

November 9, 2023

MEMO TO: Honorable Mayor and City Council

THROUGH: Charles P. Potucek, City Manager
Victoria Yarbrough, Assistant City Manager
Matt McLachlan, AICP Community Development Director

FROM: Jeff Pregler, AICP, Senior Planner

SUBJECT: REQUEST FOR AGENDA ITEM PLACEMENT
Resolution 2023-088
Amendment to the Buffalo Soldier Ranch Preliminary Plat
Phasing Plan for Development and Dedication of Public Improvements

REQUESTED ACTION:

It is recommended that Resolution 2023-088 be approved finding the phasing plan is consistent with the preliminary plat, the General Plan, and applicable Development Code standards.

RECOMMENDATION:

The City Manager recommends approval.
The Director of Community Development recommends approval.

APPLICANT: Canyon Vista Land LLC

BACKGROUND:

The preliminary plat and original development agreement for Buffalo Soldier Ranch was approved on May 25, 2006. The final plat was subsequently submitted in March of 2007 for review. However, due to the declining housing market at the time, the owner requested the review be postponed under there were favorable market conditions. The property has remained vacant.

Canyon Vista Land, LLC is interested in developing the property and has requested approval of the final plat. The developer has requested that the subdivision be completed in phases to allow flexibility in meeting market demand. The attached phasing plan indicates five separate phases of the final plat and the order in which each phase will be commence. There will be a two-year completion date for each phase with ultimate buildout at 10 years. This request is being considered in conjunction with the revised Development Agreement associated with the subdivision and a final plat.



Preliminary Quantity Estimate

DATE:

11/7/2023

PROJECT NAME: Buffalo Soldier Ranch - Phase 1

PROJECT NO.: 205034.14

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
Grading					
	Clear & Grub	14.20	ACRE	\$ 1,143.00	\$ 16,230.60
	Cut to Fill	19,437	CY	\$ 3.43	\$ 66,668.91
	SWPPP/Install Wattles	5,340	LF	\$ 5.25	\$ 28,035.00
	Blue Top Lots Grade Lots	47	EA	\$ 231.25	\$ 10,868.75
	Pot Hole by Vacuum Trailer	2	EA	\$ 275.00	\$ 550.00
Drainage					
	36-inch RCP	291	LF	\$ 337.40	\$ 98,183.40
	Pipe Headwall	2	EA	\$ 37,203.15	\$ 74,406.30
	Concrete Drainage Way Sloped Walls	17	SY	\$ 193.75	\$ 3,293.75
On-site Paving					
	6" Aggregate Base	1,417	CY	\$ 65.63	\$ 92,997.71
	2" Asphaltic Concrete Pavement	8,500	SY	\$ 18.55	\$ 157,675.00
	6" Vertical Curb & Gutter	190	LF	\$ 19.64	\$ 3,731.60
	4" Roll Curb & Gutter	4,070	LF	\$ 19.64	\$ 79,934.80
	Cut & Backfill Curb	4,260	LF	\$ 7.91	\$ 33,696.60
	Handicap Ramps	9	EA	\$ 3,325.00	\$ 29,925.00
	Signage	12	EA	\$ 587.50	\$ 7,050.00
	Survey Monuments	15	EA	\$ 271.88	\$ 4,078.20
	4' Sidewalk	15,935	SF	\$ 6.56	\$ 104,533.60
	Bollards	5	EA	\$ 350.00	\$ 1,750.00
	Light Pole Bases	6	EA	\$ 706.25	\$ 4,237.50
	Adjust Manholes/Valves	13	EA	\$ 475.00	\$ 6,175.00
	Mail Boxes	47	EA	\$ 70.00	\$ 3,290.00
Bank Protection					
	Rip Rap (dumped & grouted & handplaced)	3,590	SF	\$ 10.56	\$ 37,910.40
Sewer					
	Excavate, Lay and Backfill 8" Sewer	1,740	LF	\$ 56.88	\$ 98,971.20
	Test Manhole	7	EA	\$ 306.25	\$ 2,143.75
	4' Diameter Manhole	7	EA	\$ 8,507.43	\$ 59,552.01
	4" Cleanout	47	EA	\$ 655.88	\$ 30,826.36
	4" HCS, PVC	47	EA	\$ 1,556.80	\$ 73,169.60
	Tie to Existing	1	EA	\$ 7,564.44	\$ 7,564.44
Water					
	6" PVC Water	1,850	LF	\$ 61.88	\$ 114,478.00
	12" PVC Water	135	LF	\$ 92.50	\$ 12,487.50
	Fire Hydrants	4	EA	\$ 7,543.12	\$ 30,172.48
	6" Valve	5	EA	\$ 2,134.25	\$ 10,671.25
	12" Valve	1	EA	\$ 4,975.00	\$ 4,975.00
	1" Water Service Single Short	9	EA	\$ 693.75	\$ 6,243.75
	1" Water Service Double Short	11	EA	\$ 1,913.75	\$ 21,051.25
	1" Water Service Single Long	5	EA	\$ 1,031.25	\$ 5,156.25
	1" Water Service Double Long	6	EA	\$ 1,500.00	\$ 9,000.00
	Connect to Existing	1	EA	\$ 3,768.65	\$ 3,768.65
Dry Utilities					
	SSVEC Conduit and Sweeps	9,765	LF	\$ 4.38	\$ 42,770.70
	Trench and Backfill	11,765	LF	\$ 28.61	\$ 336,596.65
	Dry Utilities (Excluding Conduit Cost)	2,000	LF	\$ 13.13	\$ 26,260.00

TOTAL (PHASE 1) \$1,761,080.96

Alternates					
	Over Excavate Building Pads 80x80x2 Feet	22,282	CY	\$ 3.25	\$ 72,416.50
	Bike Path	156	SY	\$ 18.75	\$ 2,925.00
	COSV Permit Sewer	47	EA	\$ 193.75	\$ 9,106.25
	Material Testing	47	EA	\$ 500.00	\$ 23,500.00
	SSVEC Fees	47	EA	\$ 4,000.00	\$ 188,000.00
	Survey	47	EA	\$ 1,062.50	\$ 49,937.50

TOTAL (PHASE 1) \$ 345,885.25

The information provided is a preliminary estimate of quantities only, which is not guaranteed or warranted against any errors or omissions.



Preliminary Quantity Estimate

DATE: 11/7/2023
 PROJECT NAME: Buffalo Soldier Ranch - Phase 2
 PROJECT NO.: 205034.14

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
Grading					
	Clear & Grub	26.05	ACRE	\$ 1,143.00	\$ 29,775.15
	Cut to Fill	35,595	CY	\$ 3.43	\$ 122,090.85
	SWPPP/Install Wattles	6,210	LF	\$ 5.25	\$ 32,602.50
	Blue Top Lots Grade Lots	86	EA	\$ 231.25	\$ 19,887.50
	Pot Hole by Vacuum Trailer	2	EA	\$ 275.00	\$ 550.00
Drainage					
	24-inch RCP	752	LF	\$ 257.96	\$ 193,985.92
	Pipe Headwall	1	EA	\$ 37,203.15	\$ 37,203.15
	Storm Drain Manhole	4	EA	\$ 12,111.83	\$ 48,447.32
	Concrete Weir Walls	1	EA	\$ 7,125.00	\$ 7,125.00
	Concrete Drainage Way Sloped Walls	855	SY	\$ 193.75	\$ 165,656.25
	Concrete Drainage Apron at Spillways	305	SY	\$ 76.88	\$ 23,448.40
	Concrete Drainage Cut Off Wall	890	LF	\$ 57.50	\$ 51,175.00
	Drainage Way Cut Off Wall	15	EA	\$ 1,243.75	\$ 18,656.25
On-site Paving					
	6" Aggregate Base	2,972	CY	\$ 65.63	\$ 195,052.36
	2" Asphaltic Concrete Pavement	17,830	SY	\$ 18.55	\$ 330,746.50
	6" Vertical Curb & Gutter	300	LF	\$ 19.64	\$ 5,892.00
	4" Roll Curb & Gutter	8,700	LF	\$ 19.64	\$ 170,868.00
	Cut & Backfill Curb	9,000	LF	\$ 7.91	\$ 71,190.00
	Handicap Ramps	15	EA	\$ 3,325.00	\$ 49,875.00
	Signage	20	EA	\$ 587.50	\$ 11,750.00
	Survey Monuments	27	EA	\$ 271.88	\$ 7,340.76
	Handrail	315	LF	\$ 42.62	\$ 13,425.30
	4' Handplaced Sidewalk	35,630	SF	\$ 6.56	\$ 233,732.80
	Bollards	24	EA	\$ 350.00	\$ 8,400.00
	Valley Gutter & Spandrels	2	EA	\$ 6,800.00	\$ 13,600.00
	Light Pole Bases	9	EA	\$ 706.25	\$ 6,356.25
	Adjust Manholes/Valves	28	EA	\$ 475.00	\$ 13,300.00
	Mail Boxes	86	EA	\$ 70.00	\$ 6,020.00
Bank Protection					
	Rip Rap (dumped & grouted & handplaced)	3,600	SF	\$ 10.56	\$ 38,016.00
Sewer					
	8" DIP Sewer	20	LF	\$ 163.91	\$ 3,278.20
	Excavate, Lay and Backfill 8" Sewer	4,305	LF	\$ 56.88	\$ 244,868.40
	Test Manhole	13	EA	\$ 306.25	\$ 3,981.25
	4' Diameter Manhole	13	EA	\$ 8,507.43	\$ 110,596.59
	4" Cleanout	86	EA	\$ 655.88	\$ 56,405.68
	4" HCS, PVC	86	EA	\$ 1,556.80	\$ 133,884.80
Water					
	6" PVC Water	3,665	LF	\$ 61.88	\$ 226,790.20
	12" PVC Water	767	LF	\$ 92.50	\$ 70,947.50
	6" DIP Water	20	LF	\$ 141.11	\$ 2,822.20
	2" Drain Valve Assembly	1	EA	\$ 2,212.27	\$ 2,212.27
	Fire Hydrants	9	EA	\$ 7,543.12	\$ 67,888.08
	12" Valve	2	EA	\$ 4,975.00	\$ 9,950.00
	6" Valve	13	EA	\$ 2,134.25	\$ 27,745.25
	1" Water Service Single Short	22	EA	\$ 693.75	\$ 15,262.50
	1" Water Service Double Short	14	EA	\$ 1,913.75	\$ 26,792.50
	1" Water Service Single Long	8	EA	\$ 1,031.25	\$ 8,250.00
	1" Water Service Double Long	15	EA	\$ 1,500.00	\$ 22,500.00
Dry Utilities					
	SSVEC Conduit and Sweeps	17,865	LF	\$ 4.38	\$ 78,248.70
	Trench and Backfill	22,315	LF	\$ 28.61	\$ 638,432.15
	Dry Utilities (Excluding Conduit Cost)	4,450	LF	\$ 13.13	\$ 58,428.50

TOTAL (PHASE 2) \$ 3,735,453.03

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
	Alternates				
	Over Excavate Building Pads 80x80x2 Feet	40,770	CY	\$ 3.25	\$ 132,502.50
	Install New Vehicle Gate	90	LF	\$ 61.25	\$ 5,512.50
	Bike Path	285	SY	\$ 18.75	\$ 5,343.75
	COSV Permit Sewer	86	EA	\$ 193.75	\$ 16,662.50
	Material Testing	86	EA	\$ 500.00	\$ 43,000.00
	SSVEC Fees	86	EA	\$ 4,000.00	\$ 344,000.00
	Survey	86	EA	\$ 1,062.50	\$ 91,375.00

TOTAL (PHASE 2)	\$ 638,396.25
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Preliminary Quantity Estimate

DATE: 11/7/2023
 PROJECT NAME: Buffalo Soldier Ranch - Phase 3
 PROJECT NO.: 205034.14

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
Grading					
	Clear & Grub	24.50	ACRE	\$ 1,143.00	\$ 28,003.50
	Cut to Fill	33,510	CY	\$ 3.43	\$ 114,939.30
	SWPPP/Install Wattles	7,075	LF	\$ 5.25	\$ 37,143.75
	Blue Top Lots Grade Lots	88	EA	\$ 231.25	\$ 20,350.00
	Pot Hole by Vacuum Trailer	2	EA	\$ 275.00	\$ 550.00
Drainage					
	Concrete Weir Walls @ Basin E	2	EA	\$ 7,125.00	\$ 14,250.00
	30" SRP	310	LF	\$ 300.00	\$ 93,000.00
	Storm Drain Manhole	1	EA	\$ 12,111.83	\$ 12,111.83
	Modified Catch Basin	1	EA	\$ 750.00	\$ 750.00
On-site Paving					
	6" Aggregate Base	2,425	CY	\$ 65.63	\$ 159,152.75
	2" Asphaltic Concrete Pavement	14,530	SY	\$ 18.55	\$ 269,531.50
	6" Vertical Curb & Gutter	360	LF	\$ 19.64	\$ 7,070.40
	4" Roll Curb & Gutter	7,055	LF	\$ 19.64	\$ 138,560.20
	Cut & Backfill Curb	7,415	LF	\$ 7.91	\$ 58,652.65
	Handicap Ramp	14	EA	\$ 3,325.00	\$ 46,550.00
	Signage	22	EA	\$ 587.50	\$ 12,925.00
	Survey Monuments	18	EA	\$ 271.88	\$ 4,893.84
	4' Handplaced Sidewalk	27,880	SF	\$ 6.56	\$ 182,892.80
	Bollards	8	EA	\$ 350.00	\$ 2,800.00
	Valley Gutter & Spandrels	2	EA	\$ 6,800.00	\$ 13,600.00
	Light Pole Bases	9	EA	\$ 706.25	\$ 6,356.25
	Adjust Manholes/Valves	21	EA	\$ 475.00	\$ 9,975.00
	Mail Boxes	88	EA	\$ 70.00	\$ 6,160.00
Bank Protection					
	Rip Rap (dumped & grouted & handplaced)	7,865	SF	\$ 10.56	\$ 83,054.40
Sewer					
	Excavate, Lay and Backfill 8" Sewer	3,235	LF	\$ 56.88	\$ 184,006.80
	Test Manhole	11	EA	\$ 306.25	\$ 3,368.75
	4' Diameter Manhole	11	EA	\$ 8,507.43	\$ 93,581.73
	4" Cleanout	88	EA	\$ 655.88	\$ 57,717.44
	4" HCS, PVC	88	EA	\$ 1,556.80	\$ 136,998.40
Water					
	6" PVC Water	3,100	LF	\$ 61.88	\$ 191,828.00
	12" PVC Water	324	LF	\$ 92.50	\$ 29,970.00
	Fire Hydrants	7	EA	\$ 7,543.12	\$ 52,801.84
	Air Release Valves	2	EA	\$ 3,865.00	\$ 7,730.00
	12" Valve	1	EA	\$ 4,975.00	\$ 4,975.00
	6" Valve	9	EA	\$ 2,134.25	\$ 19,208.25
	1" Water Service Single Short	27	EA	\$ 693.75	\$ 18,731.25
	1" Water Service Double Short	11	EA	\$ 1,913.75	\$ 21,051.25
	1" Water Service Single Long	7	EA	\$ 1,031.25	\$ 7,218.75
	1" Water Service Double Long	15	EA	\$ 1,500.00	\$ 22,500.00
Dry Utilities					
	SSVEC Conduit and Sweeps	18,280	LF	\$ 4.38	\$ 80,066.40
	Trench and Backfill	21,680	LF	\$ 28.61	\$ 620,264.80
	Dry Utilities (Excluding Conduit Cost)	3,400	LF	\$ 13.13	\$ 44,642.00

TOTAL (PHASE 3) \$ 2,919,933.83

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
	Alternates				
	Over Excavate Building Pads 80x80x2 Feet	41,720	CY	\$ 3.25	\$ 135,590.00
	Install New Vehicle Gate	30	LF	\$ 61.25	\$ 1,837.50
	Bike Path	291	SY	\$ 18.75	\$ 5,456.25
	COSV Permit Sewer	88	EA	\$ 193.75	\$ 17,050.00
	Material Testing	88	EA	\$ 500.00	\$ 44,000.00
	SSVEC Fees	88	EA	\$ 4,000.00	\$ 352,000.00
	Survey	88	EA	\$ 1,062.50	\$ 93,500.00

TOTAL (PHASE 3)	\$ 649,433.75
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Preliminary Quantity Estimate

DATE: 11/7/2023
 PROJECT NAME: Buffalo Soldier Ranch - Phase 4
 PROJECT NO.: 205034.14

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
Grading					
	Clear & Grub	18.15	ACRE	\$ 1,143.00	\$ 20,745.45
	Cut to Fill	24,760	CY	\$ 3.43	\$ 84,926.80
	SWPPP/Install Wattles	5,825	LF	\$ 5.25	\$ 30,581.25
	Blue Top Lots Grade Lots	64	EA	\$ 231.25	\$ 14,800.00
	Pot Hole by Vacuum Trailer	2	EA	\$ 275.00	\$ 550.00
On-site Paving					
	6" Aggregate Base	1,990	CY	\$ 65.63	\$ 130,603.70
	2" Asphaltic Concrete Pavement	11,920	SY	\$ 18.55	\$ 221,116.00
	6" Vertical Curb & Gutter	382	LF	\$ 19.64	\$ 7,502.48
	4" Roll Curb & Gutter	5,798	LF	\$ 19.64	\$ 113,872.72
	Cut & Backfill Curb	6,180	LF	\$ 7.91	\$ 48,883.80
	Handicap Ramps	11	EA	\$ 3,325.00	\$ 36,575.00
	Signage	18	EA	\$ 587.50	\$ 10,575.00
	Survey Monuments	12	EA	\$ 271.88	\$ 3,262.56
	4' Handplaced Sidewalk	23,775	SF	\$ 6.56	\$ 155,964.00
	Bollards	8	EA	\$ 350.00	\$ 2,800.00
	Valley Gutter & Spandrels	1	EA	\$ 6,800.00	\$ 6,800.00
	Light Pole Bases	6	EA	\$ 706.25	\$ 4,237.50
	Adjust Manholes/Valves	16	EA	\$ 475.00	\$ 7,600.00
	Mail Boxes	64	EA	\$ 70.00	\$ 4,480.00
Bank Protection					
	Rip Rap (dumped & grouted & handplaced)	8,000	SF	\$ 10.56	\$ 84,480.00
Sewer					
	8" DIP Sewer	20	LF	\$ 163.91	\$ 3,278.20
	Excavate, Lay and Backfill 8" Sewer	2,625	LF	\$ 56.88	\$ 149,310.00
	Test Manhole	7	EA	\$ 306.25	\$ 2,143.75
	4' Diameter Manhole	7	EA	\$ 8,507.43	\$ 59,552.01
	4" Cleanout	64	EA	\$ 655.88	\$ 41,976.32
	4" HCS, PVC	64	EA	\$ 1,556.80	\$ 99,635.20
Water					
	6" PVC Water	2,665	LF	\$ 61.88	\$ 164,910.20
	12" PVC Water	260	LF	\$ 92.50	\$ 24,050.00
	6" DIP Water	20	LF	\$ 141.11	\$ 2,822.20
	Fire Hydrants	5	EA	\$ 7,543.12	\$ 37,715.60
	12" Valve	1	EA	\$ 4,975.00	\$ 4,975.00
	6" Valve	8	EA	\$ 2,134.25	\$ 17,074.00
	1" Water Service Single Short	12	EA	\$ 693.75	\$ 8,325.00
	1" Water Service Double Short	12	EA	\$ 1,913.75	\$ 22,965.00
	1" Water Service Single Long	9	EA	\$ 1,031.25	\$ 9,281.25
	1" Water Service Double Long	9	EA	\$ 1,500.00	\$ 13,500.00
Dry Utilities					
	SSVEC Conduit and Sweeps	13,295	LF	\$ 4.38	\$ 58,232.10
	Trench and Backfill	16,220	LF	\$ 28.61	\$ 464,054.20
	Dry Utilities (Excluding Conduit Cost)	2,925	LF	\$ 13.13	\$ 38,405.25

TOTAL (PHASE 4) \$ 2,212,561.54

Alternates					
	Over Excavate Building Pads 80x80x2 Feet	30,340	CY	\$ 3.25	\$ 98,605.00
	Install New Vehicle Gate	15	LF	\$ 61.25	\$ 918.75
	Bike Path	212	SY	\$ 18.75	\$ 3,975.00
	COSV Permit Sewer	64	EA	\$ 193.75	\$ 12,400.00
	Material Testing	64	EA	\$ 500.00	\$ 32,000.00
	SSVEC Fees	64	EA	\$ 4,000.00	\$ 256,000.00
	Survey	64	EA	\$ 1,062.50	\$ 68,000.00

TOTAL (PHASE 4) \$ 471,898.75



Preliminary Quantity Estimate

DATE:

11/7/2023

PROJECT NAME: Buffalo Soldier Ranch - Phase 5

PROJECT NO.: 205034.14

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
Grading					
	Clear & Grub	25.10	ACRE	\$ 1,143.00	\$ 28,689.30
	Cut to Fill	34,267	CY	\$ 3.43	\$ 117,535.81
	SWPPP/Install Wattles	5,065	LF	\$ 5.25	\$ 26,591.25
	Blue Top Lots Grade Lots	64	EA	\$ 231.25	\$ 14,800.00
	Pot Hole by Vacuum Trailer	2	EA	\$ 275.00	\$ 550.00
On-site Paving					
	6" Aggregate Base	2,220	CY	\$ 65.63	\$ 145,698.60
	2" Asphaltic Concrete Pavement	13,310	SY	\$ 18.55	\$ 246,900.50
	6" Vertical Curb & Gutter	1,500	LF	\$ 19.64	\$ 29,460.00
	4" Roll Curb & Gutter	5,395	LF	\$ 19.64	\$ 105,957.80
	Cut & Backfill Curb	6,895	LF	\$ 7.91	\$ 54,539.45
	Handicap Ramps	12	EA	\$ 3,325.00	\$ 39,900.00
	Signage	14	EA	\$ 587.50	\$ 8,225.00
	Survey Monuments	13	EA	\$ 271.88	\$ 3,534.44
	Handrail	390	LF	\$ 42.62	\$ 16,621.80
	4' Handplaced Sidewalk	25,390	SF	\$ 6.56	\$ 166,558.40
	Bollards	4	EA	\$ 350.00	\$ 1,400.00
	Valley Gutter & Spandrels	1	EA	\$ 6,800.00	\$ 6,800.00
	Light Pole Bases	7	EA	\$ 706.25	\$ 4,943.75
	Adjust Manholes/Valves	24	EA	\$ 475.00	\$ 11,400.00
	Mail Boxes	64	EA	\$ 70.00	\$ 4,480.00
	20' Wide Gravel Drive for ROW	3,480	SF	\$ 1.50	\$ 5,220.00
Bank Protection					
	Rip Rap (dumped & grouted & handplaced)	5,540	SF	\$ 10.56	\$ 58,502.40
Sewer					
	8" DIP Sewer	70	LF	\$ 163.91	\$ 11,473.70
	Excavate, Lay and Backfill 8" Sewer	2,985	LF	\$ 56.88	\$ 169,786.80
	Test Manhole	10	EA	\$ 306.25	\$ 3,062.50
	4' Diameter Manhole	10	EA	\$ 8,507.43	\$ 85,074.30
	4" Cleanout	64	EA	\$ 655.88	\$ 41,976.32
	4" HCS, PVC	64	EA	\$ 1,556.80	\$ 99,635.20
Water					
	6" PVC Water	1,800	LF	\$ 61.88	\$ 111,384.00
	8" PVC Water	1,465	LF	\$ 71.88	\$ 105,304.20
	12" PVC Water	165	LF	\$ 92.50	\$ 15,262.50
	6" DIP Water	20	LF	\$ 141.11	\$ 2,822.20
	8" DIP Water	50	LF	\$ 163.91	\$ 8,195.50
	2" Drain Valve Assembly	1	EA	\$ 2,212.27	\$ 2,212.27
	Fire Hydrants	6	EA	\$ 7,543.12	\$ 45,258.72
	Air Release Valves	1	EA	\$ 3,865.00	\$ 3,865.00
	8" Valve	7	EA	\$ 2,896.37	\$ 20,274.59
	6" Valve	6	EA	\$ 2,134.25	\$ 12,805.50
	4" Valve	1	EA	\$ 2,045.35	\$ 2,045.35
	1" Water Service Single Short	10	EA	\$ 693.75	\$ 6,937.50
	1" Water Service Double Short	13	EA	\$ 1,913.75	\$ 24,878.75
	1" Water Service Single Long	6	EA	\$ 1,031.25	\$ 6,187.50
	1" Water Service Double Long	11	EA	\$ 1,500.00	\$ 16,500.00
Dry Utilities					
	SSVEC Conduit and Sweeps	13,295	LF	\$ 4.38	\$ 58,232.10
	Trench and Backfill	16,795	LF	\$ 28.61	\$ 480,504.95
	Dry Utilities (Excluding Conduit Cost)	3,500	LF	\$ 13.13	\$ 45,955.00

TOTAL (PHASE 5) \$ 2,477,942.95

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
	Alternates				
	Over Excavate Building Pads 80x80x2 Feet	30,340	CY	\$ 3.25	\$ 98,605.00
	Install New Vehicle Gate	30	LF	\$ 61.25	\$ 1,837.50
	Bike Path	212	SY	\$ 18.75	\$ 3,975.00
	COSV Permit Sewer	64	EA	\$ 193.75	\$ 12,400.00
	Material Testing	64	EA	\$ 500.00	\$ 32,000.00
	SSVEC Fees	64	EA	\$ 4,000.00	\$ 256,000.00
	Survey	64	EA	\$ 1,062.50	\$ 68,000.00

TOTAL (PHASE 5)	\$ 472,817.50
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Preliminary Quantity Estimate

DATE:

11/7/2023

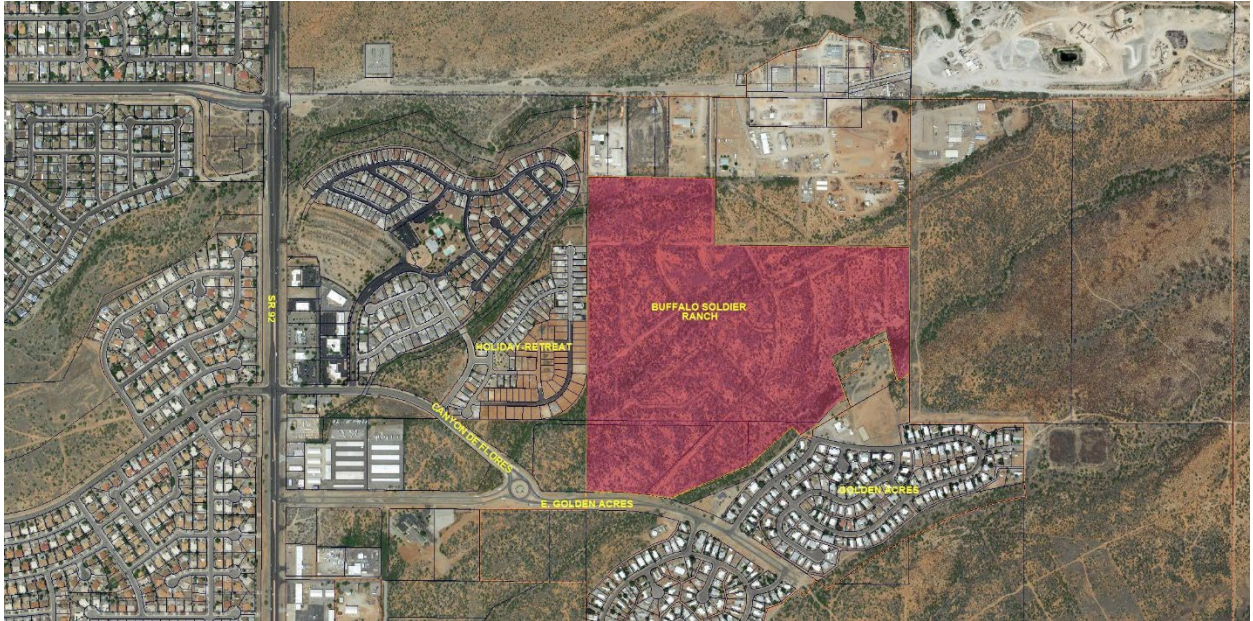
PROJECT NAME: Buffalo Soldier Ranch - Offsite

PROJECT NO.: 205034.14

ITEM	DESCRIPTION	QUANTITY	UNITS	Unit Price	Total Price
	All				
	6" Aggregate Base	875	CY	\$ 65.63	\$ 57,426.25
	3" Asphaltic Concrete Pavement	4,500	SY	\$ 22.50	\$ 101,250.00
	Excavate, Lay, and Backfill 8" Sewer	1,200	LF	\$ 55.63	\$ 66,750.00
	Install Manhole	3	EA	\$ 8,507.43	\$ 25,522.29
	12" PVC Water Line	1,200	LF	\$ 106.88	\$ 128,250.00
	Blue Top Sub Grade	4,500	SY	\$ 0.75	\$ 3,375.00
	4' Handplaced Sidewalk	4,000	SF	\$ 6.56	\$ 26,240.00
	Machine Place Curb and Gutter	2,000	LF	\$ 27.50	\$ 55,000.00
	Adjust Manholes/Valves	4	EA	\$ 312.50	\$ 1,250.00
	Bike Path	1,000	SY	\$ 18.75	\$ 18,750.00

TOTAL (PHASE 5)	\$ 483,813.54
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The subdivision includes 349 lots with single-family detached homes constructed on the property. All public improvement plans have been reviewed and meet Development Code standards.



STAFF EVALUATION:

The preliminary plat typically provides a phasing plan which is to be adhered to by the final plat. In this situation, a phasing plan was never provided to staff as the intention of the original owner was to complete the entirety of the subdivision without phases. The request from the proposed owner to phase the construction of the public improvements, requires a phasing plan to be approved. The approval of a phasing plan will be amendment to the preliminary plat to ensure the final plat is consistent with the preliminary plat.

ATTACHMENTS:
Resolution

RESOLUTION 2023-088

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING SETTLED POLICY BY GRANTING APPROVAL OF AN AMENDMENT TO THE PRELIMINARY PLAT, BUFFALO SOLDIER RANCH PHASING PLAN, AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, Canyon Vista Land LLC submitted the final plat for Buffalo Soldier Ranch, Lots 1-349 for approval; and

WHEREAS, the developer has requested that the public improvements be completed in five phases to meet market demand; and

WHEREAS, Development Code Section 151.19. requires the final plat to conform to the preliminary plat;

WHEREAS, a Phasing Plan for the public improvements in Buffalo Soldier Ranch has been submitted and attached as Exhibit A; and

WHEREAS, approving the phasing plan as an amendment to the preliminary plat would bring the final plat into conformance with the preliminary plat; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA AS FOLLOWS:

SECTION 1

That the settled policy of ensuring the final plat conforms to the preliminary plat, be, and hereby is, reaffirmed.

SECTION 2

That an amendment to the preliminary plat, a Phasing Plan, as shown in Exhibit A, for the Buffalo Soldier Ranch final plat, Lots 1-349, be, and hereby is, approved.

SECTION 3

The City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 9TH DAY OF NOVEMBER 2023.

CLEA McCAA, II
Mayor

APPROVED AS TO FORM:

ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

EXHIBIT A

BUFFALO SOLIDER RANCH PHASING PLAN

***Pursuant to Development Agreement, Owner agrees to complete construction of the roadway connecting Owner's property to Buffalo Solider Trail alignment along the North line of Section 19 to City Standards, by the time the 150th building permit is issued.**



PHASE	NUMBER OF LOTS	COMPLETION DATE OF REQUIRED PUBLIC IMPROVEMENTS
1	47	12/9/2025
2	86	12/9/2027
3	88	12/9/2029
4	64	12/9/2031
5	64	12/9/2033