



Post Falls Urban Renewal Agency
October 15, 2026 Meeting
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Minutes, September 17, 2026
 - b. Payables
 - c. Bank Activity Report
 - d. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Coles
 - b. District Review - Fleischman
 - c. Communications, Property & Personnel - Clemensen
6. 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.
7. Unfinished Business
 - a. Revised Proposal-Addendum to OPA, A&A Constr. & Devel. (Downtown URD) **ACTION**
8. New Business
9. Staff Report and Updates
10. Commissioner Comments
11. Chairman Comments
12. 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.

POST FALLS URBAN RENEWAL MINUTES

September 17, 2026

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Christi Fleischman called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Fleischman were Commissioners Eric Clemensen, Collin Coles, Pat Leffel Len Crosby and Joe Rodriguez. Commissioner Dominic Parmantier was absent. Counselor Pete Bredeson was also present. Fleischman led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, August 20, 2026

Item B is the Commission Workshop Minutes, September 8, 2026

Item C is the payables for this month totaling \$14,397.45

Item D is the Bank Activity Report which shows total funds in all accounts of \$2,562,817.73 and accrued interest for the month of \$11,957.27

Item E is the financial reports as of August 31, 2026

Item F is the FY2027 Legal Services Contract

Item G is the FY2026 Audit Engagement Letter

Approval of the consent calendar will authorize a transfer of \$14,397.45 to the First Interstate Checking Account for the monthly payables and \$11,957.27 accrued interest to the General Fund.

Commissioner Coles made a motion to approve the Consent Calendar as presented, seconded by Clemensen. Roll Call Vote: Clemensen – Aye; Coles – Aye; Leffel – Aye; Fleischman – Aye; Crosby – Aye; Rodriguez – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby – The August bank statements were reviewed.

District Review – Fleischman – Nothing to report

Communication, Property and Personnel – Clemensen – Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

STAFF REPORT

The fully executed Minor Project Reimbursement Agreement with Kuldip Singh, for the Rooted Coffee House project in the Downtown District, was recorded with the Kootenai County Recorder on September 3rd.

Street frontage improvements are being constructed at the Nonna Building (Downtown District). The building owner has announced the anticipated opening of the brunch/coffee shop at year's end or early 2027.

COMMISSIONER COMMENTS

Commissioner Rodriguez noted the Nonna Building owner has said the first-floor commercial units are fully leased out which is a good sign. Commission Coles expressed that it would be nice if the same could happen with the old police station. Chairman Fleischman asked if the Urban Renewal Agency is a member of the Post Falls Chamber of Commerce. Johns confirmed that it is.

CHAIRMAN COMMENT

None

ADJOURNMENT

Chairman Fleischman adjourned the meeting at 9:08 am.

Respectfully submitted,

Joseph Johns, Executive Director

Christi Fleischman, Chairman

10:37 AM

10/08/26

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of October 15, 2026

Type	Date	Num	Due Date	Aging	Open Balance
Mann LLC Bill	10/01/2026	20261001-07	11/30/2026		49.95
Total Mann LLC					49.95
Mastercard Bill	10/01/2026	4518-Oct26	10/31/2026		661.70
Total Mastercard					661.70
TOTAL					711.65

PAYROLL 7,278.55
7,990.20

Bank Activity Report

September 2026

Cash Section

Checking: First Interstate

Beginning Balance		\$	3,640,765.00
Deposits	\$	21,639.70	
Withdrawals	\$	(3,651,083.88)	
Ending Balance		\$	11,320.82
Outstanding Checks	\$	(1,361.42)	
Account Balance		\$	9,959.40

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	1,508,252.58
Contributions	\$	16,666.46	
Withdrawals	\$	(14,397.45)	
Ending Balance		\$	1,510,521.59
Outstanding Transfer			
Account Balance		\$	1,510,521.59

LGIP Capital Improvements 1910

Beginning Balance		\$	1,044,606.18
Contributions	\$	19,174.09	
Withdrawals	\$	(11,957.27)	
Ending Balance		\$	1,051,823.00
Outstanding Transfer			
Account Balance		\$	1,051,823.00

Total Funds All Accounts:

\$ 2,572,328.99

September 2026

	Interest
State Pool - LGIP 1910	\$ 3,391.58
Total	\$ 3,391.58

10:32 AM

10/07/26

Accrual Basis

Post Falls Urban Renewal Agency - In-House

Balance Sheet

As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,959.40
LGIP1829-General Fund	1,510,521.59
LGIP1910-Capital Improvements	1,051,823.00
Savings - Idaho Central CU	25.00
Total Checking/Savings	2,572,328.99
Other Current Assets	
Accounts Receivable - Taxes	20,293.00
FMV - State Investment Pool	7,074.00
Interest Receivable	15,642.00
Prepaid Insurance	4,446.00
63420 - Lease Principal	7,990.00
Total Other Current Assets	55,445.00
Total Current Assets	2,627,773.99
TOTAL ASSETS	2,627,773.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	5,496.15
24000 - Payroll Liabilities	
ID- Unemployment Payable	-0.03
24000 - Payroll Liabilities - Other	3,397.59
Total 24000 - Payroll Liabilities	3,397.56
Total Other Current Liabilities	8,893.71
Total Current Liabilities	8,893.71
Total Liabilities	8,893.71
Equity	
Committed Fund Balance	1,349,484.00
Nonspendable Fund Balance	3,544.00
32000 - Unrestricted Net Assets	3,110,511.08
Net Income	-1,844,658.80
Total Equity	2,618,880.28
TOTAL LIABILITIES & EQUITY	2,627,773.99

10:32 AM

Post Falls Urban Renewal Agency - In-House

10/07/26

Profit & Loss

Accrual Basis

September 2026

	Sep 26	Oct '25 - Sep 26
Ordinary Income/Expense		
Income		
Downtown District	4,246.79	1,067,144.82
Interest	16,691.89	195,918.12
Pleasant View District	0.00	22,777.06
Post Falls Technology District	2,970.03	1,607,495.10
46400 · Miscellaneous Income	0.00	7.00
Total Income	23,908.71	2,893,342.10
Gross Profit	23,908.71	2,893,342.10
Expense		
Audit	0.00	15,000.00
Computer Software	14.00	1,815.20
District Payments	0.00	4,569,374.92
Engineering Services	916.25	22,005.63
Marketing & Education Materials	0.00	309.56
Meetings	25.00	177.25
Website Design, Hosting & Maint	0.00	147.54
62140 · Legal Fees	1,779.75	11,664.50
62150 · Other Contract Services	0.00	17,500.00
62840 · Computer Repair & Maintenance	0.00	137.50
62890 · Rent	0.00	7,990.00
65020 · Postage, Mailing Service	0.00	120.00
65030 · Printing and Copying	3.00	367.51
65040 · Office Supplies	0.00	379.00
65050 · Telephone, Telecommunications	0.00	798.72
65110 · Advertising & Legal Notices	0.00	269.73
65120 · Insurance	4,535.00	4,736.00
65150 · Dues & Memberships	0.00	900.00
66000 · Payroll Expenses	7,126.43	84,307.84
Total Expense	14,399.43	4,738,000.90
Net Ordinary Income	9,509.28	-1,844,658.80
Net Income	9,509.28	-1,844,658.80

Fund Reconciliation:

9/30/2026

QB

First Interstate - Checking	GF	\$	9,959.40	
LGIP - 1829	GF	\$	1,510,521.59	
LGIP - 1910	CIP	\$	1,051,823.00	
Savings - Idaho Central CU	GF	\$	25.00	
Total				\$ 2,572,328.99

FUNDS

General Fund	GF	\$	1,520,505.99	
Capital Improvement Fund	CIP	\$	1,051,823.00	
Total				\$ 2,572,328.99

C.I. Fund Allocation:

Pleasant View	\$	(90,320.84)
Plsnt.View Admin Fee ('26,'27)	\$	74,833.00
Downtown	\$	3,609.77
Downtown-MPP	\$	211,297.84
PF Technology	\$	852,403.23
	\$	1,051,823.00

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

		<u>Pleasant View</u>	<u>Downtown</u>	<u>Downtown MPP</u>	<u>PF Tech Dist.</u>		<u>Total</u>
<i>Termination Date</i>		<i>2041</i>	<i>2041</i>	<i>2041</i>	<i>2038</i>		
	Sep-25	-	1,539.26	220.62	86.50		1,846.38
	Oct-25	-	2,967.62	423.12	2,259.35		5,650.09
	Nov-25	-	917.18	141.66	13,530.95		14,589.79
	Dec-25	-	39,759.42	7,016.37	39,956.71		86,732.50
	Jan-26	5,817.49	407,126.66	71,845.89	539,152.31		1,023,942.35
Reimbursement	Feb-26	5,923.51	54,898.15	9,687.91	254,694.43		325,204.00
	Mar-26	-	7,903.58	1,394.75	3,606.92		12,905.25
	Apr-26	-	1,576.68	278.24	5,468.19		7,323.11
	May-26	-	4,319.27	762.22	10,053.63		15,135.12
	Jun-26	-	7,958.66	1,404.47	44,314.86		53,677.99
	Jul-26	11,036.06	332,976.63	58,760.57	691,057.16		1,093,830.42
Reimbursement	Aug-26	-	43,162.14	7,616.84	430.56		51,209.54
	Sep-26	-	3,609.77	637.02	2,970.03		7,216.82
Total YTD		22,777.06	908,715.02	160,189.68	1,607,581.60		2,699,263.36

Approved Obligation	-	6,115,511.02	84,643.08	3,629,459.59	9,829,613.69
Obligation Balance @ 8/31/26	-	3,432,339.34	-	-	3,432,339.34
Carry over @ 8/31/26	(90,320.84)	-	210,660.83	849,433.20	969,773.19

Post Falls Urban Renewal Agency - In-House
Profit & Loss Budget vs. Actual
October 2025 through September 2026

	12-Month Actual	FY26 Total Budget	FY26 Balance	% of 12-Month Budget
Expense				
Audit	15,000.00	15,000.00	0.00	100.0%
Computer Software	1,815.20	1,784.00	31.20	101.75%
Contract Employees	0.00	0.00	0.00	0.0%
Engineering Services	22,005.63	13,000.00	9,005.63	169.27%
Marketing & Education Materials	309.56	300.00	9.56	103.19%
Meetings	177.25	390.00	-212.75	45.45%
Office Equipment	0.00	0.00	0.00	0.0%
Website Design, Hosting & Maint	147.54	800.00	-652.46	18.44%
62140 · Legal Fees	11,664.50	25,000.00	-13,335.50	46.66%
62150 · Other Contract Services	17,500.00	21,000.00	-3,500.00	83.33%
62840 · Computer Repair & Maintenance	137.50	330.00	-192.50	41.67%
62890 · Rent	7,990.00	7,990.00	0.00	100.0%
65020 · Postage, Mailing Service	120.00	78.00	42.00	153.85%
65030 · Printing and Copying	367.51	300.00	67.51	122.5%
65040 · Office Supplies	379.00	425.00	-46.00	89.18%
65050 · Telephone, Telecommunications	798.72	800.00	-1.28	99.84%
65110 · Advertising & Legal Notices	269.73	900.00	-630.27	29.97%
65120 · Insurance	4,736.00	4,636.00	100.00	102.16%
65150 · Dues & Memberships	900.00	900.00	0.00	100.0%
66000 · Payroll Expenses	82,673.02	82,691.00	-17.98	99.98%
Contingency	0.00	5,000.00	-5,000.00	0.0%
Total Expense	166,991.16	181,324.00	-14,332.84	92.1%

October 7, 2026

Christi Fleischman, Chair,
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 – Request to amend the Owners Participation Agreement for Phase H, I, J, K, and L Public Infrastructure Improvements [Updated Letter](#)

Chairman Fleishman and Commission Members

On behalf A&A Construction and Development J-U-B ENGINEERS, Inc. respectfully requests that the Post Falls Urban Renewal Agency (PFURA) consider a 4th Addendum to the PFURA/A&A Owners Participation Agreement (OPA) for Millworx Phase H, I, J, and K Public Infrastructure Improvements as illustrated in the attached Appendix A Exhibit Map and Appendix B Engineers Opinion of Probable Cost. The addendum would allow for the reimbursement of public infrastructure improvements supporting the proposed Millworx and Downtown Post Falls.

As we previously stated, A&A greatly appreciates the assistance of the Agency in the redevelopment of the former Idaho Veneer site into a mixed-use commercial, residential, and entertainment area referred to as the Millworx 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.

Amendment Requests

In accordance with the Owners Participation Agreement (OPA) and between the PFURA and A&A dated October 20, 2022, prior Addendums, PFURA Policies 7 and 18 and addendums, A&A, is requesting the following projects be considered for reimbursement as part of the 4th addendum.

Public Infrastructure	Project Description	Estimated Cost
Phase H Reclamation All Phases	Reclamation for the remaining portions of the Millworx development	\$1,300,000
Phase I Roadway (RR Cross 3 rd)	Full public roadway infrastructure from the Idaho St Railroad crossing south of Railroad Ave Roadway intersection down to 3 rd Ave	\$359,559
Phase J Roadway (West End)	Public roadway infrastructure for the areas around the West End Apartments project	\$238,182
Phase K Water (Hyatt)	Public Improvements for the water system around the Hyatt Place Hotel	\$63,058
Total		\$1,960,800

Phase (H) – Reclamation of all phases - Continued reclamation of the remaining undeveloped areas of the Millworx site primarily south of 4th Avenue from Idaho Street, Lincoln Street, 4th Ave to the future extension of Railroad Avenue, including removal of three steel buildings, an out-of-date office building, concrete, asphalt, private rail spur, undocumented fill, and non-native materials. Please refer to **Appendix C** which shows an aerial image and some details that go along with this request, [outlining buildings labeled A, B, C, and D, and the anticipated costs shown in Appendix B](#) for those buildings. The anticipated costs for the buildings and rail spur has been broken down into additional line items breaking out:

- Removal of Interior Infrastructure
- Removal of Structure
- Removal of Foundations/Slab/Equipment Foundations
- Removal of Unsuitable Soil and Import of Structural Fill

In looking deeper at the Downtown District Plan, there are anticipated costs for reclamation within this district. It states on PDF page 66 “**Site Remediation General site clean up and remediation in locations TBD**” but it does not seem to define exactly what shall be included for reimbursement. In discussions with the Agency, a further breakdown of these anticipated reclamation costs would be helpful for the Agency to provide guidance on which elements are acceptable for reimbursement, if the entire cost for all reclamation items is not acceptable. Appendix B shows subtotal costs for the items listed above to help evaluate where the majority of the anticipated cost lies. It should be noted that previous phases of the Millworx site, and the accepted reimbursement of those reclamation phases, did include all sections listed above (Removal of Interior Infrastructure, Structures, Foundations/Slab/Equipment Foundations, and Unsuitable Soil and Import of Structural Fill).



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

Phase (I) – Idaho Street Roadway (starting at the railroad crossing down to 3rd Ave)

The extension of Idaho Street as a 3- lane collector from the currently constructed location in Millworx to 3rd Avenue including a crossing of the Burlington Northern rail spur. While, the extension will benefit the Millworx with another downtown street for development of first floor retail, office space with 2nd and 3rd floor housing the extension will provide a much needed north south traffic route connecting the area south of Interstate 90 to those commercial, service and residential areas north of the Interstate without requiring the public to drive to either Spokane or Bay Street to get to the north side of the City. Furthermore, the connection will reduce traffic congestion on Spokane and Bay Streets by spreading the north south traffic from two to three streets. All of which is why the extension of Idaho Street is in the City's Transportation Master Plan, and Tier 1 of the Downtown Plan Urban Renewal Plan.

Furthermore, it should be noted the project is outside the boundaries of the Millworx, ownership, fronts other private properties, it could be a City lead and funded project. However, we understand the City does not have the funds to construct the project at this time and is encouraging A&A to fund and construct the project, with reimbursement from the Agency. By using a public/private partnership and a private competitive bidding of project Idaho Street connection can be completed at a lessor cost than a traditional public project. **Appendix C** outlines a 30% design effort of what this roadway may likely look like, which is what the cost estimate is based upon.

This cost estimate for this section has been revised, lowering the anticipated railroad crossing cost to be \$150,000 as opposed to \$520,000 to better match what is anticipated for design and construction. The railroad crossing requirements are still to be determined by BNSF, and costs shall be reimbursed based on actual construction.

Phase (J) – Roadway (West End)

As part of redeveloping the area south of 4th Avenue between Lincoln and Post Street to Railroad Avenue into much needed infill housing units A&A completed the City required frontage and public alley way improvements. More, specifically A&A reconstructed the south side of 4th Avenue as a three-lane collector street with angled parking, curb, gutter, swales, widened sidewalk, signage, street lighting, and landscaping. The reconstruction of Lincoln and Post Street as a two - lane local access street with parking, curb, gutter, swales, sidewalk, signage, street lighting, and landscaping. Plus, A&A reconstructed the public alleyway way between Lincoln and Post including domestic water improvements (i.e. water meters and valves) that were installed at each end of the alleyway. All of which improved overall traffic circulation, fire flow and water pressure in the area. The frontage and alleyway improvements have been reviewed, inspected and accepted by the City of Post Falls. While the improvements are in the current Downtown URD Plan the frontage improvement on Post, Lincoln and alleyway way improvements are not in the current OPA or Addendum which is why we are respectfully requesting reimbursements for these costs. **Appendix C** indicates the limits of these improvements in an exhibit.

This cost estimate had been updated to reflect recent City recommended design changes for the water main which is now anticipated to be routed through Lincoln St, and not the site, which has removed the previous Phase J (which was public water main routing anticipated to go through the site). All public water mains are anticipated to be reimbursed, whether through a private site, or public roadway, so this costs as merely shifted from one phase to another. These water mains are required, and improve the water pressure and fire flows throughout the area.

Phase (K) – Water (Hyatt)

As part of redeveloping the area between Interstate 90 and 4th Avenue just west of Idaho Street in Hotel and other commercial uses, A&A installed public water mains and hydrants to current City standards to serve the Hotel. The new public water system improvements provide sufficient fire protection and domestic water to the Hotel.

Appendix C outlines these water system improvements.

Appendix A, B, and C

Appendix A, B, and C illustrates the additional phases, public improvements, approximate start date, and estimated costs of each phase with supporting Engineers Opinion of Probable Costs and Site Concepts

Development Progress and Next Steps

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 of a landmark business, the Kindred & Co Bookstore and Bistro, at the northeast corner of the Idaho Street and 4th Avenue intersection. Additionally, construction has wrapped up on the mixed-use building on the north side of 4th Avenue, and the construction of the Hyatt Place 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 floor residential) have been constructed and are being sold or leased.

A&A is constructing the North Silo Building on the southeast corner of 4th and Idaho Street which will be first floor retail (restaurant, office, etc.) with 2nd and 3rd floor apartment. Upon completion The North Silo Building will be another landmark structure similar to the Kindred and Co. The plans for the Terrace West Building to be located on the southeast corner of 4th and Lincoln along are currently under review by the City and construction is expected to commence this fall, 2026.

In support of the building construction discussed above A&A plans to construct the remaining section of Idaho Street to the north side BNSF Rail spur, Railroad Avenue from Lincoln to Idaho Street. Plus reconstruct the south side of 4th Avenue from Idaho Street to Lincoln Street, and the east side of Lincoln in fall of 2026 to current City Standards including new water and sewer. As such, we plan to submit reimbursement requests for those public infrastructure improvements and soft costs in 2026, 2027 and 2028. Again, without the assistance and partnership of the PFURA, these developments would not be occurring.

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 an amendment of the Owners Participation Agreement to include the outlined Phases H, I, J, and K at an approximate cost of \$1,960,800 down from \$2,345,723** to the previously approved amount for public infrastructure, and soft costs as illustrated in the appendices. It is understood that actual costs shall be submitted upon completion and acceptance of the infrastructure to verify actual reimbursable costs. 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.

APPENDICIES

Appendix A – Current and Original Overall Site Plan Exhibits

Appendix B – Engineer's Opinion of Probable Cost

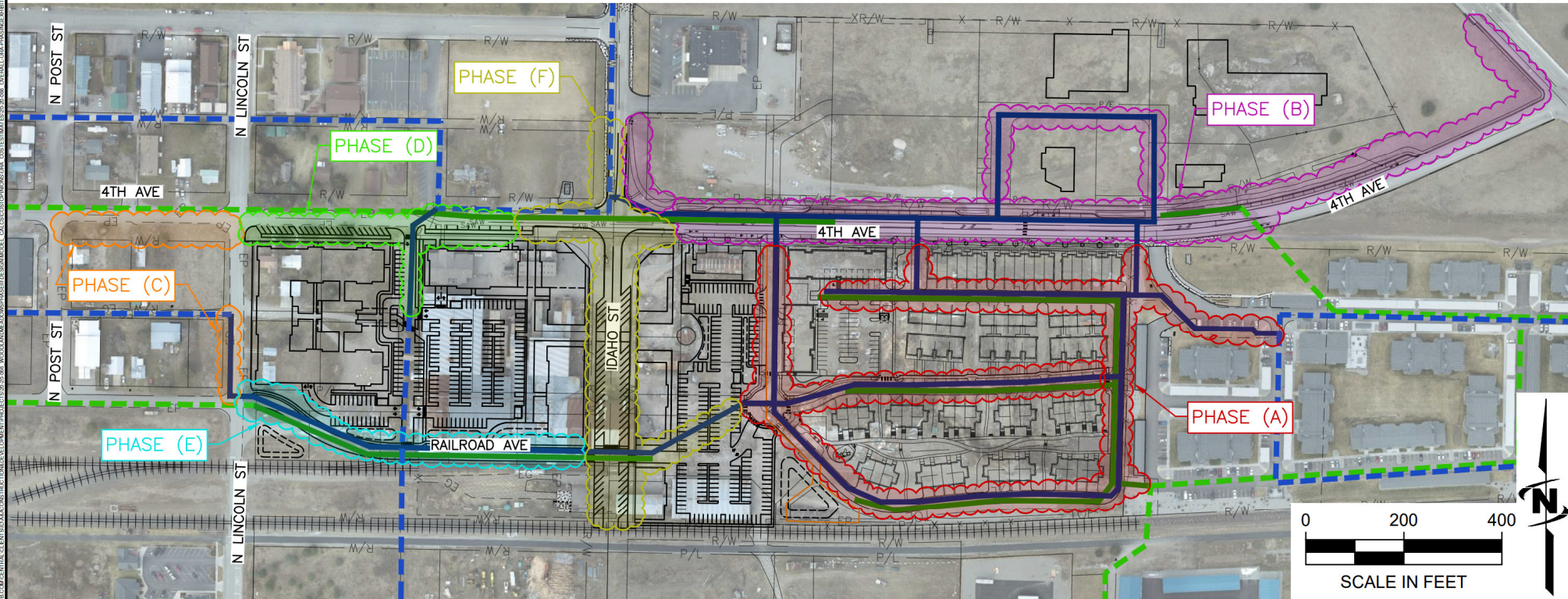
Appendix C – Site Concepts

Appendix A

Current and Original Overall Site Plan
Exhibits

	PUBLIC INFRASTRUCTURE TO BE IMPROVED	APPROXIMATE START OF CONSTRUCTION	ESTIMATED 2022 COST
PHASE (A)	WATER, SEWER	MARCH 2022	\$1,401,000
PHASE (B)	ROADWAY, WATER, SEWER	APRIL 2022	\$1,526,000
PHASE (C)	ROADWAY, WATER, SEWER	*MAY 2023	\$325,000
PHASE (D)	ROADWAY, WATER, SEWER	*MAY 2023	\$491,000
PHASE (E)	ROADWAY, WATER, SEWER	*MAY 2023	\$952,000
PHASE (F)	ROADWAY, WATER, SEWER	*SEPTEMBER 2023	\$1,408,000
PHASE (G)	RECLAMATION ALL PHASES	ONGOING	\$2,938,000

*CONSTRUCTION TIME FRAME
IS SUBJECT TO CHANGE



DATE UPDATED: 7/28/2022

Appendix B

Engineer's Opinion of Probable Cost



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Millworx - Urban Renewal Agency Amendment 4

PROJECT DESCRIPTION: Cost Estimate of Public Improvements to be Reimbursed by the Urban Renewal Agency

CLIENT: A&A Construction & Development

CLIENT PROJ. NO.

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

ITEM NO.	DESCRIPTION		TOTAL COST
PHASE H: RECLAMATION ALL PHASES			\$1,300,000
1	Reclamation		\$1,300,000
PHASE I: ROADWAY (RR CROSS 3RD)			\$359,559
1	Asphalt Paving		\$67,652
2	Striping		\$8,643
3	ROW Concrete		\$109,765
4	Electrical Service		\$10,500
5	Stormwater Infrastructure		\$13,000
6	Railroad Crossing		\$150,000
Phase J: ROADWAY (WEST END)			\$238,182
1	Asphalt Paving		\$53,831
2	Signage & Striping		\$2,200
3	ROW Concrete		\$61,551
4	Domestic Water		\$53,900
5	Storm Drainage		\$9,000
6	Electrical Service		\$52,500
7	Trees in ROW		\$5,200
PHASE K: WATER (HYATT)			\$63,058
1	Domestic and Fire Water		\$63,058
TOTAL ESTIMATED COSTS			\$1,960,800
CCH			
J-U-B ENGINEERS, INC.			
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787			



ENGINEER'S OPINION OF PROBABLE COST

PHASE H: RECLAMATION ALL PHASES

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Reclamation		\$1,300,000			
1	Building A - Removal of interior infrastructure (electrical, plumbing, insulation, wall framing)	1	LS	\$40,000	\$40,000
2	Building A - Removal of Structure	1	LS	\$65,000	\$65,000
3	Building A - Removal of Foundations/Slab/Equipment Foundations	1	LS	\$200,000	\$200,000
4	Building A - Removal of Unsuitable Soils and Import of Fill	1	LS	\$290,000	\$290,000
5	Building B - Removal of Structure	1	LS	\$25,000	\$25,000
5	Building B - Removal of Building/Foundations/Slab	1	LS	\$25,000	\$25,000
6	Building B - Import of Structural Fill	1	LS	\$64,000	\$64,000
7	Building C - Removal of interior infrastructure (electrical, plumbing, insulation, wall framing)	1	LS	\$15,000	\$15,000
8	Building C - Removal of Structure	1	LS	\$30,000	\$30,000
9	Building C - Removal of Foundations/Slab/Equipment Foundations	1	LS	\$26,000	\$26,000
10	Building C - Removal of Unsuitable Soils and Import of Fill	1	LS	\$65,000	\$65,000
11	Building D - Removal of interior infrastructure (electrical, plumbing, insulation, wall framing)	1	LS	\$25,000	\$25,000
12	Building D - Removal of Structure	1	LS	\$42,000	\$42,000
13	Building D - Removal of Foundations/Slab/Equipment Foundations	1	LS	\$78,000	\$78,000
14	Building D - Removal of Unsuitable Soils and Import of Fill	1	LS	\$185,000	\$185,000
15	Rail Spur Demolition - Removal of rails	1	LS	\$14,000	\$14,000
16	Rail Spur Demolition - Removal of ties	1	LS	\$46,000	\$46,000
17	Rail Spur Demolition - Removal of rail bedding and soils	1	LS	\$65,000	\$65,000
Subtotal for all Removal of interior infrastructure (electrical, plumbing, insulation, wall framing)				Subtotal:	\$80,000
Subtotal for Removal of Structures				Subtotal:	\$162,000
Subtotal for Removal of Foundations/Slab/Equipment Foundations				Subtotal:	\$329,000
Subtotal for Removal of Unsuitable Soils and Import of Fill				Subtotal:	\$604,000
Subtotal for Rail Sput Demolition				Subtotal:	\$125,000
TOTAL ESTIMATED COSTS					\$1,300,000

CCH

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



ENGINEER'S OPINION OF PROBABLE COST

PHASE I: ROADWAY (RR CROSS 3RD)

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
ASPHALT PAVING AND SUBGRADE ROCK					\$67,652
1	Asphalt Roadway 4" HMA over 6" Aggregate	2,058	SY	\$33	\$67,652
ROW CONCRETE					\$109,765
1	Concrete Sidewalk with 4" thickness and 2" CSTC	7,736	SF	\$6	\$46,415
2	Concrete ADA Ramps with Truncated Domes	6	EA	\$3,500	\$21,000
3	Concrete Driveways	2	EA	\$8,500	\$17,000
4	Concrete Curb and Gutter	845	LF	\$30	\$25,350
STRIPING AND SIGNAGE					\$8,643
1	Double Yellow	365	LF	\$2	\$730
2	Roadway Symbols (Pedestrian Crossing + Stopbar + handicap symbol)	9	EA	\$300	\$2,700
3	Railroad crossing	1	EA	\$750	\$750
4	Yellow no parking area	1138	SF	\$2	\$2,505
5	White striping (stalls + fog line)	979	LF	\$2	\$1,958
STORM WATER INFRASTRUCTURE					\$13,000
1	Dry Wells	2	EA	\$6,500	\$13,000
ELECTRICAL SERVICE					\$10,500
1	Street lights	3	EA	\$3,500	\$10,500
RAILROAD CROSSING					\$150,000
1	Railroad Crossing With Gates, etc	1	EA	\$150,000	\$150,000
TOTAL ESTIMATED COSTS					\$359,559
CCH					
J-U-B ENGINEERS, INC.					
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ENGINEER'S OPINION OF PROBABLE COST

PHASE J: ROADWAY (WEST END)

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
ASPHALT PAVING AND SUBGRADE ROCK					\$53,831
1	Asphalt Roadway 2" HMA over 4" Aggregate	1,633	SY	\$33	\$53,831
ROW CONCRETE					\$61,551
1	Concrete Sidewalk with 4" thickness and 2" CSTC	4,185	SF	\$6	\$25,111
2	Concrete ADA Ramps with Truncated Domes	1	EA	\$3,500	\$3,500
3	Concrete Driveways	2	EA	\$8,500	\$17,000
4	Scuppers	7	EA	\$250	\$1,750
5	Concrete Curb and Gutter	473	LF	\$30	\$14,190
DOMESTIC WATER					\$53,900
1	12" PVC Water Main	360	LF	\$80	\$28,800
2	12" Bends/Fittings	3	EA	\$700	\$2,100
3	4" Domestic Water Service and Large Water meter Vault	1	EA	\$13,000	\$13,000
4	6" Fire Sprinkler Service	1	EA	\$3,000	\$3,000
5	Fire Hydrant Assembly	1	EA	\$7,000	\$7,000
STORM DRAINAGE					\$9,000
1	Double Depth Drywell	1	EA	\$9,000	\$9,000
STRIPING AND SIGNAGE					\$2,200
1	White Parallel Parking Lines	1,100	LF	\$2	\$2,200
ELECTRICAL SERVICE					\$52,500
1	Cobra Head Style Street Light in ROW	3	EA	\$7,000	\$21,000
2	Antique Decorative Pedestrian Light in ROW	7	EA	\$4,500	\$31,500
TREES IN PUBLIC ROW					\$5,200
1	Trees in Public ROW	13	EA	\$400	\$5,200
TOTAL ESTIMATED COSTS					\$238,182

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ENGINEER'S OPINION OF PROBABLE COST

PHASE K: WATER (HYATT)

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
DOMESTIC AND FIRE WATER					\$63,058
1	6" PVC Water Main	230	LF	\$38	\$8,740
2	8" PVC Water Main	257	LF	\$40	\$10,293
3	4" Water Service to Meter	5	LF	\$515	\$2,575
4	1.5" Water Service to Meter	5	LF	\$500	\$2,500
5	1.5" Gate Valve	1	EA	\$2,000	\$2,000
6	4" Gate Vavle	1	EA	\$1,200	\$1,200
7	6" Gate Valve	3	EA	\$1,400	\$4,200
8	6" Bends/Fittings + Thrust Block	5	EA	\$350	\$1,750
9	8" Bends/Fittings + Thrust Block	6	EA	\$400	\$2,400
10	8" Stub out + cap	1	EA	\$400	\$400
11	Vault	1	EA	\$8,000	\$8,000
12	4" Water Meter	1	EA	\$8,000	\$8,000
13	1.5" Irrigation Meter	1	EA	\$2,000	\$2,000
14	Fire Hydrant Assembly	2	EA	\$4,500	\$9,000

TOTAL ESTIMATED COSTS \$63,058

CCH

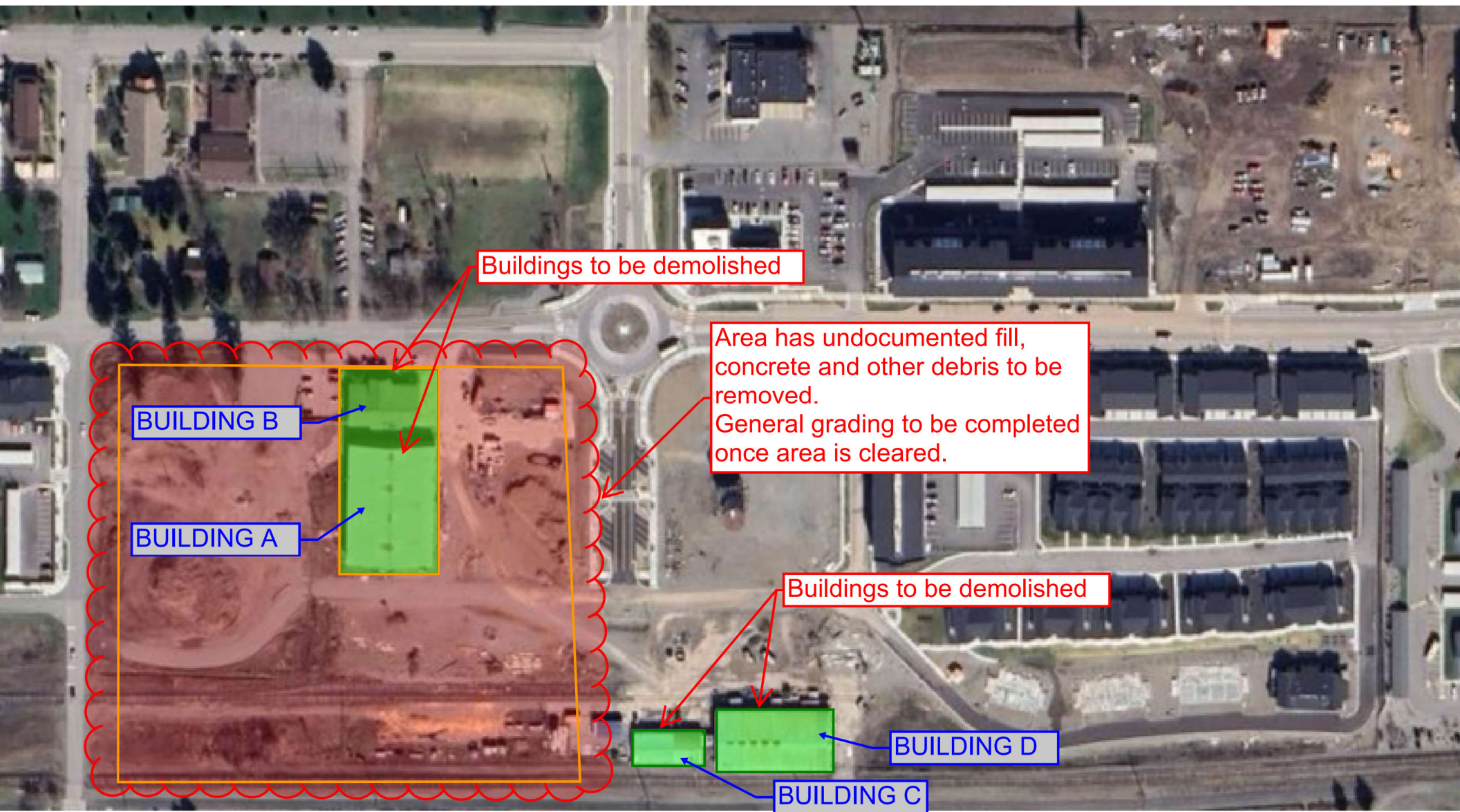
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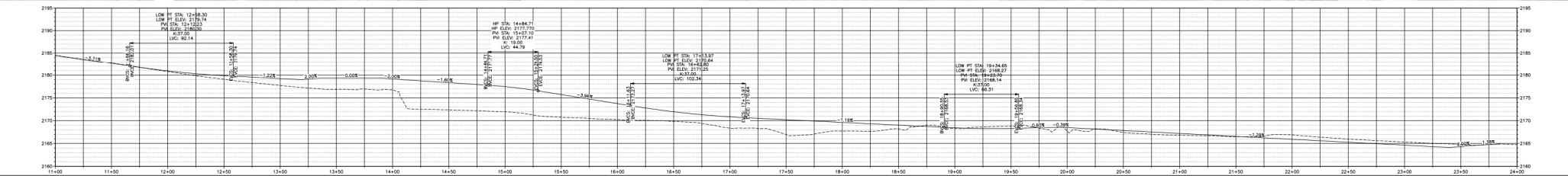
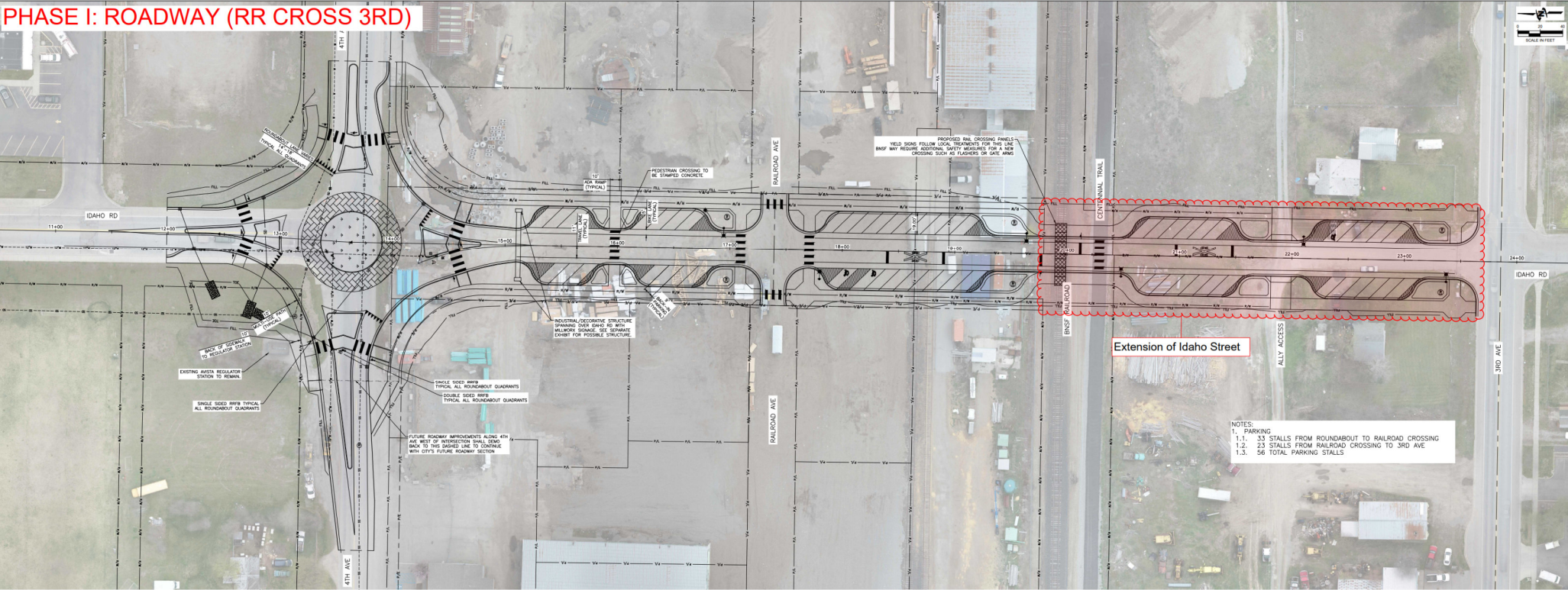
Appendix C

Site Concepts

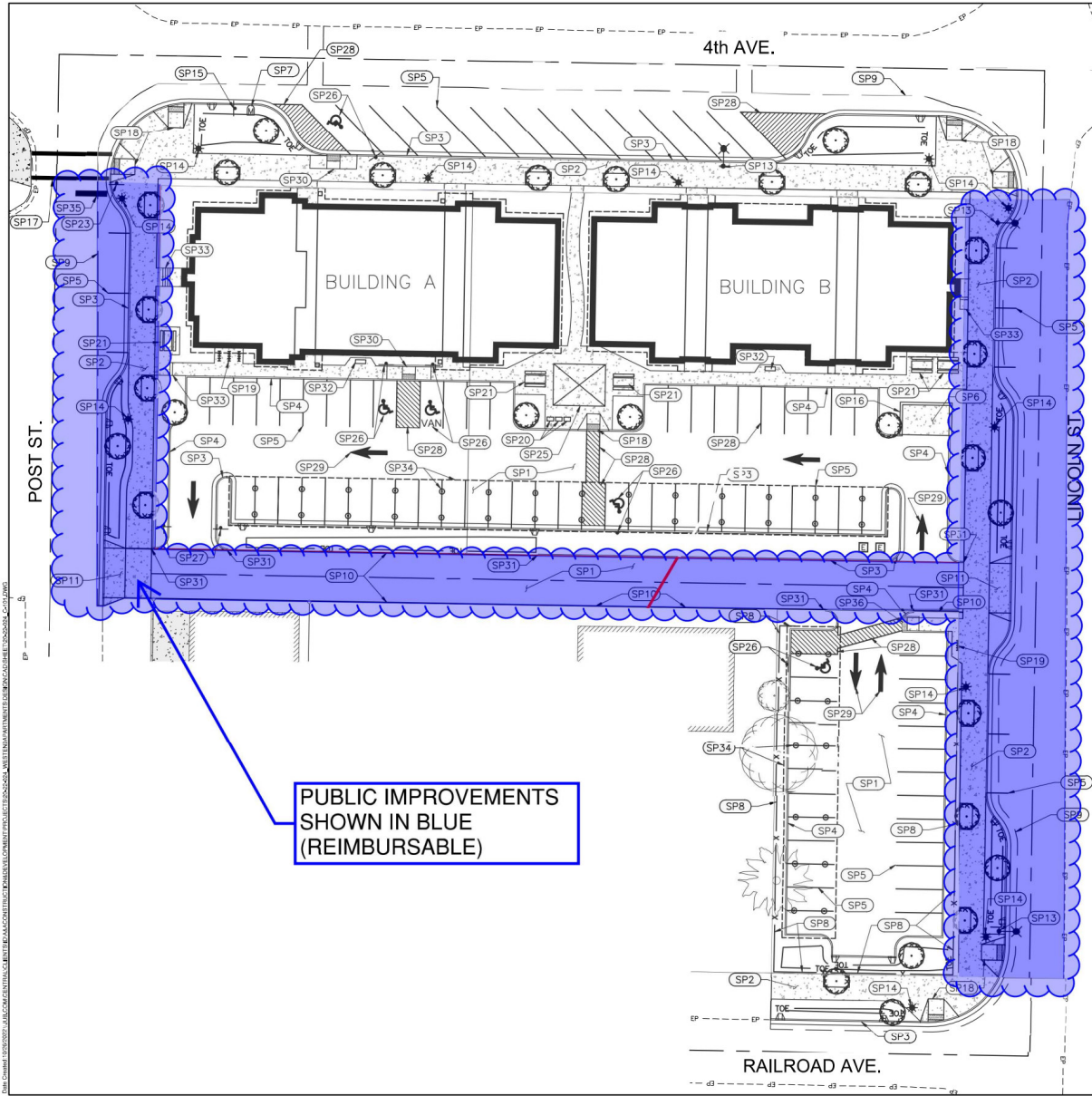
PHASE H: RECLAMATION ALL PHASES



PHASE I: ROADWAY (RR CROSS 3RD)



PHASE J: ROADWAY (WEST END)



KEYED NOTES:

- SITE PLAN**
- (SP1) STANDARD DUTY ASPHALT PAVEMENT
 - (SP2) CONCRETE SIDEWALK PER CITY STD DWG SD 2012, TYP.
 - (SP3) CONCRETE CURB AND GUTTER PER CITY STANDARD DETAIL SD 2010
 - (SP4) STANDARD STRAIGHT CURB PER CITY STANDARD DETAIL SD 2009
 - (SP5) 4" WHITE SOLID PAINT STRIPE, TYP.
 - (SP6) CONCRETE SLAB ON GRADE FOR TRASH ENCLOSURE
 - (SP7) MAILBOXES FOR ADJACENT PROPERTIES TO THE NORTH. SPECIFIC MAILBOX TYPE AND MOUNTING STRUCTURE TO BE APPROVED BY THE POST MASTER PRIOR TO INSTALLATION.
 - (SP8) 6-FT TALL FENCING - SEE ARCHITECTURAL PLANS FOR DETAILS
 - (SP9) SAWCUT AND MATCH EXISTING PAVEMENT
 - (SP10) EDGE OF PAVEMENT, TYP.
 - (SP11) 19'W DRIVEWAY APPROACH TYPE B PER CITY STD DWG SD 2015
 - (SP12) 4" WHITE SOLID PAINT STRIP AT 22' O.C. TYP.
 - (SP13) COBRA HEAD STYLE STREET LIGHT (100W EQUIVALENT LED) ON STEEL POLE PER CITY OF POST FALLS AND AVISTA STANDARDS. TYP. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND AVISTA DESIGNS. 300' MAX. SPACING
 - (SP14) ANTIQUE DECORATIVE PEDESTRIAN LIGHT WITH HANOVER PENDANT FIXTURE (LITHONIA EHL16 RT 49LED 525MA 4K CCF MVOLT R3 DBUQ), ARM (LITHONIA EAHWB/B0), AND CONCRETE POLE (AMERON 5B119SPL), TYP. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND AVISTA DESIGNS. 100' SPACING, TYP.
 - (SP15) POST MOUNTED SPEED LIMIT SIGN R2-1; 30" (35 MPH) FACING WEST PER CITY STD DWG SD 2017. SALVAGE EXISTING FOR REINSTALLATION. INSTALLATION PER CITY STD DWG SD 2016.
 - (SP16) TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS FOR DETAILS
 - (SP17) STANDARD PEDESTRIAN CROSSING AND PED CROSSING SIGNS PER CITY STD DWG SD 2021.
 - (SP18) PEDESTRIAN RAMP, TYPE A, PER CITY STD DWG SD 2013, TYP.
 - (SP19) BIKE RACKS - SEE ARCHITECTURAL PLANS FOR DETAILS
 - (SP20) MAILBOXES - SEE ARCHITECTURAL PLANS FOR DETAILS
 - (SP21) PICNIC TABLE AND BENCHES - SEE ARCHITECTURAL PLANS FOR DETAILS.
 - (SP22) NOT USED
 - (SP23) POST MOUNTED STOP SIGN (R1-1) WITH "N. POST ST" STREET SIGN WITH GREEN BASE AND "4TH AVE" STREET SIGN WITH GREEN BASE PER CITY STD DWGS SD 2017 AND SD 2018. INSTALLATION PER CITY STD DWG SD 2016.
 - (SP24) NOT USED
 - (SP25) GAZEBO - SEE ARCHITECTURAL PLANS FOR DETAILS
 - (SP26) ACCESSIBLE PARKING SIGN, TYP. SIGN BASE AND ACCESSIBLE PARKING SYMBOL, TYP.
 - (SP27) POST MOUNTED "DO NOT ENTER" (30" R5-1) SIGN (2-1)
 - (SP28) 4" WIDE SOLID WHITE PAINT STRIPING, 2-FT O.C. @ 45' ANGLE AND PERIMETER
 - (SP29) PAINTED WHITE DIRECTIONAL ARROWS. TYP. (2)
 - (SP30) MID-BLOCK PED RAMP PER ISPCW STD DWG SD-7120
 - (SP31) CONCRETE CURB TERMINATION (2)
 - (SP32) BENCHES - SEE ARCHITECTURAL PLANS FOR DETAILS
 - (SP33) CONCRETE STAIRS
 - (SP34) COVERED PARKING STRUCTURE. ROOF OUTLINE AND SUPPORT POSTS SHOWN. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - (SP35) PAINTED WHITE STOP BAR (2)
 - (SP36) PEDESTRIAN RAMP WITH TRUNCATED DOMES

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PROFESSIONAL ENGINEER
11222
JUB

WEST END APARTMENTS
POST FALLS, IDAHO

SITE PLAN

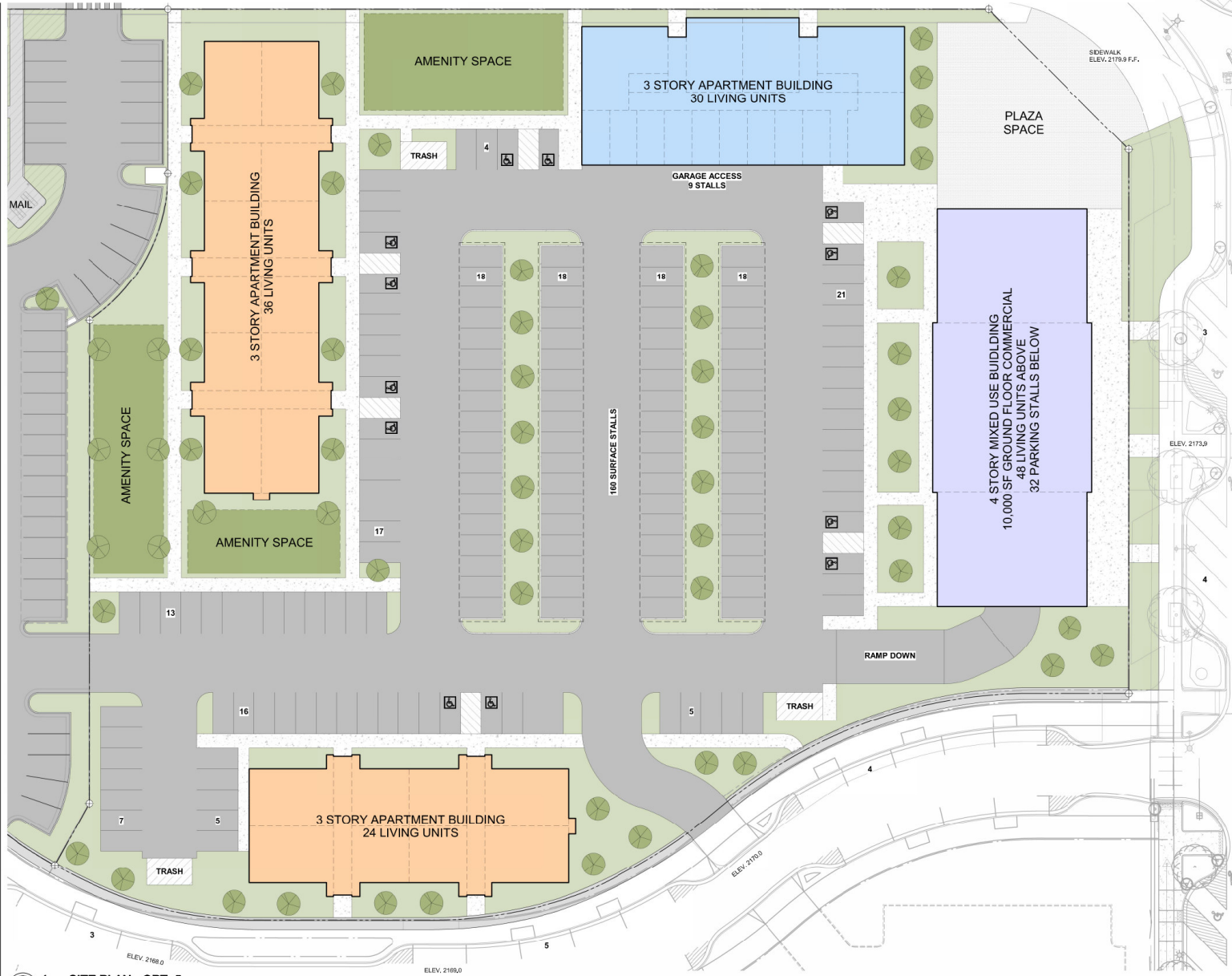
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LAST PROJECT: 12/20/2024
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 01/01/2025
SHEET NUMBER: C-101



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

UPDATED SITE CONCEPT WEST OF IDAHO ST

(SHOWN FOR PLANNING PURPOSES ONLY FOR THE AGENCY, NO ANTICIPATED PUBLIC IMPROVEMENTS WITHIN THE SITE)



- GENERAL NOTES**
1. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION *CALL BEFORE YOU DIG 1-800-455-5555.
 2. SEE SITE SURVEY FOR EXISTING CONDITIONS.

KEYNOTES

DENSITY CALCULATIONS:

COMMERCIAL: 10,000 SF	=	10 DENSITY UNITS
138 LIVING UNITS	=	138 DENSITY UNITS

148 DENSITY UNITS / 3.52 ACRES = 42 UNITS / ACRE

PARKING COUNT (PROVIDED)

STREET PARKING:	35 STANDARD + 1 ADA = 36 STALLS
SURFACE PARKING:	148 STANDARD + 12 ADA = 160 STALLS
GARAGE:	40 STANDARD + 1 ADA = 41 STALLS
TOTAL UNIT COUNT:	= 237 STALLS

PARKING COUNT (REQUIRED)

SC5	1.5 / DWELLING UNIT	= 207 STALLS REQUIRED
	3.0 / 1000 SF RETAIL	= 36 STALLS REQUIRED
TOTAL PARKING STALLS REQUIRED	= 237 STALLS	
INCLUDE 1.2 SHARED PARKING REDUCTION FACTOR	= 198 STALLS	

Revisions:

NOT FOR CONSTRUCTION

SITE PLAN - OPT. 5

MILLWORX 55+ HOUSING
A&A CONSTRUCTION & DEVELOPMENT
MILLWORX DEVELOPMENT, POST FALLS ID

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Project No.: 25-127
Date: JULY 29, 2020
Drawn By: MLE
Checked By: RJW
Sheet No.: