



Commission Workshop/Meeting Agenda
December 12, 2023 - 9:00 am
Chamber Conference Room
201 E 4th Avenue, Post Falls ID 83854

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, November 16, 2023
 - b. District Review Minutes, November 16, 2023
 - c. Payables
 - d. Bank Activity Report
 - e. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review – Coles
 - c. Communications, Property & Personnel - Davis
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. Project Update - Water Tower Lofts, Steve DeWalt (Downtown District)
 - b. First Addendum to OPA, A&A Construction (Downtown District) **ACTION ITEM**
 - c. Millworx Reimbursement Submittal Discussion (Downtown District)
8. New Business
9. Staff Report
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
November 16, 2023

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Vice-Chair Jamé Davis called the meeting to order at 9:02 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Collin Coles, Len Crosby, Christi Fleischman, and Melissa Hjeltness. Commissioners Jerry Baltzell and Eric Clemensen were not able to participate via remote connection due to technical difficulties. Counselor Pete Bredeson was also present. Davis 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, September 21, 2023

Item B is the Finance & Policy Committee Meeting Minutes, November 7, 2023

Item C is the payables for this month totaling \$8,356.04.

Item D is the Bank Activity Report which shows total funds in all accounts of \$2,464,759.08 and accrued interest for the month of \$5,818.31.

Item E is the financial reports as of October 31st.

Approval of the consent calendar will authorize a transfer of \$8,356.04 to the First Interstate Checking Account for the monthly payables and \$5,818.31 accrued interest to the General Fund

Additionally, in regards to the cancelled October Commission Meeting, a review of the September Financial Statements was completed by Commissioner Crosby, and the October Payables were reviewed by Treasurer Crosby on October 19th. On October 20th checks totaling \$7,318.49 were posted.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – Reviewed the September and October Financial Reports. Met on November 7th and discussed the status of the 2023 Audit, the 2023 Budget, Agency Policy #16, and a recommendation to organize a strategic planning session for the Commission in April 2024.

District Review – Coles – The committee will be meeting after the Commission meeting.

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

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

District Activity Report – Bob Seale, City of Post Falls Community Development Director. Director Seale presented building permit-based information from the past several years in the Expo, Center Point, East Post Falls, Post Falls Technology, and Downtown districts. A total of \$375 Million (value reported on applications) of activity has taken place in these districts during that time. Photos of recently completed and current commercial, industrial, mixed-use, and public infrastructure building projects were shown. The building activity presented is a direct result of the construction of public infrastructure reimbursed with tax increment funds. Additionally, Seale provided an overview of current building permit activity using the Commercial Site Plan Activity Tracker application available on the City's GIS webpage and its underlying data report. Commissioner Crosby asked about the status of the permit for the hotel in the Downtown District. Seale expects them to submit for the building permit relatively soon. The site plan is moving toward approval and the developer has indicated a desire to break ground in the Spring. Crosby stated that the information Seale presented points to the positive, continuing and long-term impact of the urban renewal program; and the need to make this known to the City Council and the public. Commissioner Davis asked for Seale's presentation handouts to be provided to the Commission electronically. Crosby commended the effort and work done by Seale and City staff in getting the word out that commercial and industrial land with all the utilities is available, and their working cooperatively with developers. Commissioner Coles added his appreciation for the involvement of the developers as well.

NEW BUSINESS

Welch-Comer Task Order – A&A Construction, Inc. (Downtown District). J-U-B Engineers, Inc. on behalf of A&A Construction, Inc. has submitted a request for reimbursement of site reclamation costs and public infrastructure constructed during the Phase A, B and G portions of their ongoing project in the Millworx and the North Mill One Subdivision site. Director Johns asked for a motion from the Commission to authorize signing of Welch-Comer Task Order 23-01 to initiate a review of the submittal by the Agency's consulting engineers. Commissioner Coles made the motion. Seconded by Crosby. With no further discussion or comment Davis asked for a Roll Call Vote: Coles – Aye; Davis – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye. Motion Carried.

STAFF REPORT

Johns reported that Jerry Dicker, Beyond Green Inc., provided an update on work being done in the PF Technology District. The two Prairie Ave roundabouts, located at Zorros Rd and Fennecus Rd, have been constructed. Dicker plans on submitting for the reimbursement of applicable project construction costs in the coming year.

In the Downtown District the A&A reimbursement request submittal will be discussed by the District Review Committee shortly after the Commission Meeting. Johns anticipates having a Commission Workshop on Tuesday, December 12th, when the full Commission will have an opportunity to review the submittal and work through it.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

Vice-Chair Davis noted that Commissioner Crosby was recently recognized with the Spirit of Freedom Award. The award was presented to him by United States Senator Mike Crapo. Davis and the other Commissioners expressed their thanks and congratulations to Crosby for his service as a luminary and a leader.

ADJOURNMENT

Davis asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 9:24 am.

Respectfully submitted,

Joseph Johns, Executive Director

Jamé Davis, Vice-Chair

POST FALLS URBAN RENEWAL

District Review Committee

November 16, 2023 – Post Falls City Hall Council Chamber – Ante-Room

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to order at 9:37 a.m. Present in addition to Coles were Commissioners Jamé Davis and Melissa Hjeltness. Executive Director Joseph Johns was also present.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

District Fund Balances & Projections Update. Johns reported on the current fund balance for each of the three(3) active urban renewal districts. As of September 30, 2023, the PF Technology District balance is \$860,489.65, the Downtown District balance is \$461,419.32, and the Pleasant View District balance is 0\$. A total of \$1.35 MILLION tax increment remittance is projected in FY2024 based on the initial 2023 assessment/tax year property valuations and an estimated levy rate. The PF Technology District is projected to have a FY24 tax increment of \$785,000, the Downtown District is projected at \$557,000, and the Pleasant View District is projected at \$9,500. The Agency's Administrative Fee for FY2024 continues to be \$25,000/district.

Discussion on A&A OPA Amendment – Idaho/4th Roundabout (Downtown District). Johns provided an overview of the Engineer's Estimate of Probable Costs for the roundabout at Idaho/4th Ave, and the current OPA between the Agency and A&A Construction and Development, Inc. The Downtown URD Plan was amended by the City to more clearly identify the roundabout as a distinct project in the plan's project tables. Johns will have legal counsel prepare an addendum to the OPA for consideration by the Commission at a later date.

Discussion on Millworx Reimbursement Submittal (Downtown District). The reimbursement request is for costs associated with three (3) portions, or phases, of the Millworx project. Phase A invoiced costs consist of domestic water, sanitary sewer, storm drainage, roadway, electrical and signage in the multi-use/townhome portion of the present development. Phase B invoiced costs consist of roadway, domestic water, sanitary sewer, storm drainage and electrical in the 4th Ave corridor portion of the present development. Phase G invoiced costs consist of remediation expenses throughout the overall project site. Some remediation invoices predate the formation year (2021) of the Downtown URD and are not eligible for reimbursement. Committee discussion included consideration of the cost reimbursement request relative to Agency Policy #7. Phase A includes commercial and mixed-use components in addition to residential. The agency's consulting engineers are conducting a review of the reimbursement submittal and will participate in the discussion of the same at December Commission Workshop. Johns will check with the City Engineering Division on the status of their review of the public infrastructure for acceptance purposes.

ADJOURNMENT

Meeting adjourned @ 10:33 am.

Respectfully submitted,

Joseph Johns, Executive Director

Collin Coles, Chairman

8:44 AM

12/07/23

**Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of December 12, 2023**

Type	Date	Num	Due Date	Aging	Open Balance
Anderson Bros. CPA's, P.A.					
Bill	11/30/2023	10399	12/30/2023		2,500.00
Total Anderson Bros. CPA's, P.A.					2,500.00
Bredeson Law Group					
Bill	12/06/2023	1139	01/05/2024		1,300.00
Total Bredeson Law Group					1,300.00
Canon Solutions America, Inc.					
Bill	12/01/2023	6006354677	12/31/2023		25.62
Total Canon Solutions America, Inc.					25.62
Mastercard					
Bill	12/01/2023	4518-Nov2023	12/31/2023		1,573.74
Total Mastercard					1,573.74
TOTAL					5,399.36

PAYROLL COST 26

11,063.62

Bank Activity Report

November 2023

Cash Section

Checking: First Interstate

Beginning Balance		\$	11,187.07
Deposits	\$	8,463.16	
Withdrawals	\$	(8,639.72)	
Ending Balance		\$	11,010.51
Outstanding Checks	\$	(1,298.94)	
Account Balance		\$	9,711.57

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	1,180,646.07
Contributions	\$	11,176.05	
Withdrawals	\$	(8,356.04)	
Ending Balance		\$	1,183,466.08
Outstanding Transfer			
Account Balance		\$	1,183,466.08

LGIP Capital Improvements 1910

Beginning Balance		\$	1,274,376.90
Contributions	\$	5,924.97	
Withdrawals	\$	(5,818.31)	
Ending Balance		\$	1,274,483.56
Outstanding Transfer			
Account Balance		\$	1,274,483.56

Total Funds All Accounts:

\$ 2,467,686.21

November

	Interest
State Pool - LGIP 1910	\$ 5,679.24
Total	<u>\$ 5,679.24</u>

Balance Sheet

As of November 30, 2023

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,711.57
LGIP1829-General Fund	1,183,466.08
LGIP1910-Capital Improvements	1,274,483.56
Savings - Idaho Central CU	25.00
Total Checking/Savings	2,467,686.21
Other Current Assets	
Accounts Receivable - Taxes	168,713.00
FMV - State Investment Pool	-7,967.00
Interest Receivable	7,700.00
Prepaid Insurance	2,641.00
Total Other Current Assets	171,087.00
Total Current Assets	2,638,773.21
TOTAL ASSETS	2,638,773.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	3,836.56
Deferred Increment Revenue	168,792.00
Payroll Liabilities	
ID- Unemployment Payable	18.50
Payroll Liabilities - Other	1,748.59
Total Payroll Liabilities	1,767.09
Total Other Current Liabilities	174,395.65
Total Current Liabilities	174,395.65
Total Liabilities	174,395.65
Equity	
Assigned Fund Balance	2,630,810.00
Committed Fund Balance	374,525.00
Fund Balance - General Fund	-89,609.00
Nonspendable Fund Balance	2,641.00
Restricted Fund Balance	236,901.00
Unrestricted Net Assets	-694,955.12
Net Income	4,064.68
Total Equity	2,464,377.56
TOTAL LIABILITIES & EQUITY	2,638,773.21

Post Falls Urban Renewal Agency - In-House
Profit & Loss
November 2023

	Nov 23	Oct - Nov 23
Ordinary Income/Expense		
Income		
Downtown District	106.66	939.45
Interest	11,176.51	26,502.50
Post Falls Technology District	0.00	354.87
Total Income	11,283.17	27,796.82
Gross Profit	11,283.17	27,796.82
Expense		
Audit	0.00	2,150.00
Legal Fees	275.00	1,000.00
Meetings	0.00	43.04
Payroll Expenses	5,904.33	11,971.80
Printing and Copying	3.03	12.38
Rent	0.00	7,990.00
Telephone, Telecommunications	200.97	214.97
Website Design, Hosting & Maint	49.95	349.95
Total Expense	6,433.28	23,732.14
Net Ordinary Income	4,849.89	4,064.68
Net Income	4,849.89	4,064.68

Fund Reconciliation:

11/30/2023

QB

First Interstate - Checking	GF	\$	9,711.57	
LGIP - 1829	GF	\$	1,183,466.08	
LGIP - 1910	CIP	\$	1,274,483.56	
Savings - Idaho Central CU	GF	\$	25.00	
Total				\$ 2,467,686.21

FUNDS

General Fund	GF	\$	1,193,202.65	
Capital Improvement Fund	CIP	\$	1,274,483.56	
Total				\$ 2,467,686.21

C.I. Fund Allocation:

Pleasant View	\$	(48,719.73)
Downtown	\$	462,358.77
PF Technology	\$	860,844.52
	\$	1,274,483.56

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

<i>Termination Date</i>	<u>Pleasant View</u> 2041	<u>Downtown</u> 2041	<u>PF Tech Dist.</u> 2038	<u>Total</u>
Sep-22	-	1,652.55	-	1,652.55
Oct-22	-	832.79	354.87	1,187.66
Nov-22	-	106.66	-	106.66
Dec-22				-
Jan-23				-
Feb-24				-
Mar-23				-
Apr-23				-
May-23				-
Jun-23				-
Jul-23				-
Aug-23				-
Sep-23				-
Total YTD	-	2,592.00	354.87	2,946.87
Approved Obligation	-	-	-	-
Obligation Balance @ 9/30/23	-	-	-	-
Carry over @ 9/30/23	(48,719.73)	461,419.32	860,489.65	1,273,189.24

FIRST ADDENDUM TO OWNER PARTICIPATION AND REIMBURSEMENT
AGREEMENT

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

RECITALS:

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

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

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

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

WHEREAS, PFURA and A&A now wish to execute this First Addendum to amend the OPA so that the Project is included as an Agency Funded Public Improvement as that term is defined in the OPA.

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

1. Amendment of the OPA. Exhibit B of the OPA is hereby amended to include the Project as described in Exhibit A attached hereto.

2. Remainder of the OPA. The other terms of the OPA shall remain in full force and effect unless amended by this First Addendum or any other valid modifications executed by the parties.

POST FALLS URBAN RENEWAL AGENCY

Jerry Baltzell, Chairman

Date

A&A CONSTRUCTION & DEVELOPMENT, INC.

William J. Lawson, President

Date



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
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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

EXHIBIT A 2 of 3

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					

EXHIBIT A 3 of 3

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

November 30, 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 2)**

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 O** 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 reasonable clearing and grubbing cost. This cost estimate has been deducted from the reimbursement request under total reclamation costs in the



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

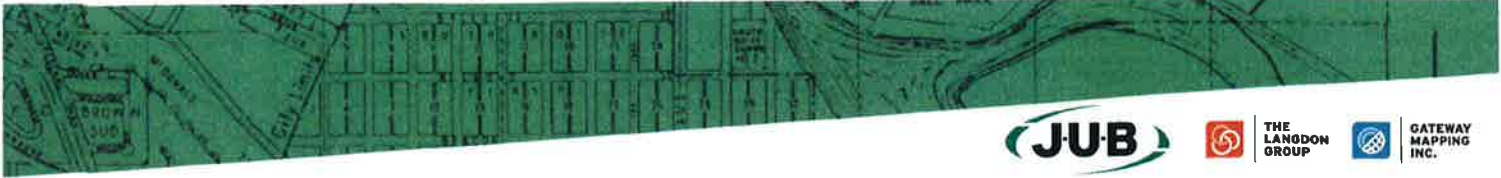
Phase G cost summary. **Appendix A** outlines the engineer's estimate and lists the comparable projects and bid amounts we used to generate the estimate. All the demolition and reclamation work is reflected with the site reclamation Exhibits in **Appendix D**, the Preliminary Geotechnical report in **Appendix 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 Millwax 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 Millwax 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. The actual soft costs are greater than 12%, so the reimbursement cost is capped at 12%. **Appendix E** shows a summary of the soft cost invoices, with the actual invoices shown in **Appendices N and O**. Since the Millwax Phase 1 and North Mill One Subdivision projects do not match exactly with Phases A and B, an additional spreadsheet shown in **Appendix M** shows how each invoice is allocated, whether it is Phase A, Phase B, or a portion of each. 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, H, M, N, and O** show the Original Engineer's Opinion of Probable Cost, the Contractor's Actual and Soft Costs Summary, J-U-B ENGINEERS, Inc. soft cost breakdown, 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.



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 **\$6,543,115** 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 and Soft 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 M – J-U-B Engineers, Inc. Soft Costs Invoice Breakdown

Appendix N – Phase A Invoice Backup Soft Costs

Appendix O – Phase B Invoice Backup Soft Costs

Appendix A

2022 Total Reimbursable Costs and Actual
Construction Costs



**MILLWORX REIMBURSEMENT SUBMITTAL #1
ACTUAL COSTS**

PROJECT: All Phases - Millworx URD 11/30/2023
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	\$1,577,824
4	Phase B - Soft Costs (12% of Construction Costs)		\$189,339
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	\$3,205,915
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)		\$160
TOTAL CONSTRUCTION COSTS		\$9,041,000	\$6,185,415
TOTAL SOFT COSTS			\$357,700
TOTAL REIMBURSABLE COSTS			\$6,543,115
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 11/30/2023

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	\$1,577,824			100%
1	Roadway	\$651,000	\$829,568			
2	Domestic Water	\$513,000	\$331,833			
3	Sanitary Sewer	\$64,000	\$130,878			
4	Storm Drainage	\$93,000	\$33,285			
5	Electrical	\$205,000	\$252,260			
Phase C		\$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	\$3,205,915			90%
1	Reclamation	\$2,938,000	\$3,269,352			
2	Typ. Clearing/Grubing	\$0	-\$63,437			
Total Construction Costs		\$9,041,000	\$6,185,415			



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

PROJEC: All Phases - Millworx URD 11/30/2023

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			TOTAL COST
		QUANTITY	UNIT	UNIT PRICE	
	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



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Phase A - Millworx URD 7/28/2022

PROJECT DESCRIPTION: Phase A - URD Millworx Phase 1 Public Utilities Based on Construction Documents

CLIENT: A&A Construction

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

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Domestic Water					\$1,089,000
1	Mobilization	1	LS	\$66,700	\$66,700
2	10" PVC Water Main	422	LF	\$100	\$42,200
3	8" PVC Water Main	3,030	LF	\$95	\$287,850
4	6" Water Pipe	248	LF	\$90	\$22,320
5	3" Water Pipe	34	LF	\$65	\$2,210
6	2" Water Pipe	1,310	LF	\$50	\$65,500
7	1.5" Water Pipe	106	LF	\$45	\$4,770
8	1" Water Pipe	233	LF	\$45	\$10,485
9	1" water meter	62	EA	\$4,500	\$279,000
10	1.5" water meter	5	EA	\$8,000	\$40,000
11	3" water meter	2	EA	\$28,000	\$56,000
12	Fire Hydrant	10	EA	\$6,000	\$60,000
13	6" Gate Valve	12	EA	\$3,800	\$45,600
14	8" Gate Valve	12	EA	\$4,400	\$52,800
15	10" Gate Valve	2	EA	\$5,000	\$10,000
16	8"x8" Cross	1	EA	\$950	\$950
17	8"x6" or 8"x8" TEE	16	EA	\$850	\$13,600
18	10"x10" TEE	1	EA	\$1,200	\$1,200
19	10"x8" Reducer	2	EA	\$650	\$1,300
20	8"x3" TEE	1	EA	\$600	\$600
21	8"x2" or 8"x1.5" or 8"x1" Tapping Saddle	42	EA	\$400	\$16,800
22	8" PVC Elbow (all angles)	7	EA	\$750	\$5,250
23	10" PVC Elbow (all angles)	4	EA	\$850	\$3,400
24	8" Cap and Mark	1	EA	\$350	\$350
Sanitary Sewer					\$264,000
1	8" PVC Sewer Main	2,110	LF	\$95	\$200,450
2	Sanitary Sewer Manhole	11	EA	\$5,800	\$63,800
Storm Drainage					\$48,000
1	Storm drain manhole	3	EA	\$4,100	\$12,300
2	8" PVC storm pipe	358	LF	\$65	\$23,270
3	10" PVC storm pipe	179	LF	\$70	\$12,530
TOTAL ESTIMATED COSTS					\$1,401,000

CCH

J-U-B ENGINEERS, INC.

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



ENGINEER'S OPINION OF PROBABLE COST

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

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



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Phase B - Millworx URD 7/28/2022

PROJECT DESCRIPTION: Phase B - URD 4th Ave from Idaho St to Seltice Way Based on Construction Documents

CLIENT: A&A Construction

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

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
(Phase B Continued)					
Storm Drainage					\$93,000
1	Storm drain catch basin	4	EA	\$2,600	\$10,400
2	Storm drain manhole	2	EA	\$4,100	\$8,200
3	Drywell - Single Depth	7	EA	\$3,500	\$24,500
4	8" PVC storm pipe	774	LF	\$65	\$50,310
Electrical					\$205,000
1	LED Street Light in ROW	10	EA	\$7,000	\$70,000
2	Antique Decorative Pedestrian Light in ROW	25	EA	\$4,500	\$112,500
3	Dry utility trenching	2,549	LF	\$5	\$12,745
4	Power Service	1	LS	\$10,000	\$10,000
TOTAL ESTIMATED COSTS					\$1,526,000
CCH					
J-U-B ENGINEERS, INC.					



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase C - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase C - URD 4th Ave from Post St to Lincoln St and Utilities Based on Concept Plans	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-20-066	

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



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase D - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase D - URD 4th Ave from Lincoln St to Idaho St and Utilities Based on Concept Plans	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.:	J-U-B PROJ. NO.: 20-20-066	

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



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Phase E - Millworx URD 7/28/2022

PROJECT DESCRIPTION: Phase E - URD Railroad Ave from Lincoln St to Idaho St and Utilities Based on Concept Plans

CLIENT: A&A Construction

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

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

CCH

J-U-B ENGINEERS, INC.

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



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Phase F - Millworx URD 7/28/2022

PROJECT DESCRIPTION: Phase F - URD 4th Ave and Idaho St Intersection and Idaho St. Extension, Based on Concept Plans

CLIENT: A&A Construction

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

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

CCH

J-U-B ENGINEERS, INC.

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



ENGINEER'S OPINION OF PROBABLE COST

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

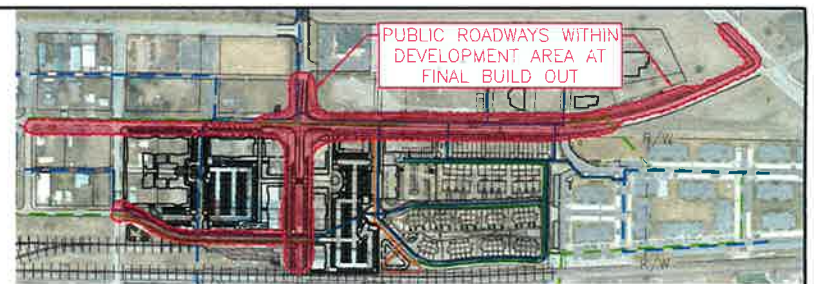
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787

Appendix C

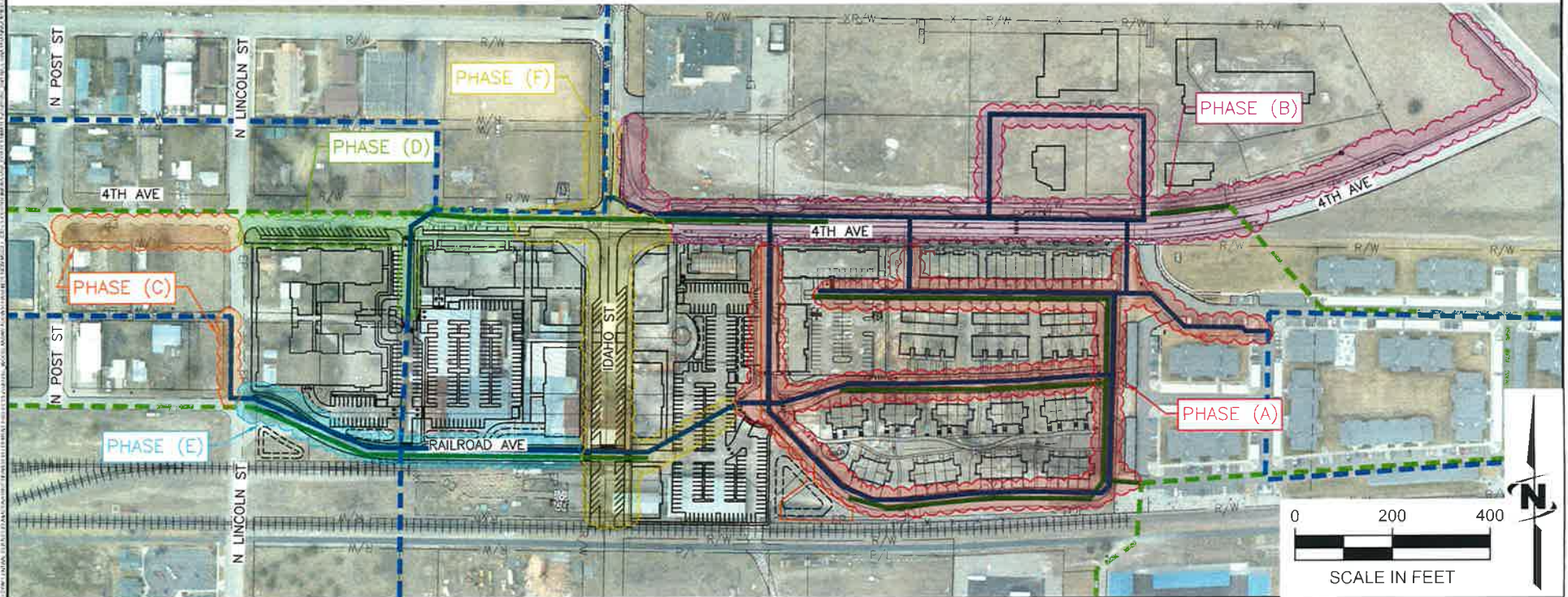
Original Phased Construction Improvement
Exhibit

	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
TOTAL: \$9,041,000



EXISTING WATER MAIN = [Blue dashed line]
PROPOSED WATER MAIN = [Blue solid line]
EXISTING SEWER MAIN = [Green dashed line]
PROPOSED SEWER MAIN = [Green solid line]



JUB ENGINEERS, INC.

DATE UPDATED: 7/28/2022

Appendix D

Millworx Reclamation Exhibits



MILLWORX PHASE 1 AND NORTH MILL ONE RECLAMATION EXHIBIT

File: D:\1125311\1125311.dwg
 Date: 11/25/11
 Time: 11:53:11 AM
 Plot: 11/25/11 11:53:11 AM
 Scale: 1"=100'
 Plot Size: 20.00 x 28.00
 Plot Device: HP DesignJet T1130
 Plot Path: \\server\plotters\HP DesignJet T1130
 Job Name: 1125311.dwg
 Job Number: 1125311
 Job Title: 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



Appendix E

2022 Actual Construction and Soft Costs
Invoice Summary for Phases A, B, and G

Phase A - Through 9/30/23

URD Millwrox Phase 1 Public Utilities Based on Construction Documents
 Project 2023 - TH61 and Project 2024 - PF 70

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
Domestic Water					
MJM Grand	2023	21095-1	2/20/2022	13,999.59	Install fire hydrant
MJM Grand	2023	21095-2	2/25/2022	58,333.00	
MJM Grand	2023	21095-5	5/20/2022	95,814.35	
MJM Grand	2023	21095-6	7/20/2022	119,754.00	
MJM Grand	2023	21095-7	8/20/2022	47,901.60	
MJM Grand	2023	21095-8	9/20/2022	109,311.45	
MJM Grand	2023	21095-11	4/20/2023	47,901.60	
MJM Grand	2024	21096-1	11/20/2021	35,146.20	
MJM Grand	2024	21096-2	2/20/2022	3,721.41	Install fire hydrant
MJM Grand	2024	21096-5	5/20/2022	26,359.65	
MJM Grand	2024	21096-6	8/20/2022	26,359.65	
MJM Grand	2024	21096-7	9/20/2022	87,865.50	
Total Domestic Water				672,468.00	

Sanitary Sewer					
MJM Grand	2023	21095-2	2/25/2022	58,333.00	
MJM Grand	2023	21095-3	3/18/2022	43,732.70	
MJM Grand	2023	21095-4	4/20/2022	116,613.20	
MJM Grand	2023	21095-7	8/20/2022	29,153.30	
MJM Grand	2023	21095-8	9/20/2022	14,547.50	
MJM Grand	2023	21095-10	11/20/2022	29,153.30	
MJM Grand	2024	21096-3	2/20/2022	3,350.60	
MJM Grand	2024	21096-4	4/20/2022	8,376.50	
MJM Grand	2024	21096-7	9/20/2022	5,025.90	
Total Sanitary Sewer				308,286.00	

Storm Drainage					
MJM Grand	2023	21095-2	2/25/2022	58,334.00	
MJM Grand	2023	21095-8	9/20/2022	32,906.82	
MJM Grand	2023	21095-9	10/20/2022	10,970.40	
MJM Grand	2023	21095-10	11/20/2022	7,492.78	
MJM Grand	2024	21096-1	11/20/2021	11,119.40	
MJM Grand	2024	21096-5	5/20/2022	22,238.80	
MJM Grand	2024	21096-7	9/20/2022	77,835.80	
Total Storm Drainage				220,898.00	

Roadway - Streets, Sidewalks, Street Parking					
MJM Grand	2024	21096-2	2/20/2022	4,932.00	Demo concrete and ACP at new roundabout
Total Roadway				4,932.00	

Electrical - Electrical Utility Lines					
MJM Grand	2023	21095-8	9/20/2022	22,950.00	Excavate/backfill electrical and gas trenches
MJM Grand	2023	21095-9	10/20/2022	19,125.00	Excavate/backfill electrical and gas trenches
MJM Grand	2023	21095-10	11/20/2022	15,300.00	Excavate/backfill electrical and gas trenches
MJM Grand	2023	21095-13	6/20/2023	19,125.00	Excavate/backfill electrical and gas trenches
MJM Grand	2024	21096-8	10/20/2022	13,500.00	Excavate/backfill electrical and gas trenches
Avista	2023	1022311735	9/1/2021	82,350.00	Extend electrical distribution services
Total Electrical				172,350.00	

Major Development Signage					
Wynd Metal Works	2023	AA0725221-1	8/9/2022	10,812.89	Timberworx development signage
Wynd Metal Works	2023	AA0725221-2	11/16/2022	11,929.54	Timberworx development signage
Total Major Development Signage				22,742.43	

Total Hard Costs 1,401,676.43

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
Soft Costs - Policy No 18					
ATS	2023	22-0129	3/9/2022	6,800.00	Stake sewer and drywells
ATS	2023	22-0123	4/8/2022	1,170.00	Stake sewer manholes
ATS	2023	22-0180	4/25/2022	720.00	Stake garage E and sewer 7 & 8
ATS	2023	22-0267	5/25/2022	1,760.00	Stake manholes, sewer, and water main
ATS	2023	22-0349	8/31/2022	12,100.00	Stake water
ATS	2023	22-0482	9/13/2022	6,400.00	Stake storm water
ATS	2023	22-0549	10/19/2022	600.00	Restaked water for tie in
ATS	2023	22-0663	4/11/2023	400.00	Restaked hydrants
ATS	2024	22-0115	3/9/2022	1,000.00	Stake sewer
ATS	2024	22-0456	9/1/2022	300.00	Stake drywells
ATS	2024	22-0573	11/8/2022	2,600.00	Contract for water and fire hydrant
JUB Engineers		139998	1/20/2021	106.88	
JUB Engineers		140026	1/20/2021	7,892.15	
JUB Engineers		140600	2/18/2021	1,173.15	
JUB Engineers		140604	2/18/2021	933.75	
JUB Engineers		141188	3/11/2021	3,560.13	
JUB Engineers		141189	3/11/2021	6,099.53	
JUB Engineers		141904	4/8/2021	1,867.93	
JUB Engineers		141906	4/8/2021	357.45	
JUB Engineers		143416	6/3/2021	1,516.59	
JUB Engineers		144161	6/29/2021	288.90	
JUB Engineers		144321	6/29/2021	6,142.50	
JUB Engineers		145053	8/2/2021	2,522.48	
JUB Engineers		145188	10/10/2021	2,632.50	
JUB Engineers		145196	10/10/2021	4,500.00	
JUB Engineers		145782	8/31/2021	7,954.47	
JUB Engineers		146641	9/30/2021	3,169.58	
JUB Engineers		147540	11/1/2021	3,152.03	
JUB Engineers		148382	11/17/2021	2,511.90	
JUB Engineers		149551	1/18/2022	8,484.30	
JUB Engineers		150184	2/9/2022	8,972.85	
JUB Engineers		150829	3/3/2022	3,663.63	
JUB Engineers		152921	5/24/2022	14,220.00	
JUB Engineers		152922	5/24/2022	27,657.59	
JUB Engineers		152923	5/24/2022	337.10	
JUB Engineers		153341	6/6/2022	97.97	
JUB Engineers		154280	7/12/2022	159.08	
JUB Engineers		156922	9/30/2022	49.50	
JUB Engineers		159114	1/10/2023	29.16	
JUB Engineers		160007	2/10/2023	14.58	
JUB Engineers		160520	3/7/2023	31.46	
JUB Engineers		161591	4/13/2023	811.04	
JUB Engineers		162233	5/5/2023	113.58	
JUB Engineers		163464	6/19/2023	10.94	
JUB Engineers		164331	7/18/2023	2,839.41	
JUB Engineers		165499	8/23/2023	1,890.50	
JUB Engineers		166326	9/21/2023	1,314.23	
JUB Engineers		166863	10/12/2023	60.08	
JUB Engineers		143417R	6/3/2021	8,775.00	
Total Soft Costs				169,763.85	

Soft Costs - 12% of Hard Costs

168,201.17

Total Phase A Costs

1,569,877.60

Phase B - Through 9/30/23

URD 4th Ave from Idaho St to Sellice Way Based on Construction Documents
 Project 2025 - 4th Avenue Frontage Improvements

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
Roadway - Streets, Sidewalks, Street Parking					
City of Post Falls	2025	011222SIDEWALK	1/12/2022	13,700.00	Concrete sidewalk cash out
Five Star Concrete	2025	06-002-4963	7/28/2022	31,086.00	Curbs and gutters
Five Star Concrete	2025	06-002-4990	8/29/2022	51,535.50	Sidewalk
Five Star Concrete	2025	06-002-5021	9/29/2022	13,150.50	Sidewalk
Five Star Concrete	2025	06-002-5070	10/31/2022	64,427.50	Sidewalk and ramps
Five Star Concrete	2025	06-002-5070B	10/31/2022	4,949.61	Sidewalk and gutters
Five Star Concrete	2025	06-002-5154	5/31/2023	29,859.00	Sidewalk
Five Star Concrete	2025	06-002-5191	6/30/2023	36,442.05	Sidewalk
Interstate Concrete	2025	712191-1	9/26/2022	243,600.00	Asphalt paving
Interstate Concrete	2025	712191-2	6/27/2023	28,273.75	Asphalt paving
Stripe Rite	2025	59987	8/31/2022	11,154.09	Pavement markings
Stripe Rite	2025	62383	6/30/2023	4,135.25	Pavement markings
Ace Landscaping	2025	1010928	8/12/2022	69,672.00	Landscape north and trees for south
Ace Landscaping	2025	1011016	4/20/2023	15,000.00	Landscape south
Ace Landscaping	2025	1011079	7/20/2023	12,745.00	Landscape south
MJM Grand	2025	21097-1	5/20/2022	56,441.80	Demo road and sidewalk and cut/fill
MJM Grand	2025	21097-2	6/20/2022	28,534.00	Demo road and sidewalk
MJM Grand	2025	21097-3	7/20/2022	49,513.80	Cut/fill, supply gravel, fine grade road
MJM Grand	2025	21097-4	8/20/2022	60,678.40	Supply gravel, fine grade road
Spokane Traffic Control	2025	7354	4/24/2023	2,335.00	Traffic Control
Spokane Traffic Control	2025	7502	6/17/2023	810.00	Traffic Control
Spokane Traffic Control	2025	7525	6/23/2023	1,525.00	Traffic Control
Total Roadway				829,568.25	
Domestic Water					
MJM Grand	2025	21097-1	5/20/2022	54,331.20	
MJM Grand	2025	21097-2	6/20/2022	126,772.80	
MJM Grand	2025	21097-6	8/20/2023	7,072.53	
MJM Grand	2026	22060-1	3/20/2023	66,905.00	
MJM Grand	2026	22060-2	4/20/2023	66,905.00	
MJM Grand	2026	22060-3	7/26/2023	9,846.48	
Total Domestic Water				331,833.01	
Sanitary Sewer					
MJM Grand	2025	21097-1	5/20/2022	29,885.50	
MJM Grand	2025	21097-2	6/20/2022	89,656.50	
MJM Grand	2025	21097-6	8/20/2023	11,335.99	
Total Sanitary Sewer				130,877.99	
Storm Drainage					
MJM Grand	2025	21097-3	7/20/2022	33,285.00	
Total Storm Drainage				33,285.00	
Electrical - Street Lighting and Electrical Utility Lines					
MJM Grand	2025	21097-6	8/20/2023	38,401.72	Excavate and backfill electrical lines
Ace Electric	2025	2025-1R	8/23/2022	38,758.04	Site lighting and pedestrian crossing
Ace Electric	2025	2025C6-2	9/20/2022	4,099.50	Site lighting
Ace Electric	2025	2025C6-3	10/20/2022	4,800.60	Site lighting
Ace Electric	2025	2025C6-4	11/18/2022	78,000.00	Site lighting
Ace Electric	2025	2025C6-5	12/20/2022	78,000.00	Site lighting
Ace Electric	2025	2025C6-6	4/20/2023	10,199.90	Site lighting
Total Electrical				252,259.76	
Total Hard Costs				1,577,824.01	

Vendor Project Invoice Number Invoice Date Invoice Amount Description

Soft Costs - Policy No 18

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
ATS	2025	22-0227	5/10/2022	2,600.00	Stake sewer and drywells
ATS	2025	22-0328	6/17/2022	4,625.00	Stake water
ATS	2025	22-0349	8/31/2022	25,350.00	Staking for water, stormwater, street, sidewalk
ATS	2025	22-0548	10/18/2022	600.00	Street and sidewalk staking calcs
ATS	2026	22-0755	3/2/2023	3,450.00	Stake water
ATS	2026	22-057	4/28/2023	2,400.00	Stake sidewalk and storm structure
ATS	2026	23-140	6/12/2023	1,800.00	Stake curb - 4th St
Budinger & Associates	2025	M22074-1	8/10/2022	1,755.75	Lab tests and inspection
Budinger & Associates	2025	M22074-2	9/13/2022	3,687.00	Lab tests and inspection
Budinger & Associates	2025	M22074-3	11/8/2022	1,171.50	Lab tests and inspection
Budinger & Associates	2025	M22074-4	6/14/2023	644.50	Lab tests and inspection
Budinger & Associates	2025	M22074-5	7/17/2023	1,407.75	Lab tests and inspection
JUB Engineers		139998	1/20/2021	11.88	
JUB Engineers		140026	1/20/2021	876.91	
JUB Engineers		140600	2/18/2021	130.35	
JUB Engineers		140604	2/18/2021	103.75	
JUB Engineers		141188	3/11/2021	6,220.57	
JUB Engineers		141189	3/11/2021	677.73	
JUB Engineers		141904	4/8/2021	207.55	
JUB Engineers		141906	4/8/2021	39.72	
JUB Engineers		143415	6/3/2021	2,700.00	
JUB Engineers		143416	6/3/2021	168.51	
JUB Engineers		144161	6/29/2021	32.10	
JUB Engineers		144321	6/29/2021	682.50	
JUB Engineers		145051	8/2/2021	11,989.05	
JUB Engineers		145053	8/2/2021	280.28	
JUB Engineers		145188	10/10/2021	292.50	
JUB Engineers		145196	10/10/2021	500.00	
JUB Engineers		145782	8/31/2021	883.83	
JUB Engineers		145783	8/31/2021	4,691.50	
JUB Engineers		146641	9/30/2021	352.18	
JUB Engineers		146643	9/30/2021	2,806.00	
JUB Engineers		147540	11/1/2021	350.23	
JUB Engineers		148382	11/17/2021	279.10	
JUB Engineers		149550	1/18/2022	26,528.40	
JUB Engineers		149551	1/18/2022	942.70	
JUB Engineers		150183	2/9/2022	3,245.10	
JUB Engineers		150184	2/9/2022	996.98	
JUB Engineers		150828	3/3/2022	4,108.30	
JUB Engineers		150829	3/3/2022	407.07	
JUB Engineers		152921	5/24/2022	31,245.00	
JUB Engineers		152922	5/24/2022	3,073.07	
JUB Engineers		152923	5/24/2022	37.46	
JUB Engineers		153341	6/6/2022	10.50	
JUB Engineers		153454	6/9/2022	7,930.50	
JUB Engineers		154256	7/11/2022	6,800.80	
JUB Engineers		154280	7/12/2022	17.68	
JUB Engineers		155777	9/8/2022	3,155.00	
JUB Engineers		156921	9/30/2022	3,254.20	
JUB Engineers		156922	9/30/2022	5.50	
JUB Engineers		156923	9/30/2022	4,135.00	
JUB Engineers		157504	11/7/2022	998.90	
JUB Engineers		158351	12/13/2022	198.48	
JUB Engineers		158358	12/13/2022	5,463.10	
JUB Engineers		158360	12/13/2022	820.60	
JUB Engineers		159114	1/10/2023	4,609.74	
JUB Engineers		159116	1/10/2023	581.20	
JUB Engineers		159122	1/10/2023	198.48	
JUB Engineers		160007	2/10/2023	1,558.62	
JUB Engineers		160008	2/10/2023	848.70	
JUB Engineers		160519	3/7/2023	312.30	
JUB Engineers		160520	3/7/2023	1,251.50	
JUB Engineers		161591	4/13/2023	1,373.12	

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
Soft Costs - Policy No 18 (Continued)					
JUB Engineers		161592	4/13/2023	2,208.80	
JUB Engineers		162233	5/5/2023	1,308.12	
JUB Engineers		162234	5/5/2023	6,581.80	
JUB Engineers		163464	6/19/2023	1,297.72	
JUB Engineers		163466	6/19/2023	9,178.40	
JUB Engineers		164331	7/18/2023	315.49	
JUB Engineers		164333	7/18/2023	3,089.03	
JUB Engineers		165499	8/23/2023	210.06	
JUB Engineers		165502	8/23/2023	2,817.30	
JUB Engineers		166326	9/21/2023	256.03	
JUB Engineers		166328	9/21/2023	5,632.00	
JUB Engineers		166863	10/12/2023	6.68	
JUB Engineers		166866	10/12/2023	337.50	
JUB Engineers		143414R	6/3/2021	54,450.40	
JUB Engineers		143417R	6/3/2021	975.00	
JUB Engineers		144164R	6/29/2021	20,038.60	
JUB Engineers		153340R	6/6/2022	13,202.00	
JUB Engineers		154991R	8/16/2022	2,221.70	
Total Soft Costs				322,002.29	

Soft Costs Limited to 12% of Hard Costs

189,338.88

Total Phase B Costs

1,767,162.89

Phase G - Through 9/30/23

URD Reclamation Costs Provided by A&A Construction
 Projects 2021 - AWL Mill and 2022 - Mill/Silo

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
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Reclamation and Remediation - From Engineer's Opinion of Probable Cost

MJM Grand	2023/2024	21003-01	5/20/2021	151,266.00	
MJM Grand	2023/2024	21003-2	6/20/2021	151,266.00	
MJM Grand	2023/2024	21003-3	7/20/2021	113,449.50	
MJM Grand	2023/2024	21003-4	8/20/2021	113,449.50	
MJM Grand	2023/2024	21003-5	9/20/2021	226,899.00	
MJM Grand	2023/2024	21003-6A	10/20/2021	9,000.00	
MJM Grand	2026	21049-1	5/20/2021	18,855.00	
MJM Grand	2026	21049-2	11/20/2021	353,155.95	
MJM Grand	2026	21049-3	2/20/2022	134,535.60	
MJM Grand	2022	21003-6	10/20/2021	106,309.80	
MJM Grand	2022	21094-2	11/20/2021	201,782.10	
MJM Grand	2022	21094-3	2/20/2022	78,154.13	
MJM Grand	2022	21094-4	3/18/2022	51.77	
Rivers Edge	2023	2044	6/28/2021	11,492.00	
Rivers Edge	2023	2045	6/28/2021	30,110.85	
Peck & Peck	2021	14684	4/26/2021	75,700.00	
Peck & Peck	2022	15558	10/25/2021	328,860.00	
Peck & Peck	2022	15713	11/24/2021	201,450.00	
Peck & Peck	2022	15857	2/8/2022	455,371.00	
Peck & Peck	2027	15863	12/31/2021	81,405.00	
Total Reclamation and Remediation - From Engineer				2,842,563.20	

Reclamation and Remediation - Additional

MJM Grand	2023	21095-1	2/20/2022	147,652.13	Over excavated additional unsuitable material
MJM Grand	2024	21096-2	2/20/2022	39,249.31	Over excavated additional unsuitable material
MJM Grand	2025	21097-6	8/20/2023	159,800.16	Over excavated additional unsuitable material
MJM Grand	2022	J000379	8/20/2023	80,086.78	Demo CAT shed and remove unsuitable material
Total Reclamation and Remediation - Additional				426,788.38	

Less: Clearing and Grubbing Per Engineer's Estimate	(63,437.00)
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Total Hard Costs

3,205,914.58

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
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Soft Costs - Policy No 18

Budinger & Associates	2026	X18665-3	5/11/2021	160.00	Geotech/Environmental
Total Soft Costs				160.00	

Total Phase G Costs

3,206,074.58

Appendix M

J-U-B Engineers, Inc. Soft Costs Invoice
Breakdown

JUB Soft Cost Invoice Breakdown

Description: The purpose of this JUB Soft Cost Invoice Breakdown is to itemize all of JUB's invoices, show which project or phase they are associated with, show if they are associated with reimbursable improvements or not, and ultimately calculate a final soft cost reimbursable actual cost. Overall, the different project designs and constructed phases related to this development do not line up with the initial delineated phases broken out for the URD, so this document is a "road map" to help clear up JUB's associated soft costs, which helps connect the soft cost invoice backups (Appendices N and O) with the Soft Cost Invoice Summaries (Appendix E). The actual excel file document is available for reviewing agencies upon request.

Invoice	Date	Subtask Amount	Project	Description	Allocation %		Reimbursable % (0% to 100%)	Amount Included in Reimbursement Subtotal #1 (Yes or No)	Reimbursable Costs	
					Phase A	Phase B			Phase A	Phase B
140596	2/18/2021	85.25	URA	Planning			100%	Yes	\$ -	\$ -
140600	2/18/2021	57.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 26	\$ 3
140600	2/18/2021	750.00	Millworx Phase 1	Grading and Storm Drainage System	90%	10%	40%	Yes	\$ 270	\$ 30
140600	2/18/2021	475.00	Millworx Phase 1	Sewer and Water System	90%	10%	100%	Yes	\$ 428	\$ 48
140600	2/18/2021	1,250.00	Millworx Phase 1	Temporary Erosion and Sediment Control	90%	10%	40%	Yes	\$ 450	\$ 50
141188	3/11/2021	66.50	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 30	\$ 3
141188	3/11/2021	1,113.50	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 501	\$ 56
141188	3/11/2021	3,155.70	Millworx Phase 1	Augment Topographic Survey	90%	10%	100%	Yes	\$ 2,840	\$ 316
141188	3/11/2021	5,825.00	Millworx Phase 1	4th Ave Cross Section Redesign		100%	100%	Yes	\$ -	\$ 5,825
141188	3/11/2021	420.00	Millworx Phase 1	Miscellaneous Services	90%	10%	50%	Yes	\$ 189	\$ 21
143414R	6/3/2021	2,053.70	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 2,054
143414R	6/3/2021	7,427.10	North Mill One	Planning		100%	100%	Yes	\$ -	\$ 7,427
143414R	6/3/2021	3,534.10	North Mill One	Augment Topographic Survey		100%	100%	Yes	\$ -	\$ 3,534
143414R	6/3/2021	1,765.50	North Mill One	QC Reviews		100%	100%	Yes	\$ -	\$ 1,766
143414R	6/3/2021	7,750.00	North Mill One	Grading Permit and Plans		100%	100%	Yes	\$ -	\$ 7,750
143414R	6/3/2021	8,950.00	North Mill One	Site Layout Plan		100%	100%	Yes	\$ -	\$ 8,950
143414R	6/3/2021	14,850.00	North Mill One	Grading and Storm Drainage System		100%	100%	Yes	\$ -	\$ 14,850
143414R	6/3/2021	7,595.00	North Mill One	Sewer and Water System		100%	100%	Yes	\$ -	\$ 7,595
143414R	6/3/2021	385.00	North Mill One	Dry Utility Plan and Coordination		100%	100%	Yes	\$ -	\$ 385
143414R	6/3/2021	140.00	North Mill One	Temporary Erosion and Sediment Control		100%	100%	Yes	\$ -	\$ 140
143415	6/3/2021	2,700.00	North Mill One	BLA/Record of Survey		100%	100%	Yes	\$ -	\$ 2,700
144164R	6/29/2021	63.00	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 63
144164R	6/29/2021	3,522.60	North Mill One	Planning		100%	100%	Yes	\$ -	\$ 3,523
144164R	6/29/2021	3,255.00	North Mill One	Sewer and Water System		100%	100%	Yes	\$ -	\$ 3,255
144164R	6/29/2021	2,695.00	North Mill One	Dry Utility Plan and Coordination		100%	100%	Yes	\$ -	\$ 2,695
144164R	6/29/2021	4,475.00	North Mill One	Off-Site Frontage Improvements		100%	100%	Yes	\$ -	\$ 4,475
144164R	6/29/2021	1,260.00	North Mill One	Temporary Erosion and Sediment Control		100%	100%	Yes	\$ -	\$ 1,260
144164R	6/29/2021	84.00	North Mill One	Fire Flow Testing		100%	100%	Yes	\$ -	\$ 84
144164R	6/29/2021	4,684.00	North Mill One	SWPPP Coordination		100%	100%	Yes	\$ -	\$ 4,684
145051	8/2/2021	958.30	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 958
145051	8/2/2021	1,836.85	North Mill One	Planning		100%	100%	Yes	\$ -	\$ 1,837
145051	8/2/2021	192.50	North Mill One	Dry Utility Plan and Coordination		100%	100%	Yes	\$ -	\$ 193
145051	8/2/2021	3,132.50	North Mill One	Off-Site Frontage Improvements		100%	100%	Yes	\$ -	\$ 3,133
145051	8/2/2021	469.00	North Mill One	Fire Flow Testing		100%	100%	Yes	\$ -	\$ 469
145051	8/2/2021	5,399.90	North Mill One	SWPPP Coordination		100%	100%	Yes	\$ -	\$ 5,400
145782	8/31/2021	632.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 284	\$ 32
145782	8/31/2021	2,388.00	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 1,075	\$ 119
145782	8/31/2021	408.00	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 367	\$ 41
145782	8/31/2021	13,840.60	Millworx Phase 1	Preliminary and Final Construction Plans	90%	10%	50%	Yes	\$ 6,228	\$ 692
146641	9/30/2021	21.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 9	\$ 1
146641	9/30/2021	2,259.00	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 1,017	\$ 113
146641	9/30/2021	190.00	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 171	\$ 19
146641	9/30/2021	4,383.50	Millworx Phase 1	Preliminary and Final Construction Plans	90%	10%	50%	Yes	\$ 1,973	\$ 219
146643	9/30/2021	14.00	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 14
146643	9/30/2021	390.00	North Mill One	Planning		100%	100%	Yes	\$ -	\$ 390
146643	9/30/2021	577.50	North Mill One	Dry Utility Plan and Coordination		100%	100%	Yes	\$ -	\$ 578
146643	9/30/2021	984.50	North Mill One	Off-Site Frontage Improvements		100%	100%	Yes	\$ -	\$ 985
146643	9/30/2021	840.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 840
147540	11/1/2021	161.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 72	\$ 8
147540	11/1/2021	1,183.50	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 533	\$ 59

Invoice	Date	Subtask Amount	Project	Description	Allocation %		Reimbursable % (0% to 100%)	Amount Included in Reimbursement Submittal #1 (Yes or No)	Reimbursable Costs	
					Phase A	Phase B			Phase A	Phase B
147540	11/1/2021	2,830.00	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 2,547	\$ 283
148382	11/17/2021	21.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 9	\$ 1
148382	11/17/2021	1,539.00	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 693	\$ 77
148382	11/17/2021	665.00	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 599	\$ 67
148382	11/17/2021	2,692.00	Millworx Phase 1	Preliminary and Final Construction Plans	90%	10%	50%	Yes	\$ 1,211	\$ 135
149550	1/18/2022	1,768.60	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 1,769
149550	1/18/2022	19,396.80	North Mill One	Planning		100%	100%	Yes	\$ -	\$ 19,397
149550	1/18/2022	3,584.50	North Mill One	QC Reviews		100%	100%	Yes	\$ -	\$ 3,585
149550	1/18/2022	358.00	North Mill One	Off-Site Frontage Improvements		100%	100%	Yes	\$ -	\$ 358
149550	1/18/2022	1,336.50	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 1,337
149550	1/18/2022	84.00	North Mill One	SWPPP Coordination		100%	100%	Yes	\$ -	\$ 84
149551	1/18/2022	458.60	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 206	\$ 23
149551	1/18/2022	2,701.30	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 1,216	\$ 135
149551	1/18/2022	6,557.50	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 5,902	\$ 656
149551	1/18/2022	2,579.10	Millworx Phase 1	Preliminary and Final Construction Plans	90%	10%	50%	Yes	\$ 1,161	\$ 129
150183	2/9/2022	553.20	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 553
150183	2/9/2022	1,579.40	North Mill One	Planning		100%	100%	Yes	\$ -	\$ 1,579
150183	2/9/2022	1,112.50	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 1,113
150184	2/9/2022	15.40	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 7	\$ 1
150184	2/9/2022	2,836.50	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 1,276	\$ 142
150184	2/9/2022	7,955.13	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 7,160	\$ 796
150184	2/9/2022	1,177.50	Millworx Phase 1	Preliminary and Final Construction Plans	90%	10%	50%	Yes	\$ 530	\$ 59
150828	3/3/2022	671.30	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 671
150828	3/3/2022	1,632.00	North Mill One	Planning		100%	100%	Yes	\$ -	\$ 1,632
150828	3/3/2022	1,805.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 1,805
152921	5/24/2022	14,500.00	Millworx Phase 1	BLA/Record of Survey		100%	100%	Yes	\$ -	\$ 14,500
152921	5/24/2022	600.00	Millworx Phase 1	QC Reviews	90%	10%	100%	Yes	\$ 540	\$ 60
152921	5/24/2022	7,000.00	Millworx Phase 1	Site Layout Plan	90%	10%	100%	Yes	\$ 6,300	\$ 700
152921	5/24/2022	6,500.00	Millworx Phase 1	Grading and Storm Drainage System	90%	10%	40%	Yes	\$ 2,340	\$ 260
152921	5/24/2022	5,600.00	Millworx Phase 1	Sewer and Water System	90%	10%	100%	Yes	\$ 5,040	\$ 560
152921	5/24/2022	9,500.00	Millworx Phase 1	Off-Site Frontage Improvements		100%	100%	Yes	\$ -	\$ 9,500
152921	5/24/2022	5,665.00	Millworx Phase 1	4th Ave Cross Section Redesign		100%	100%	Yes	\$ -	\$ 5,665
152922	5/24/2022	2,631.70	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 1,184	\$ 132
152922	5/24/2022	91.50	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 41	\$ 5
152922	5/24/2022	1,350.00	Millworx Phase 1	Grading Permit and Plans	90%	10%	50%	Yes	\$ 608	\$ 68
152922	5/24/2022	12,295.00	Millworx Phase 1	Site Layout Plan	90%	10%	50%	Yes	\$ 5,533	\$ 615
152922	5/24/2022	18,000.00	Millworx Phase 1	Grading and Storm Drainage System	90%	10%	40%	Yes	\$ 6,480	\$ 720
152922	5/24/2022	9,500.00	Millworx Phase 1	Sewer and Water System	90%	10%	100%	Yes	\$ 8,550	\$ 950
152922	5/24/2022	2,375.00	Millworx Phase 1	Dry Utility Plan and Coordination	90%	10%	100%	Yes	\$ 2,138	\$ 238
152922	5/24/2022	2,000.00	Millworx Phase 1	Off-Site Frontage Improvements	90%	10%	100%	Yes	\$ 1,800	\$ 200
152922	5/24/2022	650.00	Millworx Phase 1	Temporary Erosion and Sediment Control	90%	10%	50%	Yes	\$ 293	\$ 33
152922	5/24/2022	2,293.12	Millworx Phase 1	Construction Phase Services	90%	10%	50%	Yes	\$ 1,032	\$ 115
153340R	6/6/2022	589.30	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 589
153340R	6/6/2022	12,612.70	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 12,613
153454	6/9/2022	7,930.50	North Mill One	Grading and Utility Plan		100%	100%	Yes	\$ -	\$ 7,931
154256	7/11/2022	984.30	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 984
154256	7/11/2022	5,816.50	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 5,817
154991R	8/16/2022	579.70	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 580
154991R	8/16/2022	1,642.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 1,642
155777	9/8/2022	1,137.00	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 1,137
155777	9/8/2022	2,018.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 2,018
156921	9/30/2022	1,308.20	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 1,308
156921	9/30/2022	1,946.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 1,946
156923	9/30/2022	4,135.00	Mill Crossing	OPA Legal Descriptions		100%	100%	Yes	\$ -	\$ 4,135
157504	11/7/2022	456.90	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 457
157504	11/7/2022	542.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 542
158351	12/13/2022	198.48	Mill Crossing	Right of Way Vacation		100%	100%	Yes	\$ -	\$ 198
158360	12/13/2022	336.60	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 337
158360	12/13/2022	484.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 484

Invoice	Date	Subtask Amount	Project	Description	Allocation %		Reimbursable % (0% to 100%)	Amount Included in Reimbursement Submittal #1 (Yes or No)	Reimbursable Costs	
					Phase A	Phase B			Phase A	Phase B
159116	1/10/2023	64.80	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 65
159116	1/10/2023	516.40	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 516
159122	1/10/2023	198.48	Mill Crossing	Right of Way Vacation		100%	100%	Yes	\$ -	\$ 198
160008	2/10/2023	234.70	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 235
160008	2/10/2023	614.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 614
160519	3/7/2023	312.30	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 312
161592	4/13/2023	352.80	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 353
161592	4/13/2023	1,856.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 1,856
162234	5/5/2023	704.40	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 704
162234	5/5/2023	5,877.40	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 5,877
163466	6/19/2023	1,656.30	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 1,656
163466	6/19/2023	7,522.10	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 7,522
164333	7/18/2023	416.40	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 416
164333	7/18/2023	2,672.63	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 2,673
165502	8/23/2023	341.60	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 342
165502	8/23/2023	2,475.70	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 2,476
158358	12/13/2022	5,463.10	Millworx Phase 1	Boundary Line Adjustment		100%	100%	Yes	\$ -	\$ 5,463
159114	1/10/2023	64.80	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 29	\$ 3
159114	1/10/2023	4,606.50	Millworx Phase 1	Boundary Line Adjustment		100%	100%	Yes	\$ -	\$ 4,607
160007	2/10/2023	32.40	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 15	\$ 2
160007	2/10/2023	1,557.00	Millworx Phase 1	Boundary Line Adjustment		100%	100%	Yes	\$ -	\$ 1,557
160520	3/7/2023	69.90	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 31	\$ 3
160520	3/7/2023	1,248.00	Millworx Phase 1	Boundary Line Adjustment		100%	100%	Yes	\$ -	\$ 1,248
161591	4/13/2023	600.30	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 270	\$ 30
161591	4/13/2023	1,283.00	Millworx Phase 1	Boundary Line Adjustment		100%	100%	Yes	\$ -	\$ 1,283
161591	4/13/2023	1,202.00	Millworx Phase 1	Construction Phase Services	90%	10%	50%	Yes	\$ 541	\$ 60
162233	5/5/2023	32.40	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 15	\$ 2
162233	5/5/2023	1,295.50	Millworx Phase 1	Boundary Line Adjustment		100%	100%	Yes	\$ -	\$ 1,296
162233	5/5/2023	220.00	Millworx Phase 1	Construction Phase Services	90%	10%	50%	Yes	\$ 99	\$ 11
163464	6/19/2023	24.30	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 11	\$ 1
163464	6/19/2023	1,296.50	Millworx Phase 1	Boundary Line Adjustment		100%	100%	Yes	\$ -	\$ 1,297
139998	1/20/2021	237.50	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 107	\$ 12
140026	1/20/2021	38.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 17	\$ 2
140026	1/20/2021	1,354.00	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 609	\$ 68
140026	1/20/2021	7,027.31	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 6,325	\$ 703
140026	1/20/2021	2,091.50	Millworx Phase 1	Preliminary & Final Construction Plans	90%	10%	50%	Yes	\$ 941	\$ 105
140604	2/18/2021	840.00	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 378	\$ 42
140604	2/18/2021	427.50	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 385	\$ 43
140604	2/18/2021	380.00	Millworx Phase 1	Preliminary & Final Construction Plans	90%	10%	50%	Yes	\$ 171	\$ 19
141189	3/11/2021	170.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 77	\$ 9
141189	3/11/2021	4,306.00	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 1,938	\$ 215
141189	3/11/2021	2,062.50	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 1,856	\$ 206
141189	3/11/2021	4,906.50	Millworx Phase 1	Preliminary & Final Construction Plans	90%	10%	50%	Yes	\$ 2,208	\$ 245
141189	3/11/2021	47.00	Millworx Phase 1	Miscellaneous Services	90%	10%	50%	Yes	\$ 21	\$ 2
143416	6/3/2021	3,275.20	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 1,474	\$ 164
143416	6/3/2021	95.00	Millworx Phase 1	Preliminary & Final Construction Plans	90%	10%	50%	Yes	\$ 43	\$ 5
143417R	6/3/2021	9,750.00	Mill Ph1 ALTA Surv.	Survey	90%	10%	100%	Yes	\$ 8,775	\$ 975
144161	6/29/2021	21.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 9	\$ 1
144161	6/29/2021	336.00	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 151	\$ 17
144161	6/29/2021	285.00	Millworx Phase 1	Preliminary and Final Construction Plans	90%	10%	50%	Yes	\$ 128	\$ 14
144321	6/29/2021	6,825.00	Mill Ph1 ALTA Surv.	Survey	90%	10%	100%	Yes	\$ 6,143	\$ 683
145053	8/2/2021	672.00	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 302	\$ 34
145053	8/2/2021	4,933.50	Millworx Phase 1	Preliminary and Final Construction Plans	90%	10%	50%	Yes	\$ 2,220	\$ 247
145188	10/10/2021	2,925.00	Mill Ph1 ALTA Surv.	Survey	90%	10%	100%	Yes	\$ 2,633	\$ 293
145196	10/10/2021	5,000.00	Mill Ph1 ALTA Surv.	Survey	90%	10%	100%	Yes	\$ 4,500	\$ 500
145783	8/31/2021	35.00	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 35
145783	8/31/2021	2,361.40	North Mill One	Planning		100%	100%	Yes	\$ -	\$ 2,361
145783	8/31/2021	2,295.10	North Mill One	SWPPP Coordination		100%	100%	Yes	\$ -	\$ 2,295
150829	3/3/2022	15.40	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 7	\$ 1

Invoice	Date	Subtask Amount	Project	Description	Allocation %		Reimbursable % (0% to 100%)	Amount Included in Reimbursement Submittal #1 (Yes or No)	Reimbursable Costs	
					Phase A	Phase B			Phase A	Phase B
150829	3/3/2022	2,266.50	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 1,020	\$ 113
150829	3/3/2022	2,719.75	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 2,448	\$ 272
150829	3/3/2022	420.00	Millworx Phase 1	Preliminary & Final Construction Plans	90%	10%	50%	Yes	\$ 189	\$ 21
152923	5/24/2022	23.10	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 10	\$ 1
152923	5/24/2022	363.00	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 327	\$ 36
153341	6/6/2022	210.00	Millworx Phase 1	Preliminary & Final Construction Plans	90%	10%	50%	Yes	\$ 95	\$ 11
156922	9/30/2022	110.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 50	\$ 6
164331	7/18/2023	346.90	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 156	\$ 17
164331	7/18/2023	2,576.55	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 2,319	\$ 258
164331	7/18/2023	809.80	Millworx Phase 1	Construction Phase Services	90%	10%	50%	Yes	\$ 364	\$ 40
165499	8/23/2023	137.60	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 62	\$ 7
165499	8/23/2023	1,662.00	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 1,496	\$ 166
165499	8/23/2023	739.50	Millworx Phase 1	Construction Phase Services	90%	10%	50%	Yes	\$ 333	\$ 37
166326	9/21/2023	617.40	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 278	\$ 31
166326	9/21/2023	110.00	Millworx Phase 1	Boundary Line Adjustment		100%	100%	Yes	\$ -	\$ 110
166326	9/21/2023	2,303.10	Millworx Phase 1	Construction Phase Services	90%	10%	50%	Yes	\$ 1,036	\$ 115
166328	9/21/2023	44.50	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 45
166328	9/21/2023	5,587.50	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 5,588
166866	10/12/2023	133.50	North Mill One	Project Management		100%	100%	Yes	\$ -	\$ 134
166866	10/12/2023	204.00	North Mill One	Construction Phase Services		100%	100%	Yes	\$ -	\$ 204
166863	10/12/2023	133.50	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 60	\$ 7
141904	4/8/2021	525.65	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 237	\$ 26
141904	4/8/2021	25.30	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 11	\$ 1
141904	4/8/2021	1,800.00	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 1,620	\$ 180
141906	4/8/2021	38.00	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 17	\$ 2
141906	4/8/2021	516.65	Millworx Phase 1	Planning	90%	10%	50%	Yes	\$ 232	\$ 26
141906	4/8/2021	119.84	Millworx Phase 1	Survey	90%	10%	100%	Yes	\$ 108	\$ 12
154280	7/12/2022	38.50	Millworx Phase 1	Project Management	90%	10%	50%	Yes	\$ 17	\$ 2
154280	7/12/2022	315.00	Millworx Phase 1	Preliminary & Final Construction Plans	90%	10%	50%	Yes	\$ 142	\$ 16
302		943,683.25							\$ 135,914	\$ 272,511