

also

John Clements
Ray Crawford
~~John~~

Minutes
Aug 13 '92

Dir
DAVE
Curtis
Lee

Materials Testing Corp. MTC issued a statement for 2,921.63 for monitoring the abutment work. John ^{Clements} from MTC was explaining its authorization for ^{the} monitoring of NWT abutment. Architect will talk to PMAA & abutment contractor to check on authorization.

Record Keeping The monthly statement and Construction Funds to be kept separate. Also ~~Funds from the interim fund~~ interim and grant funds to be kept separate.

Resolution: Grant funds will need a signature from PMAA & one from Housing Authority for checks. Res. it resolved that the secretary, after written approval of the amount by board, will sign check for HHA. Lee Kerfoot made a motion & seconded by Dave Cornwall to approve the above. Motion carried by a 3 to 1 vote.

Pay Request: A motion by Curtis Lopez seconded by Dave Cornwall to pay \$9,360.00 North West Tech, INC for abutment of Starbuck's. Motion Carried.

Change Order: A motion by Emilio Lopez and seconded by Dave Connet to ~~approve~~ approve a cancellation of 16 workers + 16 days for Laendromat. Motion carried.

Bonding Attorney: A motion by Emilio Lopez ~~to make~~ and seconded by Lew Kerfoot to make payment of \$5,189.25 to for services rendered by our Bonding Attorney. Motion carried.

Lead in Paint: The matter of lead in the paint of the old houses came to the fore. It was recommended that Don Dawson talk to the owner people concerning permission to use their dump site for our demolition.

The commissioner agreed to give the complete ~~provision~~ ^{provision} to the demolition contractor if there is a reasonable sum involved and they take responsibility for the lead in the paint.

Financial Notes: A motion by Lew Kerfoot and seconded by Emilio Lopez to accept the Financial Notes for May + June, 1992 subject to the construction services be kept on a separate ledger. Motion carried.

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
August 13, 1992

A G E N D A

1. John; from Materials Testing corporation, who has monitored the asbestos abatement performed by Northwest Technologies Inc., has presented the Housing Authority with a statement for services of \$2,921.63. He should explain who authorized his monitoring and if it is required. Should we continue monitoring for demolition of the houses?

2. Resolution is needed in the minutes to authorize someone from Housing Authority to sign the grant payment checks with the FmHA under a supervised bank account. We hope to issue today the first check from this account for Russell Corporation.

3. Ray Crowder with a change order and a payment request and other items.

4. Post Office and P & Z response.

5. Financial Statement for May and June 1992.

①
Commissioner Mtg

8-13-92

1. John from MTC explaining his statement for monitoring Architect will talk to FWH & statement Contractor to check on authorization.

2. Monthly statement + Contractors funds to be kept separate

3. Resolution that ~~the~~ sig. from Housing Authority sign Grant checks. — Commissioner or sec.

① with after approval of amount by board.

1. Lew	1. opposed	3 yes
2. Dave		1 NO
.	no	

② motion to \$9360⁰⁰ to abate Contractor
Lew 1 - for services rendered
Dave 2 - motion carried.

(3)

P.O. —
P.Z. — considered.

Financial statements for May & June

1. Key fact
2. Coulo

system carried.

subject to changes in
reporting methods

~~---~~

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
August 13, 1992

A G E N D A

1. John; from Materials Testing corporation, who has monitored the asbestos abatement performed by Northwest Technologies Inc., has presented the Housing Authority with a statement for services of \$2,921.63. He should explain who authorized his monitoring and if it is required. Should we continue monitoring for demolition of the houses?

2. Resolution is needed in the minutes to authorize someone from Housing Authority to sign the grant payment checks with the FmHA under a supervised bank account. We hope to issue today the first check from this account for Russell Corporation.

3. Ray Crowder with a change order and a payment request and other items.

4. Post Office and P & Z response.

5. Financial Statement for May and June 1992.



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

2995 N. COLE RD. • SUITE 280
BOISE, IDAHO 83704 • (208) 377-2870
FAX (208) 322-5886

INSPECTION NO.: SIXTEEN
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: AUGUST 11, 1992
TIME: 9:30 A.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: CLEAR, 85 DEGREES
PRESENT ON SITE:

TED PARROTT
FRAMERS
SHEETROCKERS

WORK IN PROGRESS: BLDG. B-1 BUILDING READY FOR MECHANICAL /
ELECTRICAL ROUGH-IN; ROOF DRY SHEETED;
WINDOWS HUNG; PATIOS POURED
BLDG. B-2 INTERIOR TAPING COMPLETE; TEXTURING
UNDERWAY; WINDOWS SET; PATIOS POURED.
BLDG. B-3 INSULATION OF EXTERIOR AND PARTY
WALLS IN PROGRESS; ROOF DRY SHEETED;
SHINGLES STOCKED.
BLDG. B-4 READY FOR PLUMBING & ELECTRICAL
ROUGH-IN; WINDOWS HUNG.
BLDG. B-5 PLUMBING AND ELECTRICAL ROUGH-IN
IN PROGRESS.

COMPLEX A:

BLDG. A-1 & A-2 FRAMING IN PROGRESS
BLDG. A-3 EXTERIOR WALLS FRAMED; INTERIOR
WALL IN PROGRESS
BLDG. A-4 FRAMING NEARLY COMPLETE; ROOF
TRUSSES BEING SET AT TIME OF ARCHITECT'S
VISIT
BLDG. A-5 ROOF TRUSSES SET

OFFICE/LAUNDRY BLDG.: FLOOR SLAB POURED; SILL
PLATES BEING LAID OUT; READY FOR FRAMING TO
BEGIN.

BLDG. C-3 FOOTING AND FOUNDATION POURED
BLDG. C-5 EXCAVATION COMPLETE; FORMS BEING
CONSTRUCTED FOR FOOTINGS.

MASONRY BUILDINGS: REMOVAL OF EXISTING ROOF
IS SCHEDULED TO BEGIN LATER TODAY.

INSPECTION NO: SIXTEEN (continued)

OBSERVATIONS: WORK IS CONTINUING ON SITE. OVERALL QUALITY OF THE WORK IS GOOD. FRAMING IS PROGRESSING WELL AT COMPLEXES A & B. CLIPS CONTINUE TO BE INSTALLED AS REQUIRED ON TRUSSES. ANCHOR BOLTS AND SILL PLATE ANCHORS ARE BEING INSTALLED AS WORK PROGRESSES.

ACTION REQUIRED: 1) IT IS NOTED THAT AT SOME LOCATIONS (UNITS 335, 219, 217, 218, 220) TEMPERED GLASS WINDOWS HAVE NOT BEEN INSTALLED OR HAVE BEEN INCORRECTLY LOCATED. CONTRACTOR TO ASSURE THAT TEMPERED WINDOWS ARE INSTALLED WHERE REQUIRED WITHIN 24" OF ENTRY DOORS. CONTRACTOR TO CORRECT INCORRECTLY PLACED WINDOWS.

2) CHECK SHINGLES WHICH HAVE NOT YET TABBED. CLEAN OR REMOVE ANY MATERIALS WHICH HAVE PREVENTED PROPER TABBING. TEMPERATURES ARE SUFFICIENT TO HAVE ALLOWED ALL INSTALLED SHINGLES TO HAVE TABBED BY THIS TIME.

ACTION REQUIRED - GENERAL: CONTRACTOR TO INSTALL HURRICANE CLIPS AT EACH TRUSS AND AT GABLE ENDS AS REQUIRED BY THE DRAWINGS. VERIFY THAT REQUIRED BACKING IS IN PLACE AT ACCESSIBLE/ADAPTABLE BATHROOMS; PROVIDE SOLID BACKING FOR TOWEL BARS, GRAB BARS, HANDRAILS, AND WHERE DOOR HARDWARE STRIKES WALLS; ASSURE THAT SOLID FIRE BLOCKING IS IN PLACE AS REQUIRED; ASSURE THAT FRAMING ALLOWS FULL DOOR SWING WITHOUT DOOR HARDWARE STRIKING ADJACENT WALLS.

PROVIDE HARDWOOD SHIMS AT ALL HEADERS WHERE GAPS OCCUR BETWEEN HEADER AND TRIMERS. ASSURE THAT TEMPERED GLASS IS INSTALLED AT WINDOWS LOCATED WITHIN 24 INCHES OF DOORS. ASSURE THAT SILL PLATES ARE ANCHORED WITHIN 12 INCHES OF EACH END OF SILL PER UBC. VERIFY SPACING OF NAILING AT PLYWOOD SIDING / ASSURE THAT NAIL HEADS DO NOT BREAK SURFACE OF MDO SIDING / SEAL RAW EDGES OF PLYWOOD SIDING IF EXPOSED TO MOISTURE.

ASSURE THAT REQUIREMENTS OF IDAHO POWER/GOOD CENT'S ARE COMPLIED WITH AS INSULATION/CAULKING BEGIN AT COMPLEX B.

ASSURE THAT INSULATION STOPS IN ATTICS ARE LOCATED TO ALLOW MAXIMUM INSULATION THICKNESS AT EXTERIOR WALLS. 2" FREE VENT AREA IS REQUIRED ABOVE INSULATION.

ASSURE THAT REQUIRED VENTS LOCATED IN BEDROOM CLOSETS ARE VENTED TO THE EXTERIOR AS INDICATED ON THE DRAWINGS.

CC: FMHA - CALDWELL; FMHA - STATE OFFICE; OWNER; CONTRACTOR



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

2995 N. COLE RD. • SUITE 280
BOISE, IDAHO 83704 • (208) 377-2870
FAX (208) 322-5886

INSPECTION NO. SIXTEEN
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: AUGUST 11, 1992
TIME: 9:30 A.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: CLEAR, 85 DEGREES
PRESENT ON SITE:

TED PARROTT
FRAMERS
SHEETROCKERS

WORK IN PROGRESS: BLDG. B-1 BUILDING READY FOR MECHANICAL /
ELECTRICAL ROUGH-IN; ROOF DRY SHEETED;
WINDOWS HUNG; PATIOS POURED
BLDG. B-2 INTERIOR TAPING COMPLETE; TEXTURING
UNDERWAY; WINDOWS SET; PATIOS POURED.
BLDG. B-3 INSULATION OF EXTERIOR AND PARTY
WALLS IN PROGRESS; ROOF DRY SHEETED;
SHINGLES STOCKED.
BLDG. B-4 READY FOR PLUMBING & ELECTRICAL
ROUGH-IN; WINDOWS HUNG.
BLDG. B-5 PLUMBING AND ELECTRICAL ROUGH-IN
IN PROGRESS.

COMPLEX A:

BLDG. A-1 & A-2 FRAMING IN PROGRESS
BLDG. A-3 EXTERIOR WALLS FRAMED; INTERIOR
WALL IN PROGRESS
BLDG. A-4 FRAMING NEARLY COMPLETE; ROOF
TRUSSES BEING SET AT TIME OF ARCHITECT'S
VISIT
BLDG. A-5 ROOF TRUSSES SET

OFFICE/LAUNDRY BLDG.: FLOOR SLAB POURED; SILL
PLATES BEING LAID OUT; READY FOR FRAMING TO
BEGIN.

BLDG. C-3 FOOTING AND FOUNDATION POURED
BLDG. C-5 EXCAVATION COMPLETE; FORMS BEING
CONSTRUCTED FOR FOOTINGS.

MASONRY BUILDINGS: REMOVAL OF EXISTING ROOF
IS SCHEDULED TO BEGIN LATER TODAY.

INSPECTION NO: SIXTEEN (continued)

OBSERVATIONS: WORK IS CONTINUING ON SITE. OVERALL QUALITY OF THE WORK IS GOOD. FRAMING IS PROGRESSING WELL AT COMPLEXES A & B. CLIPS CONTINUE TO BE INSTALLED AS REQUIRED ON TRUSSES. ANCHOR BOLTS AND SILL PLATE ANCHORS ARE BEING INSTALLED AS WORK PROGRESSES.

ACTION REQUIRED: 1) IT IS NOTED THAT AT SOME LOCATIONS (UNITS 335, 219, 217, 218, 220) TEMPERED GLASS WINDOWS HAVE NOT BEEN INSTALLED OR HAVE BEEN INCORRECTLY LOCATED. CONTRACTOR TO ASSURE THAT TEMPERED WINDOWS ARE INSTALLED WHERE REQUIRED WITHIN 24" OF ENTRY DOORS. CONTRACTOR TO CORRECT INCORRECTLY PLACED WINDOWS.

2) CHECK SHINGLES WHICH HAVE NOT YET TABBED. CLEAN OR REMOVE ANY MATERIALS WHICH HAVE PREVENTED PROPER TABBING. TEMPERATURES ARE SUFFICIENT TO HAVE ALLOWED ALL INSTALLED SHINGLES TO HAVE TABBED BY THIS TIME.

ACTION REQUIRED - GENERAL: CONTRACTOR TO INSTALL HURRICANE CLIPS AT EACH TRUSS AND AT GABLE ENDS AS REQUIRED BY THE DRAWINGS. VERIFY THAT REQUIRED BACKING IS IN PLACE AT ACCESSIBLE/ADAPTABLE BATHROOMS; PROVIDE SOLID BACKING FOR TOWEL BARS, GRAB BARS, HANDRAILS, AND WHERE DOOR HARDWARE STRIKES WALLS; ASSURE THAT SOLID FIRE BLOCKING IS IN PLACE AS REQUIRED; ASSURE THAT FRAMING ALLOWS FULL DOOR SWING WITHOUT DOOR HARDWARE STRIKING ADJACENT WALLS.

PROVIDE HARDWOOD SHIMS AT ALL HEADERS WHERE GAPS OCCUR BETWEEN HEADER AND TRIMERS. ASSURE THAT TEMPERED GLASS IS INSTALLED AT WINDOWS LOCATED WITHIN 24 INCHES OF DOORS. ASSURE THAT SILL PLATES ARE ANCHORED WITHIN 12 INCHES OF EACH END OF SILL PER UBC. VERIFY SPACING OF NAILING AT PLYWOOD SIDING / ASSURE THAT NAIL HEADS DO NOT BREAK SURFACE OF MDO SIDING / SEAL RAW EDGES OF PLYWOOD SIDING IF EXPOSED TO MOISTURE.

ASSURE THAT REQUIREMENTS OF IDAHO POWER/GOOD CENT'S ARE COMPLIED WITH AS INSULATION/CAULKING BEGIN AT COMPLEX B.

ASSURE THAT INSULATION STOPS IN ATTICS ARE LOCATED TO ALLOW MAXIMUM INSULATION THICKNESS AT EXTERIOR WALLS. 2" FREE VENT AREA IS REQUIRED ABOVE INSULATION.

ASSURE THAT REQUIRED VENTS LOCATED IN BEDROOM CLOSETS ARE VENTED TO THE EXTERIOR AS INDICATED ON THE DRAWINGS.

CC: FMHA - CALDWELL; FMHA - STATE OFFICE; OWNER; CONTRACTOR



United States
Department of
Agriculture

Farmers
Home
Administration

3232 Elder Street
Boise, Idaho
83705

January 15, 1992

Commissioners
Housing Authority City of Caldwell
P.O. Box 70
Caldwell, Idaho 83606

Gentlemen:

Your application for a Labor Housing loan has been approved for \$394,000 at 1 percent interest repayable over a 33-year period. A grant in the amount of \$3,544,040 is approved concurrently. This is for the construction of a 60 unit apartment complex at the current site. This approval is subject to the availability of funds, the requirements of applicable Farmers Home Administration (FmHA) regulations, the closing instructions to be issued by our Office of General Counsel, and the conditions listed below.

SECURITY:

Security will consist of revenue bonds on income of the property and housing units.

BUSINESS SERVICES:

You must operate in accordance with the loan & grant resolution which you must execute before construction begins. You may not divert income from the housing project to any other business or enterprise.

Monthly rental rates for the various rental units in this project are approved as follows, and may not be changed without the prior written approval of FmHA:

Apartments	\$170
2-Bedroom	\$260
3-Bedroom	\$280
4-Bedroom	\$300

FmHA District Director will review and approve utility allowances prior to occupancy. Any changes in these rental rates and/or utility allowances must be submitted to FmHA for their review and concurrence. If a change is allowed in the rental rates, you must follow the rental rate increase procedures required by FmHA regulations.



The borrower will not discriminate, or permit discrimination by any agent, lessee, or other operator in the use or occupancy of the housing or related facilities because of race, color, religion, age, sex, marital status, handicap, or national origin, and will comply with Subpart E of Part 1901.

To be eligible for occupancy in this project, the tenants must be Domestic Farm Laborers as defined by FmHA.

Each tenant occupying a unit in this project must enter into a written lease agreement. Tenants must complete Form FmHA 1944-B, "Tenant Certification," and agree to recertification every 12 months.

A method of bookkeeping for the project must be established and placed into operation no later than the date of loan closing. As a minimum, all of the housing operations and loan servicing accounts outlined in your loan and grant resolution must be established and maintained during the life of your loan.

A complete audit will be provided annually to the FmHA not later than 60 days after the end of the project's fiscal operating year. A copy of "Instruction to Independent Certified Public Accounts and Licensed Public Accountants Performing Audits for FmHA Borrowers and Grantees" is enclosed for your review. You may wish to forward this to your accountant to assure that operations, income and expense must also be submitted within 60 days of the end of the project's fiscal year.

Annual budgets and changes in operating plans must be submitted for FmHA's review and approval not less than 60 days before their effective dates and in accordance with the requirements of your loan.

For at least the first full fiscal year after completion of the facilities, "Monthly Reports" must be submitted to FmHA using Form FmHA 1930-6.

INSURANCE:

The following levels of insurance will be required for this project upon completion and evidence of this insurance must be provided to FmHA.

Liability Insurance: The minimum amount of liability insurance required is \$50,000/\$100,000 bodily injury liability and \$25,000 property damage liability.

Real Property Insurance: Fire and extended coverage at least equal to an amount determined by the FmHA District Director sufficient to represent replacement cost of existing insurable buildings and those to be constructed. This will be determined with the use of Form FmHA 426-1.



Workmen's Compensation Insurance: Suitable workmen's compensation must be provided all employees of this project.

Insurance During Construction: During the period of construction and prior to the FmHA loan closing, you should obtain the appropriate Builders Risk, Liability, Workmen's Compensation, and any other insurances required by the interim lender in amounts sufficient to protect yourself and the interim lender from any possible loss.

BONDING:

Fidelity bond coverage is required for the official, firm, or position entrusted with the receipt, custody, and disbursement of funds and/or other negotiable or readily saleable property. The United States of America, acting through the Farmers Home Administration, must be named co-obligee in the bond.

CONSTRUCTION AND DEVELOPMENT:

All construction and development must be completed in accordance with the final FmHA approved plans and specifications and any changes or alterations subsequently approved or required by FmHA. Deviation from these approved plans and specifications will not be permitted without prior written FmHA approval. All applicable provisions of FmHA Instruction 1924-A will apply.

A surety bond will be required in accordance with FmHA Instruction 1924-A, 1924.6 (a) (3).

The project will be constructed by the contract method.

A written, dated, and signed statement must be provided to FmHA prior to beginning construction agreeing to provide any funds necessary in excess of the loan amount to complete the proposed project.

You will be expected to use interim financing for the loan portion of construction of the project. Subject to the conditions outlined in this letter, the FmHA interim financing letter will be issued by this office. You are cautioned not to begin construction or otherwise incur obligations prior to the issuance of the FmHA interim financing letter and approval of the construction contract by FmHA.

OTHER CONDITIONS:

The loan will be closed on the PASS System with monthly payments.

The existing debt to FmHA will be reamortized for the maximum term on the monthly payment PASS system.



If you have any questions regarding this letter or the processing of your loan, please contact your District Director.

Sincerely,

Mike Field

Michael A. Field
State Director

cc: District Director, FmHA, Caldwell, Idaho

07/29/92 14:00

07.29.1992 12:04

0003/006

FROM

362 1103



Gillingham Const., Inc.

July 28, 1992

The Russell Corporation
8150 Emerald, Ste. 100
Boise, ID 83704

Attn: Stan Janes

Subj: Russell's July 17, 1992 Letter

Ref : Farm Labor Housing
Caldwell, ID

Dear Mr. Janes:

Gillingham Const., Inc. received your letter dated July 17 on Friday, at approximately 4:50 pm. As of this date, July 21, Gillingham Const., Inc. has completed the requirements of your letter.

Unfortunately, an agreement, or understanding, has not been reached concerning the removal of the existing buildings. On Monday the 20th, I was notified by Glenn Messecar, that Gillingham Const., Inc. would receive a bill for the costs of complying with your July 17 letter. Please see the attached letter from Glenn Messecar for additional costs of \$5,040.00.

In addition to Glenn Messecar costs, Gillingham Const., Inc. incurred additional costs and charges. In summary for the six small storage sheds:

07/29/92 14:00

07.29.1992

002/008

FROM

THE RUSSELL CORPORATION
 FARM LABOR HOUSING
 JULY 21, 1992
 PG. 2

MOB - Haul in Komatsu 220 Excavator	\$150.00
8 Hrs. - Komatsu & Operator	\$80.00/Hr. \$640.00
2 - Semi Highsided Tarped Enddumps & Drivers	
2 x 6.5 Hrs. Ea. x \$85.00/Hr.	\$1,105.00
Dump Fees - 3 loads x \$110.00/Ea.	\$ 330.00
Haul Komatsu back to Boise	\$ 150.00
Credit for Original Removal Plan	
Buildings were to be removed and one (1) Operator with a 10 wheel Dump truck & Tilt bed trailer with Backhoe to remove the footings	
3 Hrs. x \$60.00/Hr.	<\$ 180.00>
	\$2,195.00

Total additional costs for the first 6
cabins including Glenn Messecar's costs
as outlined in his July 21 letter \$7,235.00

Gillingham Const., Inc. additional cost to crush and haul off the
remaining forty-three (43) houses plus Glen Messecar's July 27
letter:

Dump Fees - 2 loads per house x 43 x \$110.00 load =	\$9,460.00
Cat 966 Loader & Operator to crush houses and then load the trucks	
1 Hr. per house x 43 houses x \$85.00/Hr. =	\$3,655.00
Semi high sided tarped Enddumps & Drivers	
1 Hr. per house x 43 houses x \$85.00/Hr. =	\$3,655.00

07/29/92 14:00
FROM

07.29.1992 12:00

4004/006

THE RUSSELL CORPORATION
FARM LABOR HOUSING
JULY 21, 1992
pg. 3

	CCI'S TOTAL:	\$18,965.00
	GLENN MESSECAR JULY 27 LETTER:	<u>\$345,000.00</u>
TOTAL FOR CRUSHING THE FORTY-THREE (43) HOUSES & DISPOSING AT LANDFILL:		\$364,965.00

In closing, I would like to point out that the above costs do not include several of the outbuildings that have a substantial value associated with them.

Per the conversation between you and Pat Coertson (7/28/92), it is agreed that Russell Corporation would arrange a special meeting with the Caldwell Housing Authority Board of Directors this Thursday (30th) or Friday (31st). It is unfortunate that your being out of town precludes having a meeting this Wednesday at the regularly scheduled time.

Sincerely,



Larry Gillingham
President

LG/sc
trc72192

07/28/92 14:01

07.27.1992 14:00

FROM

GLEN MESSECAR
P.O. BOX 44777
BOISE, ID 83711-0777

July 21, 1992

Gillingham Const., Inc.
6560 W. Targee St.
Boise, ID 83715

Attn: Larry Gillingham

Subj: Farm Labor Camp
Caldwell, Idaho

Ref : Removal of 6 Cabin Buildings

Dear Mr. Gillingham:

As per our agreement concerning the six storage sheds and with our understanding of the right to salvage, we were surprised to find the 6 cabins being demolished Monday morning, the 20th.

We had the cabins sold, 3 cabins at \$950.00 each and the other 3 cabins for \$1,150.00 each. This totals \$6,300.00. The costs for selling include advertising for \$60.00 and our moving the cabins for \$200.00 each which totals \$1,260.00 for expenses. Our net loss totals \$5,040.00.

Sincerely,



Glenn Messecar
Owner

GM/sc
gm

FROM

GLENN MESSECAR
P.O. BOX 44777
BOISE, ID 83711-0777

July 27, 1992

Gillingham Const., Inc.
P.O. Box 15395
Boise, ID 83715

Attn: Larry Gillingham

I am submitting this letter to outline the cost value for the forty-three (43) houses that we have sold and/or made arrangements to rehabilitate.

The first group (21 houses) were to be sold for \$6,000.00 each. This does not include moving, utilities or other costs.

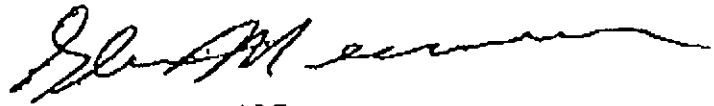
$$21 \text{ buildings} \times \$6,000.00/\text{each} = \$126,000.00$$

The second group (22 houses) were to be relocated and set-up, which includes foundations and utilities. The buildings were estimated to sell at a market value of \$30,000.00 each. The costs for moving the buildings, foundation and utilities were not going to exceed \$20,000.00 each. Therefore, the value is \$30,000 minus \$20,000.00 to net \$10,000.00.

$$22 \text{ buildings} \times \$10,000.00/\text{each} = \$220,000.00$$

The total for the forty-three (43) buildings is \$346,000.00.

Sincerely,



Glenn Messecar

GM/sc
gm72792



THE RUSSELL CORPORATION Construction Management / General Construction

8150 Emerald Street, Suite 100
Boise ID 83704 (208) 323-0777 FAX (208) 323-9465

July 21, 1992

III 22 1992

Mr. Donald E. Downen
Vice Chairman
Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83605

Re: Farmway Village Construction/Demolition

Dear Mr. Downen:

The Russell Corporation's demolition subcontractor, Gillingham Construction, indicated that it intended to remove many of the existing buildings from the project intact. This has resulted in several discussions in which both the Caldwell Housing Authority and the Farmers Home Administration have made their position clear that the existing buildings scheduled for removal must first be demolished so that none are removed intact thereby creating the possibility for human habitation.

The Russell Corporation has instructed Gillingham Construction to demolish the buildings before they are removed, and, it is our understanding that it intends to comply with that direction. However, since Gillingham Construction contends that this requirement is not part of the plans and specifications, it will in all likelihood request a change order increasing its contract amount to cover its claimed additional net cost resulting from losing the net salvage value of the intact buildings.

The best information we have available indicates that nine of the buildings to be removed have excessive lead levels which will require remediation before demolition scheduled for September can proceed. Since it is the Housing Authority's responsibility to remediate such hazardous materials when encountered, request is hereby made that you arrange for the remediation to allow demolition to proceed as scheduled in September.

Sincerely,

Neal H. Russell
President

NHR/nr

cc: Crowder Associates



July 21, 1992
Page # 1 of 2

RAY CROWDER
CROWDER AND ASSOCIATES
2995 North Cole Road
Boise, Idaho 83704

Re: Farm Labor Housing and Lead Based Paint

Dear Ray:

Since your initial questions concerning lead based paint (LBP) of last Friday, I have spent much time researching the subject. I have attempted to learn which agencies, locally and Federal, govern the removal and or disposal of lead based paint and debris painted with LBP.

Your concerns are three fold. First, an initial concern involves workers demolishing buildings or portions of buildings that contain components painted with LBP. This suggest that OSHA is the responsible regulatory agency. The second concern involves the LBP that has been documented on the interiors of the buildings and proper methods of disposal. This suggest that the USEPA would be the responsible agency. The third concern has been expressed by Farm Home Administration regarding the relocating of the buildings instead of the demolition of the buildings. This concern is over what would be their liability in allowing the relocating of buildings that may not meet their requirements for occupancy. This last concern suggests that HUD (Housing and Urban Development) is a source of information, if not the regulatory agency. I will attempt to discuss these questions as they relate to your project.

The US Department of Labor, Occupational Safety and Health Administration does not specifically regulate lead in the Construction Industry at the present time. However OSHA does regulate lead producers and manufactures of lead based products in its Title 29 Part 1910 Section 1025 of the Code of Federal Regulations. Were OSHA to specifically regulate occupational lead exposure in the construction industry, this would be an excellent example of what to expect the regulation to look like. Conversations with local OSHA inspectors indicate that OSHA is planning to regulate lead for the construction industry in the future. OSHA does have under Title 29 Part 1926 Section 55, which governs Gases, vapors, fumes, dusts, and mists, a generic provision for controlling exposure to lead. It reads as follows:

(a) Exposure of employees to inhalation, ingestion, skin absorption, or contact with any material or substance at a concentration above those specified in the "Threshold Limit Values of Airborne Contaminants for 1970" of the American Conference of Governmental Industrial Hygienists, shall be avoided.

(b) To achieve compliance with paragraph (a) of this section, administrative or engineering controls must first be implemented whenever feasible. When such controls are not feasible to achieve full compliance, protective equipment or other protective measures shall be used to keep the exposure of employees to air contaminants within the limits prescribed in this section. Any equipment and technical measures used for this purpose must first be approved for each particular use by a competent industrial hygienist or other technically qualified person.

This would mean that contractors cannot cause their employees to be exposed to concentrations of lead in any media over 200µg (micrograms or thousandth of a) or 0.2 mg (milligram) per cubic meter of air or other media. Operations such as dry sanding or grinding lead based paint may exceed this level. Again, this Part and Section of OSHA regulations do not cause the contractor to sample to determine his level of lead contaminant, but do set the level he may not exceed...e.g. you must have a speedometer to determine if you are over the speed limit. The sampling for the TLV can be accomplished with essentially the same equipment as used for asbestos sampling.

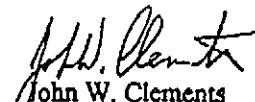


July 21, 1992
Page # 2 of 2

The USEPA, specifically the Resource Conservation and Recovery Act (RCRA), Title 40 Part 261 (Identification and Listing of Hazardous Waste) does regulate how to dispose of lead contaminated waste. Lead is listed in Section 24 of the above as Hazardous Waste # D008 and has a Regulatory Level of 5.0 mg/L (milligrams per liter). The first thing to establish is whether the paint has a lead content. This was established in 1981 by another laboratory. The next point to establish is whether the wood and other LBP painted portions of the buildings that will become waste of the building would exhibit a RCRA Toxicity Characteristic as defined by RCRA. This means that a solid waste exhibits the characteristic of toxicity if the extract from a representative sample of the waste contains any of the contaminants listed in table 1 (lead is listed in this table) at the concentration equal to or greater than the respective value given in that table (5.0 mg/L). The test to determine the Toxicity Characteristic of a material is called Method 1311 Toxicity Characteristic Leaching Procedure (TCLP). The TCLP is designed to determine the mobility of both organic and inorganic analytes present in liquid, solid, and multiphase wastes. The TCLP test attempts to duplicate the actions of a solid waste landfill in the environment. **Bottom Line - Collect samples (one or two) at the house with the highest concentration (16.0% Pb) and analyze for total lead content. This test will confirm that the area in question is indeed around (16.0% Pb). Next collect a representative sample of the LBP painted wood or other material (about one half pound) and run the TCLP test to see if the material as it will exist in the landfill will characterize as a hazardous waste. If it does, check to see if the (9.0% Pb) sample will also characterize as hazardous waste. If it does too, move to the (1.0% Pb) samples. Hopefully, the (16.0% Pb) house will not characterize and you can dispose of it at a regular landfill. If some of these buildings do characterize as hazardous waste, then some thought might be given to segregate the building materials to reduce the amount that will need to go to a hazardous waste landfill. Samples for Total Metal (Lead) cost approximately \$30.00 each and TCLP samples cost \$75.00 each. The turn around for the Total Lead is about one week. The normal turn around for the TCLP is two weeks, but can be accelerated to approximately 7 days.**

The Housing and Urban Development (HUD) agency of the Federal Government has regulations requiring Public Housing Authorities (PHA) and Indian Housing Authorities (IHA) to sample and to selectively abate LBP hazards. However, this regulation only governs housing for which the Federal Government is insuring. These regulations are the only national compilation of technical protocols, practices, and procedures on testing, abatement, worker protection, clean-up, and disposal of lead based paint in residential structures. As such, they represent the best available technology with regard to lead testing and abatement. Since the houses of your project have been tested to contain LBP, disposition by a means other than demolition might be somewhat of a liability. At the least, the buyer of the units would need to be apprised of the lead content of the paint and the ramifications of the LBP. Consultation with Farmers Home Administration's legal counsel is recommended. If MTC can be of any further assistance, please do not hesitate to call us at (208) 376-4748 or 1 (800) 743-9547.

Respectfully submitted,
MATERIALS TESTING CORPORATION


John W. Clements
Environmental Services