



District Review Committee

January 7, 2025 – 9:00 a.m.
Chamber Conference Room
201 E 4th Avenue, Post Falls, ID

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comments
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
4. Request for Reimbursement, City of Post Falls (Downtown District)
5. Request for Reimbursement, A&A Construction (Downtown District)
6. Project Questionnaire Responses (Downtown District)
7. Adjournment

Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.

Mission Statement: To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.

From: Robert Seale <rseale@postfalls.gov>
Sent: Monday, December 16, 2024 4:17 PM
To: postfallsura@gmail.com
Subject: Warren Playfield Parking Improvements -- City Reimbursement request
Attachments: 2024.12.16 parking improvements Warren Playfield.pdf

Joe,

The City would like to request reimbursement of \$80,000 to be expended in City funds for the construction of new on-street parking on two sides of Warren Playfield in the Downtown Urban Renewal District.

The City is currently under contract for the design of road improvements to the sections of 2nd Ave and Idaho St. fronting along Warren Playfield. (See attached map.) The Improvements will generally include curb, gutter, sidewalks, pedestrian ramps, pedestrian lighting, landscape and irrigation and asphalt striped parking areas in accordance with the 2018 City Center Parking Plan. The City was awarded a grant for \$325,000 from Idaho CDBG, towards the construction of the project, at an estimated total of \$422,000. The remaining \$97,000 is expected to come from City funds and in-kind support. The improvements will create approximately 28 new parking stalls.

The construction of the project is anticipated to be complete by Fall 2025.

The total estimated cost of construction is as follows:

Line Items	ICDBG CARES	City Cash	City In-Kind	Total
Planning & Grant Writing				\$0
Grant Administration			\$15,000.00	\$15,000.00
Design Professional	\$20,000.00	\$80,000.00	\$2,000.00	\$102,000.00
Soft Cost				\$0
Construction	\$305,000.00			\$305,000.00
Equipment				\$0
Acquisition				\$0
Legal				\$0
Other				\$0
Total Costs	\$325,000.00	\$80,000.00	\$17,000.00	\$422,000.00

Let me know if you need anything else from me at this juncture.

Thanks,
Bob

Bob Seale, AICP
Community Development Director
208-457-3372



From: postfallsura@gmail.com <postfallsura@gmail.com>
Sent: Wednesday, November 13, 2024 12:32 PM
To: Robert Seale <rseale@postfalls.gov>
Subject: RE: City Reimbursement request

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bob,

I think the best way to get this moving over here is for the City to provide the URA with a description of the project, the project schedule/timeline, a description of how the project fits in the Downtown URD Plan (via the City Center Parking Plan), an overview of the estimated project costs, and the request of urban renewal support funding. This should provide me with enough information to initiate a process with one of our committees.

Thanks,
Joe

Joseph C. Johns
Executive Director
Post Falls Urban Renewal Agency
201 E. 4th Ave, Post Falls, ID 83854
Office: 208.777.8151
www.pfura.com

From: Robert Seale <rseale@postfalls.gov>
Sent: Wednesday, November 13, 2024 8:42 AM
To: postfallsura@gmail.com
Subject: City Reimbursement request

Joe,
How may I go about putting in a request for reimbursement from the URA for funds being spent on the frontage improvements to Warren Field? The project should qualify under the city center parking plan cost estimate line. We are spending \$80,000 from city funds toward the project.

I do not know the process, so I thought I would start with an email.

Thanks,
Bob

Bob Seale, AICP
Community Development Director
208-457-3372



The City of Post Falls has changed our domain to POSTFALLS.GOV. Please adjust your contacts/links.

Privileged / confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or send this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply e-mail. Although this email has been scanned for the possible presence of computer viruses prior to dispatch, we cannot be held responsible for any viruses or other material transmitted with, or as part of, this email without our knowledge.

The City of Post Falls has changed our domain to POSTFALLS.GOV. Please adjust your contacts/links.

Privileged / confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or send this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply e-mail. Although this email has been scanned for the possible presence of computer viruses prior to dispatch, we cannot be held responsible for any viruses or other material transmitted with, or as part of, this email without our knowledge.

DATE:	02.12.24
REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

SHEET NAME:	SITE PLAN
DRAWN BY:	BQ
CHECKED BY:	
SHEET:	
SCALE:	1" = 20' - 0"
1.0	



December 6, 2024

Joseph C. Johns, Executive Director
Post Falls Urban Renewal Agency
201 E. 4th Avenue
Post Falls, Idaho 83854

RE: A&A Construction and Development's Millworx and North Mill One Subdivision Phase C and F – Request for Reimbursement for Public Infrastructure.

Dear Joe,

A&A Construction and Development (A&A) very much appreciates the assistance of the Post Falls Urban Renewal Agency (PFURA) in the redevelopment of the former Idaho Veneer site into a mixed-use commercial, residential, and entertainment area referred to as the Millworx. As we have discussed in the past without the assistance of the PFURA, the 50-acre site in the middle of the City would likely remain a closed lumber mill with minimal property tax revenue and few jobs. But, with the assistance of the PFURA, Millworx is developing into a well-planned mixed-use project creating opportunities for professional/retail services, employment, a range of housing types, entertainment venues, sales, and property tax revenue that will benefit the residents of Post Falls, etc. for years to come. The Millworx has also spurred other redevelopment in the downtown District.

Background and Request

In accordance with the Owners Participation Agreement (OPA) between the PFURA and A&A dated October 20, 2022, PFURA Policies 7 and 18 and addendums, A&A, J-U-B ENGINEERS, Inc. is pleased to submit this request for reimbursement for public infrastructure, and soft costs. Since this is a complicated development project and reimbursement request, please refer to **Appendices A through H** which assist in describing the details that go along with this request.

This request includes work completed from October 1, 2023, through September 30, 2024, on Phases C, and F shown on the Original Phased Construction Improvement Exhibit in **Appendix C**. We will be submitting additional requests for reimbursement for other phases referenced in the OPA in the future as the Millworx is further developed. In addition to the public infrastructure costs, A&A is seeking reimbursement for associated soft costs (i.e., planning, surveying, engineering, and geotechnical testing) for the construction of Phases C and F.

The work finalized in phases C and F (shown with the exhibit in **Appendix C**) has been reviewed and accepted by the City of Post Falls staff, noting for Phase F (Roundabout and extension of Idaho Street) was only partially completed, since a portion of the Idaho St road construction can only occur after the City purchases additional rights of way from BNSF. Appendix H delineates the Phase 2 of Idaho St that will happen at a later date.

Phase C public infrastructure, as detailed in the West End Apartment Civil Plans, includes the reconstruction of the south side of 4th Avenue from Lincoln to Post Street as a three-lane collector street with angled parking, curb, gutter, swales, widened sidewalk, signage, street lighting, and landscaping. The reconstruction of Lincoln Street from 4th Avenue to the Railroad Avenue as a two - lane local access street with parking, curb, gutter, swales, sidewalk, signage, street lighting, and landscaping. As well as the reconstruction of the east side of Post Street from 4th Avenue to the alleyway to a two - lane local access street with parking, curb, gutter, swales, sidewalk, signage, street lighting, and landscaping. Plus, the reconstruction of the public alleyway between Lincoln and Post Street. Some domestic water improvements (i.e. water meter and valves) were also installed on each end of the alleyway.

Phase F public infrastructure include the completion of the new roundabout at 4th and Idaho Street plus the extension of Idaho Street to the future extension of Railroad Avenue as a two-lane collector with parking, bike lanes, curb, gutter, swales, widened sidewalk, signage, street lighting, landscaping, and utility improvements as designated in the Civil plans. Please note the remaining section of Idaho Street from Railroad Avenue to the BNSF spur line will be constructed in the future.

The public improvements will benefit the city and the Millworx with an improved roadway corridors for general circulation, safety, emergency services, fire flow, sewer flow and continue to spur redevelopment in the Downtown Post Falls. Although these two separate plan sets are not provided in the appendix, both sets of plans can be provided upon request to J-U-B Engineers.

Appendix A shows the Total Reimbursable Costs which show the original 2022 estimated costs, actual construction costs, and all soft costs. The soft costs were calculated at 12% of the actual construction costs for phases F, and for phase C, the soft cost amount was just under the 12% maximum. For Phase F, the actual soft costs are greater than 12%, so the reimbursement cost is capped at 12%. **Appendix D** shows a summary of the actual construction costs and soft cost invoices, with the actual invoices shown in **Appendices E, and F**.

As referenced before, the delineation of all the phases is shown in **Appendix C** with the Original Phased Construction Improvement Exhibit last updated on July 28, 2022, and submitted to the URA in previous submittals. Pertaining to Phase F, the roundabout at the intersection of Idaho and 4th was included in the OPA via an amendment earlier in 2024. The updated cost estimate for these improvements which is also included in the OPA amendment, is shown in **Appendix H**.

You will find the actual construction and soft costs exceeded the “2022” estimated costs due to inflation, other market factors, and some changes from the original planning level costs that were anticipated compared to the final construction documents.

Development Progress

The North Mill One Subdivision north of 4th Avenue and east of Idaho Street to Seltice Way is in the process of being developed by A&A as part of the overall project starting with the opening earlier this year of a landmark structure, the Bookstore and Bistro, at the northeast corner of the Idaho Street and 4th Avenue intersection.



J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

Additionally, construction is wrapping up on the mixed-use building on the north side of 4th Avenue, and the construction of the Hotel on the far east end of the same property. On the south side of 4th Avenue, townhomes (condominium units) and apartments in mixed-use buildings (1st floor commercial/residential, 2nd and 3rd floors residential) have been constructed and are being sold or leased. We are in the design stages for additional mixed-use buildings on the east and west side of the extension of Idaho Street. Without the assistance and partnership of the PFURA, these developments would not be occurring.

Next Steps

A&A plans to construct the remaining section of Idaho Street to the BNSF Rail spur, Railroad Avenue from Lincoln to Idaho Street, plus City water and sewer in the same area in 2025. In addition, A&A plans to reconstruct the south side of 4th Avenue from Idaho Street to Lincoln Street, and the east side of Lincoln in 2026 to current City Standards. As such, we plan to submit reimbursement requests for those public infrastructure improvements and soft costs in 2025 and 2026.

In summary, A&A very much appreciates the assistance of the PFURA with the redevelopment of the former Idaho Veneer site into a mixed-use commercial, residential, and entertainment area, referred to as the Millworx and the North Mill One Subdivision. A&A is respectfully requesting reimbursement of an additional **\$2,422,418** to the previously approved **\$6,543,115** for public infrastructure, and soft costs as illustrated in the appendices. Without the PFURA funding assistance, the property would likely remain undeveloped for years to come.

A&A and J-U-B ENGINEERS, Inc. staff members are available to meet with you, the Agency's consulting engineers, Committees, and the full Commission to explain the request and address any questions the agency may have.

Please do not hesitate to contact me.

Sincerely,

Brad Marshall

Senior Project Manager,
J-U-B ENGINEERS, Inc.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

APPENDICES

Appendix A – 10-1-2023 to 11-1-2024 Total Reimbursable Costs

Appendix B – Original Engineer's Opinion of Probably Costs

Appendix C – Original Phased Construction Improvement Exhibit

Appendix D – Actual Construction and Soft Costs Invoice Summary for Phase C (West End Apartments) and Phase F (4th and Idaho Roundabout)

Appendix E – Phase C (West End Apartments) Invoice Backup for Actual Construction Costs and Soft Costs

Appendix F – Phase F (4th and Idaho Roundabout) Invoice Backup for Actual Construction Costs and Soft Costs

Appendix G – Phase C (West End Apartments) and Phase F (4th and Idaho Roundabout) Reimbursable Area Delineation

Appendix H – Updated Cost Estimate for URA OPA to Include 4th and Idaho Roundabout Improvements (Within Phase F)

Appendix A

10-1-2023 to 10-30-2024
Total Reimbursable Cost



MILLWORX REIMBURSEMENT SUBMITTAL #2
TOTAL COSTS

PROJECT:	All Phases - Millworx URD	12/6/2024
PROJECT DESCRIPTION:	All Phases - Millworx Public Infrastructure Within Urban Renewal District	
CLIENT:	A&A Construction	
J-U-B PROJECT NO.: 20-20-066		

ITEM NO.	DESCRIPTION	ESTIMATED COSTS	REIMBURSEMENT SUBMITTAL #2 10/1/23 to 10/30/24 TOTAL COSTS
1	Phase A - Construction Costs	\$1,401,000	
2	Phase A - Soft Costs (12% of Construction Costs)		
3	Phase B - Construction Costs	\$1,526,000	
4	Phase B - Soft Costs (12% of Construction Costs)		
5	Phase C - Construction Costs	\$349,000	\$509,384
6	Phase C - Soft (Actual soft costs)		\$59,398
7	Phase D - Construction Costs	\$491,000	
8	Phase D - Soft Costs (12% of Construction Costs)		
9	Phase E - Construction Costs	\$952,000	
10	Phase E - Soft Costs (12% of Construction Costs)		
11	Phase F - Construction Costs	\$1,408,000	\$1,655,033
12	Phase F - Soft Costs (12% of Construction Costs)		\$198,604
13	Phase G - Construction Costs	\$2,938,000	
14	Phase G - Soft Costs (Necessary soft costs for this phase are not typical to other construction phases. Soft costs are less than 12% as reflected in invoice backup)		
TOTAL CONSTRUCTION COSTS		\$9,065,000	\$2,164,416
TOTAL SOFT COSTS			\$258,002
TOTAL REIMBURSABLE COSTS			\$2,422,418
CCH			
J-U-B ENGINEERS, INC.			
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787			



MILLWORX REIMBURSEMENT SUBMITTAL #2
ACTUAL CONSTRUCTION COSTS

PROJECT:	All Phases - Millworx URD	12/6/2024
PROJECT DESCRIPTION:	All Phases - Millworx Public Infrastructure Within Urban Renewal District	
CLIENT:	A&A Construction	
J-U-B PROJECT NO.: 20-20-066		

ITEM NO.	DESCRIPTION	ESTIMATED COSTS	REIMBURSEMENT SUBMITTAL #1 2/20/22 to 9/30/23	REIMBURSEMENT SUBMITTAL #2 10/1/23 to 10/30/24	FUTURE REIMBURSEMENT SUBMITTAL	PROJECTED % COMPLETION OF ACTUAL COSTS
	Phase A	\$1,401,000	\$1,401,676			90%
1	Roadway	\$0	\$4,932			
2	Domestic Water	\$1,089,000	\$672,468			
3	Sanitary Sewer	\$264,000	\$308,286			
4	Storm Drainage	\$48,000	\$220,898			
5	Electrical	\$0	\$172,350			
6	Signage	\$0	\$22,742			
	Phase B	\$1,526,000	\$1,577,824			100%
1	Roadway	\$651,000	\$829,568			
2	Domestic Water	\$513,000	\$331,833			
3	Sanitary Sewer	\$64,000	\$130,878			
4	Storm Drainage	\$93,000	\$33,285			
5	Electrical	\$205,000	\$252,260			
	Phase C	\$349,000		\$509,384		100%
1	Roadway	\$217,000		\$310,427		
2	Domestic Water	\$84,000		\$37,892		
3	Storm Drainage	\$24,000		\$28,200		
4	Electrical	\$24,000		\$132,864		
	Phase D	\$491,000				0%
1	Roadway	\$260,000				
2	Domestic Water	\$89,000				
3	Sanitary Sewer	\$31,000				
4	Storm Drainage	\$21,000				
5	Alley Utility Demolition	\$90,000				
	Phase E	\$952,000				0%
1	Roadway	\$564,000				
2	Domestic Water	\$251,000				
3	Sanitary Sewer	\$88,000				
4	Storm Drainage	\$49,000				
	Phase F	\$1,408,000		\$1,655,033		70%
1	Roadway	\$1,159,000		\$1,181,388		
2	Domestic Water	\$97,000		\$63,043		
3	Sanitary Sewer	\$68,000		\$35,199		
4	Storm Drainage	\$84,000		\$75,227		
5	Electrical	\$0		\$300,176		
	Phase G	\$2,938,000	\$3,205,915			90%
1	Reclamation	\$2,938,000	\$3,269,352			
2	Typ. Clearing/Grubing	\$0	-\$63,437			
Total Construction Costs		\$9,065,000	\$6,185,415	\$2,164,416		

Appendix B

Original Engineer's Opinion of Probable Cost



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: All Phases - Millworx URD 7/28/2022

PROJECT DESCRIPTION: All Phases - Millworx Public Infrastructure Within Urban Renewal District

CLIENT: A&A Construction

J-U-B PROJ. NO.: 20-20-066

ITEM NO.	DESCRIPTION	TOTAL COSTS
Phase A		\$1,401,000
1	Domestic Water	\$1,089,000
2	Sanitary Sewer	\$264,000
3	Storm Drainage	\$48,000
Phase B		\$1,526,000
1	Roadway	\$651,000
2	Domestic Water	\$513,000
3	Sanitary Sewer	\$64,000
4	Storm Drainage	\$93,000
5	Electrical	\$205,000
Phase C		\$325,000
1	Roadway	\$217,000
2	Domestic Water	\$84,000
3	Storm Drainage	\$24,000
Phase D		\$491,000
1	Roadway	\$260,000
2	Domestic Water	\$89,000
3	Sanitary Sewer	\$31,000
4	Storm Drainage	\$21,000
5	Alley Utility Demolition	\$90,000
Phase E		\$952,000
1	Roadway	\$564,000
2	Domestic Water	\$251,000
3	Sanitary Sewer	\$88,000
4	Storm Drainage	\$49,000
Phase F		\$1,408,000
1	Roadway	\$1,159,000
2	Domestic Water	\$97,000
3	Sanitary Sewer	\$68,000
4	Storm Drainage	\$84,000
Phase G		\$2,938,000
1	Reclamation	\$2,938,000
TOTAL ESTIMATED COSTS		\$9,041,000

CCH

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase A - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase A - URD Millworx Phase 1 Public Utilities Based on Construction Documents	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Domestic Water		\$1,089,000			
1	Mobilization	1	LS	\$66,700	\$66,700
2	10" PVC Water Main	422	LF	\$100	\$42,200
3	8" PVC Water Main	3,030	LF	\$95	\$287,850
4	6" Water Pipe	248	LF	\$90	\$22,320
5	3" Water Pipe	34	LF	\$65	\$2,210
6	2" Water Pipe	1,310	LF	\$50	\$65,500
7	1.5" Water Pipe	106	LF	\$45	\$4,770
8	1" Water Pipe	233	LF	\$45	\$10,485
9	1" water meter	62	EA	\$4,500	\$279,000
10	1.5" water meter	5	EA	\$8,000	\$40,000
11	3" water meter	2	EA	\$28,000	\$56,000
12	Fire Hydrant	10	EA	\$6,000	\$60,000
13	6" Gate Valve	12	EA	\$3,800	\$45,600
14	8" Gate Valve	12	EA	\$4,400	\$52,800
15	10" Gate Valve	2	EA	\$5,000	\$10,000
16	8"x8" Cross	1	EA	\$950	\$950
17	8"x6" or 8"x8" TEE	16	EA	\$850	\$13,600
18	10"x10" TEE	1	EA	\$1,200	\$1,200
19	10"x8" Reducer	2	EA	\$650	\$1,300
20	8"x3" TEE	1	EA	\$600	\$600
21	8"x2" or 8"x1.5" or 8"x1" Tapping Saddle	42	EA	\$400	\$16,800
22	8" PVC Elbow (all angles)	7	EA	\$750	\$5,250
23	10" PVC Elbow (all angles)	4	EA	\$850	\$3,400
24	8" Cap and Mark	1	EA	\$350	\$350
Sanitary Sewer		\$264,000			
1	8" PVC Sewer Main	2,110	LF	\$95	\$200,450
2	Sanitary Sewer Manhole	11	EA	\$5,800	\$63,800
Storm Drainage		\$48,000			
1	Storm drain manhole	3	EA	\$4,100	\$12,300
2	8" PVC storm pipe	358	LF	\$65	\$23,270
3	10" PVC storm pipe	179	LF	\$70	\$12,530

TOTAL ESTIMATED COSTS **\$1,401,000**

CCH

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase B - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase B - URD 4th Ave from Idaho St to Seltice Way Based on Construction Documents	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway		\$651,000			
1	Mobilization	1	LS	\$72,600	\$72,600
2	Road Repair	1	LS	\$25,000	\$25,000
3	Traffic Control	1	LS	\$30,000	\$30,000
4	Hot Mix Asphalt (3")	234	TON	\$146	\$34,164
5	Base Course Rock (6")	422	TON	\$35	\$14,770
6	Concrete Sidewalk with 4" thickness and 2" CSTC	2,080	SY	\$125	\$260,000
7	Concrete ADA Ramps with Truncated Domes	6	EA	\$4,200	\$25,200
8	Concrete Driveways	5	EA	\$9,500	\$47,500
9	Concrete Curb and Gutter	2,522	LF	\$28	\$70,616
10	ROW Roadway Striping	7,550	LF	\$2.5	\$18,875
11	Roadway Symbols (turn arrows, ADA, biker + arrow)	18	EA	\$350	\$6,300
12	Roadway Signage	19	EA	\$1,000	\$19,000
13	Trees in Public ROW	59	EA	\$450	\$26,550
Domestic Water		\$513,000			
1	10" PVC Water Main	1,130	LF	\$100	\$113,000
2	8" PVC Water Main	1,530	LF	\$95	\$145,350
3	6" Water Pipe	220	LF	\$90	\$19,800
4	4" Water Pipe	84	LF	\$70	\$5,880
5	2" Water Pipe	197	LF	\$50	\$9,850
7	2" water meter	5	EA	\$16,000	\$80,000
8	3" water meter	1	EA	\$28,000	\$28,000
9	Fire Hydrant	6	EA	\$6,000	\$36,000
10	4" Gate Valve	2	EA	\$1,400	\$2,800
11	6" Gate Valve	6	EA	\$3,800	\$22,800
12	8" Gate Valve	6	EA	\$4,400	\$26,400
13	10" Gate Valve	1	EA	\$5,000	\$5,000
14	10"x4" TEE	2	EA	\$850	\$1,700
15	10"x6" TEE	6	EA	\$950	\$5,700
16	10"x8" TEE	4	EA	\$1,100	\$4,400
17	12"x10" TEE	1	EA	\$1,500	\$1,500
18	8"x2" or 8"x1.5" or 8"x1" Tapping Saddle	6	EA	\$400	\$2,400
19	4", 6", 8", or 10" Cap and Mark	7	EA	\$350	\$2,450
Sanitary Sewer		\$64,000			
1	8" PVC Sewer Main	513	LF	\$95	\$48,735
2	Sanitary Sewer Manhole	2	EA	\$5,800	\$11,600
3	Existing Sewer Manhole Connection	1	EA	\$4,000	\$4,000



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:		Phase B - Millworx URD			7/28/2022	
PROJECT DESCRIPTION:		Phase B - URD 4th Ave from Idaho St to Seltice Way Based on Construction Documents				
CLIENT:		A&A Construction				
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 20-20-066				
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES				
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST	
(Phase B Continued)						
Storm Drainage					\$93,000	
1	Storm drain catch basin	4	EA	\$2,600	\$10,400	
2	Storm drain manhole	2	EA	\$4,100	\$8,200	
3	Drywell - Single Depth	7	EA	\$3,500	\$24,500	
4	8" PVC storm pipe	774	LF	\$65	\$50,310	
Electrical					\$205,000	
1	LED Street Light in ROW	10	EA	\$7,000	\$70,000	
2	Antique Decorative Pedestrian Light in ROW	25	EA	\$4,500	\$112,500	
3	Dry utility trenching	2,549	LF	\$5	\$12,745	
4	Power Service	1	LS	\$10,000	\$10,000	
TOTAL ESTIMATED COSTS					\$1,526,000	
CCH						
J-U-B ENGINEERS, INC.						



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:		Phase C - Millworx URD			7/28/2022
PROJECT DESCRIPTION:		Phase C - URD 4th Ave from Post St to Lincoln St and Utilities Based on Concept Plans			
CLIENT:		A&A Construction			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 20-20-066			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$217,000
1	Half of 4th Ave. Roadway ROW improvements - Assume roadway section from North Mill One plan set. Quantities based on a typical roadway section. (58' wide asphalt with parking lanes on both sides and 42' wide in areas with landscape strips on both sides , both sides of the road having 10' concrete sidewalk, concrete curb/gutter, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	390	LF	\$380	\$148,200
2	Mobilization	1	LS	\$15,500	\$15,500
3	Road Repair	1	LS	\$12,000	\$12,000
4	Traffic Control	1	LS	\$10,000	\$10,000
5	Concrete ADA Ramps with Truncated Domes	3	EA	\$4,203	\$12,609
6	Concrete Driveways	2	EA	\$9,500	\$19,000
Domestic Water					\$84,000
1	8" PVC Water Main	180	LF	\$95	\$17,100
2	6" Water Pipe	40	LF	\$90	\$3,600
3	2" Water Pipe	160	LF	\$50	\$8,000
4	2" Water Meter	2	EA	\$16,000	\$32,000
5	Fire Hydrant	2	EA	\$6,000	\$12,000
6	6" Gate Valve	2	EA	\$3,800	\$7,600
7	8"x6" TEE	2	EA	\$850	\$1,700
8	8" PVC Elbow (all angles)	3	EA	\$750	\$2,250
Storm Drainage					\$24,000
1	Storm drain catch basin	2	EA	\$2,600	\$5,200
2	Storm drain manhole	1	EA	\$4,100	\$4,100
3	Drywell - Single Depth	3	EA	\$3,500	\$10,500
4	8" PVC storm pipe	60	LF	\$65	\$3,900
TOTAL ESTIMATED COSTS					\$325,000
CCH					
J-U-B ENGINEERS, INC.					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:		Phase D - Millworx URD			7/28/2022
PROJECT DESCRIPTION: Phase D - URD 4th Ave from Lincoln St to Idaho St and Utilities Based on Concept Plans					
CLIENT:		A&A Construction			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 20-20-066			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$260,000
1	Half of 4th Ave. Roadway ROW improvements - Assume roadway section from North Mill One plan set. Quantities based on a typical roadway section. (58' wide asphalt with parking lanes on both sides and 42' wide in areas with landscape strips on both sides , both sides of the road having 10' concrete sidewalk, concrete curb/gutter, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	470	LF	\$380	\$178,600
2	Mobilization	1	LS	\$19,100	\$19,100
3	Road Repair	1	LS	\$20,000	\$20,000
4	Traffic Control	1	LS	\$15,000	\$15,000
5	Concrete ADA Ramps with Truncated Domes	3	EA	\$3,500	\$10,500
6	Concrete Driveways	2	EA	\$8,500	\$17,000
Domestic Water					\$89,000
1	8" PVC Water Main	260	LF	\$95	\$24,700
2	6" Water Pipe	40	LF	\$90	\$3,600
3	2" Water Pipe	50	LF	\$50	\$2,500
4	2" Water Meter	2	EA	\$16,000	\$32,000
5	Fire Hydrant	2	EA	\$6,000	\$12,000
6	6" Gate Valve	2	EA	\$3,800	\$7,600
7	8"x6" TEE	2	EA	\$850	\$1,700
8	8"x8" TEE	2	EA	\$850	\$1,700
9	8" PVC Elbow (all angles)	4	EA	\$750	\$3,000
Sanitary Sewer					\$31,000
1	8" PVC Sewer Main	220	LF	\$95	\$20,900
2	Sanitary Sewer Manhole	1	EA	\$5,800	\$5,800
3	Existing Sewer Manhole Connection	1	EA	\$4,000	\$4,000
Storm Drainage					\$21,000
1	Storm drain catch basin	0	EA	\$2,600	\$0
2	Storm drain manhole	0	EA	\$4,100	\$0
3	Drywell - Single Depth	6	EA	\$3,500	\$21,000
4	8" PVC storm pipe	0	LF	\$65	\$0
Alley Utility Demolition					\$90,000
1	Alley Utility Demolition	1	LS	\$95,000	\$95,000
TOTAL ESTIMATED COSTS					\$491,000
CCH					
J-U-B ENGINEERS, INC.					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:		Phase E - Millworx URD			7/28/2022
PROJECT DESCRIPTION: Phase E - URD Railroad Ave from Lincoln St to Idaho St and Utilities Based on Concept Plans					
CLIENT:		A&A Construction			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 20-20-066			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$564,000
1	Full Railroad Ave Roadway ROW improvements - Assume roadway section from City of Post Falls future Railroad Ave Exhibit. Quantities based on a typical roadway section. (35' wide asphalt with parallel parking lanes on both sides of the road, both sides of the road having 10' concrete sidewalk, concrete curb/gutter, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	710	LF	\$645	\$457,950
2	Mobilization	1	LS	\$45,300	\$45,300
3	Road Repair	1	LS	\$4,000	\$4,000
4	Traffic Control	1	LS	\$2,000	\$2,000
5	Concrete ADA Ramps with Truncated Domes	6	EA	\$3,500	\$21,000
6	Concrete Driveways	4	EA	\$8,500	\$34,000
Domestic Water					\$251,000
1	8" PVC Water Main	748	LF	\$95	\$71,060
2	6" Water Pipe	120	LF	\$90	\$10,800
3	3" Water Pipe	90	LF	\$65	\$5,850
4	2" Water Pipe	420	LF	\$50	\$21,000
5	2" water meter	3	EA	\$16,000	\$48,000
6	3" water meter	1	EA	\$28,000	\$28,000
7	Fire Hydrant	6	EA	\$6,000	\$36,000
8	6" Gate Valve	6	EA	\$3,800	\$22,800
9	8"x6" TEE	6	EA	\$850	\$5,100
10	8" PVC Elbow (all angles)	3	EA	\$750	\$2,250
Sanitary Sewer					\$88,000
1	8" PVC Sewer Main	710	LF	\$100	\$71,000
2	Sanitary Sewer Manhole	3	EA	\$5,800	\$17,400
Storm Drainage					\$49,000
1	Storm drain catch basin	4	EA	\$2,600	\$10,400
2	Storm drain manhole	2	EA	\$4,100	\$8,200
3	Drywell - Single Depth	6	EA	\$3,500	\$21,000
4	8" PVC storm pipe	140	LF	\$65	\$9,100
TOTAL ESTIMATED COSTS					\$952,000
CCH					
J-U-B ENGINEERS, INC.					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase F - Millworx URD	7/28/2022
PROJECT DESCRIPTION: Phase F - URD 4th Ave and Idaho St Intersection and Idaho St. Extension, Based on Concept Plans		
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$1,159,000
1	Full Idaho St Roadway ROW improvements - Assume roadway section from City of Post Falls future Idaho St Exhibit. Quantities based on a typical roadway section. (67' wide asphalt with angled parking lanes on both sides of the road, both sides of the road having 15' concrete sidewalk, concrete curb/gutter, periodic planter beds, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	710	LF	\$930	\$660,300
2	Full 4th Ave. Roadway ROW improvements - Assume roadway section from North Mill One plan set. Quantities based on a typical roadway section. (58' wide asphalt with parking lanes on both sides and 42' wide in areas with landscape strips on both sides , both sides of the road having 10' concrete sidewalk, concrete curb/gutter, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	310	LF	\$760	\$235,600
3	Mobilization	3	LS	\$61,200	\$183,600
4	Road Repair	1	LS	\$25,000	\$25,000
5	Traffic Control	1	LS	\$30,000	\$30,000
6	Concrete ADA Ramps with Truncated Domes	2	EA	\$3,500	\$7,000
7	Concrete Driveways	2	EA	\$8,500	\$17,000
Domestic Water					\$97,000
1	8" PVC Water Main	330	LF	\$95	\$31,350
2	6" Water Pipe	100	LF	\$90	\$9,000
3	Fire Hydrant	5	EA	\$6,000	\$30,000
4	6" Gate Valve	5	EA	\$3,800	\$19,000
6	8"x6" TEE	5	EA	\$850	\$4,250
7	10"x8" TEE	1	EA	\$1,100	\$1,100
8	8" PVC Elbow (all angles)	3	EA	\$750	\$2,250
Sanitary Sewer					\$68,000
1	8" PVC Sewer Main	560	LF	\$100	\$56,000
2	Sanitary Sewer Manhole	2	EA	\$5,800	\$11,600
Storm Drainage					\$84,000
1	Storm drain catch basin	4	EA	\$2,600	\$10,400
2	Storm drain manhole	4	EA	\$4,100	\$16,400
3	Drywell - Single Depth	12	EA	\$3,500	\$42,000
4	8" PVC storm pipe	240	LF	\$65	\$15,600
TOTAL ESTIMATED COSTS					\$1,408,000
CCH					
J-U-B ENGINEERS, INC.					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					



ENGINEER'S OPINION OF PROBABLE COST

PROJECT		Phase G - Millworx URD			7/28/2022
PROJECT DESCRIPTION: Phase G - URD Reclamation Costs Provided by A&A Construction					
CLIENT:		A&A Construction			
CLIENT PROJ. NO.		20-20-066			
ITEM NO.	DESCRIPTION	INVOICE NUMBER	COST TO DATE	OUTSTANDING RETENTION	TOTAL COST
Reclamation					
1	Demo & remove concrete/wood debris	w10011	\$57,696.00	\$0.00	\$57,696.00
2	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-01	\$143,702.70	\$7,563.30	\$151,266.00
3	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-2	\$143,702.70	\$7,563.30	\$151,266.00
4	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-3	\$107,777.02	\$5,672.48	\$113,449.50
5	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-4	\$107,777.03	\$5,672.47	\$113,449.50
6	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-5	\$215,554.05	\$11,344.95	\$226,899.00
7	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-6A	\$8,550.00	\$450.00	\$9,000.00
8	Excavate, export materials. Import, compact etc. (Under North Mill contract)	21049-1	\$17,912.25	\$942.75	\$18,855.00
9	Excavate, export materials. Import, compact etc. (Under North Mill contract)	21049-2	\$335,498.15	\$17,657.80	\$353,155.95
10	Excavate, export materials. Import, compact etc. (Under North Mill contract)	21049-3	\$127,808.82	\$6,726.78	\$134,535.60
11	Remove conc., stock pile, export material (Under 2021/2022-2022 C4 contract)	2022C4-1	\$100,994.31	\$5,315.49	\$106,309.80
12	Remove conc., stock pile, export material (Under 2021/2022-2022 C4 contract)	21094-2REV	\$191,692.99	\$10,089.11	\$201,782.10
13	Remove conc., stock pile, export material (Under 2021/2022-2022 C4 contract)	21094-3	\$74,246.43	\$3,907.70	\$78,154.13
14	Remove conc., stock pile, export material (Under 2021/2022-2022 C4 contract)	21094-4	\$49.18	\$2.59	\$51.77
15	Break up & remove concrete (Under 2021 C3 contract)	2044	\$11,492.00	\$0.00	\$11,492.00
16	Grind & load out debris/wood (Under 2021 C3 contract)	2045	\$30,110.85	\$0.00	\$30,110.85
17	Demo work (Under 2021/2022 contract)	102020	\$14,661.10	\$0.00	\$14,661.10
18	Demo work (Under 2021/2022 contract)	112020	\$13,252.40	\$0.00	\$13,252.40
19	Demo work (Under 2021/2022 contract)	122320	\$10,236.97	\$0.00	\$10,236.97
20	Site demo (Under 2021 C2 contract)	14684	\$75,700.00	\$0.00	\$75,700.00
21	Site demo (Under 2021 C2 contract)	15558	\$328,860.00	\$0.00	\$328,860.00
22	Site demo (Under 2021 C2 contract)	15713	\$201,450.00	\$0.00	\$201,450.00
23	Site demo (Under 2021 C2 contract)	15857	\$455,371.00	\$0.00	\$455,371.00
24	Hauling off dirt (Under 2026 C2 contract)	15863	\$81,405.00	\$0.00	\$81,405.00
	TOTAL COSTS		\$2,855,500.95	\$82,908.72	\$2,938,409.67
TOTAL ESTIMATED COSTS					\$2,938,000
CCH					
J-U-B ENGINEERS, INC.					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					

Appendix C

Original Phased Construction
Improvement Exhibit

Appendix D

Actual Construction and Soft Costs
Invoice Summary for
Phase C (West End Apartments)
and Phase F (4th and Idaho Roundabout)

Phase C - Through 10/30/24

URD 4th Ave from Post to Lincoln and Utilities

Project 2201 - West End Apartments

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
--------	---------	----------------	--------------	----------------	-------------

Roadway - Streets, Sidewalks, Street Parking

Five Star Concrete	2201	06-002-5303	9/25/2023	31,500.00	Curb/Gutter - 1,000 LF @ \$30/LF and Mobilization
Five Star Concrete	2201	06-002-5328	10/20/2023	25,602.00	ROW Sidewalk - 3668 SF, Tacticle Warning - 32 SF
Five Star Concrete	2201	06-002-5434	2/23/2024	59,953.00	ROW Concrete (See breakdown on Invoice)
Poe Asphalt Paving	2201	47286	9/30/2023	119,042.25	Asphalt Paving (See breakdown on Invoice)
Olympic Foundry	2201	5631	7/27/2023	51,905.00	Tree Grate Frames (Material Only)
Stripe Rite, Inc.	2201	63671	11/30/2023	5,990.00	ROW Signage
Stripe Rite, Inc.	2201	63825	12/31/2023	895.00	Street Signage and Crosswalk Striping
Ace Landscaping	2201	1011121	11/17/2023	15,540.00	ROW Irrigation and Landscaping
Total Roadway				310,427.25	

Domestic Water

MJM Grand, Inc.	2201	22051	2/20/2023	37,892.41	Install Water Utilities
Total Domestic Water				37,892.41	

Storm Drainage

MJM Grand, Inc.	2201	22051	2/20/2023	28,200.00	Install Storm Utilities
Total Storm Drainage				28,200.00	

Electrical - Street Lighting and Electrical Utility Lines

Ace Electric, Inc.	2201	10	2/25/2024	132,864.00	ROW Street Lighting and Conduit/Wire
Total Electrical				132,864.00	

Total Hard Costs

509,383.66

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
--------	---------	----------------	--------------	----------------	-------------

Soft Costs - Policy No 18

ATS, Inc.	2201	22-0691	1/27/2023	1,620.00	Survey ROW Drywells
ATS, Inc.	2201	22-0721	3/28/2023	300.00	Survey Water Meters
ATS, Inc.	2201	23-306	9/8/2023	9,200.00	Survey/Stake ROW Curb and Light Poles
ATS, Inc.	2201	23-347	10/17/2023	2,725.00	Survey/Stake Tree Grates
JUB Engineers, Inc.	2201	153347	6/6/2022	2,880.00	Design Services
JUB Engineers, Inc.	2201	154283	7/12/2022	12,300.90	Design Services
JUB Engineers, Inc.	2201	154990	8/4/2022	19,809.40	Design Services
JUB Engineers, Inc.	2201	156918	9/30/2022	17,212.40	Design Services
JUB Engineers, Inc.	2201	157493	11/7/2022	1,465.70	Design Services
JUB Engineers, Inc.	2201	160002	2/10/2023	752.60	Design Services
JUB Engineers, Inc.	2201	160522	3/7/2023	928.20	Design Services
JUB Engineers, Inc.	2201	164318	7/18/2023	4,200.00	Design Services

Soft Costs - Policy No 18 (Continued)

JUB Engineers, Inc.	2201	166860	10/12/2023	592.00	Design Services
JUB Engineers, Inc.	2201	167722	11/20/2023	519.50	Design Services
JUB Engineers, Inc.	2201	174215	6/21/2024	1,284.80	Design Services
Total Soft Costs				75,790.50	

Soft Costs Limited to 12% of Hard Costs

61,126.04

Total Phase C Costs

570,509.70

FOR PHASE C SOFT COSTS:

TOTAL JUB COSTS: **\$61,945.50**

ESTIMATED 50% OF THE INVOICED JUB WORK WAS FOR THE PUBLIC INFRASTRUCTURE DESIGNS

JUB PUBLIC INFRASTRUCTURE WORK: \$30,972.75

ATS PUBLIC INFRASTRUCTURE WORK: **\$28,425.00**

PHASE C SOFT COST TOTAL: \$59,397.75

Phase F - Through 10/30/24

URD 4th Ave and Idaho St. Intersection and Idaho St. Extension Based on Construction Documents

Project 2204 - 4th and Idaho St. Roundabout

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
Roadway - Streets, Sidewalks, Street Parking					
Cameron-Reilly, LLC	2204	7844	5/22/2024	90,000.00	Concrete Curb/Gutter, Sidewalks
Cameron-Reilly, LLC	2204	7880	6/24/2024	241,653.00	Concrete Curb/Gutter, Sidewalks/Retaining Wall
Interstate Concrete	2204	714254-1	7/31/2024	124,800.20	Finish Grading, Asphalt Paving
Stripe Rite	2204	21505-1	7/27/2024	42,149.50	Road Signage and Striping
Stripe Rite	2204	21505-2	8/24/2024	28,600.50	Road Signage and Striping
Stripe Rite	2204	21505-3A	9/28/2024	(15,770.00)	Road Signage and Striping Billing Adjustment
Stripe Rite	2204	21505-4	9/28/2024	1,680.00	Road Signage and Striping
Ace Landscaping	2204	1011189	6/19/2024	99,825.00	Irrigation and Landscaping
MJM Grand, Inc.	2204	J000380	8/20/2023	114,205.90	Imported Structural Fill for Roundabout
MJM Grand, Inc.	2204	24016-1	3/20/2024	193,672.00	Demo Existing Roadway and Place Structural Fill
MJM Grand, Inc.	2204	24016-2	4/20/2024	99,674.00	Demo Existing Road/Place Fill/Traffic Control
MJM Grand, Inc.	2204	24016-3	5/20/2024	98,135.55	Fill Placement/Site Grading/Gravel Placement
MJM Grand, Inc.	2204	24016-4	7/20/2024	29,427.45	Gravel Placement/Traffic Control
Masters Fence	2204	2202	7/18/2024	2,740.00	Retaining Wall Railing
Olympic Foundry	2204	IN-377-2024	4/24/2024	3,915.00	Tree Grate Frames
Olympic Foundry	2204	53663	5/16/2024	15,315.00	Tree Grates
Thorco, Inc.	2204	1795407	10/4/2024	11,365.00	Pedestrian Crossing Signage
Total Roadway				1,181,388.10	
Domestic Water					
MJM Grand, Inc.	2204	24016-2	4/20/2024	17,086.80	Install Water Utilities
MJM Grand, Inc.	2204	24016-3	5/20/2024	45,956.20	Install Water Utilities
Total Domestic Water				63,043.00	
Sanitary Sewer					
MJM Grand, Inc.	2204	24016-2	4/20/2024	7,039.80	Install Sewer Utilities
MJM Grand, Inc.	2204	24016-3	5/20/2024	28,159.20	Install Sewer Utilities
Total Sanitary Sewer				35,199.00	
Storm Drainage					
MJM Grand, Inc.	2204	24016-2	4/20/2024	22,568.10	Install Storm Utilities
MJM Grand, Inc.	2204	24016-3	5/20/2024	52,658.90	Install Storm Utilities
Total Storm Drainage				75,227.00	
Electrical - Street Lighting and Electrical Utility Lines					
MJM Grand, Inc.	2204	24016-3	5/20/2024	51,941.00	Electrical Trenching/Backfill
Ace Electric	2204	1	4/19/2024	8,390.20	Light Pole Bases
Ace Electric	2204	2	5/20/2024	17,410.00	Install Light Pole Bases & Conduit
Ace Electric	2204	3	6/20/2024	51,292.74	Install Site Lighting
Ace Electric	2204	4	7/19/2024	91,985.26	Site lighting
Avista Utilities	2204	ESA#55563	4/26/2024	79,156.36	Power Infrastructure
Total Electrical				300,175.56	
Total Hard Costs				1,655,032.66	

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
--------	---------	----------------	--------------	----------------	-------------

Soft Costs - Policy No 18

Budinger & Associates	2204	M24049-1	2/7/2024	229.00	Geotech Services
Budinger & Associates	2204	M24049-2	3/6/2024	1,369.45	Compaction Testing
Budinger & Associates	2204	M24049-3	3/12/2024	755.00	Proctor/Soils Testing
Budinger & Associates	2204	P24049-1	3/6/2024	8,250.00	Roundabout Geotech Report
Budinger & Associates	2204	M24049-4	5/10/2024	1,811.45	Compaction Testing
Budinger & Associates	2204	M24049-5	6/18/2024	8,347.20	Compaction Testing/Concrete Testing
Budinger & Associates	2204	M24049-6	7/10/2024	5,952.45	Compaction Testing/Concrete Testing/Asphalt Test
Budinger & Associates	2204	M22074-7	8/15/2024	1,358.65	Compaction Testing/Asphalt Testing
JUB Engineers, Inc.	2204	153346	6/6/2022	8,995.61	Design Services
JUB Engineers, Inc.	2204	154284	7/12/2022	3,950.00	Design Services
JUB Engineers, Inc.	2204	154989	8/4/2022	3,080.00	Design Services
JUB Engineers, Inc.	2204	155776	9/7/2022	4,178.00	Design Services

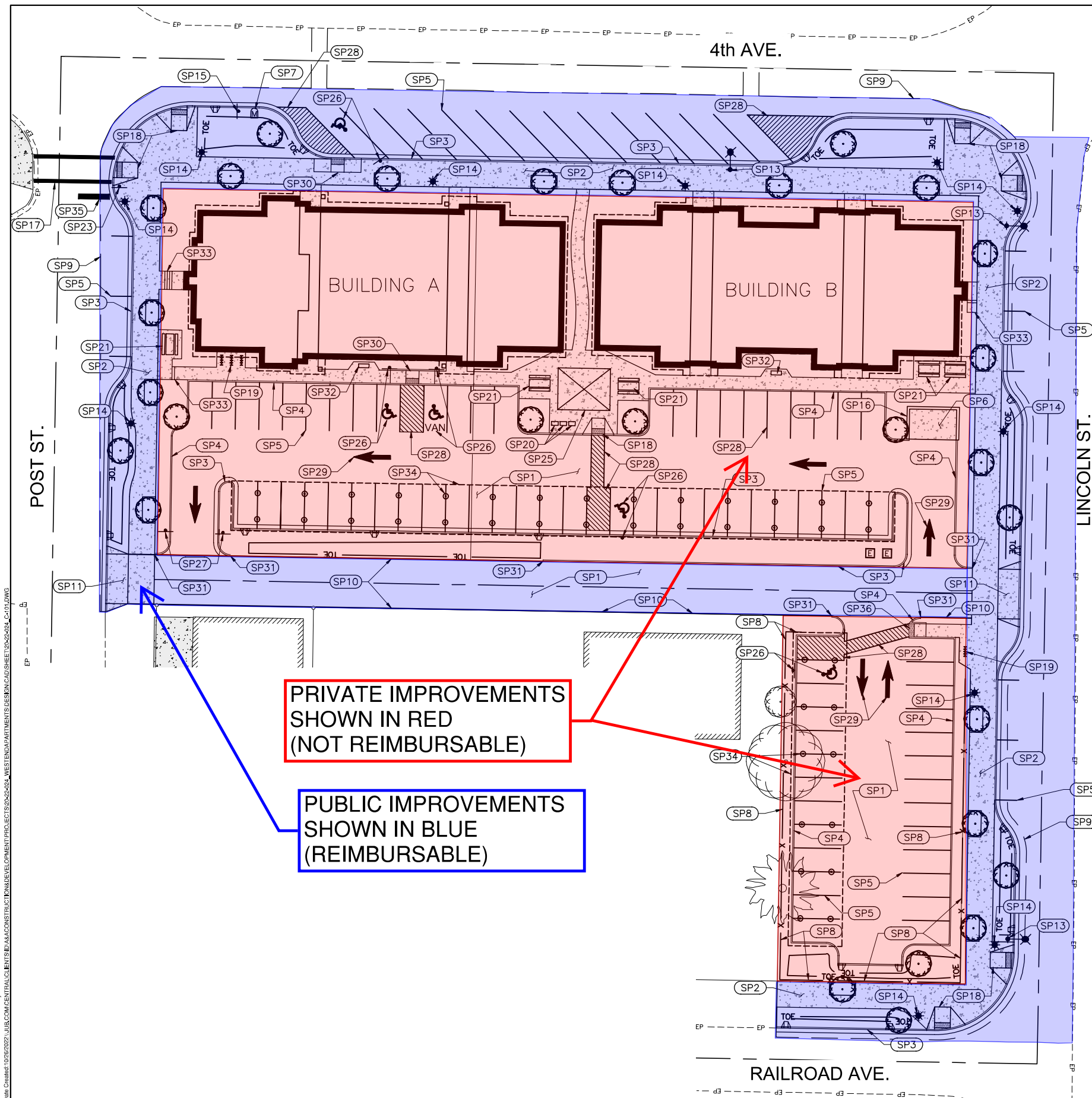
Soft Costs - Policy No 18 (Continued)

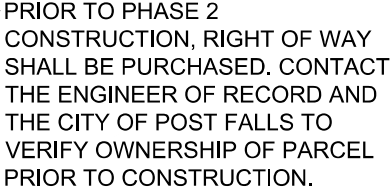
JUB Engineers, Inc.	2204	156919	9/30/2022	18,279.01	Design Services
JUB Engineers, Inc.	2204	157495	11/7/2022	15,103.00	Design Services
JUB Engineers, Inc.	2204	158353	12/13/2022	43,525.00	Design Services
JUB Engineers, Inc.	2204	159110	1/10/2023	15,288.00	Design Services
JUB Engineers, Inc.	2204	160003	2/10/2023	9,085.00	Design Services
JUB Engineers, Inc.	2204	160521	3/7/2023	21,825.00	Design Services
JUB Engineers, Inc.	2204	161601	4/14/2023	34,294.00	Design Services
JUB Engineers, Inc.	2204	162241	5/5/2023	8,558.00	Design Services
JUB Engineers, Inc.	2204	163486	6/20/2023	905.00	Design Services
JUB Engineers, Inc.	2204	164253	7/16/2023	9,165.00	Design Services
JUB Engineers, Inc.	2204	165517	8/24/2023	2,675.00	Design Services
JUB Engineers, Inc.	2204	166357	9/21/2023	18,146.40	Design Services
JUB Engineers, Inc.	2204	166868	10/18/2023	2,045.14	Design Services
JUB Engineers, Inc.	2204	167728	11/9/2023	3,659.14	Design Services
JUB Engineers, Inc.	2204	168737	12/14/2023	2,529.50	Design Services
JUB Engineers, Inc.	2204	169598	1/15/2024	5,333.70	Design Services
JUB Engineers, Inc.	2204	170412	2/15/2024	7,617.60	Design Services
JUB Engineers, Inc.	2204	171459	3/28/2024	7,469.40	Design Services
JUB Engineers, Inc.	2204	172310	4/18/2024	7,780.02	Construction Observation & Survey Services
JUB Engineers, Inc.	2204	172851	5/9/2024	9,847.31	Construction Observation & Survey Services
JUB Engineers, Inc.	2204	174216	6/21/2024	29,281.12	Construction Observation & Survey Services
JUB Engineers, Inc.	2204	175062	6/17/2024	14,378.95	Construction Observation & Survey Services
JUB Engineers, Inc.	2204	175655	8/9/2024	3,840.80	Construction Observation & Survey Services
Michael Terrell Landscape	2204	5165	12/15/2022	144.13	Landscape Design Services
Michael Terrell Landscape	2204	5363	5/15/2023	1,788.44	Landscape Design Services
Michael Terrell Landscape	2204	5408	6/15/2023	95.50	Landscape Design Services
Michael Terrell Landscape	2204	5453	7/15/2023	36.25	Landscape Design Services
Michael Terrell Landscape	2204	5767	3/15/2024	1,952.68	Landscape Design Services
Total Soft Costs				342,924.90	


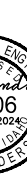
Soft Costs Limited to 12% of Hard Costs
198,603.92
Total Phase F Costs
1,853,636.58

Appendix G

Phase C (West End Apartments)
and Phase F (4th and Idaho Roundabout)
Reimbursable Area Delineation





 J-U-B ENGINEERS, INC. J-U-B ENGINEERS, INC. 7825 Meadowlark Way Coeur d'Alene, ID 83815 Phone: 208.762.8787																							
																							
<p>REUSE OF DRAWINGS</p> <p>J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME MAY BE REUSED FOR ANY PROJECT WITHOUT OBTAINING WRITTEN CONSENT FROM J-U-B. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.</p>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		REVISION																					
REVISION																							
<h2 style="margin: 0;">4TH AND IDAHO ROUNDABOUT POST FALLS, IDAHO</h2>																							
<h3 style="margin: 0;">GENERAL CONSTRUCTION PHASING DELINEATION</h3>																							
FILE : 20-22-025 G-009 JUB PROJ. #: 20-22-025 DRAWN BY : JVK DESIGN BY : BKK CHECKED BY : CCH																							
<div style="display: flex; align-items: center; justify-content: center;"> ----- ONE INCH </div> <div style="display: flex; align-items: center; justify-content: center; font-size: x-small;"> ----- AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY </div>																							
LAST UPDATED: 5/18/2023																							
SHEET NUMBER: <h2 style="margin: 0;">G-007</h2>																							
SHEET: 7 OF 22																							

Appendix H

Updated Cost Estimate for URA OPA to
Include 4th and Idaho Roundabout
Improvements (Within Phase F)



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: 4th Ave. and Idaho St. Roundabout - Millworx URA 5/22/2024

PROJECT DESCRIPTION: 4th Ave. and Idaho St. Roundabout - URA OPA Cost Estimate

CLIENT: A&A Construction & Development

J-U-B PROJ. NO.: 20-22-025

ITEM NO.	DESCRIPTION	TOTAL COSTS
4th Ave. and Idaho St. Roundabout		
1	Mobilization	\$143,700
2	Demolition	\$96,080
3	Erosion Control	\$22,300
4	Earthwork and Site Grading	\$180,000
5	Traffic Control	\$25,000
6	Sanitary Sewer	\$26,340
7	Domestic and Fire Water	\$39,060
8	Storm Drainage	\$107,025
9	Planting and Irrigation	\$152,700
10	Site Concrete	\$561,730
11	Asphalt Paving and Subgrade Rock	\$263,548
12	Striping and Signage	\$76,750
13	Electrical Service	\$328,640
14	Public Art	\$117,082
TOTAL ESTIMATED CONSTRUCTION COSTS		\$2,139,955
	Soft Costs (Anticipated Actual Soft Costs 12% of Construction Cost)	\$256,795
TOTAL ESTIMATED COSTS (CONSTRUCTION + SOFT)		\$2,396,750

CCH

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:		4th Ave. and Idaho St. Roundabout - Millworx URA			5/22/2024
PROJECT DESCRIPTION:		4th Ave. and Idaho St. Roundabout - URA OPA Cost Estimate			
CLIENT:		A&A Construction & Development			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 20-22-025			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1	Mobilization				\$143,700
	Mobilization (8% of Civil/Landscaping Total)	1	LS	\$143,700	\$143,700
2	Demolition				\$96,080
	Site Demolition & Haul-Off	1	LS	\$95,000	\$95,000
	Saw Cutting	180	LF	\$6	\$1,080
3	Erosion Control				\$22,300
	Sediment Control	1	LS	\$15,000	\$15,000
	Silt Fence	260	LF	\$5	\$1,300
	Vehicle Tracking Control	2	EA	\$3,000	\$6,000
4	Earthwork and Site Grading				\$180,000
	Site Grading (Approximately 8,100 C.Y. of imported material in addition to project site grading)	1	LS	\$180,000	\$180,000
5	Traffic Control				\$25,000
	Traffic Control	1	LS	\$25,000	\$25,000
6	Sanitary Sewer				\$26,340
	Sanitary Sewer Manhole	1	EA	\$4,100	\$4,100
	Adjust Existing Sewer Manhole Lid	1	EA	\$1,300	\$1,300
	8" PVC Sanitary Sewer Pipe	270	LF	\$72	\$19,440
	8" Sewer Pipe Cap & Mark	1	EA	\$1,500	\$1,500
7	Domestic and Fire Water				\$39,060
	Adjust Existing Cast Iron Valve Corners	3	EA	\$800	\$2,400
	8" PVC Domestic Water Main	330	LF	\$72	\$23,760
	1.5" Valve	1	EA	\$2,800	\$2,800
	1.5" Irrigation Meter	1	EA	\$8,000	\$8,000
	8" Domestic Water Cap & Mark	1	EA	\$2,100	\$2,100
8	Storm Drainage				\$107,025
	Catch Basin	10	EA	\$2,400	\$24,000
	Single Depth Drywell	4	EA	\$4,500	\$18,000
	Double Depth Drywell	1	EA	\$5,600	\$5,600
	8" PVC Storm Drain Pipe	545	LF	\$65	\$35,425
	8'X15' Splash Pad	3	EA	\$8,000	\$24,000
9	Planting and Irrigation				\$152,700
	Trees (2")	15	EA	\$900	\$13,500
	Other Site Planting	1	LS	\$25,000	\$25,000
	Site Irrigation	1	LS	\$45,000	\$45,000
	Tree Grates	13	EA	\$3,400	\$44,200
	Decorative Rock/Boulders	1	LS	\$25,000	\$25,000

CLIENT:		A&A Construction & Development			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 20-22-025			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
10	Site Concrete				\$561,730
	Sidewalk, 4" thickness and 2" CSTC	1,583	SY	\$95	\$150,385
	Decorative Concrete Pavement (Truck Apron and Crosswalk)	394	SY	\$200	\$78,800
	Splitter Island Concrete	327	SY	\$85	\$27,795
	Concrete ADA Ramps with Truncated Domes	29	EA	\$3,500	\$101,500
	Bike Ramp with Truncated Domes	6	EA	\$500	\$3,000
	Truck Apron Curb	302	LF	\$75	\$22,650
	Central Island Curb	220	LF	\$155	\$34,100
	Standard Straight Curb	745	LF	\$70	\$52,150
	Rolled Curb	50	LF	\$75	\$3,750
	Concrete Curb and Gutter	1,990	LF	\$40	\$79,600
	Curb Cuts	8	EA	\$1,000	\$8,000
11	Asphalt Paving and Subgrade Rock				\$263,548
	Crushed Surfacing Top Course (6") - Standard Duty	1,884	TON	\$62	\$116,808
	Asphalt Pavement (3")	1,012	TON	\$145	\$146,740
12	Striping and Signage				\$76,750
	ROW Roadway Striping	6,750	LF	\$1	\$6,750
	MMA (Methyl Methacrylate) - Traffic Paint	650	SF	\$16	\$10,400
	Roadway Symbols (ADA, Biker + Arrow)	11	EA	\$100	\$1,100
	RRFB Pedestrian Crossing Signage	2	EA	\$12,000	\$24,000
	Roadway Signage	46	EA	\$750	\$34,500
13	Electrical Service				\$328,640
	Cobra Head Style Street Light in ROW	11	EA	\$11,000	\$121,000
	Antique Decorative Pedestrian Light in ROW	13	EA	\$15,000	\$195,000
	Junction Box	2	EA	\$3,800	\$7,600
	Dry Utility Trenching and Conduit	840	LF	\$6	\$5,040
14	Public Art				\$117,082
	Artwork	1	LS	\$117,082	\$117,082
TOTAL ESTIMATED CONSTRUCTION COSTS					\$2,139,955
CCH		J-U-B ENGINEERS, INC.			
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					