

NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# RANCHO MIRAGE PHASE II



Honeycutt Rd

Hartman Rd.



NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE - ARIZONA - 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
[WWW.NATHANANDASSOCIATESINC.COM](http://WWW.NATHANANDASSOCIATESINC.COM)





## **Rancho Mirage Phase 2**

### **Executive Summary – Cost to Complete Estimate**

### **November 11, 2013**

#### **General Overview:**

Rancho Mirage is a residential subdivision located at the Southwest corner of Honeycutt Road and Hartman Road in the City of Maricopa, Arizona. Phases 1 and 3 have been developed. The undeveloped portion of Phase 2, includes Parcel 8 (72 – 45' X 115' lots) Parcel 9 (106 – 45' X 115' lots), Parcel 11 (104 – 55' X 115' Lots), Parcel 13 (91 – 65' X 120' lots), Parcel 115 (141 – 45' X 115' lots), Parcel 16 (148 – 60' X 120' lots), Parcel 17 (123 – 50' X 115' lots), Parcel 18 (106 – 670' X 120' lots), Parcel 21 (63 – 55' X 115 lots), Parcel 22 (71 – 50' X 115' lots), and Parcel 23 (130 – 70' X 125" lots). Hilgartwilson generated a cost to complete estimate for these Parcels in Phase 2, plus a separate cost estimate for mass grading and infrastructure sewer, water and street improvements.

#### **Engineering, Platting, Planning**

Final Plats for all parcels were recorded in 2007. Civil improvement plans for mass grading, infrastructure improvements, and parcel improvements were approved by the City in 2006. Those plan approvals have expired and the plans will need to be updated and submitted to the City for review and approval before construction can begin. Plan update and re-approval time line would be as follows; 2 months to update and submit plans, 2 months for municipal plan review; 1 month to address plan review comments, 1 month for municipal review, 1 month to finalize and obtain approval. Geotechnical, Environmental and Traffic Reports were not available. Those reports should exist and, depending on the status of the company that issued the reports, it should be possible to get reliance letters for those reports. Landscaping plans were not available. Electrical power plans, communications plans, SW Gas plans are not available.

#### **Development Fees, Permit Fees**

Permit fees were calculated based on the published City of Maricopa fee structure. Global Resources provides sewer and water service through their subsidiary companies, Palo Verde Utilities Company and Santa Cruz Water Company. Global requires 3 agreements to be executed prior to service, the Infrastructure Coordination Agreement, and sewer and water Line Extension Agreements. The Infrastructure Coordination Agreement was executed in 2007 and the payment obligation under that agreement, \$2,982,915.00 was paid on 1/31/07. According to Global Resources, Line Extension Agreements were executed and are owned by J.N.A.N. LLC. We cannot

obtain copies of those agreements without the consent of the owner. Unless the Line Extension Agreements were assigned to a new owner, J.N.A.N LLC would receive all monies due under the annual refund obligation described in the line extension agreements.

Other utilities are provided by SW Gas, Centurylink, Orbitel Communications, and Electrical District Three. The status of contracts, agreements, plans and fees associated with these utilities is unknown.

### **Cost to Complete Budget**

Separate budgets for mass grading/infrastructure and the individual parcels are based on the existing, expired plans. Unit prices are based on current representative costs for those items. The grading needs to be accomplished at one time so earthwork can be balanced efficiently. The infrastructure sewer, water, and paving need to be installed first in order to provide sewer, water and access to all the parcels. Portions of the infrastructure sewer and water run through individual parcels, so sewer and water service quantities in the parcel budgets may not match the number of platted lots in a parcel. Landscape plans are not available, so costs are based on a unit price per square foot of tract area within the parcel plat. Some parcel plats have disproportionate shares of landscape tract square footage and theme walls so those costs allocations do not appear equitable.

### **Opinions of Probable Costs**

In providing opinions of probable construction costs, the client understands that Hilgartwilson has no control over the cost or availability of labor, equipment, or materials, over market conditions or the contractor's methods of construction. The pricing in these cost estimates reflects current pricing on projects similar in nature. Formal bids for this work were not solicited.



Rick Hurula  
Director of Construction Services  
**hilgartwilson**



# RANCHO MIRAGE

## PHASE II

### LOCATION:

Located at the southwest corner of Honeycutt Road and Hartman Road in the City of Maricopa, Arizona.

### LOT INFORMATION:

<i>Parcel</i>	<i>Lot Count</i>	<i>Lot Size</i>
8	72	50' x 120'
9	106	45' x 115'
11	104	55' x 115'
13	91	65' x 120'
15	141	45' x 115'
16	149	60' x 120'
17	123	50' x 115'
18	106	60' x 120'
21	63	55' x 115'
22	71	50' x 115'
23	130	70' x 125'
	<b>1,156</b>	

### ZONING:

CR-3

### PRICE:

-

### TERMS:

-

### SIDEYARD SETBACKS:

5' and 5'

### WATER AND SEWER:

Global water and sewer to project.

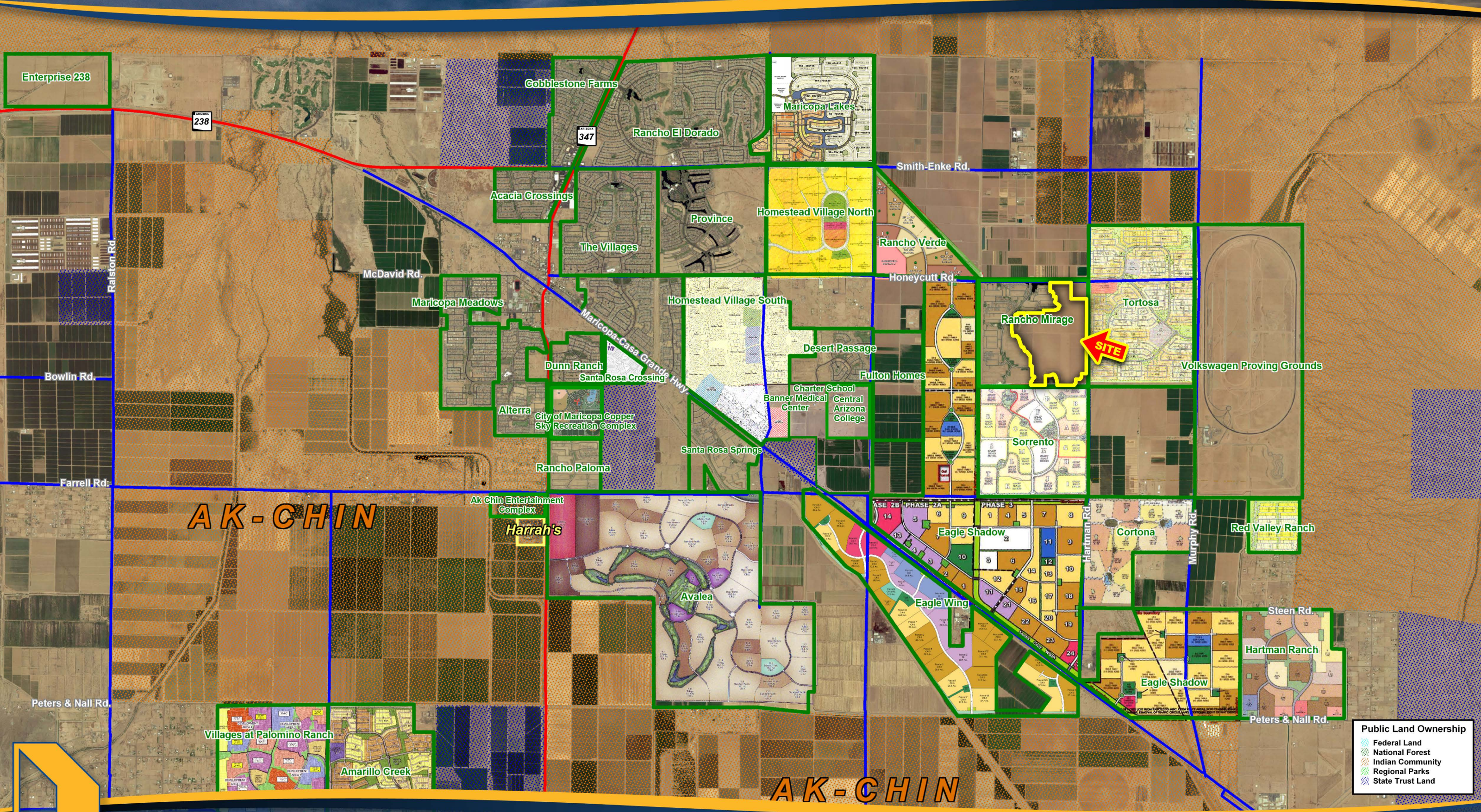
### DOWNLOADABLE DOCUMENTS:

[Please click to view final plats and budgets on all parcels.](#)



# CITY OF MARICOPA SUBMARKET

## RANCHO MIRAGE PHASE II



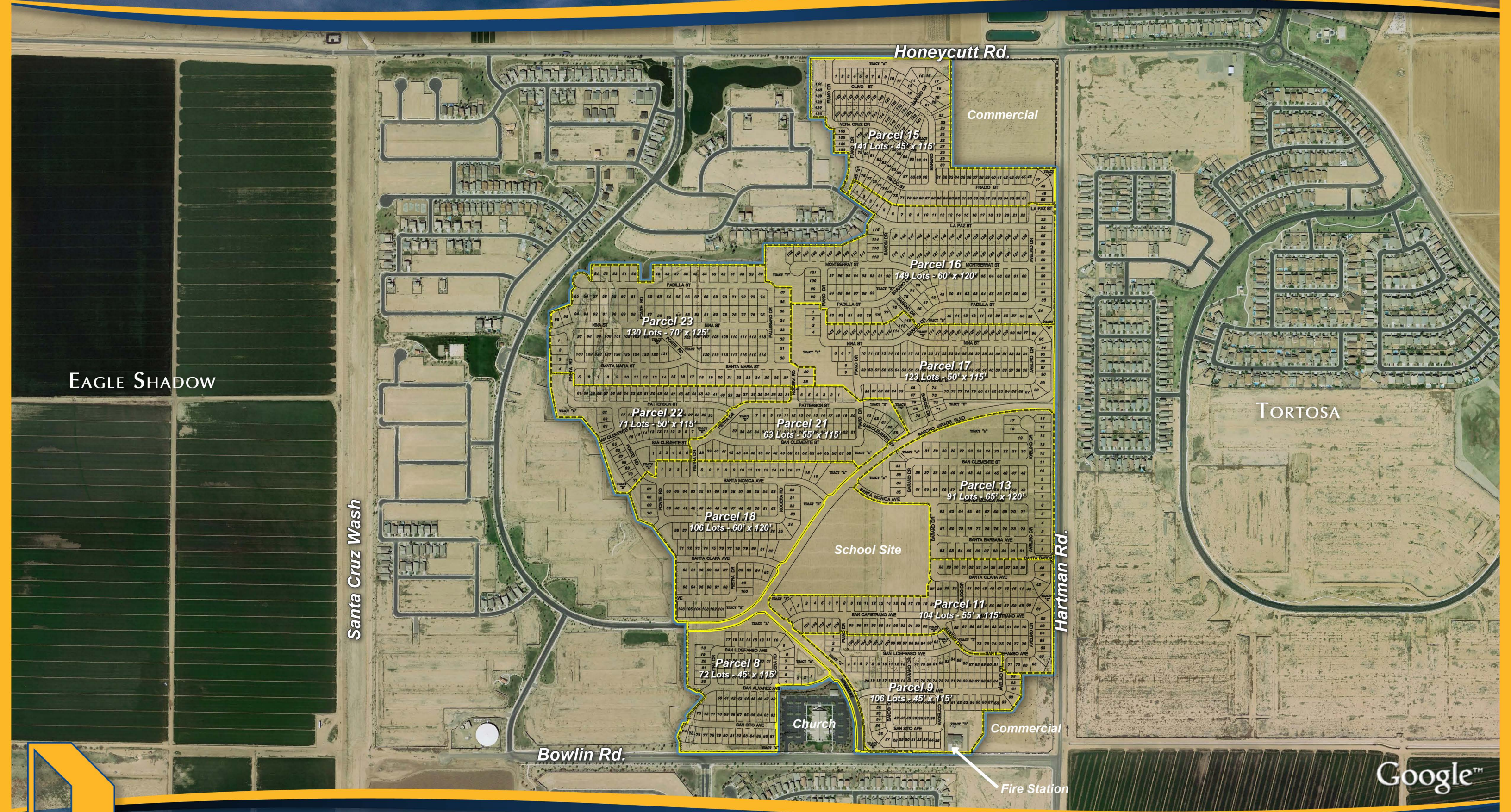
NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
WWW.NATHANANDASSOCIATESINC.COM

This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.



# RANCHO MIRAGE PHASE II

CITY OF MARICOPA, ARIZONA



NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
WWW.NATHANANDASSOCIATESINC.COM

Google™

This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.



# RANCHO MIRAGE PHASE II

LOOKING NORTHWEST



NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
WWW.NATHANANDASSOCIATESINC.COM

This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.