

SECOND ADDENDUM TO OWNER PARTICIPATION AND REIMBURSEMENT
AGREEMENT

This Second Addendum to Owner Participation and Reimbursement Agreement (hereinafter “First Addendum”) is entered into as of the dates set forth below by and between the Post Falls Urban Renewal Agency, an Idaho urban renewal agency, 201 E. 4th Avenue, Post Falls, Idaho 83854 (hereinafter “PFURA”), and A&A Construction & Development, Inc., a Washington corporation, 621 W. Mallon Avenue, Suite 509, Spokane, Washington 99201 (hereinafter “A&A”).

RECITALS:

WHEREAS, PFURA is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the laws of the State of Idaho.

WHEREAS, in 2021 the City Council of the City of Post Falls, Idaho (hereinafter the “City”) adopted the Downtown District Urban Renewal Plan (hereinafter the “Plan”) establishing the Downtown District Revenue Allocation Area (hereinafter the “District”).

WHEREAS, on October 20, 2022 A&A executed an Owner Participation and Reimbursement Agreement (hereinafter the “OPA”) with PFURA to construct projects in connection with the Plan in exchange for reimbursement from tax increment revenues generated in the District.

WHEREAS, in August of 2023 the City adopted Ordinance No. 1490 which in part amended the Plan to specifically list improvements to the 4th Avenue and Idaho Street intersection comprising a traffic roundabout and related improvements (hereinafter the “Project”) as a Plan project.

WHEREAS, in December of 2023 PFURA and A&A executed a First Addendum to amend the OPA so that the Project was included as an Agency Funded Public Improvement as that term is defined in the OPA.

WHEREAS, A&A has recently submitted a revised Engineer’s Opinion of Probable Cost for the Project that includes updated cost figures, soft costs and a public art component, which is attached hereto as Exhibit A.

WHEREAS, the associated Millworx development is a mixed-use development.

WHEREAS, with respect to mixed-use developments the Third Addendum to Agency Policy No. 7, which is the most recent Addendum thereof, allows the Agency to fund “[u]p to

100% of Commission approved and/or City-required on and off-site public improvements included in the Urban Renewal Plan”.


WHEREAS, public art is included as a “Tier II” project in the Plan.

WHEREAS, the City has approved and is requiring the public art component listed in Exhibit A to be part of the Project.

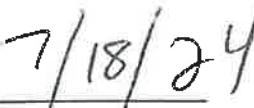
NOW THEREFORE, in consideration of the above Recitals, the mutual covenants and agreements set forth herein and the benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

1. Amendment of the OPA. Exhibit B of the OPA is hereby amended to include the updated cost figures, soft costs and the public art component described in Exhibit A as part of the Project.
2. Remainder of the OPA. The other terms of the OPA and First Addendum shall remain in full force and effect unless amended by this Second Addendum or any other valid modifications executed by the parties.

POST FALLS URBAN RENEWAL AGENCY



Jame' Davis, Chairperson

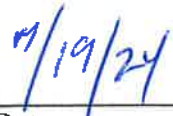


Date

A&A CONSTRUCTION & DEVELOPMENT, INC.



William J. Lawson, President



Date

SECOND ADDENDUM TO OWNER
PARTICIPATION AND REIMBURSEMENT
AGREEMENT



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 Asphalt Pavement (3")	1,884	TON	\$62	\$116,808
		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					

EXHIBIT A 3 of 3