



District Board Meeting Agenda

Pursuant to A.R.S. § 38-431.02 notice is hereby given to the public that the District Board of the Rancho Community Facilities District will hold a meeting at the date and time specified below at the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ. Members of the Rancho Sahuarita District Board will attend either in person or by telephone conference call.

To better serve our community, the Council Chambers is wheelchair accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the District Clerk's Office at 520-822-8801. Requests should be made no later than three (3) working days prior to the meeting to arrange the accommodation.

**December 13, 2021
REGULAR MEETING AGENDA
AT OR AFTER 6:30 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Call to the Public**

At this time, any member of the public is invited to address the District Board on any issue which is on tonight's Agenda or any issue which the District Board can lawfully act upon at a future meeting. Written comments regarding any item on the agenda or any issue which the District Board can lawfully act upon may be submitted prior to the beginning of the meeting for distribution to the District Board. Pursuant to the Arizona Open Meeting Laws, the District Board may not discuss the items, but individual members of the District Board may respond to criticism made by those who have addressed the District Board, may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

- 4. Consent Agenda**

- A. Approval of the May 24, 2021 Rancho Sahuarita Community Facilities District Meeting Minutes.**

Action recommended: approve the consent agenda recommendations.

- 5. Discussion and possible action to direct staff to prepare a study of the feasibility and benefits of issuing general obligation bonds to acquire public infrastructure.**

Action recommended: pleasure of the Board.

- 6. Adjournment**

Action may be taken by the District Board on any item listed on this agenda. The District Board may vote to go into executive session pursuant to A.R.S. § 38-431.03 (A) (3) for discussion or consultation for legal advice with the District Counsel concerning any matter listed on this agenda.

Notice to parents: Meetings of the District Board are audio and video recorded. If you permit your child to participate in the meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate. You and your child may also leave the meeting at any time.



District Board Agenda Communication

TO: Honorable Chairperson and District Board
FROM: Lisa Cole MMC, District Clerk
MEETING DATE: December 13, 2021
SUBJECT: Approval of the May 24, 2021 Rancho Sahuarita Community Facilities District Meeting Minutes.

FINANCIAL / BUDGET SUMMARY

STAFF RECOMMENDATION

Staff recommends approval of the attached minutes.

SUGGESTED MOTION

I move to approve the minutes as submitted (or amended).

DISCUSSION

Draft minutes submitted for District Board approval.

ATTACHMENTS

1. May 24, 2021 RSCFD Meeting Minutes



District Board Meeting Minutes

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT MEETING MINUTES MAY 24, 2021

The District Board of the Rancho Sahuarita Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ on May 24, 2021.

1. Call to Order

The meeting was called to order at 6:38 PM by Chairperson Tom Murphy.

2. Roll Call

Attendee Name	Title	Status	Arrived
Tom Murphy	Chairperson	Present	
Kara Egbert	Vice Chairperson	Present	
Bill Bracco	Board Member	Present	
Simon Davis	Board Member	Present	
Melissa Hicks	Board Member	Present	
Gil Lusk	Board Member	Present	
Deborah Morales	Board Member	Present	

Also in attendance were District Manager L. Kelly Udall, District Counsel Dan Hochuli, and District Clerk Lisa Cole.

3. Call to the Public

There were no speakers.

4. Consent Agenda

MOTION was made to approve the consent agenda recommendations.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Melissa Hicks, Board Member
SECONDER:	Gil Lusk, Board Member
AYES:	Morales, Murphy, Egbert, Bracco, Davis, Hicks, Lusk

A. Approval of the May 10, 2021 Rancho Sahuarita Community Facilities District Meeting Minutes.

5. **Public hearing, discussion and adoption of Resolution No. 2021-0020, of the District Board of the Rancho Sahuarita Community Facilities District, a community facilities district of Arizona, approving a Final Budget for Fiscal Year 2022 in the amount of \$20,456,500 pursuant to Section 48-716, Arizona Revised Statutes, as amended; ordering that an ad valorem tax be fixed, levied and assessed on the assessed value of all the real and personal property within the boundaries of the District in amounts specified in the filed statements and estimates; providing for certified copies of this Resolution and order to be delivered to the Pima County Board of Supervisors and the Arizona Department of Revenue; and providing that this Resolution shall be effective after its passage and approval according to law.**

A.C. Marriotti, District Treasurer, reviewed the tentative budget for final adoption and responded to questions and comments from Council.

Chairperson Murphy opened the public hearing and seeing no motion closed the public hearing.

MOTION was made to adopt Resolution No. 2021-0020.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kara Egbert, Vice Chairperson
SECONDER:	Melissa Hicks, Board Member
AYES:	Morales, Murphy, Egbert, Bracco, Davis, Hicks, Lusk

6. Adjournment

Chairperson Tom Murphy adjourned the meeting at 6:45 PM.

Attachment: May 24, 2021 RSCFD Meeting Minutes [Revision 4] (Approval of Minutes)

Chairperson Tom Murphy

ATTEST:

Lisa Cole, MMC
District Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Meeting of the District Board of the Rancho Sahuarita Community Facilities District held on the 24th day of May 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of December 2021.

Lisa Cole, MMC
District Clerk

Attachment: May 24, 2021 RSCFD Meeting Minutes [Revision 4] (Approval of Minutes)



District Board Agenda Communication

TO: Honorable Chairperson and District Board

FROM: A.C. Marriotti, Interim District Manager/District Treasurer

MEETING DATE: December 13, 2021

SUBJECT: Discussion and possible action to direct staff to prepare a study of the feasibility and benefits of issuing general obligation bonds to acquire public infrastructure.

FINANCIAL / BUDGET SUMMARY

No budgetary impact associated with this specific action.

STAFF RECOMMENDATION

Board pleasure.

SUGGESTED MOTION

I move to direct District staff to prepare a feasibility study for the issuance of general obligation bonds to acquire public infrastructure.

DISCUSSION

The District has bonding capacity of \$50,745,000 remaining from the total \$60 million originally authorized by the August 12, 2014 bond election. Pursuant to the CFD Development Agreement, the Developer has recently requested the District issue general obligation bonds of \$18,158,000 (not including debt issuance costs) for acquisition of the following public infrastructure:

- Rancho Sahuarita Blvd., Phase 8B, 8C, 9A, 9B & 9C Road Improvements
- Public Sewer Main Extension along Property Lines - Phase 7B, 7C, 9A, 9B & 9C
- Pedestrian HAWK Crosswalk
- Rancho Sahuarita Blvd/El Toro Rd Intersection Improvements
- El Toro Rd Road Improvements
- Public Roadway from Rancho Sahuarita Blvd to Calle de Julio

A.R.S. § 48-715 provides that, before constructing or acquiring any infrastructure, a CFD Board shall “cause a study of the feasibility and benefits of the project ...” Staff has brought this matter to the Board in order to determine whether the Board would like staff to prepare a feasibility report.

Infrastructure descriptions, costs, and a map are provided in the attached application. At a future meeting, the District Board will have more opportunity to discuss and consider each of these proposed infrastructure elements, as well as other infrastructure improvements that may eventually be included

Rancho Sahuarita Community Facilities District Agenda Communication

in the final feasibility report.

If Staff is directed to complete a feasibility report, the services of a CFD financial advisor and bond attorney will be retained to prepare the report. Pursuant to statutes, the report will include a description of any public infrastructure to be constructed or acquired and all other information useful to understand the project(s), a map showing, in general, the location of the project(s), an estimate of the cost to construct, acquire, operate and maintain the project(s), an estimated schedule for completion of the project(s), a map or description of the area to be benefited by the project(s) and a plan for financing the project(s).

Upon completion of the feasibility report, the District will need to hold a public hearing before the Board can act upon it. If the Board accepts and approves the feasibility report, it can amend the District Development Agreement (if necessary) and authorize the issuance of general obligations bonds for the acquisition of the infrastructure included in the report.

The Developer will have an opportunity to make a presentation to the Board at this meeting.

ATTACHMENTS

1. Application for Feasibility Report





Rancho Sahuarita CFD Application for Feasibility Report

Before constructing or acquiring any public infrastructure, the district board shall cause a study of the feasibility and benefits of the project that shall be prepared by engineers and other qualified persons and that shall include a description of the public infrastructure to be constructed or acquired and all other information useful to understand the project, a map showing, in general, the location of the project, an estimate of the cost to construct, acquire, operate and maintain the project, an estimated schedule for completion of the project, a map or description of the area to be benefited by the project and a plan for financing the project. A.R.S. § 48-715

Pursuant to A.R.S. § 48-715, the undersigned applicant hereby requests that the Rancho Sahuarita CFD District Board direct District staff to prepare a feasibility report for the construction and/or acquisition of the public infrastructure set forth in this application.

I. APPLICANT INFORMATION.

Applicant:	Rancho Sahuarita Management Company, L.L.C.
Contact Name:	Fred Lewis
Address:	4549 E. Fort Lowell Road, Tucson, Arizona 85712
Phone #s:	(520) 299-8766
Email:	fred@sharpeandassociates.com

II. SUMMARY OF REQUEST.

This application requests the issuance of general obligation bonds not to exceed **\$18,158,000*** for the Public Infrastructure projects described herein.

****Does not include the cost of issuance or maintenance costs***

III. DESCRIPTION OF PUBLIC INFRASTRUCTURE TO BE ACQUIRED BY THE CFD.

1. On the table below, list complete details about each project to be constructed by the Applicant and acquired by the CFD.
2. Exhibit B of the "District Development, Financing Participation and Intergovernmental Agreement" dated April 1, 2014 (the "Development Agreement") lists the infrastructure to be acquired and/or constructed by the District (also attached hereto as Exhibit E). On the table below, list the project number listed on Exhibit E, or N/A if the project is not listed on Exhibit E, in which case the Development Agreement may need to be amended.
3. Attach maps showing the location of each public infrastructure project to be acquired by the District, and the area to be benefited, as Exhibit A.

Acquisition Project #	Detailed Acquisition Project Description:	Exhibit E #
A-1	<p>Rancho Sahuarita Blvd., Phase 8B Road Improvements 670 linear feet extension of Rancho Sahuarita Blvd. from south end pod 7A & 7E (blocks 105 & 106) to south end of pods 7B & 7F (blocks 109 & 110). Includes: improvement costs for the grading, subgrade material, three-lane roadway section surface pavement, curbs, 8' sidewalks including handicap ramps on both sides of roadway, drainage facilities, one (1) concrete drainage structure including decorative masonry columns and steel railing, curb to sidewalk landscaping, 24" steel casing for future public sewer improvements, curb cuts to access adjacent parcels, required regulatory signage, and striping.</p>	#10, #16
A-2	<p>Pedestrian HAWK Crosswalk Activated Crosswalk across Rancho Sahuarita Blvd. at W. Calle Falerno.</p>	
A-3	<p>Public Sewer Main Extension along East Property Line – 7B Approximately 871 linear feet of 12" and 15" Sewer Main from south end of pod 7E (block 106) to south end of pod 7F (block 110) to serve residential development in Entrada del Pueblo (Region 7A & 7B). Includes: PVC sewer main, manholes, steel casing under one wash.</p>	#11
A-4	<p>Rancho Sahuarita Blvd., Phase 8C Road Improvements 1,216 linear feet extension of Rancho Sahuarita Blvd. from south end of pods 7B & 7F (blocks 109 & 110) to the El Toro Road right of way. Includes: improvement costs for the grading, sewer, subgrade material, three-lane roadway section surface pavement, curbs, 8' sidewalks including handicap ramps on both sides of roadway, drainage facilities, two (2) concrete drainage structures including decorative masonry columns and steel railing, curb to sidewalk landscaping, curb cuts to access adjacent parcels, required regulatory signage, and striping.</p>	#12, #17
A-5	<p>Public Sewer Main Extension along East Property Line and West to Rancho Sahuarita Blvd. – 7C Approximately 1,525 linear feet of 12" Sewer Main from south end of pod 7F (block 110) to El Toro Road, and approximately 710 linear feet of 8" Sewer Main from south end of pod 7G (block 110) west to Rancho Sahuarita Blvd to serve residential development in Region 7C (blocks 111 – 113). Includes: PVC sewer main and manholes.</p>	#11

A-6	<p>Intersection Improvements Construct intersection and railroad crossing improvements at Rancho Sahuarita Blvd. and El Toro Road.</p>	#22
A-7	<p>Road Improvements El Toro Road Construct a 24 foot wide, 4,000 linear foot interim at-grade road, 3" of AC on compacted subgrade, from the intersection of El Toro Road and Rancho Sahuarita Blvd. to La Villita Road.</p>	
A-8	<p>Rancho Sahuarita Blvd., Phase 9A Road Improvements 1,850 linear feet extension of Rancho Sahuarita Blvd. from El Toro Road to south end of pods 9C & 9J (blocks 190 & 191). Includes: improvement costs for the grading, subgrade material, three-lane roadway section surface pavement, curbs, 8' sidewalks including handicap ramps on both sides of roadway, drainage facilities, four (4) concrete drainage structures including decorative masonry columns and steel railing, curb to sidewalk landscaping, 24" steel casing for future public sewer improvements, curb cuts to access adjacent parcels, required regulatory signage, and striping.</p>	#23
A-9	<p>Rancho Sahuarita Blvd., Phase 9B Road Improvements 1,060 linear feet extension of Rancho Sahuarita Blvd. from the south end of pods 9C & 9J (blocks 190 & 191) to the intersection of the north/south roadway (northeast corner block 200). Includes: improvement costs for the grading, subgrade material, three-lane roadway section surface pavement, curbs, 8' sidewalks including handicap ramps on both sides of roadway, drainage facilities, two (2) concrete drainage structures including decorative masonry columns and steel railing, curb to sidewalk landscaping, 24" steel casing for future public sewer improvements, curb cuts to access adjacent parcels, required regulatory signage, and striping.</p>	#26
A-10	<p>Rancho Sahuarita Blvd., Phase 9C Road Improvements 1,060 linear feet extension of Rancho Sahuarita Blvd. from the intersection of the north/south roadway (northeast corner block 200) to the southeast end of pod 9L (block 196). Includes: improvement costs for the grading, subgrade material, three-lane roadway section surface pavement, curbs, 8' sidewalks including handicap ramps on both sides of roadway, drainage facilities, curb to sidewalk landscaping, curb cuts to access adjacent parcels, required regulatory signage, and striping.</p>	#29
A-11	<p>Public Roadway from Rancho Sahuarita Blvd. to Calle de Julio 2,876 linear feet of new 2 lane public roadway from Rancho Sahuarita Blvd. to the south end of pod 9G (blocks 204 & 210) at Calle de Julio. Includes: improvement costs for the grading, subgrade material, three-</p>	#29

	lane roadway section surface pavement, curbs, 6' sidewalks including handicap ramps on both sides of roadway, drainage facilities, two (2) concrete drainage structures including decorative masonry columns and steel railing, curb to sidewalk landscaping, 24" steel casing for future public sewer improvements, curb cuts to access adjacent parcels, required regulatory signage, and striping.	
A-12	Public Sewer Main Extension along East Property line – 9A Approximately 1,800 linear feet of 12" Sewer Main from north side of El Toro Road to the south end of pod 9J (block 190). Includes: PVC sewer main, manholes, steel casing under one railroad.	#25
A-13	Public Sewer Main Extension along East Property Line – 9B Approximately 930 linear feet of 12" Sewer Main from south end of pod 9J (block 190) to south end of pod 9K (block 194). Includes: PVC sewer main, manholes, steel casing under one wash.	#28
A-14	Public Sewer Main Extension along East Property Line – 9C Approximately 2,400 linear feet of 12" Sewer Main from south end of pod 9K (block 194) to nearly the south end of pod 9G (block 209). Includes: PVC sewer main, manholes, steel casing under wash.	#31

IV. DESCRIPTION OF PUBLIC INFRASTRUCTURE TO BE CONSTRUCTED BY THE CFD.

1. On the table below, list complete details about each project to be constructed by the CFD.
2. Exhibit B of the Development Agreement lists the infrastructure to be acquired and/or constructed by the District (also attached hereto as Exhibit E). On the table below, list the project number listed on Exhibit E, or N/A if the project is not listed on Exhibit E, in which case the Development Agreement may need to be amended.
3. Attach maps showing the location of each public infrastructure project to be constructed by the District, and the area to be benefited, as Exhibit B.

NONE

V. ESTIMATED START DATE, COMPLETION DATE, COST, AND MAINTENANCE COST FOR CONSTRUCTION OR ACQUISITION OF PUBLIC INFRASTRUCTURE.

1. On the table below, for each acquisition (Project A-1 through A-13) list the estimated construction start and end date, and the estimated cost of construction. Also list the estimated maintenance costs for years 1-5, years 6-10, years 11-15, and years 16-20.
2. Include the basis for the estimates and attach supporting documentation as Exhibit C.

Project #	Estimated Start Date	Estimated Completion Date	Estimated Cost	20 Year Estimated Maintenance Costs			
				Yrs 1-5	Yrs 6-10	Yrs 11-15	Yrs 16-20
A-1	Jan 2021	Dec 2021	\$1,131,041	\$45,025	\$55,724	\$67,281	\$61,476
A-2	May 2022	Jan 2023	\$281,900	\$32,776	\$21,766	\$21,017	\$21,766
A-3	Jan 2021	Dec 2021	<u>\$214,475</u>				
Subtotal			\$1,627,416				
A-4	Dec 2021	Dec 2022	\$2,287,587	\$81,715	\$101,134	\$122,110	\$111,568
A-5	Dec 2021	Dec 2022	<u>\$679,631</u>	\$57,385	\$38,109	\$36,798	\$38,109
Subtotal			\$2,967,218				
A-6	May 2022	May 2023	\$1,714,247				
A-7	May 2022	May 2023	\$884,070				
A-8	May 2022	May 2023	\$3,553,958	\$124,320	\$153,864	\$185,777	\$169,737
A-9	May 2022	May 2023	\$1,921,956	\$71,232	\$88,160	\$106,445	\$97,259
A-10	May 2022	May 2023	\$1,094,997	\$71,232	\$88,160	\$106,445	\$97,259
A-11	May 2022	May 2023	\$3,226,186	\$166,656	\$206,261	\$249,042	\$227,540
A-12	May 2022	May 2023	\$404,148	\$67,734	\$44,982	\$43,434	\$44,982
A-13	May 2022	May 2023	\$220,556	\$34,996	\$23,240	\$22,241	\$23,240
A-14	May 2022	May 2023	<u>\$543,082</u>	\$90,312	\$59,976	\$57,912	\$59,976
Subtotal			\$13,563,200				
Total			\$18,157,834				

VI. PROJECTED RESIDENTIAL AND NON-RESIDENTIAL SALES IN RANCHO SAHUARITA CFD.

- On the table below, for each of five fiscal years (starting the fiscal year of anticipated completion of the financing), (1) for residential sales, list the estimated number of units to be sold and the average cost, and (2) for non-residential sales, list the estimated square feet to be constructed, the average sales price per square foot, and the industry type(s).
- Include the basis for the estimates and attach supporting documentation as Exhibit D.

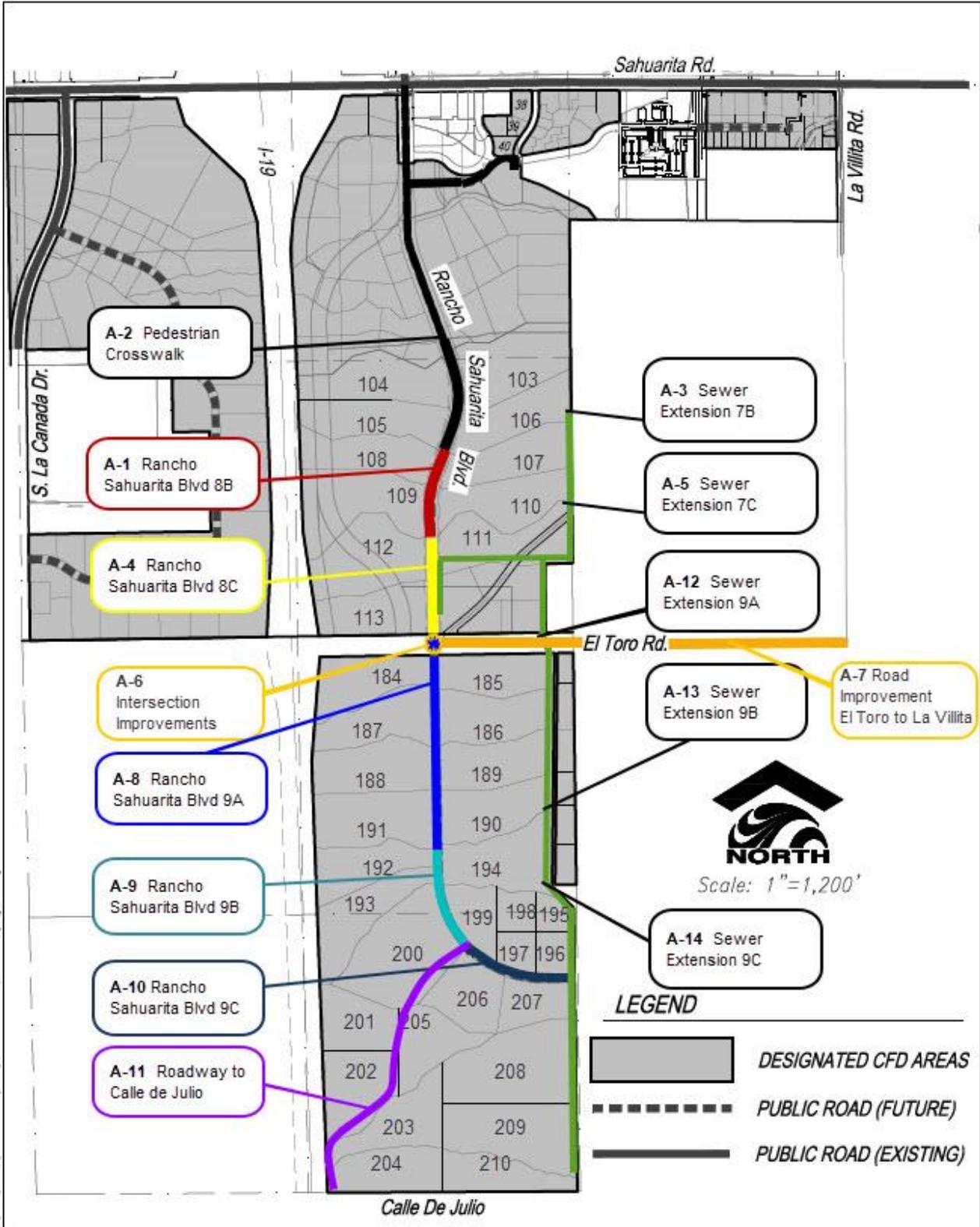
Fiscal Year Ending	Number of Residential Units	Average Residential Sales Price	Non-Residential Square Ft.	Non-Residential Value	Industry type
2021	175	\$296,480	5,350 bldg	\$1,250,000	Retail – Block 62 1.30 acres
2022	205	\$305,374	3,000 bldg	\$1,280,000	Retail – Block 63 1.28 acres
2023	296	\$314,536	3,000 bldg	\$1,308,000	Retail – Block 66A 1.31 acres
2024	340	\$323,972	5,000 bldg	\$1,308,000	Retail – Block 66B 1.31 acres
2025	309	\$333,691	9,000 bldg	\$1,477,000	Retail/ – Block 58 1.48 acres Office

VII. APPLICANT'S NOTES.

Costs for the Public Infrastructure and Completion Dates are estimated and once under contract are subject to change due to change orders and unforeseen events. **Due to the currently highly volatile construction market, contingency has been provided at 15%.**

Exhibit A

Maps Showing Location of Each Public Infrastructure Project
to be Acquired by the District and the Area to be Benefited
(Section III)



Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

Exhibit B

Maps Showing Location of Each Public Infrastructure Project
to be Constructed by the District and the Area to be Benefited
(Section IV)

NONE

Exhibit C

Documents Supporting Estimate of Cost and Estimated Completion Date
for Construction or Acquisition of Public Infrastructure
(Section V)

Project **RANCHO SAHUARITA - REGION 7B ENTRADA DEL PUEBLO**
BLOCKS 107 - 110
 Subject **RANCHO SAHUARITA BLVD., PHASE 8B**

Proj. No. _____
 By **M. BOWMAN**
 Date **10/18/2021**

Probable Construction Cost Estimate

No	Description	Quantity	Unit	Unit Cost	Total Cost
A-1	CONSTRUCT RANCHO SAHUARITA BLVD. FROM STA. 44+88.27 TO STA. 51+65.85 (APPROX. 670 LF X 46 FEET WIDE)				
	CLEARING	1.43	AC	\$ 4,000.00	\$ 5,721.70
	GRADING	4,290	CY	\$ 8.00	\$ 34,321.27
	SEWER SLEEVES	1	LS	\$ 55,000.00	\$ 55,000.00
	WATER (N/A)	670	LF	\$ -	\$ -
	JOINT UTILITIES (N/A)	670	LF	\$ -	\$ -
	CONCRETE DRAINAGE STRUCTURE	1	LS	\$ 301,000.00	\$ 301,000.00
	RIP RAP	1	LS	\$ 9,540.00	\$ 9,540.00
	CURB	1,570	LF	\$ 20.00	\$ 31,400.00
	HANDICAP RAMPS	16	EA	\$ 3,000.00	\$ 48,000.00
	PAVING (3" AC ON 8" ABC)	4,300	SY	\$ 38.00	\$ 163,400.00
	SIDEWALK (8' ON W-8'ON E)	8,560	SF	\$ 6.00	\$ 51,360.00
	LANDSCAPING	1	LS	\$ 80,000.00	\$ 80,000.00
	STRIPING, SIGNAGE, SURVEY MON'S, S&W ADJ	1	LS	\$ 22,700.00	\$ 22,700.00
	SUBTOTAL				\$ 802,443.00
A-2	PEDESTRIAN HAWK CROSSWALK (FUTURE)				
	CONSTRUCTION	1	LS	\$ 200,000.00	\$ 200,000.00
	SUBTOTAL				\$ 200,000.00
A-3	EXTEND 12" & 15" SEWER MAIN FROM MANHOLE #4 SOUTH TO Manhole #7 (SERVES BLOCKS 107-110)				
	CLEARING	1	LS	\$ 20,000.00	\$ 20,000.00
	12" AND 15" MAIN LINES	871	LF	\$ 84.00	\$ 73,164.00
	MANHOLES (5')	3	LS	\$ 12,000.00	\$ 36,000.00
	JACK AND BORE WASH CROSSING	1	LS	\$ 18,000.00	\$ 18,000.00
	SEWER TESTING AND TIE TO EXISTING	1	LS	\$ 5,000.00	\$ 5,000.00
	SUBTOTAL				\$ 152,164.00

Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

Project **RANCHO SAHUARITA - REGION 7B**
BLOCKS 107 - 110
 Subject **RANCHO SAHUARITA BLVD., PHASE 8B**

Proj. No. _____
 By **M. BOWMAN**
 Date **10/18/2021**

Probable Construction Cost Estimate

No	Description	Quantity	Unit	Unit Cost	Total Cost
A-1	CONSTRUCT RANCHO SAHUARITA BLVD. FROM STA. 44+88.27 TO STA. 51+65.85 (APPROX. 670 LF X 46 FEET WIDE)				\$ 802,443.00
A-2	PEDESTRIAN HAWK CROSSWALK (FUTURE)				\$ 200,000.00
A-3	EXTEND 12" & 15" SEWER MAIN FROM MANHOLE #4 SOUTH TO Manhole #7 (SERVES BLOCKS 107-110)				\$ 152,164.00
SUBTOTAL OF ESTIMATED CONSTRUCTION COSTS					\$ 1,154,607.00
	ENGINEERING (8%)				\$ 92,368.56
	CONSTRUCTION ADMINISTRATION (4%)				\$ 46,184.28
	SURVEY (2.5%)				\$ 28,865.18
	PERMITS (1.5%)				\$ 17,319.11
	CONSTRUCTION SALES TAX (65% OF 10.1%)				\$ 75,799.95
	CONTINGENCY (15%)				\$ 212,271.62
GRAND TOTAL REGION 7B					\$ 1,627,415.70

Project A-1 with soft costs	\$ 1,131,041.45
Project A-2 with soft costs	\$ 281,899.50
Project A-3 with soft costs	\$ 214,474.75
	\$ 1,627,415.70

Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

Project **RANCHO SAHUARITA - REGION 7C ENTRADA DEL PUEBLO**
BLOCKS 111 - 118 & 218
 Subject **RANCHO SAHUARITA BLVD., PHASE 8C**

Proj. No. _____
 By **M. BOWMAN**
 Date **10/25/2021**

Probable Construction Cost Estimate

No	Description	Quantity	Unit	Unit Cost	Total Cost
A-4	CONSTRUCT RANCHO SAHUARITA BLVD. FROM STA. 51+65.85 TO 63+81.65 (APPROX. 1216 LF X 46 FEET WIDE)				
	CLEARING	3.35	AC	\$ 4,000.00	\$ 13,399.45
	GRADING AND FILL IMPORT	21,077	CY	\$ 8.00	\$ 168,618.67
	SEWER	688	LF	\$ 110.87	\$ 76,280.00
	WATER (N/A)	1,240	LF	\$ -	\$ -
	JOINT UTILITIES (N/A)	1,460	LF	\$ -	\$ -
	PRECAST DRAINAGE STRUCTURE WITH DECORATIVE HANDRAIL	2	LS	\$ 300,000.00	\$ 600,000.00
	CURB	2,554	LF	\$ 20.00	\$ 51,072.00
	PAVING (3" AC ON 8" ABC)	6,837	SY	\$ 38.00	\$ 259,791.64
	SIDEWALK (8' ON W-8' ON E)	19,456	SF	\$ 6.00	\$ 116,736.00
	HANDICAP RAMPS	8	EA	\$ 3,000.00	\$ 24,000.00
	LANDSCAPING	2,432	LF	\$ 95.00	\$ 231,040.00
	STRIPING, SIGNAGE AND ADJUSTMENTS	1,240	LF	\$ 40.00	\$ 49,600.00
	SUBTOTAL				\$ 1,590,537.76
A-5.1	EXTEND 12" SEWER MAIN FROM SOUTH END OF BLOCK 110 SOUTH TO NORTH SIDE OF EL TORO ROAD				
	REMOVAL AND TIE-INS	1	LS	\$ 5,000.00	\$ 5,000.00
	12" MAIN LINE	1,500	LF	\$ 115.00	\$ 172,500.00
	PAVING PATCH	509	SF	\$ 10.00	\$ 5,090.00
	TRAFFIC CONTROL	1	LS	\$ 2,500.00	\$ 2,500.00
	16' WIDE STABILIZED PATH PER RWRD S.D. 111	1,303	SY	\$ 10.00	\$ 13,031.11
	MANHOLES (5')	5	LS	\$ 13,800.00	\$ 69,000.00
	SUBTOTAL				\$ 267,121.11
A-5.2	EXTEND 8" PUBLIC SEWER MAIN FROM THE 12" PUBLIC SEWER MAIN WEST AND SOUTH TO RANCHO SAHUARITA BLVD. PHASE 8C TO SERVE BLOCKS 111-113)				
	REMOVAL AND TIE-INS	1	LS	\$ 5,000.00	\$ 5,000.00
	8" MAIN LINE	1,541	LF	\$ 90.00	\$ 138,690.00
	24" STEEL SLEEVE UNDER DRAINAGE	31	LS	\$ 500.00	\$ 15,500.00
	MANHOLES (4')	6	LS	\$ 7,705.00	\$ 46,230.00
	SUBTOTAL				\$ 205,420.00

Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

Project **RANCHO SAHUARITA - REGION 7**
BLOCKS 111 - 118 & 218
 Subject **RANCHO SAHUARITA BLVD., PHASE 8C**

Proj. No. _____
 By **M. BOWMAN**
 Date **10/25/2021**

Probable Construction Cost Estimate

No	Description	Quantity	Unit	Unit Cost	Total Cost
A-4	CONSTRUCT RANCHO SAHUARITA BLVD. FROM STA. 51+65.85 TO 63+81.65 (APPROX. 1216 LF X 46 FEET WIDE)				\$ 1,590,537.76
A-5.1	EXTEND 12" SEWER MAIN FROM SOUTH END OF BLOCK 110 SOUTH TO NORTH SIDE OF EL TORO ROAD				\$ 267,121.11
A-5.2	EXTEND 8" PUBLIC SEWER MAIN FROM THE 12" PUBLIC SEWER MAIN WEST AND SOUTH TO RANCHO SAHUARITA BLVD. PHASE 8C TO SERVE BLOCKS 111-113)				\$ 205,420.00
SUBTOTAL OF ESTIMATED CONSTRUCTION COSTS					\$ 2,063,078.87
	ENGINEERING (10%)				\$ 206,307.89
	CONSTRUCTION ADMINISTRATION (4%)				\$ 82,523.15
	SURVEY (3%)				\$ 61,892.37
	PERMITS (1.5%)				\$ 30,946.18
	CONSTRUCTION SALES TAX (65% OF 10.1%)				\$ 135,441.13
	CONTINGENCY (15%)				\$ 387,028.44
GRAND TOTAL REGION 7C					\$ 2,967,218.00

Project A-4 with soft costs	\$	2,287,586.96
Project A-5 with soft costs	\$	679,631.07
	\$	2,967,218.00

Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

PROJECTS A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14

No	Description	Quantity	Unit	Unit Cost	Total Cost
Project RANCHO SAHUARITA - REGION 9A, 9B AND 9C					
Subject BLOCKS 184-210					
Subject RANCHO SAHUARITA OFFSITE INFRASTRUCURE-CFD ELIGIBLE					
Probable Construction Cost Estimate					
Proj. No.					
By M. BOWMAN					
Date 11/8/2021					
A-6	CONSTRUCT INTERSECTION AND RAILROAD CROSSING IMPROVEMENTS AT RANCHO SAHUARITA BLVD. AND EL TORO ROAD				
	CLEARING, FENCING, UTILITY RELOCATION	1.00	LS	\$ 50,000.00	\$ 50,000.00
	GRADING	5,440	SY	\$ 18.00	\$ 97,920.00
	DRAINAGE STRUCTURES AND CHANNEL GRADING	1	LS	\$ 100,000.00	\$ 100,000.00
	RAILROAD PERSONEL, PROTECTIVE CROSSINGS	1	LS	\$ 300,000.00	\$ 300,000.00
	FUTURE SIGNAL	1	LS	\$ 175,000.00	\$ 175,000.00
	LIGHTING	1	LS	\$ 175,000.00	\$ 175,000.00
	CONCRETE MEDIAN	1,000	SF	\$ 12.00	\$ 12,000.00
	CURB	760	LF	\$ 28.00	\$ 21,280.00
	PAVING (3.5" AC ON 8" ABC)	4,800	SY	\$ 40.00	\$ 192,000.00
	SIDEWALK (8' ON WEST & 8' ON EAST))	3,400	SF	\$ 8.00	\$ 27,200.00
	HANDICAP RAMPS	6	EA	\$ 3,000.00	\$ 18,000.00
	LANDSCAPING	1	LS	\$ 15,000.00	\$ 15,000.00
	STRIPING, SIGNAGE AND ADJUSTMENTS	1	LS	\$ 8,500.00	\$ 8,500.00
	SUBTOTAL				\$ 1,191,900.00
A-7	CONSTRUCT INTERIM AT GRADE ROAD FROM INTERSECTION OF EL TORO ROAD AND RANCHO SAHUARITA BLVD. TO LA VILLITA ROAD (4,000 LF OF 24' WIDE ROADWAY)				
	CLEARING	4.59	AC	\$ 4,000.00	\$ 18,365.47
	GRADING	13,866.67	CY	\$ 6.00	\$ 83,200.00
	PAVING (3" AC ON COMPACTED SUBGRADE)	13,333	SY	\$ 24.00	\$ 320,000.00
	SIGNAGE	8	EA	\$ 500.00	\$ 4,000.00
	REMOVE AND REPLACE SILT	7,280	CY	\$ 4.00	\$ 29,120.00
	STRIPING, SIGNAGE AND ADJUSTMENTS	4,000	LF	\$ 40.00	\$ 160,000.00
	SUBTOTAL				\$ 614,685.47
A-8	CONSTRUCT RANCHO SAHUARITA BLVD. FROM EL TORO ROAD TO SOUTH END OF BLOCKS 190 AND 191 (APPROX. 1850 LF X 47 FEET WIDE, 3 LANE SECTION)				
	CLEARING	5.10	AC	\$ 4,000.00	\$ 20,385.67
	GRADING	24,852	CY	\$ 8.00	\$ 198,813.33
	SEWER SLEEVE	600	LF	\$ 115.00	\$ 69,000.00
	WATER	2,210	LF	\$ -	\$ -
	JOINT UTILITIES	2,210	LF	\$ -	\$ -
	CONCRETE DRAINAGE STRUCTURE	4	LS	\$ 300,000.00	\$ 1,200,000.00

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	CURB	4,070	LF	\$ 20.00	\$ 81,400.00
	PAVING (3" AC ON 8" ABC)	10,627	SY	\$ 38.00	\$ 403,834.44
	SIDEWALK (8' ON WEST & 8' ON EAST))	29,600	SF	\$ 6.00	\$ 177,600.00
	HANDICAP RAMPS	8	EA	\$ 3,000.00	\$ 24,000.00
	LANDSCAPING	3,700	LF	\$ 60.00	\$ 222,000.00
	STRIPING, SIGNAGE AND ADJUSTMENTS	1,850	LF	\$ 40.00	\$ 74,000.00
	SUBTOTAL				\$ 2,471,033.45
A-9	CONSTRUCT RANCHO SAHUARITA BLVD. FROM SOUTH END OF BLOCK 190 AND 191 TO INTERSECTION OF NORTH/SOUTH ROADWAY AT NORTHEAST CORNER OF BLOCK 200 (APPROX. 1060 LF X 47 FEET WIDE, 3 LANE SECTION)				
	CLEARING	2.92	AC	\$ 4,000.00	\$ 11,680.44
	GRADING	14,239	CY	\$ 8.00	\$ 113,914.67
	SEWER SLEEVES	300	LF	\$ 115.00	\$ 34,500.00
	WATER (SEE WATER)	1,360	LF	\$ -	\$ -
	JOINT UTILITIES	1,360	LF	\$ -	\$ -
	CONCRETE DRAINAGE STRUCTURE	2	LS	\$ 300,000.00	\$ 600,000.00
	CURB	2,120	LF	\$ 20.00	\$ 42,400.00
	PAVING (3" AC ON 8" ABC)	5,960	SY	\$ 38.00	\$ 226,463.11
	SIDEWALK (8' ON WEST & 8' ON EAST))	16,960	SF	\$ 6.00	\$ 101,760.00
	HANDICAP RAMPS	12	EA	\$ 3,000.00	\$ 36,000.00
	LANDSCAPING	2,120	LF	\$ 60.00	\$ 127,200.00
	STRIPING, SIGNAGE AND ADJUSTMENTS	1,060	LF	\$ 40.00	\$ 42,400.00
	SUBTOTAL				\$ 1,336,318.22
A-10	CONSTRUCT RANCHO SAHUARITA BLVD. FROM INTERSECTION OF NORTH/SOUTH ROADWAY TO THE EAST END OF BLOCK 196 (APPROX. 1060 LF X 47 FEET WIDE, 3 LANE SECTION)				
	CLEARING	2.92	AC	\$ 4,000.00	\$ 11,680.44
	GRADING	14,239	CY	\$ 8.00	\$ 113,914.67
	SEWER SLEEVES	300	LF	\$ 115.00	\$ 34,500.00
	WATER (SEE WATER)	1,300	LF	\$ -	\$ -
	JOINT UTILITIES	1,300	LF	\$ -	\$ -
	CONCRETE DRAINAGE STRUCTURE	0	LS	\$ -	\$ -
	CURB	2,120	LF	\$ 20.00	\$ 42,400.00
	PAVING (3" AC ON 8" ABC)	6,089	SY	\$ 38.00	\$ 231,386.22
	SIDEWALK (8' ON WEST & 8' ON EAST))	24,310	SF	\$ 6.00	\$ 145,860.00
	HANDICAP RAMPS	4	EA	\$ 3,000.00	\$ 12,000.00
	LANDSCAPING	2,120	LF	\$ 60.00	\$ 127,200.00
	STRIPING, SIGNAGE AND ADJUSTMENTS	1,060	LF	\$ 40.00	\$ 42,400.00
	SUBTOTAL				\$ 761,341.33

Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

A-11	CONSTRUCT NORTH/SOUTH ROADWAY TO CALLE DE JULIO (APPROX. 2876 LF X 36 FEET WIDE, 2 LANE SECTION)				
	CLEARING	5.28	AC	\$ 4,000.00	\$ 21,127.64
	GRADING	33,234	CY	\$ 8.00	\$ 265,870.22
	SEWER SLEEVES	600	LF	\$ 115.00	\$ 69,000.00
	WATER (SEE WATER)	2,720	LF	\$ -	\$ -
	JOINT UTILITIES	2,720	LF	\$ -	\$ -
	CONCRETE DRAINAGE STRUCTURE	2	LS	\$ 300,000.00	\$ 600,000.00
	CURB	5,752	LF	\$ 20.00	\$ 115,040.00
	PAVING (3" AC ON 8" ABC)	12,654	SY	\$ 38.00	\$ 480,867.20
	SIDEWALK (6' ON WEST & 6' ON EAST)	34,512	SF	\$ 6.00	\$ 207,072.00
	HANDICAP RAMPS	8	EA	\$ 3,000.00	\$ 24,000.00
	LANDSCAPING	5,752	LF	\$ 60.00	\$ 345,120.00
	STRIPING, SIGNAGE AND ADJUSTMENTS	2,876	LF	\$ 40.00	\$ 115,040.00
	SUBTOTAL				\$ 2,243,137.06
A-12	EXTEND 12" SEWER MAIN FROM NORTH SIDE OF EL TORO ROAD TO SOUTH END OF BLOCK 190 APPROXIMATELY 1800 LF.				
	REMOVAL ITEMS	1	LS	\$ 5,000.00	\$ 5,000.00
	12" MAIN LINE	1,800	LF	\$ 115.00	\$ 207,000.00
	MANHOLES (5')	5	LS	\$ 13,800.00	\$ 69,000.00
	JACK AND BORE WASH CROSSING(1)	0	LS	\$ 600.00	\$ -
	SUBTOTAL				\$ 281,000.00
A-13	EXTEND 12" SEWER MAIN FROM SOUTH END OF BLOCK 190 TO SOUTH END OF BLOCK 194 APPROXIMATELY 930 LF.				
	REMOVAL ITEMS	1	LS	\$ 5,000.00	\$ 5,000.00
	12" MAIN LINE	930	LF	\$ 115.00	\$ 106,950.00
	MANHOLES (5')	3	LS	\$ 13,800.00	\$ 41,400.00
	JACK AND BORE WASH CROSSING(1)	0	LS	\$ 600.00	\$ -
	SUBTOTAL				\$ 153,350.00
A-14	EXTEND 12" SEWER MAIN FROM SOUTH END OF BLOCK 194 TO SOUTH END OF BLOCK 209 APPROXIMATELY 2400 LF.				
	REMOVAL ITEMS	1	LS	\$ 5,000.00	\$ 5,000.00
	12" MAIN LINE	2,400	LF	\$ 115.00	\$ 276,000.00
	MANHOLES (5')	7	LS	\$ 13,800.00	\$ 96,600.00
	JACK AND BORE WASH CROSSING(1)	0	LS	\$ 600.00	\$ -
	SUBTOTAL				\$ 377,600.00

Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

Project **RANCHO SAHUARITA - REGION 9A, 9B AND 9C**
BLOCKS 184-210
 Subject **RANCHO SAHUARITA OFFSITE INFRASTRUCURE-CFD ELIGIBLE**

Proj. No.
 By **M. BOWMAN**
 Date **11/8/2021**

Probable Construction Cost Estimate

No	Description	Quantity	Unit	Unit Cost	Total Cost
A-6	CONSTRUCT INTERSECTION AND RAILROAD CROSSING IMPROVEMENTS AT RANCHO SAHUARITA BLVD. AND EL TORO ROAD				\$ 1,191,900.00
A-7	CONSTRUCT INTERIM AT GRADE ROAD FROM INTERSECTION OF EL TORO ROAD AND RANCHO SAHUARITA BLVD. TO LA VILLITA ROAD (4,000 LF OF 24' WIDE ROADWAY)				\$ 614,685.47
A-8	CONSTRUCT RANCHO SAHUARITA BLVD. FROM EL TORO ROAD TO SOUTH END OF BLOCKS 190 AND 191 (APPROX. 1850 LF X 47 FEET WIDE, 3 LANE SECTION)				\$ 2,471,033.45
A-9	CONSTRUCT RANCHO SAHUARITA BLVD. FROM SOUTH END OF BLOCK 190 AND 191 TO INTERSECTION OF NORTH/SOUTH ROADWAY AT NORTHEAST CORNER OF BLOCK 200 (APPROX. 1060 LF X 47 FEET WIDE, 3 LANE SECTION)				\$ 1,336,318.22
A-10	CONSTRUCT RANCHO SAHUARITA BLVD. FROM INTERSECTION OF NORTH/SOUTH ROADWAY TO THE EAST END OF BLOCK 196 (APPROX. 1060 LF X 47 FEET WIDE, 3 LANE SECTION)				\$ 761,341.33
A-11	CONSTRUCT NORTH/SOUTH ROADWAY TO CALLE DE JULIO (APPROX. 2876 LF X 36 FEET WIDE, 2 LANE SECTION)				\$ 2,243,137.06
A-12	EXTEND 12" SEWER MAIN FROM NORTH SIDE OF EL TORO ROAD TO SOUTH END OF BLOCK 190 APPROXIMATELY 1800 LF.				\$ 281,000.00
A-13	EXTEND 12" SEWER MAIN FROM SOUTH END OF BLOCK 190 TO SOUTH END OF BLOCK 194 APPROXIMATELY 930 LF.				\$ 153,350.00
A-14	EXTEND 12" SEWER MAIN FROM SOUTH END OF BLOCK 194 TO SOUTH END OF BLOCK 209 APPROXIMATELY 2400 LF.				\$ 377,600.00
SUBTOTAL OF ESTIMATED CONSTRUCTION COSTS REGION 9A, 9B AND 9C					\$ 9,430,365.54
	ENGINEERING (10%)				\$ 943,036.55
	CONSTRUCTION ADMINISTRATION (4%)				\$ 377,214.62
	SURVEY (3%)				\$ 282,910.97
	PERMITS (1.5%)				\$ 141,455.48
	CONSTRUCTION SALES TAX (65% OF 10.1%)				\$ 619,103.50
	CONTINGENCY (15%)				\$ 1,769,113.00

Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

GRAND TOTAL REGION 9A, 9B AND 9C				\$ 13,563,199.66
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Project A-6 with soft costs	\$ 1,714,247.20
Project A-7 with soft costs	\$ 884,069.84
Project A-8 with soft costs	\$ 3,553,957.69
Project A-9 with soft costs	\$ 1,921,956.34
Project A-10 with soft costs	\$ 1,094,997.26
Project A-11 with soft costs	\$ 3,226,186.27
Project A-12 with soft costs	\$ 404,147.55
Project A-13 with soft costs	\$ 220,555.25
Project A-14 with soft costs	\$ 543,082.26
	\$ 13,563,199.66

Attachment: Application for Feasibility Report (RSCFD Master Developer Request for Bonds, Feasibility Study)

Exhibit D

Documents Supporting Five-Year Projected Residential and
 Non-Residential Sales in Rancho Sahuarita CFD
 Including Number of Residential Units and Average Sales Price and
 Average Non-Residential Square Feet, Average Sales Price, and Industry Type
 (Section VI)

Period	Units	<u>Cumulative Units*</u>	<u>Avg Sales Price</u>	<u>Neighborhood</u>
2021	175	381	\$296,480	Entrada la Villita - 8 Entrada del Rio - 167
2022	205	586	\$305,374	Entrada del Rio - 137 Entrada la Coraza - 56 Entrada del Pueblo - 12
2023	296	882	\$314,536	Entrada del Rio - 62 Entrada la Coraza - 72 Entrada del Pueblo - 144 Region 9 - 18
2024	340	1222	\$323,972	Entrada del Rio - 36 Entrada la Coraza - 16 Entrada del Pueblo - 216 Region 9 - 72
2025	309	1531	\$333,691	Entrada del Rio - 13 Entrada del Pueblo - 188 Region 9 - 108

*Number of homes closed through 12-31-20: 206

Exhibit E

Description of the Infrastructure

1. Construction of Avenida Mitla from Station 00+00 to Station 27+73 (Public Arterial)
 - a. Drainage Improvements (Along Avenida Mitla)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Avenida Mitla)
2. Construction of Placita Fara - 300 Lineal Feet of 28 .10 Wide Road (Public Street)
 - a. Drainage Improvements (Along Placita Fara)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Placita Fara)
3. Rancho Sahuarita ("RS Blvd") (2 lanes of) from Sahuarita Road to South End Pods 6C & 6H (Public Arterial)
 - a. Drainage Improvements (Along Rancho Sahuarita Boulevard)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Rancho Sahuarita Boulevard)
4. RS Blvd (2 lanes of) from South End Pods 6C & 6H to South End Pods 6E and 6F (Public Arterial)
 - a. Drainage Improvements (Along Rancho Sahuarita Boulevard)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Rancho Sahuarita Boulevard and from Pod 6P to 7E)
5. Construct 15 Inch Sewer Line from Existing Line in Desert Gem Lane to Pod 7A
6. Sahuarita Center Way from Desert Gem (810' East)
 - a. Drainage Improvements (Along Sahuarita Center Way)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Sahuarita Center Way)
7. RS Blvd (2 lanes of) from South End Pods 6E & 6F to South End Pod 7A & 7E (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
8. Basin and Linear Park Improvements along Rancho Sahuarita Blvd in Region 6
9. Basin and Linear Park Improvements along Rancho Sahuarita Blvd in Region 7

10. RS Blvd (2 lanes of) from South End Pod 7A & 7E to SOUTH END OF PODS 7B & 7F (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
11. Extend 15" sewer line from Pod 7e to El Toro Road
12. RS Blvd (2 lanes of) from South End Pod 7B & 7F to El Toro Road (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
13. RS Blvd additional 2 lanes (if required) from Sahuarita Rd south to Pods 6c and 6h (2 lanes)
14. RS Blvd additional 2 lanes (if required) from Pods 6c & 6h south to Pod 7a (2 lanes)
15. RS Blvd additional 2 lanes (if required) from Pods 6e & 6f to south end of Pod 7a & 7e (2 lanes)
16. RS Blvd additional 2 lanes (if required) from south end of Pod 7a & 7e to south end of Pods 7b & 7f (2 lanes)
17. RS Blvd additional 2 lanes (if required) from south end of Pods 7b & 7f to El Toro Rd (2 lanes)
18. Street "A" from La Canada Road to South End Pods SD & SE (Public Arterial)
 - a. Drainage Improvements (Along Street A)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Street A)
19. Basin and Linear Park Improvements along Street "A". to Pods 8d and 8e
20. Street "A" from Pods SD & SE to La Canada (Public Arterial)
 - a. Drainage Improvements (Along Street A)
 - b. Landscaping and Lineal Parks Along Public Streets
21. Basin and Linear Park Improvements along Street "A". From Pods Sd and Se to La Canada
22. RS Blvd and El Toro Road Intersection Improvements
23. RS Blvd from El Toro Road to South End Pod 9C (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets

- c. Sewer Lines (Under RS Blvd)
- 24. Basin and Linear Park Improvements along Rancho Sahuarita Blvd Phase 1 to Pod 9C and 9J
- 25. Extend 12" Sewer Main from El Toro Road to South end of Pod 9J Approximately 1700 LF.
- 26. RS Blvd from South End Pod 9C&J to Pod 9D&K (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
- 27. Basin and Linear Park Improvements along Rancho Sahuarita Blvd Phase 2 from Pod 9C&J to Pods 9D&K
- 28. Extend 12" Sewer Main from South End of Pod 9J to South End of Pod 9K Approximately 930 LF.
- 29. RS Blvd from South End Pod 9D to Pod 9G (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
- 30. Basin and Linear Park Improvements along Rancho Sahuarita Blvd Phase 3 from Pod 9D&K to Pods 9E&L
- 31. Extend 12" Sewer Main From South End of Pod 9k to South End of Pod 9g Approximately 2400 Lf.