



District Review Committee
November 16, 2023 – 9:30 a.m.
Post Falls City Hall - Ante Room

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. District Fund Balances & Projections Update
5. Discussion on A&A OPA Amendment – Idaho/4th Roundabout (Downtown District)
6. Discussion on Millworx Reimbursement Submittal (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.

Current Fund Balance:

District Name	Closing YEAR	District Balance @ 9/30/2023	Current Year Incr. Rec'd to Date	Current Year Reimb. to Date	District Balance to Date
Post Falls Technology	2038	\$ 860,489.65	\$ 354.87	\$0.00	\$ 860,844.52
Downtown	2041	\$ 461,419.32	\$ 939.45	\$0.00	\$ 462,358.77
Pleasant View	2041	\$ (48,719.73)	\$ -	\$0.00	\$ (48,719.73)
TOTAL		\$ 1,273,189.24	\$ 1,294.32	\$0.00	\$ 1,274,483.56

Projection*:

District Name	Closing YEAR	Est. Increment to 8/1/2024*	Est. 2024 Reimburs.	Est. Balance @ 8/15/2024	FY 2025 Admin Fee	Est. Fund Balance @ 9/1/2024
Post Falls Technology	2038	\$ 785,000	\$ 1,645,845	\$ 25,000	\$ 25,000.00	\$ -
Downtown	2041	\$ 557,000	\$ 1,019,358	\$ 25,000	\$ 25,000.00	\$ -
Pleasant View	2041	\$ 9,500	\$ -	\$ (39,220)	\$ 25,000.00	\$ (64,220)

*Based on initial 2023 Assessment Rolls and estimated 2023 Levy Rate



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: 4th And Idaho Roundabout DATE: 7/25/2023

DESCRIPTION: Preliminary Estimate for Civil Improvements

CLIENT: A&A Construction and Development

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

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES	
		ITEM COST	TOTAL COST
	CIVIL/LANDSCAPING		\$1,696,000
1	MOBILIZATION	\$124,000	
2	SURVEY	\$20,000	
3	DEMOLITION	\$23,000	
4	EROSION CONTROL	\$22,000	
5	EARTHWORK AND SITE GRADING	\$180,000	
6	SANITARY SEWER	\$26,000	
7	DOMESTIC AND FIRE WATER	\$39,000	
8	STORM DRAINAGE	\$107,000	
9	ELECTRICAL SERVICE	\$166,000	
10	STRIPING AND SIGNAGE	\$73,000	
11	ASPHALT PAVING AND SUBGRADE ROCK	\$263,000	
12	PLANTING AND IRRIGATION	\$74,000	
13	SITE CONCRETE	\$554,000	
14	TRAFFIC CONTROL	\$25,000	

Note: Assumes all pipe trenching, backfill, compaction, pipe bedding and trench safety is included in unit price.
Does not include any hazardous abatement.
Does not include Material Testing.

TOTAL ESTIMATED COSTS \$1,696,000

CCH

J-U-B ENGINEERS, INC.

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



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	4th And Idaho Roundabout	DATE:	7/25/2023
DESCRIPTION:	Backup Documentation Base Bid		
CLIENT:	A&A Construction and Development		
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-22-025		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
MOBILIZATION					\$123,800
1	Mobilization (8% of Civil/Landscaping Total)	1	LS	\$123,800	\$123,800
SURVEY					\$20,000
1	Construction Staking	1	LS	\$20,000	\$20,000
DEMOLITION					\$23,380
1	Site Demolition & haul-off	1	LS	\$95,000	\$95,000
2	Saw Cutting	180	LF	\$6	\$1,080
EROSION CONTROL					\$22,300
1	Sediment Control	1	LS	\$15,000	\$15,000
2	Silt Fence	260	LF	\$5	\$1,300
3	Vehicle Tracking Control	2	EA	\$3,000.00	\$6,000
EARTHWORK AND SITE GRADING					\$180,000
1	Site Grading (assumed cost included approximately 8,100 C.Y. of imported earthwork in addition to all project site grading)	1	LS	\$180,000	\$180,000
SANITARY SEWER					\$26,340
1	Sanitary Sewer Manhole	1	EA	\$4,100	\$4,100
2	Adjust Existing Sewer Manhole Lid	1	EA	\$1,300	\$1,300
3	8" PVC Sanitary Sewer Pipe	270	LF	\$72	\$19,440
4	8" Sewer pipe Cap and Mark	1	EA	\$1,500	\$1,500
DOMESTIC AND FIRE WATER					\$39,060
1	Adjust existing cast iron valve covers	3	EA	\$800	\$2,400
2	8" PVC Water Main	330	LF	\$72	\$23,760
3	1.5" Valve	1	EA	\$2,800	\$2,800
4	1.5" Irrigation Meter	1	EA	\$8,000	\$8,000
5	8" Water Cap and Mark	1	EA	\$2,100	\$2,100
STORM DRAINAGE					\$106,625
1	Catch Basin	10	EA	\$2,400	\$24,000
2	Single Depth Drywell	4	EA	\$4,500	\$18,000
3	Double Depth Drywell	1	EA	\$5,600	\$5,200
4	8" PVC Pipe	545	LF	\$65	\$35,425
5	8'x15' Splash Pad	3	LS	\$8,000	\$24,000
ELECTRICAL SERVICE					\$165,640
1	Cobra Head Style Street Light in ROW	11	EA	\$8,000	\$88,000
2	Antique Decorative Pedestrian Light in ROW	13	EA	\$5,000	\$65,000
3	Junction Box	2	EA	\$3,800	\$7,600
4	Dry utility trenching and conduit	840	LF	\$6	\$5,040

CLIENT:		A&A Construction and Development			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 20-22-025			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
STRIPING AND SIGNAGE					\$72,750
1	ROW Roadway Striping	6,750	LF	\$1	\$6,750
2	MMA (Methyl Methacrylate) - Traffic Paint	650	SF	\$16	\$10,400
3	Roadway Symbols (ADA, biker + arrow)	11	EA	\$100	\$1,100
4	RRFB Ped Crossing Signage	2	EA	\$10,000	\$20,000
5	Roadway Signage	46	EA	\$750	\$34,500
ASPHALT PAVING AND SUBGRADE ROCK					\$263,458
1	Crushed Surfacing Top Course (6") - Standard Duty	1,884	TON	\$62	\$116,782
2	Asphalt Pavement (3")	1,012	TON	\$145	\$146,676
PLANTING AND IRRIGATION					\$73,500
1	Trees (2")	15	EA	\$900	\$13,500
2	Other Site Plantings	1	LS	\$15,000	\$15,000
3	Site Irrigation	1	LS	\$45,000	\$45,000
SITE CONCRETE					\$553,822
1	Sidewalk with 4" thickness and 2" CSTC	1,583	SY	\$95	\$150,417
2	Decorative Concrete Pavement (Truck Apron and Crossw	394	SY	\$200	\$78,889
3	Splitter Island Concrete	327	SY	\$85	\$27,767
4	Concrete ADA Ramps with Truncated Domes	29	EA	\$3,500	\$101,500
5	Bike Ramp with Truncated Domes	6	EA	\$500	\$3,000
6	Truck Apron Curb	302	LF	\$75	\$22,650
7	Central Island Curb	220	LF	\$155	\$34,100
8	Standard Straight Curb	745	LF	\$70	\$52,150
9	Rolled Curb	50	LF	\$75	\$3,750
10	Concrete Curb and Gutter	1,990	LF	\$40	\$79,600
TRAFFIC CONTROL					\$25,000
1	Traffic Control	1	LS	\$25,000	\$25,000
TOTAL ESTIMATED COSTS					\$1,696,000
CCH					J-U-B ENGINEERS, INC.
7825 MEADOWLARK WAY, COEUR D'ALENE, IDAHO 83815 (208) 762-8787					

RECORDING FEE: \$0.00 AG



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Post Falls Urban Renewal Agency
210 E 4th Avenue
Post Falls, Idaho 83854

(Space Above For Recorder's Use)

OWNER PARTICIPATION AND REIMBURSEMENT AGREEMENT
(Existing Plan & District)

THIS AGREEMENT made and entered into this 20 day of October, 2022, by and between the POST FALLS URBAN RENEWAL AGENCY, an Idaho urban renewal agency, 201 E. 4th Avenue, Post Falls, Idaho, 83854, hereinafter referred to as the Agency, and A&A Construction & Development, Inc., a Washington corporation, 621 W. Mallon Avenue, Suite 509, Spokane, Washington 99201, hereinafter referred to as the Participant.

WITNESSETH:

WHEREAS the Agency is an independent public body, corporate and politic, and is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29, as amended and supplemented, hereinafter collectively referred to as the Act;

WHEREAS the Post Falls City Council did on June 1, 2021, pass Ordinance No. 1415, duly adopting the Downtown District Urban Renewal Plan and creating the Downtown Urban Renewal District;

WHEREAS the Participant owns or controls real property located within the boundaries of the District, and more specifically described in **Exhibit A** attached hereto and incorporated by reference herein, and hereinafter referred to as the Site;

WHEREAS the Participant intends to construct public infrastructure improvements on or by the Site, as more specifically described in **Exhibit B**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Project. A detailed list of the proposed improvements associated with the Project is also included in **Exhibit B**. Detailed illustrations of these proposed improvements are attached hereto as **Exhibit C**;

WHEREAS the Agency has reviewed the elements of the Project and feels that the Project would enhance the redevelopment and revitalization of the District pursuant to the provisions of the Plan;

WHEREAS the Agency and the Participant seek to cooperate in the construction of public infrastructure improvements;

WHEREAS until such time as the Project is completed the tax increment revenues from the District would be insufficient to pay for construction of the Project;

WHEREAS the Participant is willing to construct and pay for the Project with the expectation of being reimbursed from future tax increment revenues received by the Agency from the District as those revenues are received, subject to repayment of existing Agency obligations within the District as hereinafter provided for in Section 6 of this Agreement; and

WHEREAS the Parties seek to memorialize understandings relating to the conditions associated with Agency funded reimbursement.

NOW THEREFORE, in consideration of the mutual benefits to be derived hereby, the Parties agree as follows:

1. **EFFECTIVE DATE:** The effective date of this Agreement shall be the date first above-written, and shall continue until all obligations of each Party are completed or until termination of the Plan, whichever shall first occur.
2. **PUBLIC INFRASTRUCTURE AND OTHER PUBLIC FACILITIES:** The Parties agree that the public infrastructure and other public facilities and their estimated costs that are the subject of this Agreement are those listed on **Exhibit B**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Agency Funded Public Improvements which shall qualify for reimbursement subject to the conditions set forth herein when they have been constructed, dedicated to the City of Post Falls, the Agency, or another governmental entity, and accepted by the City, the Agency or such governmental entity, which shall not be unreasonably withheld by the Agency. Any other public improvements that are constructed by the Participant and are not identified in **Exhibit B** as part of the Project are not eligible for reimbursement pursuant to this Agreement.
3. **CONSTRUCTION OF AGENCY FUNDED PUBLIC IMPROVEMENTS:** The Participant agrees to construct the Agency Funded Public Improvements consistent with the following:
 - 3.1. The Improvements to be constructed shall be in accordance with the overall City infrastructure plans, polices, and design standards. Such Improvements shall not be eligible for reimbursement until they are dedicated to the City of Post Falls, the Agency, or another governmental entity, and accepted by the City, the Agency or such governmental entity, which shall not be unreasonably withheld by the Agency.
 - 3.2. Prior to commencing construction, all necessary permits shall be obtained by the Participant and/or the Participant's agents.
 - 3.3. Construction and quality control inspections shall be provided by the engineer of record and the City.

- 3.4. During the term of the Plan and the District, the Participant agrees to not apply for or receive any property tax exemptions provided by Idaho law that would adversely affect the amount of tax increment revenues generated by the District. Pursuant to Sections 8.6 and 8.9 below, this obligation shall be binding upon the Participant's successors and assigns, including but not limited to assignees, purchasers and lessees. Furthermore, the Participant acknowledges that the grant of such tax exemptions to the Participant, its successors or assigns would adversely affect the Agency's ability to provide reimbursement for the Agency Funded Public Improvements.
4. **CONDITIONS:** In consideration for the commitments presented by the Participant, the Agency agrees to reimburse the Participant the costs Participant incurs to construct the Agency Funded Public Improvements, subject to the following conditions:
 - 4.1. The Participant shall comply with City design review approvals and all applicable local, state and federal laws.
 - 4.2. The Participant shall submit a Project schedule to the Agency upon completion of City approvals, which shall contain specific timelines for completing the Agency Funded Public Improvements, which may change due to unforeseen delays out of the Parties' control.
 - 4.3. The Participant shall complete the Agency Funded Public Improvements described in **Exhibit B** and any attachments to **Exhibit B**.
 - 4.4. The Participant shall allow the Agency or its agent to review the final design and construction of the Project.
 - 4.5. The Participant agrees to invoice the Agency for the cost of the items to be reimbursed for review by the Agency, with reimbursement to be based upon completion and final inspection by the Agency or its agent, approval by and dedication of the improvement(s) to the City of Post Falls, and the availability of tax increment revenues for the District.
 - 4.6. The Participant shall complete the Improvements on or before the 1st day of January, 2025; provided, however, that the Parties shall negotiate in good faith to extend this date, if necessary, due to unforeseen delays caused by material/labor shortages, City design review and approval, Participant financing, and/or other unforeseen construction delays.
5. **INITIAL CONSTRUCTION FUNDING:** The Participant shall pay for all of the costs of installation of the Agency Funded Public Improvements set forth in **Exhibit B** and previously approved by the Agency, hereinafter referred to as Participant Advances.
6. **REIMBURSEMENT OF PARTICIPANT ADVANCES:** The Participant shall be entitled to reimbursement of Participant Advances subject to the following conditions and

understandings:

- 6.1. It is the understanding of the Parties that the Participant shall only be paid the reimbursement of Participant Advances from tax increment revenues of the District and in order of approval by the Agency of any other project obligation within the District. If for any reason tax increment revenues anticipated to be received by the Agency are insufficient or curtailed, the Agency shall not be obligated to use other sources of revenue to make reimbursements to the Participant.
- 6.2. It is the understanding of the Parties that tax increment revenues received by the Agency for the District will first be used in the following manner and order:
 - 6.2.1. Repayment of any debt of the District disclosed to the Participant upon the execution of this Agreement.
 - 6.2.2. Payment of the Participant's annual contribution to the administrative costs of the Agency as established in the Agency's annual budget, and applicable equally to each participant.
 - 6.2.3. Payment of extraordinary administrative and/or legal costs associated with the District according to Agency Policy No. 16.
 - 6.2.4. Payments deemed necessary by the Agency to establish a "Debt Service Reserve Account" for any debt disclosed in Section 6.2.1 above.
 - 6.2.5. Reimbursement of other proponents in the District that have orders of approval that predate the order of approval authorizing the Participant's reimbursement, or in the case of City funded improvements that the Agency has received invoices for before issuance of the Participant's order of approval.
 - 6.2.6. Reimbursement of Participant Advances in accordance with Agency Policies.
- 6.3. The Participant acknowledges that the Agency has provided the Participant with copies of the Agency's Policies concerning the use of tax increment revenue and cost reimbursement, which the Participant agrees to be bound by, including but not limited to Policy No. 7 and the Second and Third Addendums to Policy No. 7, which establish revised reimbursement parameters for Urban Renewal Districts created after January 1, 2021, Policy No. 18 governing reimbursement for "soft costs" and Policy No. 28 regarding reimbursement of borrowing costs. Reimbursement of Participant Advances for Agency Funded Public Improvements shall be made in full compliance with all of the Agency's Policies.

7. ANNUAL REVIEW: The Participant is aware that the Agency intends to conduct an annual review of the performance of both the Plan and the District, and reserves the right within the sole discretion of the Agency to make adjustments to the Plan that are authorized by the Plan and the Act, so long as any adjustment(s) do not materially affect the Agency 's reimbursement of Participant Advances as intended by this Agreement.
8. MISCELLANEOUS:
 - 8.1. The Participant shall provide the Agency with proof that the Participant and its agents have adequate liability and workers compensation insurance.
 - 8.2. The Participant agrees to indemnify and hold harmless the Agency from any and all liability and/or obligations not specifically provided for in this Agreement to be performed by the Agency with reference to the Project, except for damages arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the Agency, its agents, employees or indemnitees, until the Agency Funded Public Improvements are conveyed to the Agency and/or City, at which time this Paragraph shall be of no further force and effect.
 - 8.3. The Participant does hereby grant to the Agency and its agents a right of access to the Site for the purpose of inspections.
 - 8.4. The Participant agrees at the appropriate time to convey title to the Agency Funded Public Improvements to the Agency, the City or another governmental entity. As long as the Improvements comply with the terms and provisions of this Agreement, the Agency agrees to accept such dedication.
 - 8.5. The Parties agree that this Agreement does not establish a partnership or joint venture relationship between the Parties.
 - 8.6. The rights and obligations provided for in this Agreement may not be assigned without the mutual agreement of the Parties, which consent shall not unreasonably be withheld. It being understood that the rights and obligations of the Participant shall survive any assignment, sale and/or lease of portions of the Site to third parties. The Participant shall coordinate with the Agency on behalf of such third parties so that the Agency's direct involvement with such third parties will be limited as much as possible.
 - 8.7. This Agreement shall be construed and enforced under the laws of the State of Idaho, with any enforcement action to be brought in the First Judicial District of the State of Idaho, in and for the County of Kootenai. The prevailing party in any action shall be entitled to reasonable attorney's fees and costs.
 - 8.8. The Parties agree that in the event that there is a disagreement or dispute over the terms and provisions of this Agreement, including reimbursement submittals, that the Parties shall mutually submit the disagreement or dispute to non-binding

the Parties shall mutually submit the disagreement or dispute to non-binding mediation utilizing a mediator mutually agreeable to the Parties, with the Parties jointly sharing the costs of mediation. In the event that the Parties cannot agree on a mediator or if the mediation is unsuccessful, the Parties shall engage in a binding arbitration pursuant to the Commercial Rules of the American Arbitration Association. Costs and fees, including but not limited to reasonable attorney's fees, incurred in such arbitration shall be awarded to the prevailing party as that term is defined by Idaho Law.

8.9. The Parties agree that this Agreement is the entire agreement between the Parties, and is binding upon their successors and assigns.


8.10. All of the provisions of this Agreement are distinct and severable, and if any provision shall be deemed illegal, void or unenforceable, it shall not affect the legality, validity or enforceability of any other provision or portion of this Agreement.

IN WITNESS WHEREOF, the Parties have set their hands effective the date first above-written.

POST FALLS URBAN RENEWAL AGENCY
an Idaho urban renewal agency

By:  _____
Jerry Baltzell, Chairman

A&A CONSTRUCTION & DEVELOPMENT
a Washington corporation

By:  _____
William J. Lawson, President

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 20th day of October, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared Jerry Baltzell, proved to me on the basis of satisfactory evidence to be the Chairman of the Post Falls Urban Renewal Agency that executed the instrument or the person who executed the instrument on behalf of the Agency and acknowledged to me that such Agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.



NOTARY PUBLIC FOR IDAHO
Residing at Post Falls
My Commission Expires 11/19/2024

Washington
STATE OF IDAHO)
) ss.
Spokane
County of Kootenai)

On this 24 day of October, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared William J. Lawson, proved to me on the basis of satisfactory evidence to be the President of A&A Construction & Development, Inc. that executed the instrument or the person who executed the instrument on behalf of the Agency and acknowledged to me that such Agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.



Washington
NOTARY PUBLIC FOR IDAHO
Residing at Spokane WA
My Commission Expires 2/9/26



J·U·B ENGINEERS. INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

EXHIBIT A - 1

LEGAL DESCRIPTION

OF

**PROPERTIES TO BE INCLUDED IN THE
OWNER PARTICIPATION AGREEMENT (OPA)**

POST FALLS URA

DOWNTOWN DISTRICT

A handwritten signature in black ink that reads "Jeremy Russell".

Digitally signed on:
08/03/2022



EXHIBIT A - 2

PARCEL 1:

A portion of the Southwest Quarter of the Northwest Quarter of Section 2, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho; more particularly described as follows:

Commencing at the quarter section corner common to Sections 2 and 3, monumented with an iron rod, 5/8 inch diameter, with an aluminum cap, 2 inches diameter, marked PLS 832 as shown on the Corner Perpetuation and Filing Record form recorded under Instrument Number 1435496, from which the corner to Sections 34 and 35, Township 51 North and Sections 2 and 3, Township 50 North, Range 5 West, monumented with an iron rod, with an aluminum cap, 3 inches diameter, marked PLS 8398 as shown on the Corner Perpetuation and Filing Record form recorded under Instrument Number 2466043000, bears North 0°00'48" West, a distance of 2,644.92 feet; thence

North 0°00'48" West, a distance of 201.52 feet along the West line of said Section 2 to the POINT OF BEGINNING on the Northerly right-of-way line of the Burlington Northern and Santa Fe Railroad, monumented with an iron rod 5/8 inch diameter with a plastic cap marked PLS 832; thence

Continuing North 0°00'48" West, a distance of 84.35 feet along the West line of said section 2 to an existing iron rod, 30 inches long 5/8 inch diameter with a plastic cap marked "PLS 6374"; thence

North 89°57'30" East, a distance of 109.91 feet along the South right-of-way line of a spur line of the Burlington Northern and Santa Fe Railroad to an existing iron rod, 30 inches long, 5/8 inch diameter with a plastic cap marked "PLS 6374"; thence

North 0°02'30" West, a distance of 30.00 feet along the East line of said spur to an existing iron rod, 30 inches long, 5/8 inch diameter with a plastic cap marked "PLS 6374"; thence

South 89°57'30" West, a distance of 109.91 feet along the North right-of-way line of said spur line to an existing iron rod, 30 inches long, 5/8 inch diameter with a plastic cap marked "PLS 6374"; thence

North 0°00'48" West, a distance of 35.00 feet along the West line of said Section 2; thence

North 89°57'30" East a distance of 36.92 feet along the South right-of-way line of Idaho Street; thence

North 0°01'35" East, a distance of 434.72 feet along the East line of Idaho Street to a point on the South line of Fourth Street, witnessed by an existing iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6374, which bears South 89°57'55" East, a distance of 5.00 feet; thence

South 89°57'55" East, a distance of 538.17 feet along said South right-of-way line of Fourth Street to an iron rod, 30 inches long, 5/8 inch diameter with a plastic cap, marked "PLS 6374"; thence

South 0°49'47" West, a distance of 581.72 feet to an iron rod, 30 inches long, 5/8 inch diameter with a plastic cap, marked "PLS 6374" on the Northerly right-of-way line of the Burlington Northern and Santa Fe Railroad; thence

Along said right-of-way line, 139.36 feet on the arc of a curve right, concave to the North having a radius of 5714.65 feet, a delta angle of 1°23'50" and a chord bearing and distance of South 89°15'35" West, 139.35 feet to a Point of Tangency, monumented by an existing iron pipe fence post, 6 feet high, 2 inches diameter; thence

Continuing along said right-of-way line, South 89°57'30" West, a distance of 427.51 feet to the POINT OF BEGINNING.

PARCEL 2:

Lots 1 through 10, the East Half of Lot 18, Lots 19 and 20, all in Block 15 and Lot 1, Block 16, TOWN OF POST FALLS, according to the plat recorded in the office of the County Recorder in Book of C of Deeds at Page 208, records of Kootenai County, Idaho.

TOGETHER with that portion of vacated street(s) and alley which attaches by operation of law.

PARCEL 3:

Lots 8, 9 and 10, Block 16, TOWN OF POST FALLS, according to the plat recorded in the office of the County Recorder in Book of C of Deeds at Page 208, records of Kootenai County, Idaho.

TOGETHER with that portion of vacated Lincoln St., which attaches by operation of law.

Exhibit A - 3

PARCEL 4:

Lots 11 through 17 and the West Half of Lot 18, Block 15; Lots 2 through 7 and Lots 11 through 20, Block 16, TOWN OF POST FALLS, according to the plat recorded in the office of the County Recorder in Book C of Deeds at Page 208, records of Kootenai County, Idaho.

TOGETHER with a strip of land situated in the Southeast Quarter of the Northeast Quarter of Section 3, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, being a portion of the same property described in Warranty Deed from Frederick Post, et ux to the Spokane Falls and Idaho Railroad Company filed for record April 15, 1889 in Book E of Deeds, Page 205 in and for said County, described, to-wit:

BEGINNING at the intersection of the South line of North Railroad Street with the East line of Lincoln Street, according to the plat of the Original Townsite of Post Falls, Idaho; thence

East along the South line of North Railroad Street 680 feet to the West line of Idaho Street; thence

South along said West line 76.5 feet; thence

West Parallel with said South line of North Railroad Street 680 feet to the East line of Lincoln Street; thence

North along said East line 76.5 feet to the POINT OF BEGINNING.

ALSO TOGETHER with that portion of vacated street(s) and alley which attaches by operation of law.

PARCEL 5:

Lots 1, 2, 3, 4, 5, 6, 19 and 20, Block 17, TOWN OF POST FALLS, according to the plat recorded in the office of the County Recorder in Book C of Deeds at Page 208, records of Kootenai County, Idaho.

TOGETHER WITH that portion of vacated Lincoln Avenue which attached by operation of law.

PARCEL 6:

Lots 7, 8, 9 and 10, Block 17, POST FALLS, according to the plat recorded in Book "C" of Deeds, Page 208, records of Kootenai County, Idaho.

PARCEL 7:

The Land is described as follows:

The North 462 feet of the Southwest Quarter of the Northwest Quarter, less the right-of-way, and the North 462 feet of the Southeast Quarter of the Northwest Quarter, less the right-of-way and less platted part, in Section 2, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

EXCEPTING THEREFROM a parcel of land in the Southwest Quarter of the Northwest Quarter of Section 2, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of Interstate Highway 90 and which point is South 01°40'12" East 1407.28 feet from the Northwest corner of said Section 2; thence, South 88°59'35" East 300.00 feet along said Southerly right-of-way line; thence, South 01°02'07" West 200.00 feet; thence, North 88°59'35" West 300.00 feet; thence, North 01°02'07" East 200.00 feet to the Point of Beginning; said parcel now known as P.F.F.P.D. Subdivision, according to the plat thereof recorded in Book F of Plats at Page 180, records of Kootenai County, Idaho.

ALSO EXCEPTING THEREFROM any portion lying within the Interstate 90, Seltice Way, Idaho Street and Fourth Street rights of way.

Exhibit A - 4

PARCEL 8:

A portion of the Southwest Quarter of the Northwest Quarter of Section 2, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho; more particularly described as follows:

Commencing at the quarter section corner common to Sections 2 and 3, monumented with an iron rod, 5/8 inch diameter, with an aluminum cap, 2 inches diameter, marked PLS 832 as shown on the Corner Perpetuation and Filing Record form recorded under Instrument Number 1436496, from which the corner to Sections 34 and 35, Township 51 North and Sections 2 and 3, Township 50 North, Range 5 West, monumented with an iron rod, with an aluminum cap, 3 inches diameter, marked PLS 8398 as shown on the Corner Perpetuation and Filing Record form recorded under Instrument Number 2468043000, bears North 0°00'48" West, a distance of 2,644.92 feet;

thence North 0°00'48" West, a distance of 785.63 feet along the West line of said Section 2 to a point on the South right-of-way line of Fourth Street, witnessed by iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6374, which bears South 89°57'55" East, a distance of 42.23 feet;

thence South 89°57'55" East, a distance of 575.40 feet along said South right-of-way line of Fourth Street to an iron rod, 30 inches long, 5/8 inch diameter with a plastic cap marked "PLS 6374", the Point of Beginning;

thence continuing South 89°57'55" East, a distance of 481.78 feet along said South right-of-way line of Fourth Street to an existing iron rod, 30 inches long, 5/8 inch diameter with a plastic cap, marked "PLS 6374";

thence South 0°49'47" West, a distance of 554.37 feet to an existing iron rod, 30 inches long, 5/8 inch diameter with a plastic cap, marked "PLS 6374" on the Northerly right-of-way line of the Burlington Northern and Santa Fe Railroad;

thence along said right-of-way line, South 86°13'30" West, a distance of 249.96 feet to an iron rod, 30 inches long, 5/8 inch diameter with a plastic cap, marked "PLS 832";

thence continuing along said right-of-way line, 233.00 feet on the arc of a curve right, concave to the North having a radius of 5714.65 feet, a delta angle of 2°20'10" and a chord bearing and distance of South 87°23'35" West, 232.99 feet to an iron rod, 30 inches long, 5/8 inches diameter with a plastic cap marked PLS 6374;

thence North 0°49'47" East, a distance of 581.72 feet to the Point of Beginning.

Containing 6.300 acres, more or less.

Exhibit B - 1



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

Exhibit B - 2



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

Exhibit B - 3



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

Exhibit B - 4


		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.					

Exhibit B - 5



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					

Exhibit B - 6



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.

Exhibit B - 7



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

Exhibit B - 8

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

Exhibit B - 9



ENGINEER'S OPINION OF PROBABLE COST

PROJEC' 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

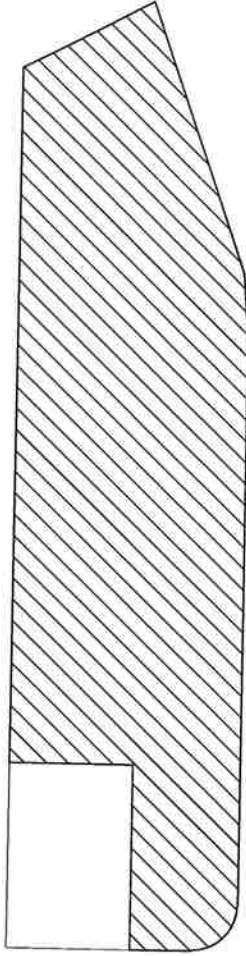
TOTAL COSTS \$2,855,500.95 \$82,908.72 \$2,938,409.67

TOTAL ESTIMATED COSTS \$2,938,000

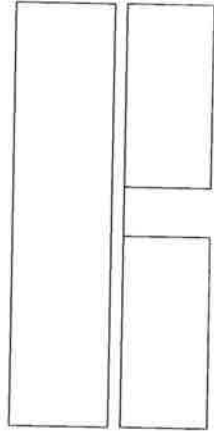
CCH J-U-B ENGINEERS, INC.

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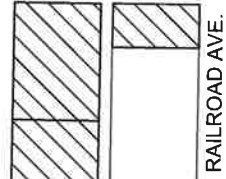
INTERSTATE 90



N. IDAHO ST.



E. 4TH AVE.

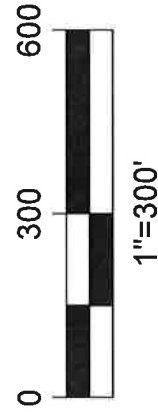


N. LINCOLN ST.

N. POST ST.

RAILROAD AVE.

BURLINGTON NORTHERN and SANTA FE RAILROAD



OWNER'S PARTICIPATION AGREEMENT (OPA)

EXHIBIT C

A PORTION OF THE S1/2 OF THE NW1/4 OF SEC. 2 AND
A PORTION OF THE S1/2 OF THE NE1/4 OF SEC. 3, T 50N, R 5W, B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

LAST UPDATE: 04/2022
PLOT DATE: 04/2022
P.E. 2025008, 2020204

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
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GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

November 1, 2023

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 A, B and G – Request for Reimbursement of Site Reclamation Costs and Public Infrastructure. (**Rev 1**)

Dear Joe,

A&A Construction and Development (A&A) greatly 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 Millworx and North Mill One Subdivision. Without the assistance of the PFURA, the 50-acre site in the heart of the City would likely remain a closed lumber mill. With the assistance of the PFURA, Millworx is developing into a carefully planned, mixed-use project that will create opportunities for professional services, employment, housing, entertainment venues, sales, and property tax revenue that will benefit the residents of Post Falls for years to come.

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 on behalf of A&A, J-U-B ENGINEERS, Inc. is pleased to submit this request for reimbursement of site reclamation, public infrastructure, and soft costs. Since this is a complicated development project and reimbursement request, please refer to **Appendices A through L** to help describe the details that go along with this request.

This request includes work completed from July 31, 2019 through September 30, 2023 on Phases A, B, and G shown on the Original Phased Construction Improvement Exhibit in **Appendix C**. We will be submitting additional requests for reimbursement for work completed on Phases A and G, along with the other phases referenced in the OPA. Phase B has been completed and will not require any additional reimbursement requests.

The existing site had a historic lumber mill with extensive organic fill (wood chips and saw dust), old concrete pads, foundations, asphalt and fill material in a historic gravel pit used for the construction of Interstate 90. Also, the site had multiple old Mill Buildings which had to be removed to develop the site. Clearing and grubbing was significantly less intensive and was ultimately not broken out in contractor invoices. An engineer's estimate has been compiled referencing other similarly scaled ITD projects to help generate a



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reasonable clearing and grubbing cost. This cost estimate has been deducted from the reimbursement request under total reclamation costs in the Phase G cost summary. **Appendix A** outlines the engineer's estimate and lists the comparable projects and bid amounts we used to generate the estimate. All the demolition and reclamation work is reflected with the site reclamation Exhibits in **Appendix D**, the Preliminary Geotechnical report in **Appendix I**, and the additional Geotechnical reports conducted during and after the reclamation work in **Appendix J**. All the work associated with the demolition and site reclamation were required to redevelop the site.

In addition to the reclamation costs, A&A is seeking reimbursement for public infrastructure costs and associated soft costs (i.e., planning, surveying, engineering, and geotechnical testing) for the construction of Phases A and B. The work finalized in phases A and B (shown with the exhibit in **Appendix C**) are documented by Record Drawings. The partial Millworx Phase 1 Record Drawings are shown in **Appendix K** and the finalized North Mill One Subdivision Record Drawings are shown in **Appendix L**. Outlined within Phase A, the City's new infrastructure includes domestic water, sanitary sewer, storm drainage, electrical, signage, and minor roadway work. Phase B included the installation of domestic water, sanitary sewer, storm drainage, electrical, and roadway reconstruction of 4th Avenue from Idaho Street to Seltice Avenue as a three-lane collector street with bike lanes, curb, gutter, swales, widened sidewalk, signage, street lighting, and landscaping. Phases A and B will benefit Millworx and the City with an improved roadway corridor and utility infrastructure. Illustrated in **Appendix A** are the Total Reimbursable Costs which show the original estimated costs, actual construction costs, and all soft costs. The soft costs are calculated at 12% of the actual construction costs for phases A and B. Since phase G's soft costs were less than 12% of the actual construction costs, A&A is submitting and requesting reimbursement of the actual soft costs for phase G, which comes out to about 1.1% of the actual construction costs. 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. The additional **Appendices B, E, F, G, and H** show the Original Engineer's Opinion of Probable Cost, the Contractor's Actual Costs Summary, and the Contractor's Actual Invoice Backups.

Phasing Explanation

As you compare the reimbursement package, the original OPA Exhibit Map, and the Phasing Plan shown in **Appendix C** (planning level) against the requested reimbursement, you will notice we removed certain infrastructure items from some phases and completed those items in other phases due to logical engineering and construction practices. For instance, we completed the 4th Avenue sewer line from Idaho Street to North Post Street in Phase B which was originally shown in Phases F and D. Another example can be observed when reviewing the water, sewer, and storm drainage actual costs in Phases A and B where the subcontractor's agreement and corresponding invoices did not line up exactly within the phased limits.

We have tried to break out the costs by phase per the original OPA and Phasing Exhibit with the intent of simplifying reimbursement requests as they line up with construction phasing. The majority of these costs are represented within their presented phases, but there are some shared costs between phases.



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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 construction of a landmark structure, the Bookstore and Bistro, at the northeast corner of the Idaho Street and 4th Avenue intersection. Additionally, construction has begun for the mixed-use building on the north side of 4th Avenue, and plans have been submitted to the City for a 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

We anticipate the construction of the Idaho Street and 4th Avenue Roundabout, the extension of Idaho Street from 4th Avenue south to the railroad crossing, and the extension of Railroad Avenue with utility infrastructure improvements to the east, to be partially completed by the end of 2023. In addition, we plan to reconstruct portions of 4th Avenue, Lincoln Street, and North Post Street in 2024 to meet current City Standards. As such, we plan to submit reimbursement requests for those public infrastructure improvements and soft costs in 2024 and 2025.

In summary, A&A greatly 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 seeking reimbursement of **\$6,658,630** in site reclamation, 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 is respectfully submitting the attached request for reimbursement. A&A and J-U-B ENGINEERS, Inc. staff members are available to meet with you, the PFURA Finance Committee, 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.



APPENDICES

Appendix A – 2022 Total Reimbursable Costs and Actual Construction Costs

Appendix B – Original Engineer’s Opinion of Probably Costs

Appendix C – Original Phased Construction Improvement Exhibit

Appendix D – Millworx Reclamation Exhibits

Appendix E – 2022 Actual Construction Costs Invoice Summary for Phases A, B, and G

Appendix F – Phase A Invoice Backup Actual Construction Costs

Appendix G – Phase B Invoice Backup Actual Construction Costs

Appendix H – Phase G Invoice Backup Actual Construction Costs

Appendix I – Millworx Reclamation, Budinger Geotechnical Report dated 8/5/2019, Prior to Reclamation

Appendix J – Millworx Reclamation, Budinger Geotechnical Field and Laboratory Testing Reports, During and Post Reclamation

Appendix K – Millworx Phase 1 Record Drawings

Appendix L – North Mill One Construction Documents

Appendix A

2022 Total Reimbursable Costs and Actual
Construction Costs



**MILLWORX REIMBURSEMENT SUBMITTAL #1
ACTUAL COSTS**

PROJECT:	All Phases - Millworx URD	11/1/2023
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	2/20/22 to 9/30/23 ACTUAL COSTS
1	Phase A - Construction Costs	\$1,401,000	\$1,401,676
2	Phase A - Soft Costs (12% of Construction Costs)		\$168,201
3	Phase B - Construction Costs	\$1,526,000	\$1,564,124
4	Phase B - Soft Costs (12% of Construction Costs)		\$187,695
5	Phase C - Construction Costs	\$325,000	
6	Phase C - Soft Costs (12% of Construction Costs)		
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	
12	Phase F - Soft Costs (12% of Construction Costs)		
13	Phase G - Construction Costs	\$2,938,000	\$3,301,761
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)		\$35,173
TOTAL CONSTRUCTION COSTS		\$9,041,000	\$6,267,561
TOTAL SOFT COSTS			\$391,069
TOTAL REIMBURSABLE COSTS			\$6,658,630
CCH J-U-B ENGINEERS, INC.			
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787			



**MILLWORX REIMBURSEMENT SUBMITTAL #1
ACTUAL CONSTRUCTION COSTS**

PROJECT:	All Phases - Millworx URD	11/1/2023
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	FUTURE REIMBURSEMENT SUBMITTAL	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	\$1,564,124			100%
1	Roadway	\$651,000	\$815,868			
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		\$325,000				0%
1	Roadway	\$217,000				
2	Domestic Water	\$84,000				
3	Storm Drainage	\$24,000				
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				0%
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	\$3,301,761			90%
1	Reclamation	\$2,938,000	\$3,365,198			
2	Typ. Clearing/Grubing	\$0	-\$63,437			
Total Construction Costs		\$9,041,000	\$6,267,561			



**MILLWORX REIMBURSEMENT SUBMITTAL #1
ESTIMATED CLEARING AND GRUBBING COSTS**

PROJECT: **All Phases - Millworx URD** 11/1/2023

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	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
	THE BELOW ITEM NUMBERS 1 THROUGH 6 SHOW UNIT PRICE HISTORY FROM SIMILARLY SIZED PUBLIC BID PROJECTS FOR ITD DISTRICT 1 WITHIN THE LAST 3 YEARS (NOT ASSOCIATED WITH MILLWORX OR A&A) SHOWN ON ITD.IDAHO.GOV/BUSINESS/ . THESE PRICES WERE ASSESSED TO HELP GET A FINAL ENGINEER'S ESTIMATED UNIT PRICE FOR CLEARING AND GRUBBING.				
1	CLEARING AND GRUBBING (RNUM: 20619, CONTRACT: 8741)	33.2	ACRE	\$4,549	
2	CLEARING AND GRUBBING (RNUM: 20874, CONTRACT: 8741)	33.2	ACRE	\$10,000	
3	CLEARING AND GRUBBING (RNUM: 24741, CONTRACT: 8747)	16.5	ACRE	\$2,631	
4	CLEARING AND GRUBBING (RNUM: 24821, CONTRACT: 8747)	16.5	ACRE	\$2,631	
5	CLEARING AND GRUBBING (RNUM: 24901, CONTRACT: 8747)	16.5	ACRE	\$9,238	
6	CLEARING AND GRUBBING (RNUM: 24981, CONTRACT: 8747)	16.5	ACRE	\$10,600	
1	MILLWORX CLEARING AND GRUBBING 2022 ESTIMATED COST	9.6	ACRE	\$6,608	\$63,437

CCH **J-U-B ENGINEERS, INC.**

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

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



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

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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



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

PROJEC*	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
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			TOTAL ESTIMATED COSTS		\$2,938,000
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	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

Millworx Reclamation Exhibits



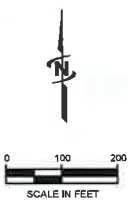
DEBRIS AND UNDOCUMENTED
FILL RECLAMATION AREA

DEBRIS AND UNDOCUMENTED
FILL RECLAMATION AREA

ORGANIC WASTE
RECLAMATION AREA

NORTH MILL ONE

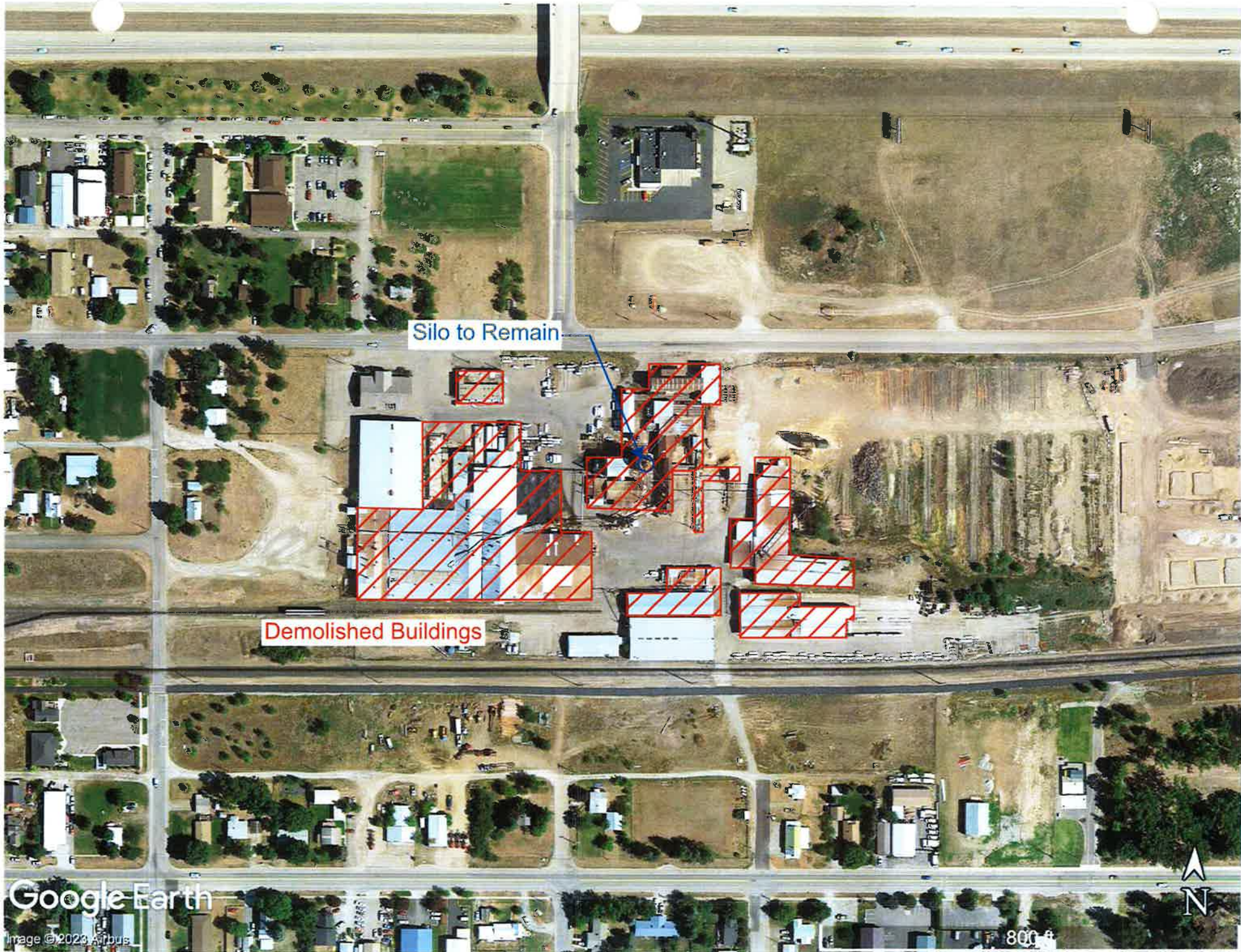
MILLWORX
PHASE 1



JUB ENGINEERS, INC.

MILLWORX PHASE 1 AND NORTH MILL ONE RECLAMATION EXHIBIT

Job No. 1100011-1-17 Per Agency Code
 Prepared by: JUB ENGINEERS, INC.
 Date: 11/15/17
 Scale: As Shown
 Project: Millworx Phase 1 and North Mill One Reclamation Exhibit



Silo to Remain

Demolished Buildings

Google Earth

Image © 2023 Airbus

800 ft



Aerial Dated 05/2023



Google Earth

Image © 2023 Airbus

800 ft

