

**MODIFIED
FEASIBILITY ANALYSIS**

for

SITE AND ARCHITECTURAL IMPROVEMENTS

at the

CALDWELL FARM LABOR CAMP

HOUSING AUTHORITY, CITY OF CALDWELL, IDAHO

November 1968

JOHNSON, UNDERKOFER & BRIGGS
and
THOMPSON & KOLBO
Engineers - Architects
NAMPA, IDAHO

Housing Authority
City of Caldwell
P. O. Box 70
Caldwell, Idaho 83605

Gentlemen:

Modified
Feasibility Analysis
Site and Architectural Improvements
Caldwell Farm Labor Camp

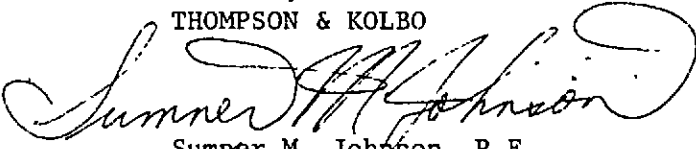
Submitted are our modified recommendations for the various site and architectural improvements necessary for the rejuvenation of existing facilities at the Caldwell Farm Labor Camp. The project cost estimates and possible financing as included therein relate to the feasibility of the project.

The modified feasibility analysis submitted was prepared along the general concepts as agreed upon at a joint meeting of representatives of the City of Caldwell Housing Authority, the Farmers Home Administration, Thompson & Kolbo, and Johnson, Underkofler & Briggs on August 19, 1968.

Due to changes in the loan repayment period as originally stipulated by the Farmers Home Administration on August 19, 1968, it was necessary to modify the projected financial analysis for the proposed improvements at the Caldwell Farm Labor Camp. These changes were agreed upon at a joint meeting of representatives of the City of Caldwell Housing Authority, the Farmers Home Administration, Thompson & Kolbo, and Johnson, Underkofler & Briggs on October 16, 1968.

Sincerely yours,

JOHNSON, UNDERKOFER & BRIGGS
THOMPSON & KOLBO


Sumner M. Johnson, P.E.


Neal B. Kolbo

SMJ:NK/bb

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GENERAL

The Caldwell Farm Labor Camp located in the Northwest Quarter of Section 9, Township 4 North, Range 3 West, Boise Meridian, was built in the late 1930's to provide a new start in Canyon County for people in the "Dust Bowl" area of the midwestern United States. The camp now is used for housing farm laborers, as the name implies.

The camp requires a great deal of remodeling and up-dating to comply with minimum living standards for migrant agricultural workers. The minimum standards referred to are set by United States Departments of Labor; Agriculture; Health, Education and Welfare; and by the Idaho Department of Health.

It is the purpose of this report to analyze the existing situation, propose the necessary solution, estimate the costs involved, and prepare a preliminary evaluation to determine the feasibility of the project.

A general map illustrating all the proposed site improvements is included in the appendix to be found in Section F of this report. Sketches showing architectural improvements are incorporated in Section B of the report.

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SECTION A

SITE IMPROVEMENTS

SEWERAGE SYSTEM

The existing sewerage facilities at the Caldwell Farm Labor Camp consist of a complete collection network, a settling basin, a sludge digestion tank, a lift station and a sewage lagoon that was added in recent years when the field drains plugged. The collection network is adequate to handle proposed needs and will be altered by this project to include the new plumbing required for the water closets and sinks to be installed in the new row shelter units. The sewage treatment facilities are ineffective in the treatment of sewage because of obsolescence and deterioration and/or malfunctioning equipment. In the interest of economics, the possibility of rebuilding the same type of treatment plant is not recommended. It was determined that, since the lift station will be in satisfactory condition after minor repairs and since the existing single lagoon pond with chlorinator can be utilized in the proposed treatment facility, it would be most economical to enlarge the existing lagoon system to present day standards.

The "Sewage Works Design Standards," adopted by the Idaho Department of Health, were used in the preliminary design to determine the necessary degree to which the sewage should be treated. Due to the limited flow in the cooperative canal during winter months, it is necessary to have a high degree of secondary treatment before diluting the effluent with the water in the receiving canal. A sewage lagoon treatment facility, if designed and operated properly, will provide the degree of treatment needed for this project and will do so with the least amount of project cost.

Due to the limited space available at the site and the excessive slope of the ground, it is economically desirable that the area of the lagoon be as small as design standards will permit. Therefore, the primary pond was designed as a mechanically aerated pond, which allows a much smaller water surface area but which requires the installation of mechanical devices that increase the oxygen content in the water.

The second-stage pond of the four-stage system was designed as a conventional pond (without the use of mechanical aerators) and the existing pond at the site is of sufficient size to handle this phase. Two final ponds of conventional design were also added to complete the four-stage sewage lagoon, and the required size allowed their location to be west of the existing pond with sufficient clearance to the county road. The aerated pond can be located to the east of the existing pond as shown on the general map. Also shown on the map is the direction of flow of the sewage and the connection of the inlet pressure line with the aerated pond and the connection of the outlet with the chlorine building.

IRRIGATION SYSTEM

The present irrigation system consists of a network of open ditches throughout the southern half of the labor camp. These ditches detract from the landscape and create maintenance problems. The lands that surround the houses on the northern side are currently without water for irrigation. In past years, water was available to these areas by means of a ditch along the county road just north of the labor camp. According to the available information, the right of way easement to this ditch was

lost several years back during the process of farm leveling in the area. To return these areas to productivity, such as pasture land, will mean regaining this right of way, or providing an alternate route for the irrigation water.

As shown on the general map, a low pressure tiled irrigation system has been proposed. The feeder line will extend from the northeast corner of the camp property easterly to the Notus Canal. The underground concrete pipeline network located throughout the camp will have ground level outlet risers situated to permit controlled irrigation of the lawn areas and yet no unsightly ditches will be observed. Locating a new line along the county road to the east from the northwest corner of the property would permit re-establishment of about 23.5 acres of pasture and, thus, a new source of revenue for the labor camp. However, since pasture irrigation would be ineligible for FHA Funds, this line is not included in this report. Individual irrigation risers between row shelters will allow grass yards with a minimum of maintenance. It should be noted that any excess water will overflow into the alley and flow into the storm drainage system, therefore, avoiding any possibility of flooding the row shelter units.

The yards around the individual homes are currently being watered from the domestic water system by the occupants. Camp management indicates that this method is quite successful so no changes have been proposed.

STREET IMPROVEMENTS

The condition of the streets throughout the camp is very unsatisfactory. In many areas, improper drainage has caused subbase failures and

the oil mat is completely broken up. In other areas, the depth of the base and oil mat were not sufficient to withstand the imposed loads. Also, the width of the existing streets is less than modern standards would permit and should be brought up to date.

To rectify existing street conditions, the following is proposed. First, the entire street system should be repaved with a two-inch course of plant-mix asphaltic pavement, making certain that areas with broken surfacing are scarified and recompactd with sufficient base material and that shoulder areas are excavated and replaced with suitable base material to provide the additional widths as shown on the general map.

Secondly, the drainage of storm water will be controlled by means of asphaltic curbs, catch basins, and an underground storm drain as outlined on the general map.

Thirdly, the addition of alleys around the row shelters will provide the occupants better access to the row shelters while moving in and out, will provide access for service vehicles such as garbage trucks, and will also be utilized for surface and irrigation drainage runoff. It should be noted that the alleys will have a chain gate blocking their entrance to all but the authorized uses.

Fourthly, parking will be provided at all the locations shown on the general map and the parking areas will be paved with a two-inch asphaltic mat. The asphaltic paved parking at each individual house will provide enough room for two cars and will be located as close to the front entrances as possible, since most occupants park there already. The parking at the row shelters will be striped with paint as shown on the general map, with no

curb being installed down the center to allow for truck parking.

It should be noted that the arrangement of the looped streets to the houses was so designed to provide a neighborhood play area for these houses. The grass areas will be designed so that a minimum of maintenance by the labor camp personnel will be needed. This will give the labor camp the distinct feature of providing a general park or playground for every housing group.

FENCING

All houses that are adjacent to pasture areas are to be fenced. The type of fence recommended consists of steel posts, two strands of barbed wire at the top and a strip of woven wire on the bottom. Note should be made that behind all individual houses, the garden areas are proposed to be fenced off to minimize the space required for the occupants to maintain. Gates will be located at all required entrances and will be constructed of metal frames.

LAND LEVELING AND SEEDING

Various areas throughout the labor camp will have to be leveled and seeded for lawns as proposed earlier in this report. Lawns are proposed between all row shelters, around the houses where none now exists, and in the three small neighborhood play areas. All gravel between the row shelters is to be removed before the soil is prepared for seeding.

SOLID WASTE DISPOSAL

The individual homes at present have two garbage cans each for disposal of solid wastes. The cans are contained in wooden bins to prevent scattering by wind or animals and are located along the streets in front of the homes. The need for camouflaging these containers is easily appreciated. Therefore, it is proposed that the labor camp utilize 3-1/2 cubic yard containers that are completely enclosed and that can be loaded on trucks with hydraulic arms. In order to meet the proposed needs of the labor camp it is recommended that 30 containers will need to be obtained on a lease basis since funds are not available for the purchase of such items. Therefore, the cost of leasing and servicing these units is to be included in the annual maintenance and operation costs. The containers should sit on concrete pads and can be located as shown on the general map.

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SECTION B

ARCHITECTURAL IMPROVEMENTS

ROW HOUSING

There are 36 existing row housing units consisting of 208 single room apartments that will be removed from the site to provide room for 112 new, two bedroom apartments. See the drawing on page 11 of this report for the floor plan layout of four unit row shelter. Each apartment will have a toilet compartment equiped with a water closet, wall hung lavatory, fiber-glas shower stall and a gas fired hot water heater.

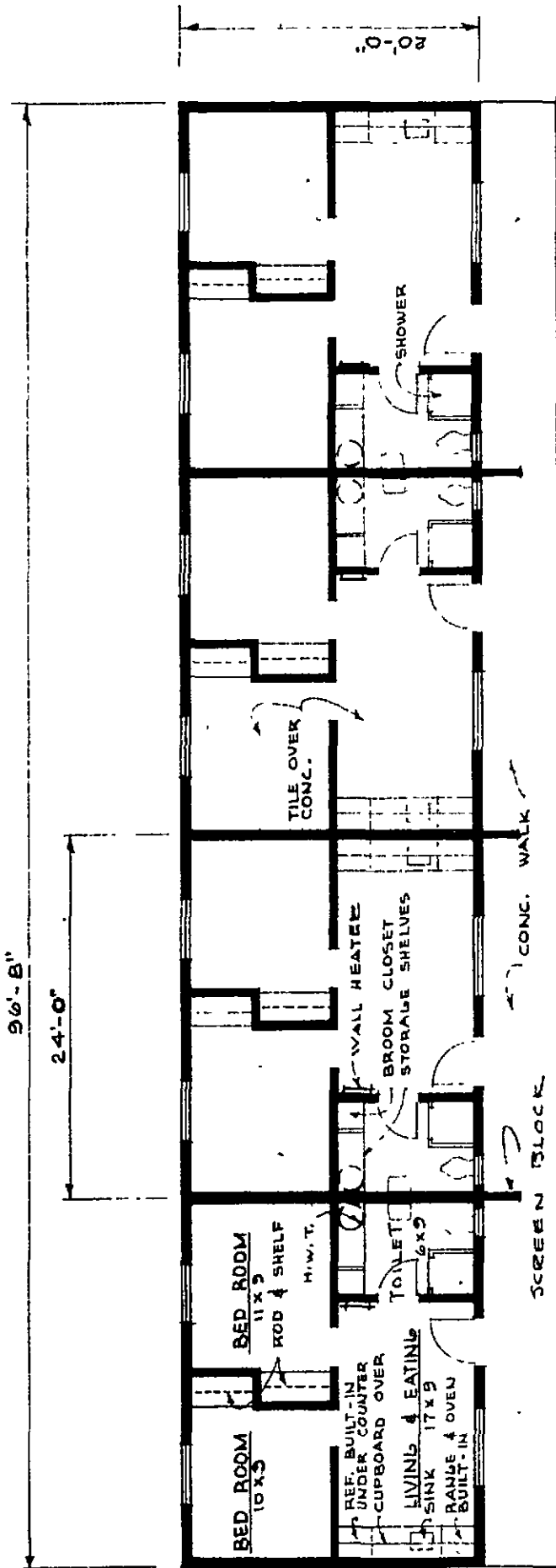
The wall construction will be of eight-inch pumice block. The roof will be a precast concrete "T" beam system with a two-inch precast concrete slab. A built up asphalt and gravel roofing will be put on over the concrete. Floors will be 3/32 inch Vinyl Asbestos tile over concrete. Each apartment shall have two metal doors, front entry and toilet. Each will be equiped with a lock. The windows will be aluiminum sliding with screens. An aluiminum screen door shall be installed on entry door.

The kitchen cabinet work shall be built of paint grade birch and have a built in sink, gas fired range and refrigerator.

An electric light will be provided with pull chain in each room. An electric duplex outlet will be provided in each kitchen area for ironing, etc. Each apartment shall have an exterior light over the entry door.

A five-foot concrete sidewalk shall be provided the full length of each row shelter with a three-foot roof overhang protecting the front door entrys.

A pumice block ornamental block divider will be provided between apartment units on the sidewalk side of the building.



TYPICAL ROW HOUSING UNITS 'FLOOR PLAN'

SCALE 3/32" = 1'-0"

All surfaces with the exception of the pumice block will have two coats of paint on the interior. The only painting on the exterior will be the steel door.

DWELLING HOUSES

The dwelling houses consist of 47 individual living units and the caretaker's home. There will be a 36-inch wide concrete sidewalk installed from the asphalt street curb to the front stoop of each house. New window screens and screen doors will be installed on each house. The roof of each house will have to be reshingled. Each house will have two coats of paint on the outside. All foundation vents that are kicked out will be replaced.

Fourteen of these houses will have 40-gallon, 220-volt electric hot water heaters installed, as well as 220-volt range outlets. This will require an increase in the service entrance and panel wiring of each of these units. Counter tops and floor coverings that are in poor condition will be replaced.

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SECTION C

COST ESTIMATES

COST ESTIMATES

TABLE I

ESTIMATED CONSTRUCTION COSTS
SITE IMPROVEMENTS

<u>SEWERAGE</u>	
Demolition -----	\$ 1,200.
Lift Station Modifications -----	1,300.
Lagoon System -----	19,200.
<u>IRRIGATION</u>	
Concrete Pipelines -----	35,200.
Appurtenances -----	3,400.
<u>STREETS</u>	
Roads -----	45,000.
Asphalt Curbs -----	9,700.
Parking Areas -----	5,590.
Drainage System -----	10,750.
<u>OTHER SITE IMPROVEMENTS</u>	
Fencing -----	5,000.
Seeding -----	4,000.
Clothes Lines (12) -----	<u>1,200.</u>
Subtotal - Site Improvements -----	\$ 141,540.
Contingencies -----	<u>6,960.</u>
TOTAL ESTIMATED CONSTRUCTION COST OF SITE IMPROVEMENTS -----	\$ <u>148,500.</u>

TABLE II
ESTIMATED CONSTRUCTION COSTS
ARCHITECTURAL IMPROVEMENTS

<u>ROW HOUSING</u>	
Excavation -----	\$ 3,000.
Concrete Work -----	35,000.
Masonry -----	80,000.
Roof and Ceiling System -----	60,000.
Roofing and Sheetmetal -----	15,000.
Metal Doors, Jambs and Hardware -----	24,000.
Windows and Screens -----	33,600.
Screen Doors -----	5,600.
Mill Work -----	34,000.
Built in Equipment -----	34,000.
Painting -----	11,200.
Heating and Gas Piping -----	19,750.
Electrical -----	28,000.
Plumbing -----	68,000.
Exterior Sewer, Water and Gas Lines -----	30,000.
Floor Tile -----	13,550.
Miscellaneous Material and Labor -----	11,200.
 Demolition of Existing Structures -----	 6,000.
 <u>DWELLING HOUSES</u>	
Concrete Sidewalks -----	2,350.
Screen Doors -----	3,000.
Window Screens -----	7,000.
Painting -----	28,000.
New Counter Tops and Floor Covering -----	6,200.
Roofing -----	12,000.
Electrical -----	5,200.
Miscellaneous Material and Labor -----	<u>4,350.</u>
 Subtotal - Architectural Improvements ---	 \$ 580,000.
Contingencies -----	<u>17,000.</u>
 TOTAL ESTIMATED CONSTRUCTION COST OF ARCHITECTURAL IMPROVEMENTS -----	 <u>\$ 597,000.</u>

TABLE III

TOTAL ESTIMATED PROJECT COSTS

Site Improvements - Total Estimated Construction Costs -----	\$ 148,500.
Architectural Improvements - Total Estimated Construction Costs -----	<u>597,000.</u>
Total Estimated Construction Costs -----	\$ 745,500.
Engineering Design Fees -----	12,600.
Architectural Design Fees -----	25,300.
Resident Engineering Fees -----	8,900.
Resident Architectural Fees -----	10,000.
Preliminary Engineering and Architectural Fees -----	2,760.
Legal Fees -----	500.
Title Insurance and Administrative Fees -----	1,440.
Total Professional Fees -----	\$ <u>61,500.</u>
TOTAL ESTIMATED PROJECT COSTS -----	\$ <u>807,000.</u>

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SECTION D

FINANCING

GENERAL

All costs incurred by the Caldwell Farm Labor Camp due to proposed site and architectural improvements, above Federal Grant Funds, are to be financed from camp income. The estimated income above that required to operate the farm labor camp has been included in the following pages.

The total project costs are estimated to be \$807,000. This report is based on the premise that a federal grant is available for 50 per cent of this cost and that the remaining 50 per cent be obtained from a federal loan with four per cent interest over a term of 33 years. The income required for capital recovery of the loan shall include a reserve adequate to build up one annual payment over the first 10 years at a rate of 10 per cent per year. In order to obtain a loan for such a project, the loaning agency will require a depreciated replacement cost fire insurance. Table VI indicates the amount of insurance required.

The following pages in this section estimate the available income from the project and suggest a method for capital recovery.

INCOME

The first source of income for repayment of the loan for the proposed improvements is the present budgeted items that will not appear in the future. Consideration has been given to inflation for this first year only, since a study of the past five budgets indicates a yearly rise in income that more than offsets the increasing costs. Increased operation costs due to the improvements have been included, with the exception of

maintenance, which will be less due to the renovation.

The cost of insurance shall be taken care of later in this report. To illustrate the present situation, let it be assumed that insurance for automobiles and liability will be increased only \$100 a year.

As shown in Table IV, a budget reduction of \$4315 is possible in 1970, as compared to the 1968 budget, mainly due to the absence of the engineering service fee, the debt retirement fee and the reduction of maintenance.

The second source of income is from an increase in dwelling revenue to be derived because of the proposed improvements. Table V contains a comparison of present rental rates with the proposed increased rates. When the available number of units are multiplied times their separate rates and rental periods during the year, the increase in dwelling revenue is apparent.

Special consideration should be given the row shelter units since this housing furnishes the greatest increase in revenue, yet, the number of units available has been reduced from 204 units to 112 units.

Part of the increase in revenue is due to the increase in weekly rent for the remodeled units and the balance is due to the longer rental period available. An analysis was undertaken to predict this rental period from occupancy records of the existing row shelters. The weeks that showed 106, or more, units as being rented were only considered as having an occupancy of 106, since, with only 112 units available, the vacancies caused from moving in and out could be five per cent. To allow a slight amount of cushion in the figures, no consideration was given to the possibility of year-round occupancy, or the added demand due to the decrease in supply.

TABLE IV
BUDGET REVENUE

	1968 (Budget)*	1970 (Pro- jected Budget)
Manager's Salary	\$ 7,200.	\$ 8,000.
Auto Allowance	600.	660.
Accounting	420.	500.
Telephone and Office Supplies	600.	700.
Irrigation	475.	475.
Electricity	2,800.	5,000.
Fuel and Heating Supplies	1,000.	1,200.
Maintenance Labor	12,360.	18,000.
Repairs, Maintenance and Supplies	8,325.	
Sanitary Service	1,400.	4,100.
Engineering Service	2,760.	0.
Insurance	650.	750.**
Uncollectible Accounts	1,000.	1,400.
Employee Retirement Funds	2,300.	2,500.
Other Payroll Expense	1,150.	1,300.
Replacement of Equipment	1,000.	1,500.
Debt Retirement	6,360.	0.
TOTAL	\$50,400.	\$46,085.

*As approved for 1968

**No increase due to fire insurance assumed here

It is assumed that the rental periods for the existing individual homes and existing apartments will remain the same.

The estimated increased revenue from dwelling rent that will be available as a result of the proposed project improvements is the difference between the current income and the proposed income, which is \$23,816.

The total current income from Table V is shown to be \$48,414, but the budget for the same year is \$50,400. The additional approximately \$2,000 required to balance the income and expenditures comes from non-dwelling revenue such as the bakery, general store and pasture rentals. The source of revenue will not be increased by the project.

The total estimated income from the budget surplus and the increase in dwelling revenue amounts to \$28,131. This amount represents the funds available for paying off a capital improvement loan and paying the increased annual cost for needed fire insurance.

CAPITAL RECOVERY

Assume that a federal grant will be available for 50 per cent of the \$807,000 total project cost. This leaves a total of \$403,500 to be financed by the Caldwell Housing Authority. Further, assuming a 33-year loan, as this is the estimated life of these improvements, at four per cent interest on the unpaid balance, the annual payments would amount to \$22,234.

From Table VI, the annual premium that will be required to provide adequate fire insurance for the project is shown to be \$3,466. The annual

TABLE V
DWELLING REVENUE

No.	Unit	Current Rental Rates	Current Rental Period	Total Current Income	No.	Proposed Rental Rates	Proposed Rental Period	Total Projected Income
48	Row Shelter	\$ 8.40	17 Weeks	\$ 6,854.	112	\$ 14.00	27 Weeks	\$ 42,336.
156	Row Shelter	7.00	17 Weeks	18,564.				
48	Houses	40.00	11 Months	21,120.	48	55.00	11 Months	29,040.
3	Apartments	32.50	8 Months	780.				
1	Apartment	32.00	8 Months	256.	1	34.00	4 months	259
4	Quarantines	30.00	7 Months	840.	4	30.00 35	7 Months	840 920
	Non Dwelling Revenue			1,986.				2,000.
				Current Income	\$50,400.	Projected Income		77,216 74,615

payments necessary for capital recovery of the loan and sufficient fire insurance amount to \$25,700.

TABLE VI
FIRE INSURANCE

Building	Insured* Value	Ins. Rate** Per \$100	Annual Premiums
Caretaker's Home	\$ 3,200.	\$ 1.97	\$ 63.
Other 47 Homes	112,800.	1.97	2,222.
112 Row House Units	56,000.	1.20	672.
Child Care Center	12,000.	1.97	236.
Office	3,500.	1.97	70.
Pump House	1,200.	1.97	24.
Store	4,500.	1.97	89.
Library	1,500.	1.97	30.
Laundry	5,000.	1.20	60.
Total Annual Premiums			\$ 3,466.

*Obtained from appraisal by The Farmers Home Administration

**Estimated rates as obtained from the Idaho Surveying & Rating Bureau

In order to meet the Farmers Home Administration's minimum standards, the borrower must show the capability of building up an extra annual payment, or \$22,234, within the first 10 years of the loan. Therefore the total annual income necessary to finance the proposed improvements amounts to \$27,923, which includes \$2,223 annually for the debt service fund and \$3,466 for annual fire insurance premiums.

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SECTION E

CONCLUSIONS

CONCLUSIONS

An up-dating of the Caldwell Farm Labor Camp to present day standards will involve a series of site and architectural improvements. The sewerage system is to be altered to conform to the Idaho Department of Health regulations; the irrigation system is to be tiled to reduce maintenance, and to improve the general landscape; the streets and parking are to be repaved, and drainage be provided for with asphalt curbing and an underground pipe drainage network; new fencing is to be constructed; part of the lawns are to be leveled and seeded; mechanically loaded garbage containers are to be strategically located to reduce nuisance; existing row housing, will be replaced with new construction; and dwelling houses are to be remodeled to acceptable standards in order to enhance the camp's desirability to migrant laborers.

The total estimated cost for the improvements is \$807,000. If a federal grant of 50 per cent is available, the project would be feasible to the extent that surplus revenue from the labor camp's income is sufficient for capital recovery of a loan over a period of 33 years at a four per cent interest rate. The annual estimated surplus income of \$28,131 will be adequate to repay the loan and annual fire insurance premiums and to build a debt service reserve, during the first 10 years of repayment, equal to the annual payment required to recover the loan investment.

RECOMMENDATIONS

If the proposed improvements meet with the approval of the City of Caldwell Housing Authority, application for the federal grant and loan should be made as soon as possible. The following information has been included to

aid in the submittal of such an application to the Farmers Home Administration.

For a loan and grant to an organization, the application shall be in the form of a letter to the local County Supervisor of the Farmers Home Administration. The letter should include a full statement of (1) the purpose for which the loan is requested, (2) the estimated amount of the loan and grant needed, (3) the proposed manner of securing and repaying the loan, and (4) any previous experience of the applicant in operating labor housing. The applicant will attach to the letter of application as exhibits the following, which will be included in the preliminary docket with the application:

1. A dated financial statement signed by an authorized official of the organization showing as of a current date the amount and nature of assets and liabilities together with information on the repayment schedule and status of each debt. When appropriate, the County Supervisor's verification and evaluation of the applicant's financial statement will be attached to the County Office copy of the financial statement.
2. Evidence of inability to obtain credit from other sources.
3. Proposed method of operation and management practices.
4. A proposed operating budget showing anticipated income and expenses for a typical year of operation.

5. Plot plan and preliminary plans and specifications for the proposed housing and related facilities including:
 - a. Building layout
 - b. Type of construction
 - c. Number and type of rental units
 - d. Estimate of cost, including the basis for the estimate; and
 - e. Evidence of compliance with the State and local health and other regulations.
6. Preliminary survey of the area to determine the need and probable demand for labor housing.
7. Information on neighborhood and existing facilities, such as distance to shopping area, schools, neighborhood churches, available transportation, and other essential services.
8. Information on topography, drainage, sanitation, and water supply, a reference to any known problems related to these items.
9. A statement on the amount, purpose, and method of providing capital to cover preliminary expenses and initial operating expenses.
10. An accurate citation to the specific provisions of State law under which the applicant is organized; a copy of the applicant's existing or proposed charter or articles of corporation, bylaws, and other basic organization documents; the names and

addresses of the applicant's principal members and of its directors and officers; and, if a member is another organization, its name, and principal business.

11. The legal description of all the property involved in the application.

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SECTION F

APPENDIX