deep)	90	LF	\$ 56.00	\$ 5,018
S4	4' DIA manhole (15'-18' deep)	0	EA	\$ 6,053.48	\$ 2,421
S5	12" SDR-35 PVC sewer line (8'-12' deep)	250	LF	\$ 39.00	\$ 9,766
S6	4' DIA manhole (8'-12' deep)	1	EA	\$ 2,718.75	\$ 3,263
SONOMA RANCH BLVD NORTH OF ARROYO ROAD SEWER LOT TOTAL					\$ 20,467

TOTAL BASE ESTIMATE AMOUNT: SONOMA RANCH BLVD NORTH OF ARROYO ROAD	\$	772,222
5% CONTINGENCY	\$	38,611
SUBTOTAL		810,833.32
NM GROSS RECEIPTS TAX 8.3125%	\$	67,401
TOTAL COST WITH CONTINGENCY	\$	878,234

Note: This cost estimate is based on preliminary drawings not construction drawings. The final costs will vary.

P2 4. PEACHTREE FROM RED HAWK GOLF ROAD TO WEST PROPERTY BOUNDARY

ITEM	DESCRIPTION	UNIT	AVERAGE	QNTY	PRICE
1	CLEAR & GRUB	AC	\$664.80	9	\$5,983.20
2	EARTHWORK	CY	\$3.01	45000	\$135,450.00
4	GAS				
	2" POLY GAS MAIN	LF	\$9.55	600	\$5,727.60
	4" POLY GAS MAIN	LF	\$12.26	2700	\$33,102.00
5	SEWER				
	8" SDR 35	LF	\$18.82	300	\$5,644.80
	10" SDR 35	LF	\$20.00	2700	\$54,000.00
	MANHOLES	EA	\$2,718.75	9	\$24,468.75
6	CURB & GUTTER				
	A	LF	\$12.09	10800	\$130,550.40
7	SIDEWALK	SF	\$3.33	10800	\$36,007.20
8	ADA RAMPS	EA	\$1,071.11	10	\$10,711.08
9	STORM DRAIN				
	24"	LF	\$44.20	270	\$11,934.00
	30"	LF	\$53.81	800	\$43,044.80
	36"	LF	\$67.50	600	\$40,500.00
	SINGLE DROP INLET	EA	\$4,390.77	2	\$8,781.53
	DOUBLE DROP INLET	EA	\$5,151.88	2	\$10,303.76
10	PAVING SECTION				
	12" SUBGRADE PREP	SY	\$2.78	9900	\$27,561.60
	8" BASE COURSE	SY	\$7.74	9900	\$76,600.26
	2" HMAC	SY	\$9.82	3000	\$29,472.00
	4" HMAC	SY	\$19.41	9900	\$192,159.00
	PRIME	SY	\$1.20	12900	\$15,531.60
	4" BASE COURSE	SY	\$5.75	3000	\$17,250.00
11	SIGNING	EA	\$152.50	8	\$1,220.00
12	STRIPING	LF	\$0.13	16256	\$2,080.77
13	CURB PAINTING	LF	\$2.52	360	\$908.64

P2 5. PEACHTREE FROM REDNONDO TO JORNADA

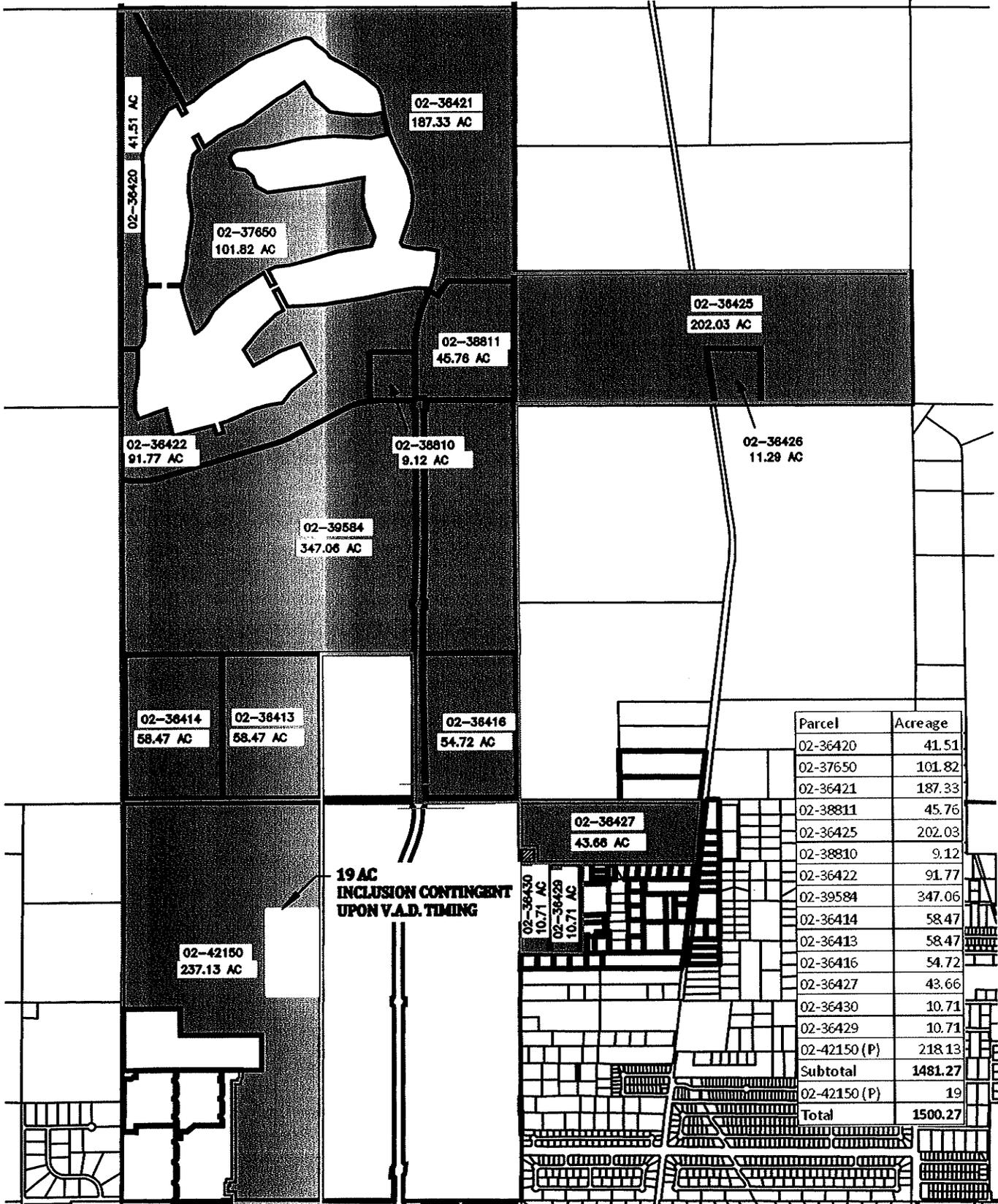
ITEM	DESCRIPTION	UNIT	AVERAGE	QNTY	PRICE
1	CLEAR & GRUB	AC	\$664.80	2	\$1,329.60
2	EARTHWORK	CY	\$2.36	3000	\$7,080.00
4	GAS 2" POLY GAS MAIN	LF	\$9.55	300	\$2,865.00
5	SEWER 8" SDR 35	LF	\$18.82	300	\$5,644.80
	10" SDR 35	LF	\$26.00	900	\$23,400.00
	MANHOLES	EA	\$2,718.75	3	\$8,156.25
6	CURB & GUTTER A	LF	\$12.09	1800	\$21,758.40
	REMOVE AND DISPOSE C&G	LF	\$1.25	500	\$625.00
8	ADA RAMPS	EA	\$1,071.11	1	\$1,071.11
10	PAVING SECTION 12" SUBGRADE PREP	SY	\$2.78	1600	\$4,454.40
	8" BASE COURSE	SY	\$7.74	1600	\$12,379.84
	4" HMAC	SY	\$16.41	1600	\$26,256.00
	PRIME	SY	\$1.20	1600	\$1,926.40
	4" BASE COURSE	SY	\$5.75	1000	\$5,750.00
	2" HMAC	SY	\$7.75	1000	\$7,750.00
11	SIGNING	EA	\$152.50	2	\$305.00
12	STRIPING	LF	\$0.13	2700	\$345.60
13	CURB PAINTING	LF	\$2.52	180	\$454.32
14	STREET LIGHTING STREET LIGHT BASES	EA	\$632.49	3	\$1,897.47
	1 1/2" CONDUIT	LF	\$8.53	900	\$7,677.00
	PULL BOXES	EA	\$403.04	2	\$806.08
	STREET LIGHT DOUBLE	EA	\$3,989.27	3	\$11,967.81
15	CONSTRUCTION STAKING	LS	\$2,000.00	1	\$2,000.00
					\$0.00
16	TRAFFIC CONTROL	LS	\$3,000.00	1	\$3,000.00
17	MOB / DEMOB	LS	2500	1	\$2,500.00
18	SWPPP	LS	\$2,500.00	1	\$2,500.00
19	LANDSCAPING	SF	\$0.84	48600	\$40,824.00
	TOTAL				\$204,724
	5% CONTINGENCY				\$10,236
	SUBTOTAL				\$214,960.28
	NMGRT @8.3125%				\$17,869
	GRAND TOTAL				\$232,829

2.066115702

P2 6. REGIONAL DRAINAGE SYSTEM 2

ITEM	DESCRIPTION	UNIT	AVERAGE	QNTY	PRICE
1	CLEAR & GRUB	AC	\$600.00	30	\$18,000.00
2	EARTHWORK	CY	\$2.00	86238	\$172,476.00
TOTAL					190,476
5% CONTINGENCY					9,524
SUBTOTAL					200,000
NMGRT @ 8.3125%					16,625
TOTAL WITH CONTINGENCY					216,625

EXHIBIT 3



Parcel	Acreage
02-36420	41.51
02-37650	101.82
02-36421	187.33
02-38811	45.76
02-36425	202.03
02-38810	9.12
02-36422	91.77
02-39584	347.06
02-36414	58.47
02-36413	58.47
02-36416	54.72
02-36427	43.66
02-36430	10.71
02-36429	10.71
02-42150 (P)	218.13
Subtotal	1481.27
02-42150 (P)	19
Total	1500.27

PROPOSED ASSESSED AREA