

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. 4<sup>th</sup> 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 4<sup>th</sup> 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~~  
Jamie Davis, Vice-Chair

12/13/23  
Date

A&A CONSTRUCTION & DEVELOPMENT, INC.

  
\_\_\_\_\_  
William J. Lawson, President

12/7/2023  
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
	<b>CIVIL/LANDSCAPING</b>		<b>\$1,696,000</b>
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

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

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>MOBILIZATION</b>					<b>\$123,800</b>
1	Mobilization (8% of Civil/Landscaping Total)	1	LS	\$123,800	\$123,800
<b>SURVEY</b>					<b>\$20,000</b>
1	Construction Staking	1	LS	\$20,000	\$20,000
<b>DEMOLITION</b>					<b>\$23,380</b>
1	Site Demolition & haul-off	1	LS	\$95,000	\$95,000
2	Saw Cutting	180	LF	\$6	\$1,080
<b>EROSION CONTROL</b>					<b>\$22,300</b>
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
<b>EARTHWORK AND SITE GRADING</b>					<b>\$180,000</b>
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
<b>SANITARY SEWER</b>					<b>\$26,340</b>
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
<b>DOMESTIC AND FIRE WATER</b>					<b>\$39,060</b>
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
<b>STORM DRAINAGE</b>					<b>\$106,625</b>
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
<b>ELECTRICAL SERVICE</b>					<b>\$165,640</b>
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

<b>CLIENT:</b>		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
<b>STRIPING AND SIGNAGE</b>					<b>\$72,750</b>
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
<b>ASPHALT PAVING AND SUBGRADE ROCK</b>					<b>\$263,458</b>
1	Crushed Surfacing Top Course (6") - Standard Duty	1,884	TON	\$62	\$116,782
2	Asphalt Pavement (3")	1,012	TON	\$145	\$146,676
<b>PLANTING AND IRRIGATION</b>					<b>\$73,500</b>
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
<b>SITE CONCRETE</b>					<b>\$553,822</b>
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
<b>TRAFFIC CONTROL</b>					<b>\$25,000</b>
1	Traffic Control	1	LS	\$25,000	\$25,000
<b>TOTAL ESTIMATED COSTS</b>					<b>\$1,696,000</b>
CCH					J-U-B ENGINEERS, INC.
7825 MEADOWLARK WAY, COEUR D'ALENE, IDAHO 83815 (208) 762-8787					